



ORDINARY MEETING

MINUTES

27 APRIL 2023

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**REPORT OF THE ORDINARY MEETING
HELD AT COUNCIL CHAMBERS, 232 BOLSOVER STREET, ROCKHAMPTON
ON THURSDAY, 27 APRIL 2023 COMMENCING AT 9:01AM**

1 OPENING

- 1.1 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 M Kirkland
Councillor G D Mathers

In Attendance:

Mr E Pardon – Chief Executive Officer
Mr R Cheesman – Deputy Chief Executive Officer
Ms A Cutler – General Manager Community Services (via video-link)
Ms M Taylor – Chief Financial Officer
Mr A Russell – Executive Manager Strategy and Planning
Mr Z Garven – Acting Executive Manager Advance Rockhampton
Mr J Kann – Manager Office of the Mayor
Mr D Scott – Manager Planning and Regulatory Services
Ms M Younger – Manager Corporate and Technology Services
Ms M Ryan – Economic Development Manager
Ms C Bell – Coordinator Environmental Sustainability
Mr C Wyatt – Coordinator Strategic Planning
Ms A O'Mara – Coordinator Development Assessment
Ms K Roberts – Coordinator Property and Insurance
Ms A Brennan – Coordinator Legal and Governance
Mr B Standen – Principal Planning Officer
Ms L Leeder – Senior Committee Support Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COUNCIL RESOLUTION

THAT the minutes of the Ordinary Meeting of 12 April 2023 be confirmed.

Moved by: Councillor Smith

Seconded by: Councillor Fisher

MOTION CARRIED UNANIMOUSLY

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

Councillor Mathers informed the meeting:

"I have a declarable conflict of interest in **Item 11.3 – Development Application for a Material Change of Use for Multiple Dwelling (12 units)** as I have a close personal relationship with Robert and Judy Couper who reside at Diploma Street, Norman Gardens which is in close proximity to the proposed development.

I will be dealing with this declarable conflict of interest by leaving the meeting while this matter is discussed and voted on."

Councillor Wickerson informed the meeting:

"I have a prescribed conflict of interest in **Item 11.2 – Proposed Planning Scheme Major Amendment Version 3** as my wife Deborah and I own property in Riverside Waters estate, an area mentioned in the report.

I will be dealing with this prescribed conflict of interest by leaving the meeting while this matter is discussed and voted on."

Councillor Rutherford informed the meeting that she may have a possible conflict due to her close personal relationship with Councillor Wickerson given his prescribed conflict of interest in **Item 11.2 –Proposed Planning Scheme Major Amendment Version 3**.

Advice on this query, along with possible conflict for Councillor Mathers, will be provided later in the meeting prior to that item being dealt with.

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 COMMITTEE REPORTS

Nil

10 COUNCILLOR/DELEGATE REPORTS

10.1 COUNCILLOR DISCRETIONARY FUND APPLICATION - MAYOR TONY WILLIAMS - GOLDEN MOUNT FESTIVAL ASSOCIATION

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

SUMMARY

Mayor Tony Williams is requesting approval for a donation from his Councillor Discretionary Fund to the Golden Mount Festival Association.

COUNCIL RESOLUTION

THAT Council approves the allocation of \$870 from Mayor Tony Williams' Councillor Discretionary Fund to the Golden Mount Festival Association towards the Gold Dig event at the Golden Mount Festival 2023.

Moved by: Councillor Wickerson
Seconded by: Councillor Latcham

MOTION CARRIED UNANIMOUSLY

10.3 URGENT BUSINESS: COUNCILLOR DISCRETIONARY FUND - MAYOR TONY WILLIAMS - SALVATION ARMY RED SHIELD APPEAL

File No: 8295
Responsible Officer: Nicole Semfel - Executive Support Officer

SUMMARY

Mayor Tony Williams is requesting approval for a donation from his Councillor Discretionary Fund to the Salvation Army Red Shield Appeal being held on Wednesday 3 May 2023.

Council will be providing funding of \$1,000 from the Communities budget, however Mayor Williams would like to donate an additional \$1,000 from his Councillor Discretionary Fund for this event.

COUNCIL RESOLUTION

THAT Council approves the allocation of \$1,000 from Mayor Tony Williams' Councillor Discretionary Fund to the Salvation Army Red Shield Appeal being held on Wednesday 3 May 2023.

Moved by: Councillor Latcham
Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

10.2 COUNCILLOR DISCRETIONARY FUND APPLICATION - COUNCILLOR NEIL FISHER - ROCKHAMPTON HORTICULTURAL SOCIETY INC.

File No: 8295
Authorising Officer: Justin Kann - Manager Office of the Mayor
Evan Pardon - Chief Executive Officer
Author: Nicole Semfel - Executive Support Officer

SUMMARY

This report requests Council's consideration and approval for an allocation from Councillor Neil Fisher's Councillor Discretionary Fund towards Rockhampton Horticultural Society Inc for the upgrade of facilities in the Crowley Horticultural Pavilion at the Rockhampton Showground.

COUNCIL RESOLUTION

THAT Council approves the allocation of \$1,200.00 from Councillor Neil Fisher's Councillor Discretionary Fund to the Rockhampton Horticultural Society Inc for the upgrade of facilities in the Crowley Horticultural Pavilion at the Rockhampton Showground.

Moved by: Councillor Latcham

Seconded by: Councillor Mathers

MOTION CARRIED UNANIMOUSLY

11 OFFICERS' REPORTS

11.1 INVITATION TO PARTICIPATE IN THE BUILDING THE NEXT ECONOMY PROGRAM

File No: 1174
Authorising Officer: Alicia Cutler - General Manager Community Services
Author: Christine Bell - Coordinator Environmental Sustainability
Mary Ryan - Economic Development Manager

SUMMARY

Council has received an invitation to participate in the Building the Next Economy Program. This is a new initiative of The Next Economy that aims to support regions to strengthen and diversify their regional economies as the world transitions to net zero emissions. The Next Economy is inviting Councils across Central Queensland and the Mackay-Isaac-Whitsunday regions to join the program which will commence in May 2023.

COUNCIL RESOLUTION

THAT Council accept the invitation to participate in the Building the Next Economy Program.

Moved by: Councillor Kirkland

Seconded by: Mayor Williams

MOTION CARRIED

DIVISION:

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

Councillor Latcham voted in the negative.

9:20AM

Councillor Wickerson, having earlier informed the meeting of a prescribed conflict of interest and his decision to not participate in Item 11.2 – Proposed Planning Scheme Major Amendment Version 3 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.

9:21AM

Councillor Rutherford informed the meeting:

“In relation to Council Agenda **Item 11.2 - Proposed Planning Scheme – Major Amendment Version 3** I declare a conflict of interest as I have a close personal relationship with Councillor Drew Wickerson who has declared a prescribed conflict of interest in this matter.

I wish to participate in the decision in relation to this matter however I acknowledge that eligible councillors must now determine, whether I:

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

COUNCIL RESOLUTION

The table determined that Councillor Rutherford can deal with the matter in the public interest and that Councillor Rutherford remains in the meeting and participates in the decision, including by voting on the matter.

Moved by: Mayor Williams

Seconded by: Councillor Kirkland

MOTION CARRIED

Councillors Williams, Fisher, Mathers, Smith, Kirkland, Latcham voted in the affirmative.

Councillor Rutherford did not participate in the vote.

Councillor Wickerson was not in the meeting room and did not participate in the vote.

Councillor Mathers informed the meeting:

“In relation to Council Agenda **Item 11.2 - Proposed Planning Scheme – Major Amendment Version 3** I declare a conflict of interest as I have a close personal relationship with Councillor Drew Wickerson who has declared a prescribed conflict of interest in this matter.

I wish to participate in the decision in relation to this matter however I acknowledge that eligible councillors must now determine, whether I:

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

COUNCIL RESOLUTION

The table determined that Councillor Mathers can deal with the matter in the public interest and that Councillor Mathers remains in the meeting and participates in the decision, including by voting on the matter.

Moved by: Mayor Williams

Seconded by: Councillor Smith

MOTION CARRIED

Councillors Williams, Fisher, Smith, Kirkland, Latcham voted in the affirmative.

Councillor Mathers and Councillor Rutherford did not participate in the vote.

Councillor Wickerson was not in the meeting room and did not participate in the vote.

11.2 PROPOSED PLANNING SCHEME MAJOR AMENDMENT VERSION 3

File No: RRPS-PRO-2021/002

Authorising Officer: Cameron Wyatt - Coordinator Strategic Planning
Angus Russell - Executive Manager Strategy and Planning

Author: Sophie Muggeridge - Strategic Planner

SUMMARY

Council formally advertised the proposed planning scheme major amendment version 3 for public consultation from 16 January 2023 to 13 February 2023. This report seeks Council approval to respond to all submissions received and to formally request approval from the Minister for State Development, Manufacturing, Infrastructure and Planning for Council to adopt the major amendment version 3 to the planning scheme.

COUNCIL RESOLUTION

THAT Council submit a notice to the Minister of State Development, Manufacturing, Infrastructure and Planning requesting approval to adopt the proposed major amendment version 3 to the Planning Scheme in accordance with section 18 of the *Planning Act 2016*.

Moved by: Councillor Mathers

Seconded by: Councillor Latcham

MOTION CARRIED UNANIMOUSLY

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

Councillor Wickerson was not in the meeting room and did not participate in the vote.

9:33AM Councillor Wickerson returned to the meeting room

9:33AM

Councillor Mathers, having earlier informed the meeting of a declarable conflict of interest and his decision to not participate in Item 11.3 – Development Application for a Material Change of Use for Multiple Dwelling (12 units) 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.

11.3 DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (12 UNITS)

File No: D/128-2022
Authorising Officer: Amanda O'Mara - Coordinator Development Assessment
Doug Scott - Manager Planning and Regulatory Services
Alicia Cutler - General Manager Community Services
Author: Brendan Standen - Principal Planning Officer

SUMMARY

Development Application Number: D/128-2022
Applicant: Keppel Developments Pty Ltd
Real Property Address: Lot 270 on SP294281
Common Property Address: Lot 270 Yeppoon Road, Norman Gardens
Area of Site: 4,508m²
Planning Scheme: Rockhampton Region Planning Scheme 2015 (version 2.2)
Planning Scheme Zone: Low Density Residential Zone
Planning Scheme Overlays: Airport Environs Overlay;
Biodiversity Areas Overlay;
Bushfire Hazard Overlay;
Flood Hazard Overlay; and
Steep Land Overlay.
Existing Development: Vacant
Approval Sought: Development Permit for Material Change of Use for Multiple Dwelling (12 Units)
Level of Assessment: Impact Assessable
Submissions: Eight (8)
Referral Agency: Nil

COUNCIL RESOLUTION

RECOMMENDATION A

THAT in relation to the application for a Development Permit for Material Change of Use for a Multiple Dwelling (12 Units), made by Keppel Developments Pty Ltd, located at Lot 270 Yeppoon Road, Norman Gardens, described as Lot 270 on SP294281, Council resolves to provide the following reasons for its decision:

STATEMENT OF REASONS

Description of the development	Material Change of Use for Multiple Dwelling (12 Units)	
Reasons for Decision	<p>a) 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>b) 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 development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Strategic Framework; • Low Density Residential Zone Code; • Access, Parking and Transport Code; • Landscape Code; • Stormwater Management Code; • Waste Management Code; • Water and Sewer Code; • Airport Environs Overlay Code; • Biodiversity Overlay Code; and • Bushfire Hazard 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
	Strategic Framework	<p>3.3 Settlement Pattern</p> <p>3.3.8.1 (6)</p> <p>The proposed development conflicts with elements of specific outcome 3.3.8.1 (6) of the Strategic Framework because the site is not located on a higher order road or within 200 metres (m) (taken to be a 'convenient walking distance' by the Planning Scheme) to centres or major facilities.</p> <p>Despite this, specific outcome 3.3.8.1 (5)(f) contemplates a range of housing and lifestyle options in the Urban and New Urban area designation. The proposed development provides housing choice for people seeking to live in low-rise residential development, and also assists in softening housing pressures and by extension providing more affordable housing options for different socio-economic groups.</p>

		To the extent any conflicts are identified in the Strategic Framework, regard to relevant matters is considered to outweigh those conflicts.
	Low Density Residential Zone Code	<p>PO13</p> <p>The proposed development does not comply with AO13.1(e) because Unit 12 is located 1.8m from the rear (eastern) boundary rather than four (4) metres.</p> <p>Despite this, a suitable setback from the built form of Unit 12 and any future development on the vacant, eastern adjoining lot can still be achieved. The rear of the site contains a waterway (contained within the eastern adjoining lot), which is subject to creek catchment flooding. This flooding within an approximate 25m wide corridor provides a natural buffer between the proposed development and any future development on the eastern adjoining lot.</p> <p>On this basis, the proposed development is deemed to comply with PO13.</p> <p>PO13</p> <p>The proposed development does not comply with AO13.2 because the dwellings are not orientated toward the street and instead orientated internally to the access driveway.</p> <p>Despite this, design features along the front property boundary and landscaping assist in softening the proposed development's interface to the street and assist in its integration with the streetscape. Specifically, landscaping has been proposed and conditioned along the front property boundary and within the street, which assists in partially screening the development and integrating it with the existing street tree planting regime on College Drive. Articulation in the entry wall, in conjunction with the landscaping also assists in improving the interface to the street.</p> <p>On this basis, the proposed development is deemed to comply with PO13.</p> <p>PO18</p> <p>The proposed development does not comply with AO18.1 because the multiple dwelling is not located within close proximity (200m) to parks, centres or major community facilities, and does not have direct access to a higher order road.</p> <p>Despite this, the proposed development is considered to comply with PO18 for the following reasons:</p> <ul style="list-style-type: none"> • The site is located approximately 680 metres (walking distance) from the Local Centre zone on the corner of Norman Road and Nagle Drive, with formed pedestrian footpaths commencing from the intersection of College Drive and Springfield Drive. This land will ultimately be developed for centre activities servicing Norman Gardens.

		<ul style="list-style-type: none"> • There is an expansive area zoned Open Space to the north-west of the site, which is suitable for general sport and recreation activities, albeit acknowledging it is also a reserve for drainage purposes. A picnic table and shade trees are also provided adjoining this area on Springfield Drive, approximately 280 metres from the subject site. • Springfield Drive and College Drive are classified as 'Major Urban Collector' and 'Urban Access Place' respectively. Both road types have capacity to cater for the vehicle movements and types associated with the development. It is noted that when the area was originally subdivided, the intent was for College Drive to continue through to provide access to growth areas (zoned Low Density Residential) to the northwest. <p>To the extent any conflicts are identified the proposed development is considered to comply with the following higher order provisions of the Planning Scheme:</p> <ul style="list-style-type: none"> • 6.2.1.2 (2)(c) (Overall Outcomes Low Density Residential Zone) – The proposed development maintains a low-rise setting. • 3.3.8.1 (5)(f) (Strategic Framework, Settlement Pattern, Element – Urban and New Urban) – The proposed development assists in providing housing choice and lifestyle options. <p>To the extent any conflicts are identified that are not deemed to be balanced by compliance with the above higher order provisions, regard to relevant matters is considered to overcome these conflicts.</p> <p>PO19</p> <p>The proposed development does not comply with AO19.1 because the number of dwellings exceeds one (1) unit per 400m² of total site area. Proposed density is one (1) unit per 376m².</p> <p>Despite this, this is only considered to be a minor deviation from the preferred dwelling density in the Low Density Residential Zone and to the extent there are any conflicts identified with the assessment benchmarks, these can be overcome having regard to relevant matters.</p> <p>PO19</p> <p>The proposed development does not comply with AO19.3 because a minimum of one (1) habitable room does not overlook the primary street frontage.</p> <p>The configuration of the subject site and site's location at the end of a cul-de-sac makes it impractical for each dwelling to be provided outlook on to College Drive. Despite, the site's location at the end of a cul-de-sac, which will be partially screened and softened through landscaping, is not considered to compromise the</p>
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		<p>character or amenity of the street.</p> <p>On this basis, the proposed development is deemed to comply with PO19.</p>
	Waste Management Code	<p>PO3</p> <p>The proposed development does not comply with AO3.1 (b) because the waste storage area is located nearer than two (2) metres to the College Drive property boundary.</p> <p>Despite this, the waste storage area is appropriately screened from the street and adjoining properties by a concrete wall and landscaping. Conditions of approval have also been included requiring the waste storage area to be provided with washdown facilities to ensure they can be cleaned.</p> <p>On this basis, the proposed development is deemed to comply with PO3.</p>
Relevant Matters	<p>The proposed development was assessed against the following relevant matter:</p> <ul style="list-style-type: none"> • There is an overriding planning and community need for additional and diverse housing in Rockhampton. Currently there is limited housing stock available, with very low vacancy rates. The proposed development will assist in increasing house stock and providing more affordable housing choice for existing and future residents. 	
Matters raised in submissions	Issue	How matter was dealt with
	Reduced privacy to nearby residents	<p>Submitters along College Drive and Diploma Street raised concern that the proposed development would reduce their privacy. Privacy concerns primarily related to reduced privacy because of overlooking into backyards and into houses from residents within the proposed development.</p> <p>The subject site sits at a lower elevation than those lots along Diploma Street. In addition, a 1.8-metre-high fence exists along the common boundary between the subject site and lots along Diploma Street, which effectively makes it very difficult for the proposed development to 'overlook' those lots. The proposed development is not considered to practically compromise privacy of nearby residents.</p>
	Compromises stormwater and sewer infrastructure	<p>Submitters raised concern that reticulated stormwater and sewer infrastructure running along the common boundary of the subject site and lots fronting Diploma Street (although fully contained within the lots fronting Diploma Street) would not be accessible for maintenance and repair because of the proposed development.</p> <p>The reticulated stormwater and sewer infrastructure is contained in an approximate four (4) metre wide easement entirely within those lots fronting Diploma Street. The purpose and width of this easement is to ensure that suitable access is possible to this</p>

		infrastructure for maintenance and repair. The proposed development will not compromise Council's ability to maintain its infrastructure.
	Inconsistent with prevailing development in the area	<p>Submitters raised concern that the proposed development is inconsistent with the prevailing built form and land use in the surrounding area.</p> <p>These concerns are addressed in response to PO18 and PO19 of the Low Density Residential Zone Code.</p>
	Reduced land value	<p>Submitters raised concern the proposed development would reduce the value of their land.</p> <p>Land value is not a matter Council must or may have regard to under the <i>Planning Act 2016</i>.</p>
	Location of waste storage area	<p>Submitters raised concern that the waste storage area, which was originally proposed in the south-western corner of the site (closer to the dwellings on College Drive), would cause odour issues to nearby residents.</p> <p>In response to this the Applicant provided amended proposal plans that relocated the waste storage area further to the north, on the opposite side of the driveway and further away from dwellings on College Drive. Conditions of approval have also been imposed requiring the waste storage area to be screened and provided with cleaning facilities.</p>
	College Drive is not appropriately formed	<p>Submitters raised concern that College Drive termination is not a cul-de-sac and that vehicles are currently informally encroaching onto the verge to turnaround, and that it would limit opportunities for on-street carparking.</p> <p>Conditions of approval have been imposed requiring a cul-de-sac to be formed at the end of College Drive. The cul-de-sac design will be formalised through a subsequent development application seeking a Development Permit for Operational Works.</p> <p>The proposed development has provided on-site car parking in accordance with the requirements of the <i>Rockhampton Region Planning Scheme 2015</i> (v2.2) and reliance on on-street parking should be unnecessary. Similarly, the existing dwellings along College Drive should have sufficient on-site car parking.</p>
	Noise of electric gate	<p>Submitters raised concern that an electric gate would be too noisy given the frequency it would be required to be opened and closed by residents of the proposed development.</p> <p>A condition of approval has been imposed that prohibits an electric gate from being installed at the entrance to the proposed development.</p>
	Increase to creek flooding levels	<p>Submitters raised concern that the additional runoff from impervious areas of the proposed development would increase the creek catchment flood level.</p> <p>Conditions of approval have been included that require the Applicant to obtain a subsequent Development</p>

		Permit for Operational Works (Stormwater Works) that addresses stormwater quantity. At this point in time it would be necessary to demonstrate stormwater discharge does not adversely affect surrounding land or infrastructure in comparison to the pre-development condition.
	Loss of rear access to dwellings on Diploma Street	<p>A submitter raised concern that the proposed development would result in the loss of rear access to their dwelling on Diploma Street.</p> <p>The subject site is freehold land that is zoned for residential development. Adjoining landowners should not be relying on another freehold lot for property access unless it is formalised through an access easement or other formal agreement.</p>
	Traffic congestion	<p>Submitters raised concern the proposed development would increase vehicle traffic along College Drive and the local road network, causing increased congestion and noise to existing residents.</p> <p>When College Drive was originally formed, the intent was for it to continue through to provide connection to land zoned Low Density Residential to the north-west, which is not yet fully developed. This continuation of College Drive and connection to the road network to the north-west would have resulted in vehicle movements beyond that anticipated for the proposed development.</p> <p>In addition, Council's Development Engineering Unit has undertaken an assessment and determined there is sufficient capacity in the local road network to cater for the proposed development, without compromising the safety or efficiency of that network.</p>
Matters prescribed by regulation	<ul style="list-style-type: none"> • The <i>Rockhampton Region Planning Scheme 2015</i> (version 2.2); and • The common material, being the material submitted with the application. 	

RECOMMENDATION B

THAT in relation to the application for a Development Permit for Material Change of Use for a Multiple Dwelling (12 Units), made by Keppel Developments Pty Ltd, located at Lot 270 Yeppoon Road, Norman Gardens, described as Lot 270 on SP294281, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The owner, the owner's successors in title, and any occupier of the premises is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:

- 1.3.1 to Council's satisfaction;
- 1.3.2 at no cost to Council; and
- 1.3.3 prior to the commencement of the use, unless otherwise stated.
- 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use, unless otherwise stated.
- 1.5 All development conditions contained in this development approval about infrastructure under Chapter 4 of the *Planning Act 2016* should be read as being non-trunk infrastructure conditioned under section 145 of the *Planning Act 2016*, unless otherwise stated.
- 1.6 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
- 1.6.1 Operational Works:
- (i) Road Works;
 - (ii) Access and Parking Works;
 - (iii) Stormwater Works;
 - (iv) Roof and Allotment Drainage;
 - (v) Earthworks;
- 1.6.2 Plumbing and Drainage Works; and
- 1.6.3 Building Works.
- 1.7 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.8 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.9 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

2.0 APPROVED PLANS AND DOCUMENTS

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

<u>Plan/Document Name</u>	<u>Prepared by</u>	<u>Date</u>	<u>Reference No.</u>	<u>Version /Issue</u>
Overall Site Plan	Dezign Elements	22 March 2023	S-05	-
Site Plan – Landscaping	Dezign Elements	22 March 2023	S-06	-
Floor Plan – Type 1	Dezign Elements	22 March 2023	S-07	-
Elevations	Dezign Elements	22 March 2023	S-09	-
Elevations	Dezign Elements	22 March 2023	S-10	-
Crestwood College Drive Cul-de-sac	Hartecs	16 December 2021	Sketch 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.

3.0 ROAD WORKS

- 3.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works required by this development approval.
- 3.2 All road works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, relevant *Australian Standards* and *Austroads Guidelines* and the provisions of a Development Permit for Operational Works (road works).
- 3.3 A turning area must be provided at the end of College Drive adjacent to the subject lot in accordance with the approved plans. This will require extensions to the road pavement and road reserves. Details of the turning area, including manoeuvring for a refuse collection vehicle must be demonstrated in any application for a Development Permit for Operational Works (road works).
- 3.4 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.

4.0 ACCESS AND PARKING WORKS

- 4.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works on the development site.
- 4.2 All access and parking works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 4.3 All car parking and access areas must be paved or sealed to Council's satisfaction. Design and construction must be in accordance with the provisions of a Development Permit for Operational Works (access and parking works).
- 4.4 A new access to the development must be provided at the end of College Drive.
- 4.5 All vehicles must ingress and egress the development in a forward gear.
- 4.6 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).

5.0 PLUMBING AND DRAINAGE WORKS

- 5.1 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.
- 5.2 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.
- 5.3 The development must be connected to Council's reticulated sewerage and water networks.

- 5.4 The proposed development must be provided with a master meter at the development site boundary and sub-meters for each sole occupancy building in accordance with the *Queensland Plumbing and Drainage Code* and Council's Sub-metering Policy.
- 5.5 All internal plumbing and sanitary drainage works must be completely independent for each unit/tenancy.
- 5.6 Sewer connections and water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with heavy duty trafficable lids.
- 6.0 STORMWATER WORKS
- 6.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works required by this development approval.
- 6.2 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).
- 6.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect surrounding land or infrastructure in comparison to the pre-development conditions, including but not limited to blocking, altering or diverting existing stormwater runoff patterns or having the potential to cause damage to other infrastructure.
- 6.4 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by a detailed Stormwater Management Plan, prepared and certified by a Registered Professional Engineer of Queensland. The Stormwater Management Plan must clearly demonstrate that:
- 6.4.1 all content of the stormwater management plan is in accordance with the *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, stormwater management design objectives in *State Planning Policy 2017*, and sound engineering practice;
 - 6.4.2 the Stormwater discharge is to a lawful point of discharge in accordance with the *Queensland Urban Drainage Manual*;
 - 6.4.3 each part of the lot is self-draining;
 - 6.4.4 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*;
 - 6.4.5 the stormwater management plan is accompanied by full calculations; including electronic modelling files from industry standard modelling software, (including both electronic model files and results files) and all details of the modelling assumptions to support the proposed water quality management strategy; and
 - 6.4.6 it includes detailed engineering plans with details of any new drainage systems, or the amendment and upgrading of existing drainage systems to implement the proposed drainage strategy.
- 6.5 Any application for a Development Permit for Operational Works (stormwater works) must be accompanied by engineering plans with details of any new drainage systems including retention systems, inlet and outlet structures, or the amendment and upgrading of existing drainage systems to implement the proposed drainage strategy.

7.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 7.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any drainage works on the development site.
- 7.2 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (roof and allotment drainage works).
- 7.3 All roof and allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance to surrounding land or infrastructure.

8.0 EARTHWORKS

- 8.1 A Development Permit for Operational Works (Earthworks) must be obtained prior to the commencement of any site works on the development site.
- 8.2 Any application for a Development Permit for Operational Works (Earthworks) must be accompanied by an earthworks plan that clearly identifies the following:
- 8.2.1 the location of cut and/or fill;
 - 8.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 8.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 8.2.4 details of any proposed access routes that are intended to be used to transport fill to or from the development site; and
 - 8.2.5 the maintenance of access roads to and from the development site so that they are free of all cut and/or fill material and cleaned as necessary.
- 8.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 8.4 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.
- 8.5 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 (Earthworks).

9.0 BUILDING WORKS

- 9.1 A Development Permit for Building Works assessable under the Building Assessment Provisions must be obtained prior to the commencement of any building works on the site.
- 9.2 All external elements, such as air conditioners, pool and spa pumps and associated equipment, must be adequately screened from public view, to Council's satisfaction.
- 9.3 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with *Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting"*.

- 9.4 Impervious paved waste storage area/s must be provided in accordance with the approved plans (refer to condition 2.1) and the *Environmental Protection Regulation 2019* and must be:
- 9.4.1 designed and located so as not to cause a nuisance to neighbouring properties;
 - 9.4.2 surrounded by at least a 1.8 metre high screen fence that obstructs from view the contents of the waste storage area by any member of the public from any public place;
 - 9.4.3 of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearances around the bins for manoeuvring and cleaning; and
 - 9.4.4 provided with a suitable hosecock and hoses at the refuse container area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the Sewerage Trade Waste provisions and the *Plumbing and Drainage Act 2018*.
- As an alternative to a washdown facility, a fully contained commercial bin cleaning service is acceptable provided no wastewater is discharged from the site to the sewer.
- 10.0 LANDSCAPING WORKS
- 10.1 Landscaping must be constructed and/or established prior to the commencement of the use in all areas shown on the approved plans (refer to condition 2.1).
- 10.2 Deep tree planting must be provided where the 'Garden Store' is shown on the approved plans.
- 10.3 Landscaping must be designed in accordance with the requirements of *Australian Standard AS 1428 — Design for access and mobility*.
- 10.4 At least fifty (50) per cent of all new plantings within the landscaping areas (refer to condition 2.1) must be locally native species with low water dependency and must comply with the following requirements:
- 10.4.1 Plant species are chosen from sources recommended in *Planning Scheme Policy SC6.12 – Landscape Design and Street Trees Planning Scheme Policy*; and
 - 10.4.2 Plant species must not include undesirable species identified in *Planning Scheme Policy SC6.12 – Landscape Design and Street Trees Planning Scheme Policy*.
- 10.5 Street trees must be planted along the site's frontage to College Drive generally in accordance with the approved plans, and around the northern head of the cul-de-sac.
- Note:** If the road reserve for College Drive is extended to accommodate the cul-de-sac, street trees must be provided within the new road reserve in accordance with these conditions of approval.
- 10.6 The street trees must be one or a combination of the following species:
- 10.6.1 *Buckinghamia celcissma* – Ivory Curl
 - 10.6.2 *Corymbia ptychocarpa* – Swamp Bloodwood
 - 10.6.3 *Cupaniopsis anacardioides* – Tuckeroo
 - 10.6.4 *Cupaniopsis parvisolia* – Small Leaf Tuckeroo
 - 10.6.5 *Harpullia pendula* – Tulip wood
 - 10.6.6 *Melicope elleryana* – Pink Flowering Euodia

- 10.6.7 Syzygium leuhmanii- Small Leafed Lilly Pilly
- 10.6.8 Waterhousia floribunda – Weeping Lilly Pilly
- 10.6.9 Xanthostemon chrysanthus – Golden Penda
- 10.7 The street trees must:
 - 10.7.1 Be planted between one (1) and 1.2 metres from the edge of the kerb;
 - 10.7.2 Be at least three (3) metres from a driveway;
 - 10.7.3 Be at least five (5) metres apart; and
 - 10.7.4 Be at least six (6) metres from the corner of the kerb at street intersections.
- 10.8 Street trees must be maintained by the owner / developer until established.

Note: Street trees become the property of Council. Council reserves all rights to trim or remove street trees as per our requirements and in accordance with the current Street Tree Policy.
- 10.9 Street tree planting must be carried out in accordance with the requirements of Planning Scheme Policy SC6.12 - Landscape Design and Street Trees Planning Scheme Policy.
- 11.0 ELECTRICITY
- 11.1 Underground electricity services must be provided in accordance with approved Operational Works Plans and the standards and requirements of the relevant service provider.
- 12.0 TELECOMMUNICATIONS
- 12.1 Telecommunications services must be provided to the development in accordance with the standards and requirements of the relevant service provider. Unless otherwise stipulated by telecommunications legislation at the time of installation, this includes all necessary pits and pipes, and conduits that provide a connection to the telecommunications network.
- 13.0 ASSET MANAGEMENT
- 13.1 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.
- 13.2 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.
- 13.3 '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)*.
- 14.0 ENVIRONMENTAL
- 14.1 Any application for a Development Permit for Operational Works must be accompanied by an Erosion and Sediment Control Plan that addresses, but is not limited to, the following:
 - (i) objectives;
 - (ii) site location and topography;
 - (iii) vegetation;

- (iv) site drainage;
- (v) soils;
- (vi) erosion susceptibility;
- (vii) erosion risk;
- (viii) concept;
- (ix) design; and
- (x) implementation,

for the construction and post-construction phases of work.

15.0 OPERATING PROCEDURES

- 15.1 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 College Drive.
- 15.2 All waste storage areas must be:
- 15.2.1 kept in a clean and tidy condition; and
 - 15.2.2 maintained in accordance with *Environmental Protection Regulation 2019*.
- 15.3 Commercial waste bins must be provided on-site within the 'Bin' store area shown on the approved plans and be collected by a private contractor. No kerbside collection or collection within the road reserve is permitted.
- 15.4 No electric gate is permitted to be installed at the entrance to the site.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

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

NOTE 2. 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 Latcham

Seconded by: Councillor Wickerson

MOTION CARRIED UNANIMOUSLY

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

Councillor Mathers was not in the meeting room and did not participate in the vote.

9:43AM Councillor Mathers returned to the meeting room

11.4 PROPOSED LEASE TO INDARA CORPORATION - TELECOMMUNICATIONS FACILITY - 50 NAGLE DRIVE, NORMAN GARDENS

File No: 15154
Authorising Officer: Megan Younger - Manager Corporate and Technology Services
Ross Cheesman - Deputy Chief Executive Officer
Author: Kellie Roberts - Coordinator Property and Insurance

SUMMARY

Coordinator Property & Insurance reporting on a request received from Indara Corporation Pty Ltd A.C.N 643 875 165, to lease part of 50 Nagle Drive, Norman Gardens for the installation of a telecommunications tower and associated infrastructure.

COUNCIL RESOLUTION

THAT:

1. Pursuant to section 236(1)(c)(vi) of the *Local Government Regulation 2012 (Qld)*, the Chief Executive Officer (Coordinator Property & Insurance) is authorised to lease approximately 114m² of 50 Nagle Drive, Norman Gardens, described as Lot 1 on RP602872 to Indara Corporation Pty Ltd A.C.N 643 875 165, subject to the following conditions:
 - a) The rent is \$18,000 per annum (excluding GST), to be increased by 3% each year. Rates charges are in addition to the rent.
 - b) The lease term is a total of 20 years, commencing as soon as the terms and conditions are agreed, with rent payable from the commencement date.
 - c) The tenant must obtain, at its cost, all necessary approval from Council, including a Reconfiguration of Lot (for a lease greater than 10 years) and Material Change of Use, and any necessary Government agency approvals.
 - d) The tenant is responsible for all survey and registration costs for the lease.
2. Council authorises the Chief Executive Officer (Coordinator Property & Insurance) to negotiate the terms and conditions of the lease with Indara Corporation Pty Ltd A.C.N 643 875 165 in preparation for execution by the delegated officer
3. Council authorises the Chief Executive Officer to provide owners consent for the tenant to lodge the relevant development applications.

Moved by: Mayor Williams
Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

COUNCIL RESOLUTION

THAT the Telecommunications Facility on Council Land Policy be reviewed in relation to revenue allocation, and that a report be brought back to a future Council Briefing Session.

Moved by: Councillor Fisher
Seconded by: Councillor Latcham

MOTION CARRIED

**11.5 SUMMARY BUDGET MANAGEMENT REPORT FOR THE PERIOD ENDED
31 MARCH 2023**

File No: 8148
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 March 2023.

COUNCIL RESOLUTION

THAT the Rockhampton Regional Council Summary Budget Management Report for the period ended 31 March 2023 be received.

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

**11.6 WHOLE OF COUNCIL CORPORATE PERFORMANCE REPORT FOR PERIOD
ENDING MARCH 2023**

File No: 1392
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Ross Cheesman - Deputy Chief Executive Officer

SUMMARY

Deputy Chief Executive Officer presenting the Whole of Council Corporate Performance Report for period ending 31 March 2023 for Councillor's information.

COUNCIL RESOLUTION

THAT the Whole of Council Corporate Performance Report for period ending 31 March 2023 be "received".

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

12 NOTICES OF MOTION

12.1 NOTICE OF MOTION - COUNCILLOR NEIL FISHER - LAWMAC MEETING AND WORKSHOP IN COOKTOWN

File No: 10072

Responsible Officer: Justin Kann - Manager Office of the Mayor
Evan Pardon - Chief Executive Officer

SUMMARY

Councillor Neil Fisher seeks approval from Council for the additional budget allocation to attend the LAWMAC meeting and workshop in Cooktown on 17 to 19 May 2023.

COUNCIL RESOLUTION

THAT Council approve Councillor Neil Fisher's additional budget allocation to attend the Local Authority Waste Action Committee Inc (LAWMAC) Management Committee Executive Meeting on 17 May 2023 and the LAWMAC Workshop and Meeting on 18 and 19 May 2023 in Cooktown.

Moved by: Mayor Williams

Seconded by: Councillor Smith

MOTION CARRIED

Councillor Mathers recorded his vote against the motion

13 QUESTIONS ON NOTICE

Nil

14 URGENT BUSINESS\QUESTIONS

15 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.

16.1 Legal Matters Report - 1 January 2023 to 31 March 2023

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

Moved by: Mayor Williams

Seconded by: Councillor Fisher

MOTION CARRIED UNANIMOUSLY

COUNCIL RESOLUTION

10:12AM

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

Moved by: Mayor Williams

Seconded by: Councillor Wickerson

MOTION CARRIED

COUNCIL RESOLUTION

10:14AM

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

Moved by: Councillor Kirkland

Seconded by: Councillor Mathers

MOTION CARRIED UNANIMOUSLY

16 CONFIDENTIAL REPORTS

16.1 LEGAL MATTERS REPORT - 1 JANUARY 2023 TO 31 MARCH 2023

File No: 1392

Authorising Officer: Damon Morrison - Manager Workforce and Governance
Ross Cheesman - Deputy Chief Executive Officer

Author: Shannon Jennings - Acting Coordinator Legal and Governance

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

SUMMARY

Presenting an update of current legal matters that Council is involved in as at 31 March 2023.

COUNCIL RESOLUTION

THAT the legal matters report containing updates on legal matters for Rockhampton Regional Council as at 31 March 2023 be received.

Moved by: Councillor Wickerson

Seconded by: Councillor Smith

MOTION CARRIED UNANIMOUSLY

17 CLOSURE OF MEETING

There being no further business the meeting closed at 10.19am.

SIGNATURE

CHAIRPERSON

DATE



MEETING ATTACHMENTS

27 APRIL 2023

ANNEXURE A

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

Item 11.3 – Development Application (D/128-2022) for Development Permit for Material Change of Use for Multiple Dwelling (12 Units)

Development Application (D/128-2022) for Development Permit for Material Change of Use for Multiple Dwelling (12 Units)

Lot 270 Yeppoon Road (College Drive), Norman Gardens

Council meeting – 27 April 2023

Brendan Standen – Principal Planning Officer

Subject Site



Development Proposal



Development Proposal



Public Notification

- Eight (8) properly made submissions in objection
- All submitters were residents of Diploma Street or College Drive
- How the submissions were considered and addressed is outlined in the Council Report

Grounds for Approval

- The development generally complies with the provisions included in the applicable Planning Scheme codes and will not compromise the Strategic Framework.
- Where any conflicts with the Planning Scheme exist, regard to relevant matters, being an overriding need for housing, outweighs those conflicts
- Therefore, the development application is recommended for approval.