



ORDINARY MEETING

AGENDA

27 APRIL 2023

Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 27 April 2023 commencing at 9:00am for transaction of the enclosed business.

A handwritten signature in black ink that reads "R Chessman".

ACTING CHIEF EXECUTIVE OFFICER
18 April 2023

Next Meeting Date: 09.05.23

Please note:

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

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING.....	1
2	PRESENT	1
3	APOLOGIES AND LEAVE OF ABSENCE	1
4	CONFIRMATION OF MINUTES.....	1
5	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA	1
6	BUSINESS OUTSTANDING	2
	NIL	2
7	PUBLIC FORUMS/DEPUTATIONS	2
	NIL	2
8	PRESENTATION OF PETITIONS.....	2
	NIL	2
9	COMMITTEE REPORTS.....	2
	NIL	2
10	COUNCILLOR/DELEGATE REPORTS	3
10.1	COUNCILLOR DISCRETIONARY FUND APPLICATION - MAYOR TONY WILLIAMS - GOLDEN MOUNT FESTIVAL ASSOCIATION	3
10.2	COUNCILLOR DISCRETIONARY FUND APPLICATION - COUNCILLOR NEIL FISHER - ROCKHAMPTON HORTICULTURAL SOCIETY INC.....	4
11	OFFICERS' REPORTS	5
11.1	INVITATION TO PARTICIPATE IN THE BUILDING THE NEXT ECONOMY PROGRAM.....	5
11.2	PROPOSED PLANNING SCHEME MAJOR AMENDMENT VERSION 3	7
11.3	DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (12 UNITS)	20
11.4	PROPOSED LEASE TO INDARA CORPORATION - TELECOMMUNICATIONS FACILITY - 50 NAGLE DRIVE, NORMAN GARDENS.....	48
11.5	SUMMARY BUDGET MANAGEMENT REPORT FOR THE PERIOD ENDED 31 MARCH 2023	109
11.6	WHOLE OF COUNCIL CORPORATE PERFORMANCE REPORT FOR PERIOD ENDING MARCH 2023.....	116
12	NOTICES OF MOTION	155

12.1	NOTICE OF MOTION - COUNCILLOR NEIL FISHER - LAWMAC MEETING AND WORKSHOP IN COOKTOWN	155
13	QUESTIONS ON NOTICE	163
	NIL	163
14	URGENT BUSINESS/QUESTIONS	163
15	CLOSED SESSION	163
16.1	LEGAL MATTERS REPORT - 1 JANUARY 2023 TO 31 MARCH 2023	
16	CONFIDENTIAL REPORTS.....	164
16.1	LEGAL MATTERS REPORT - 1 JANUARY 2023 TO 31 MARCH 2023 .	164
17	CLOSURE OF MEETING.....	165

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

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

Minutes of the Ordinary Meeting held 12 April 2023

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

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
Attachments: Nil
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.

OFFICER'S RECOMMENDATION

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.

BACKGROUND

Golden Mount Festival Association has applied for Councillor Discretionary funding to cover the cost of purchasing sand for the Gold Dig event at the Golden Mount Festival on 29 April 2023. After the event the sand is then spread across the Mount Morgan Primary School oval. Their usual sponsor has advised that they are unable to assist with the cost of the sand this year.

Golden Mount Festival Association has received \$10,000 funding through the Community Assistance Program and therefore Council approval is required to provide funding to the same organisation for the same purpose.

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

File No: 8295
Attachments: Nil
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.

OFFICER'S RECOMMENDATION

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.

BACKGROUND

Rockhampton Horticultural Society Inc. have applied for \$1,200.00 in funding through Councillor Discretionary Funds for the upgrade of their facilities in the Crowley Horticultural Pavilion. These facilities include shelving, chairs, tables and fans.

Councillor Neil Fisher would like to advise he is the Patron of the Rockhampton Horticultural Society Inc.

11 OFFICERS' REPORTS

11.1 INVITATION TO PARTICIPATE IN THE BUILDING THE NEXT ECONOMY PROGRAM

File No: 1174
Attachments: Nil
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.

OFFICER'S RECOMMENDATION

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

COMMENTARY

Australia is embarking on a period of economic transformation as the world decarbonises. While some regions will be more affected than others by the changes that come with Australia moving towards net zero emissions, all regions are experiencing increased disruptions from global economic instability and long-term environmental and climate change impacts. The challenges local governments have always faced are being amplified, and new responses are needed to build long term economic resilience.

The Next Economy (TNE) is inviting Councils across Central Queensland and the Mackay-Isaac-Whitsundays regions to join the Building the Next Economy Program (the Program).

The Program aims to:

- Build the capacity of councils to collaborate, understand and take action on opportunities and barriers to economic transition.
- Inspire, educate and engage regional communities about the opportunities associated with decarbonisation and economic transition.
- Accelerate and showcase high potential initiatives that are good for people and the planet.
- Strengthen engagement and collaboration between regional councils, industry and civil society organisations regarding economic transition priorities.

The Program will be delivered in partnership with councils to engage regional stakeholders in economic transition discussions, build transition knowledge and capability, and identify and support the development of locally led initiatives. The program will be delivered across three phases:

- Phase 1: Regional Economic Analysis - Participating councils will meet monthly as part of the Council Working Group to share updates and progress on economic transition activities and identify opportunities for collaboration. During this phase, TNE will work with councils to undertake an analysis of the regional economic transition context, drawing on available data and interviews with key stakeholders to develop an economic snapshot of the region.

- Phase 2: Stakeholder Engagement - TNE will work with participating councils to deliver a series of community forums and industry roundtables designed to support key stakeholders to understand and identify economic trends, opportunities, and barriers to decarbonising the regional economy.
- Phase 3: Initiative Development – Teams will be formed around priority initiatives identified in Phase 2. TNE will support the Initiative Teams to undertake feasibility studies and access enabling resources. This work phase will conclude with a showcase event designed to raise the profile of the initiatives and build support for their delivery.

Council is required to register for the Program by 28 April 2023. The indicative program delivery timeframe is May 2023 to July 2024. Deliverables include all relevant workshops, data and reports.

BACKGROUND

The Next Economy is a not-for-profit company limited by guarantee and a registered charity. It has strong relationships with regional councils, industry, unions, education providers and other important stakeholders across the Central Queensland region because of the work it has undertaken over the last five years. This has included:

- Working in partnership with the Gladstone Regional Council to develop the Gladstone Regional Councils' 10 Year Economic Transition Plan (2021-2022).
- Convening the Central Queensland Energy Futures Summit (April 2021).
- Designing and delivering the Energy Transition Roadshow roundtables and community forums in Gladstone and Rockhampton on behalf of the Department of Employment, Small Business and Training (February-March 2020).
- Community presentations, roundtable discussions and workshops with local government, industry and community representatives in Gladstone, Rockhampton, the Central Highlands, and Isaac regions (2018-2022).
- Producing the 'What Regions Need on the Path to Net Zero Emissions' report (April 2022).

BUDGET IMPLICATIONS

Participation in the program requires a \$5,000 (+ GST) contribution towards Phase 1 in FY2022-23. Should Council choose to continue participating in Phases 2 and 3, a further contribution of up to \$30,000 (+ GST) would be required in FY2023-24.

STAFFING IMPLICATIONS

Officers from Advance Rockhampton and Council's Environmental Sustainability Unit will be required to facilitate Council's participation in the Program.

CORPORATE/OPERATIONAL PLAN

- CP Goal 1.2 – We are respected and recognized for our engagement with the community and our contributions to the Region.
- CP Goal 3.1 – We plan for growth with the future needs of the community, business and industry in mind.
- CP Goal 3.2 – Our work attracts business and industry to our Region.
- CP Goal 4.1 – Our Region is resilient and prepared to manage climate-related risks and opportunities.

CONCLUSION

By participating in the Building the Next Economy Program, Council will be collaboratively planning and advocating for future growth opportunities in the Rockhampton Region and broader Central Queensland Region.

11.2 PROPOSED PLANNING SCHEME MAJOR AMENDMENT VERSION 3

File No: RRPS-PRO-2021/002
Attachments: 1. Consultation Report [↓](#)
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.

OFFICER'S RECOMMENDATION

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*.

COMMENTARY

Council resolved on 8 November 2022 to undertake public consultation for the major amendment to the *Rockhampton Region Planning Scheme*. Subsequently, public consultation commenced on Monday 16 January 2023 to 13 February 2023.

A total of six (6) submissions were received. The majority of the submissions received raised concerns that are not associated with the changes proposed within the amendment. These concerns will be considered for future amendments. The matters raised in the submissions that relate to the amendment include but are not limited to the following:

- Potential changes in rates due to proposed zoning changes;
- Proposed industry definitions provide uncertainty; and
- Potential uncertainty for properties that historically flood located in NRFMA stage 2.

Council must provide a response to each submission received and whether or not changes will be undertaken to the proposed planning scheme in response. It is recommended that no changes are made to the proposed amendment based on the submissions received.

Council can now write to the Minister for State Development, Manufacturing, Infrastructure and Planning to seek approval to adopt the major amendment to the *Rockhampton Region Planning Scheme*.

BACKGROUND

The attached Consultation Report provides summary of the method and results of the consultation and how Council plans to address the submissions.

The submission to the Minister in accordance with section 18 of the *Planning Act 2016* must include:

- a) An electronic copy of the amended planning scheme; and
- b) A summary of matters raised during public consultation and how Council has dealt with those matters.

CONCLUSION

Council has properly considered all public submissions in accordance with section 18 of the *Planning Act 2016*. Council can now give the Minister a notice to request approval to adopt the proposed planning scheme major amendment version 3.

PROPOSED PLANNING SCHEME MAJOR AMENDMENT VERSION 3

Consultation Report

Meeting Date: 27 April 2023

Attachment No: 1

Rockhampton Region Planning Scheme Amendment Version 3 Consultation Report

Consultation Report

ROCKHAMPTON REGION PLANNING SCHEME

MAJOR AMENDMENT VERSION 3 (ZONING, ADMINISTRATIVE UPDATES AND NORTH ROCKHAMPTON FLOOD MANAGEMENT AREA STAGE 2)

Date of Engagement	16 January 2023 - 13 February 2023
Method of Engagement	Social Media, Website, and Face to Face Meetings.

1 | Page



Rockhampton Region Planning Scheme Amendment Version 3 Consultation Report



Contents

1.0	Executive Summary.....	3
2.0	Background	5
3.0	Community Consultation Process.....	7
4.0	Matters Raised in Submissions.....	8
4.1	Rates and Property Value.....	8
4.2	Proposed Industry Definitions	9
4.5	Introduction of NRFMA Stage 2 to historically flooded properties.....	9
4.6	Other Matters	9
5.0	Recommendations.....	10



1.0 Executive Summary

The purpose of this report is to provide an overview of the matters raised during the public consultation period for the proposed changes to the Rockhampton Region Planning Scheme (major amendment version 3). This report forms part of the submission to the Minister for State Development, Infrastructure, Local Government and Planning for final Ministerial Review in accordance with the *Planning Act 2016*.

The Minister for State Development, Infrastructure, Local Government and Planning advised Council on 8 November 2022 that it may proceed to public consultation of the proposed major amendment to the Planning Scheme.

The overall aim of the community engagement was to communicate and request feedback regarding the proposed changes of the major amendment. The proposed amendment includes:

- The residential designations have been updated based on the anticipated population growth;
- Allow for home-based businesses in Industry Zones for existing houses;
- Provide further clarification to the Industrial Use definitions;
- Include North Rockhampton Flood Management Area (NRFMA) Stage 2 (temporary flood barriers);
- Update terminology in the Bushfire Hazard Code to align with State Guidance material;
- Amend subdivision provisions to align with mandatory state regulations;
- Amend inconsistencies in regard to interpretation of the planning scheme;
- Multiple zone changes to reflect current land uses or development approvals;
- Multiple overlay mapping changes including:
 - Update flood hazard mapping to include North Rockhampton Flood Management Area - Stage 2;
 - Update refined Agricultural Land Classification map to align with State Government Mapping;
 - Berserker State School and Allentown State School to be included into the Heritage Place overlay mapping (reflects notifications from State Government)
- Strategic framework mapping changes including:
 - Settlement Pattern - The residential designations have been updated based on the anticipated population growth;
 - Infrastructure - Amend future pipelines layers; and
 - Infrastructure - Update mapping to reflect most recent and accurate State mapping for the Ring Road and North Coast Rail.



Rockhampton Region Planning Scheme Amendment Version 3 Consultation Report

The consultation period occurred from 16 January 2023 - 13 February 2023. For this engagement, impacted property owners and community members were invited to submit comments, with a total of six (6) submissions received.

Matters raised in submissions include but are not limited to the following:

- Potential changes in rates to due to proposed zoning changes;
- Proposed industry definitions provide uncertainty; and
- Potential uncertainty for properties that historically flood located in NRFMA stage 2;

These matters are addressed in further detail under section 4.0 of this report which includes further details of each of the issues raised. Several of the submissions raised concerns that do not directly relate to the proposed amendment to the planning scheme. These issues will be considered for future amendments.

Other issues that were raised that do not relate to the current amendment include:

- Zoning changes not reflective of existing infrastructure;
- Existing road network is not adequate for low density residential zoning;
- Location of properties within the flood hazard overlay;
- Requirements within the Gracemere Industrial Area; and
- Project costs and insurance premiums.

The above issues do not relate to the proposed changes within the major amendment and will be considered as part of future planning scheme amendments.

Every submission was reviewed and analysed in detail. Council has considered every submission and responded back to the submitters. The results of the public consultation process will be submitted to State Government for adoption in mid-2023.



2.0 Background

The Rockhampton Regional Council Local Government Area has two primary growth corridors being Parkhurst and Gracemere. The region is currently experiencing significant growth within the residential sector with housing supply and choice limited and vacancy rates for rentals at an historic low.

It is proposed that the Rockhampton Region Planning Scheme is amended to increase the amount of Low Density Residential zoned land (from emerging community zoned land) to better accommodate projected growth and compensate for areas that are potentially constrained and less likely to develop. The primary aim is to ensure that there is a largely unconstrained supply of land that can be realistically and viably developed.

As part of its ongoing commitment to the Flood Management Strategy, Council aims to continually improve flood mitigation through the implementation of the multi-stage North Rockhampton Flood Management Area (NRFMA). Stage 1 of the NRFMA successfully protected more than 400 properties from riverine flooding that resulted from ex-Tropical Cyclone Debbie in 2017. Council has now further progressed flood mitigation measures for the NRFMA through the implementation of Stage 2. This stage will include:

- Installation of backflow prevention valves on stormwater drains to prevent backup of Fitzroy River flood waters into areas of the Berserker Locality between stage 1 and Water Street;
- Regrading and raising of Water Street; and
- Relocation and extension of existing temporary flood barrier system to be deployed along Water Street to prevent back up of flood waters through Frenchmans creek and overland flow paths.

The amendment includes multiple changes to the following areas within the planning scheme:

- Minor changes to the Strategic Framework;
- Changes to the Low and Medium Impact Zone Codes for home based businesses provisions within an existing dwelling;
- Changes to Operational Works for Filling and Excavation to be accepted subject requirement within the rural zone;
- Changes to the Low, Medium and High Impact Industry Definitions;
- Changes to the strategic framework mapping;
- Changes to the zone mapping;
- Changes to the Bushfire Hazard Overlay Mapping to incorporate current state mapping;
- Changes to the Flood Hazard Overlay mapping;
- Changes to the Heritage Place Overlay mapping;
- Changes to the Agricultural land Classification overlay mapping; and
- Changes to the Transport Noise Corridors Overlay mapping.



Rockhampton Region Planning Scheme Amendment Version 3 Consultation Report

The proposed changes include changes to the Strategic Framework to reflect constraints to residential growth within the region with a short fall of developable residential land. The changes involved bringing forward developable areas of emerging community zoned land to low density residential zoning.

Multiple properties have been rezoned to reflect the current use of land, including several properties being zoned as low density residential to open space zone for stormwater and drainage purposes and correcting split zoned properties. Properties within the Riverside Waters Estate development have been rezoned from rural residential zoning to low density residential and open space to reflect the density of residential dwellings and to reflect the level of infrastructure services provided.

Changes to multiple overlay maps include changes to the flood hazard overlay maps are proposed as part of the amendment to incorporate stage 2 of the NRFMA and updates to the heritage place overlay, bushfire hazard overlay and agricultural land classification overlay to meet current state mapping.

The amendment also includes changes to various sections of the planning scheme including the Low, Medium and High Impact Industry Definitions to provide clarity and flexibility from the current industry definitions and changes to the Industrial Zone Codes to include provisions that support small-scale home-based businesses to occur when reusing an existing dwelling house.

As a result of new information presented for both residential designations and the NRFMA, Council resolved to commence a major amendment to the Rockhampton Region Planning Scheme in accordance with Minister's Guidelines and Rules (Section 18 - Making or amending planning scheme – *Planning Act 2016*).

Council submitted the major amendment to the Department of State Development, Infrastructure, Local Government and Planning for a State Interest Review on 12 November 2021.

The Department of State Development, Infrastructure, Local Government and Planning advised on 8 November 2022 that Council may proceed to the public consultation stage of making or amending a planning scheme. No conditions were attached, as the Director-General was satisfied that the proposed amendment appropriately integrates the relevant State interests.



3.0 Community Consultation Process

Rockhampton Region Planning Scheme version 3 was placed on public exhibition from Monday 16 January 2023 to Monday 13 February 2023 (20 business days).

The following steps were taken to advise affected community members and provide information on what was being proposed:

- Public notice was placed in the Central Queensland Today on 14 January 2023;
- Letters were sent to all owners and tenants of land directly affected by the amendment;
- Staff from the Strategic Planning unit and Infrastructure Planning unit met with members of the public by appointment; and
- Amendment documentation and fact sheets were made available on Council's website.

A total of six (6) submissions were received (written submissions and via Council's engagement website).



4.0 Matters Raised in Submissions

During the public consultation period, matters were identified from the six (6) submissions received. Council provided a response to each submission. A complete record of all submissions with responses and recommended changes to the planning scheme will be provided as part of Council's submission to the Minister for State Development, Infrastructure, Local Government and Planning for final Ministerial Review in accordance with the *Planning Act 2016*. The majority of the submissions received raised concerns that do not relate to the proposed amendment. These issues will be considered for future amendments to the planning scheme.

The following matters were raised by submitters:

- Potential changes to rates and property value to due to proposed zoning changes;
- Proposed industry definitions provide uncertainty; and
- Potential uncertainty for properties that historically flood located in NRFMA stage 2.

Each submission has been addressed regarding the issue raise, the current context and recommendation in relation to the proposed major amendment to the planning scheme.

Other issues that were raised that do not relate to the current amendment include:

- Zoning changes not reflective of existing infrastructure;
- Existing road network is not adequate for low density residential zoning;
- Location of properties within the flood hazard overlay;
- Requirements within the Gracemere Industrial Area; and
- Increased project costs and insurance premiums.

The above issues do not relate to the proposed changes within the major amendment and will be considered as part of future planning scheme amendments.

4.1 Rates and Property Value

One of the submissions received raised concerns in relation to the rates increasing due to the change of zoning from rural residential to low density residential zoning. The zoning of a property determines what land uses can exist within the property and outlines requirements that must be followed for future development.

The zoning of a property is one of many factors that can determine property value, which can result in changes to rates.

For many of the properties that are subject to a zone change as part of the amendment, the proposed zone change more accurately reflects the existing land uses in the area and will provide further flexibility in relation to the types of land uses that can occur throughout properties.



4.2 Proposed Industry Definitions

The current industrial land definitions will remain with additional explanatory wording to help better define the difference between the low, medium, and high impact industry definitions. The proposed definitions have been implemented to allow for more clarity and flexibility between each land use category and has been updated to include the industry threshold in SC1.12.

The proposed definitions must remain broad to ensure the type of land uses that fall within each definition are not restricted by the definition or thresholds outlined in SC1.12. The definitions will be re-visited as part of Council's 10-year planning scheme review to understand the effectiveness of the proposed definitions and implement any changes that may be required.

4.5 Introduction of NRFMA Stage 2 to historically flooded properties

The North Rockhampton Flood Management Area (NRFMA) has been successful in protecting more than 400 properties from the riverine flooding that resulted from ex-tropical cyclone Debbie in 2017. Council has now further progressed the NRFMA into stage 2 which will protect an additional 97 properties that will benefit from flood risk reduction.

The current flood overlay will add NRFMA area stage 2 therefore providing benefits to additional 97 properties in between Ellis Street and Water Street. It is important to note that while the flood mitigation works will help to reduce flood risk, some residual flood risks will remain and therefore some planning controls are required to mitigate these risks within the NRFMA overlay area including NRFMA emergency response plans.

Council has a duty of care to advise residents of flood behaviour within their locality. However, an imminent flooding is responded through disaster coordination committees utilising emergency response plans to maximise benefits most importantly safety of residents.

4.6 Other Matters

Several of the submissions raised issues that did not relate to major amendment version 3 including concerns around the flood hazard overlay, insurance premium increases and the quality of road networks and other infrastructure throughout the region. These issues do not relate to the major amendment and therefore will be considered for future amendments.



5.0 Recommendations

It is recommended that as a result of the issues raised within the public consultation period, no changes be made to the major amendment of the planning scheme.

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

File No: D/128-2022

Attachments:

1. Locality Plan [↓](#)
2. Site Plan [↓](#)
3. Floor Plan [↓](#)
4. Elevations [↓](#)

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

OFFICER'S RECOMMENDATION**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</p>

		<p>pressures and by extension providing more affordable housing options for different socio-economic groups.</p> <p>To the extent any conflicts are identified in the Strategic Framework, regard to relevant matters is considered to outweigh those conflicts.</p>
	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.

		<p>This land will ultimately be developed for centre activities servicing Norman Gardens.</p> <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</p>
--	--	---

		<p>landscaping, is not considered to compromise the 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</p>

		ensure that suitable access is possible to this 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</p>

		the Applicant to obtain a subsequent Development 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.

PROPOSAL IN DETAIL

The Applicant seeks a Development Permit for Material Change of Use for Multiple Dwelling (12 Units) over Lot 270 Yeppoon Road, Norman Gardens. Specifically, the proposal is to develop a vacant lot at the termination of College Drive with 12, three (3) bedroom, single storey detached dwellings.

The proposed development includes a single vehicle crossover at the termination of College Drive. The site entrance will include landscaping, a boundary wall with recessed features with the name of the development. A waste storage area is located on the northern side of the crossover (further from the dwellings on the southern side of College Drive).

Waste will be contained within commercial waste bins and will be collected by a private contractor. Kerb collection in general waste bins will not be accepted and conditions of approval have been recommended to this effect.

Six (6) dwellings will be located on each the northern and southern side of the internal driveway. The application originally proposed seven (7) dwellings on the southern side of the site but removed one in response to the concerns raised by the submitters.

Four (4) on-site visitor car parking spaces are proposed toward the eastern end of the site. Each dwelling is provided with two (2) on-site car parking spaces, including a garage and covered carport directly adjoining the garage. A total of 28 on-site car parking spaces are provided.

Landscaping has been indicatively shown along the front property boundary and within the site. Conditions of approval have been recommended requiring landscaping generally in accordance with the approved plans. Where a 'garden store' is shown in the south-western corner of the site (near the College Drive entrance), a condition of approval has been recommended requiring street tree planting.

The Applicant has indicated road widening at the termination of College Drive in order to formalise vehicle turnaround. Currently, vehicles are encroaching onto the verge in order to turn around at the termination of College Drive.

SITE AND LOCALITY

The subject site is located at the termination of College Drive, Norman Gardens. The site is 4,508m² and is irregularly configured. The site is currently vacant and has been recently cleared of vegetation. The site has a gentle grade to the north toward a waterway.

The site is bound by a waterway to the north and east, which is contained within a larger vacant freehold lot that is zoned Low Density Residential, five (5) detached dwellings to the south, which front Diploma Street, and College Drive to the west.

The wider area is generally characterised by low density residential development, with detached dwellings on single lots predominating, and some dual occupancies. Land on the corner of Nagle Drive and Norman Road is zoned Local Centre and will ultimately be developed with centre activities. There is also land directly adjoining this zone where a District Future Recreational Park is indicated on the Local Government Infrastructure Plan. These are approximately 750 metres from the subject site.

Norman Gardens is connected by a network of footpaths, commencing at the intersection of College Drive and Springfield Drive.

PLANNING ASSESSMENT

Matters for Consideration

This application has been assessed by relevant Council planning, engineering, environmental health, and other technical officers as required. The assessment has been in accordance with the assessment process provisions of the Development Assessment Rules, based on consideration of the relevant State Planning Policy; State Government guidelines; the Council's Town Planning Scheme, Planning Policies and other general policies and procedures, as well as other documents as considered relevant.

Development Engineering Comments

Support, subject to conditions.

Public and Environmental Health Comments

Support, subject to conditions.

Other Staff Technical Comments

Not applicable as the application was not referred to any other technical staff.

TOWN PLANNING COMMENTS

State Planning Policy 2017

Section 2.1 of *Rockhampton Region Planning Scheme 2015* noted the *State Planning Policy 2017* is integrated in the planning scheme. The State planning interests are therefore addressed as part of this assessment of the development against the *Rockhampton Region Planning Scheme 2015*.

Central Queensland Regional Plan 2013

The *Central Queensland Regional Plan 2013* is a statutory document which came into effect on 18 October 2013. The Regional Plan is identified as being appropriately integrated with the Planning Scheme and therefore an assessment against the Planning Scheme is taken to be an assessment against the *Central Queensland Regional Plan 2013*.

Rockhampton Region Planning Scheme 2015

Strategic framework

The following themes of the Strategic Framework, including the Strategic Outcomes and Specific Outcomes, have been considered in the assessment of the proposed development:

- Settlement pattern,
- Natural environment and hazards,
- Community identity and diversity,
- Access and mobility,
- Infrastructure services; and
- Natural resources and economic development

The proposed development advances and does not compromise all above listed themes of the Strategic Framework, except for the Settlement pattern theme. An assessment against relevant parts of the Settlement pattern theme has been undertaken and is contained in **Recommendation A** of this report.

Low Density Residential Zone

The subject site is situated within the Low Density Residential Zone under the *Rockhampton Region Planning Scheme 2015*. The purpose of the Low Density Residential Zone identifies that: -

(1) The purpose of the low density residential zone code is to:

- (a) provide locations where residential uses, predominantly in the form and type of single detached one (1) storey and two (2) storey dwelling houses on individual lots are preferred to develop;
- (b) provide for the development of a mixture of other residential land use types that provide for long-term residency, where they are sited and designed to maintain the existing urban form (low rise and low density) and amenity of the surrounding area;**
- (c) minimise land use conflict and ensure that community and recreation facilities develop only where they are consistent with amenity and characteristics of the surrounding area; and
- (d) ensure that development within the zone has appropriate standards of infrastructure and essential services.

(2) The purposes of the zone will be achieved through the following overall outcomes:

- (a) development provides for predominantly single detached dwelling houses on individual lots of varying sizes and dual occupancies, maintaining a generally

-
- low-rise, 1-2 storey built form and low density character with small scale, detached buildings;*
- (b) residential development within the zone is of a type which primarily provides for the long-term accommodation of residents and not for short-term accommodation, except in the circumstances stated in (d);*
- (c) low-rise multiple dwellings, relocatable home parks, residential care facilities and retirement facilities develop in the zone when they are situated in proximity (convenient walking distance) to parks, centres, major community facilities (hospital, university etcetera) and have access to higher order roads (minor urban collector or higher) or public transport;***
- (d) short-term accommodations only occurs where it:*
- (i) is established in an existing dwelling;*
 - (ii) does not adversely impact on the amenity of the surrounding residential area;*
 - (iii) maintains the appearance of an ordinary dwelling that is consistent with the intentions of the zone; and*
 - (iv) is limited in scale and duration;*
- (e) non-residential uses only occur within the zone where they:*
- (i) do not compromise the residential character and existing amenity of the surrounding area;*
 - (ii) are small-scale and consistent with the surrounding urban form;*
 - (iii) primarily function to service the needs of the immediate local residential community;*
 - (iv) do not detract from the role and function of centres;*
 - (v) do not result in the expansion of a centre zone; and*
 - (vi) have direct access to higher order roads (minor urban collector or higher) and are in proximity to public transport;*
- (f) neighbourhood centres do not expand to service a wider local centre catchment. South Gracemere is to accommodate a neighbourhood centre commensurate with the population of the immediate catchment;*
- (g) new proposed centres within greenfield areas are not intended to accommodate full-line supermarkets;*
- (h) development maximises opportunities for surveillance, activation of street fronts, integration with surrounding streetscapes, and presents an attractive appearance to the street with variations in built form, shape and colour;*
- (i) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts*
- (j) new residential developments are not located in proximity to existing incompatible uses such as rural uses, industrial uses and major community facilities without separation distances, landscaping and screening that minimise impacts on amenity in relation to noise, odour, dust, light, loss of privacy or other adverse impacts;*
- (k) new residential developments are located and integrated with existing neighbourhoods;*
- (l) development is sited and designed to respond to the region's climate (sustainable practices for maximising energy efficiency, water conservation and public/active transport use), local heritage features, natural landscape features and environmental constraints;*
-

(m) development provides connection to pathways, cycle ways, roads and public transport infrastructure commensurate with the needs of the use;

(n) development is serviced by infrastructure that is commensurate with the needs of the use; and

Complies – The proposed development is generally consistent with the Purpose of the Low Density Residential Zone Code. (1)(b) of the Zone Code contemplates a mixture of residential land use types that are consistent with the existing urban form having regard to building height and density. The proposed development is single storey, which is consistent with the prevailing built form in the surrounding area, and is generally consistent with the preferred dwelling density for the Zone, being one (1) dwelling per 400m². The proposed dwelling density is one (1) dwelling per 376m².

It is acknowledged the proposed development may present conflicts with overall outcome (2)(c) of the Zone Code depending on how ‘convenient walking distance’ is interpreted, noting that other parts of the Planning Scheme interpret it as being 200 metres. Notwithstanding this, Norman Gardens is well connected with a network of footpaths, with future development including a district park and local centre within 750 metres walking distance to the subject site. To the extent any conflicts are identified with the overall outcomes of the Zone Code that are not otherwise overcome by the compliance with the Strategic Framework, regard to relevant matters is considered to outweigh those conflicts.

Rockhampton Regional Planning Scheme Codes

The following codes are applicable to this application:

- 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.

An assessment has been made against the requirements of the abovementioned codes and the proposed development generally complies with the relevant Performance Outcomes and Acceptable Outcomes. Where the application is in conflict with the Acceptable Outcomes and is not otherwise conditioned to comply an assessment of the Performance Outcomes is contained in the Statement of Reasons in **Recommendation A** of this report.

INFRASTRUCTURE CHARGES

Charges Resolution (No. 1) of 2022 for **residential development** applies to the application. The Infrastructure Charges are as follows:

- (a) A charge of \$239,285.67 for 12, three (3) bedroom units; and
- (b) An Infrastructure Credit of \$30,677.65 applicable for the existing lot.

In accordance with section 3.1 of *Charges Resolution (No.1) of 2022*, the base charge will be automatically increased using the Producer Price Index (PPI), adjusted according to the three (3) yearly PPI average quarterly percentage change between financial quarters; and

In accordance with Development Incentives Policy, section 3.5 of the *Charges Resolution (No. 1) of 2022*, the levied charge will be 85 per cent of the total charge calculated.

The automatic increase and development incentive calculations are reflected in the below table:

Column 1 Use Schedule	Column 2 Adopted Infrastructure Charge for residential development (\$)		Column 3 Unit	Column 4 Calculated Charge
	(a) 2 or less b'room	(b) 3 or more b'room		
Multiple Dwelling	13,147.56	18,406.59	per dwelling	\$220,879.08
Total Base Charge				\$220,879.08
Charge (including PPI)				\$225,663.81
Total Base Credit				\$30,677.65
Credit (including PPI)				\$31,342.20
TOTAL CHARGE				\$194,321.61
LEVIED CHARGE (15% discount applied)				\$165,173.37

Therefore, a total charge of \$165,173.37 is payable for the development.

CONSULTATION

The proposal was the subject of public notification between 30 January and 22 February 2023 in accordance with the requirements of the *Planning Act 2016* and the Development Assessment Rules, and six (6) properly made submissions were received. Two (2) not properly made submissions were also received.

The issues raised and how they were considered and how they were addressed is outlined in the Statement of Reasons in **Recommendation A** of this Report.

REFERRALS

Nil.

CONCLUSION

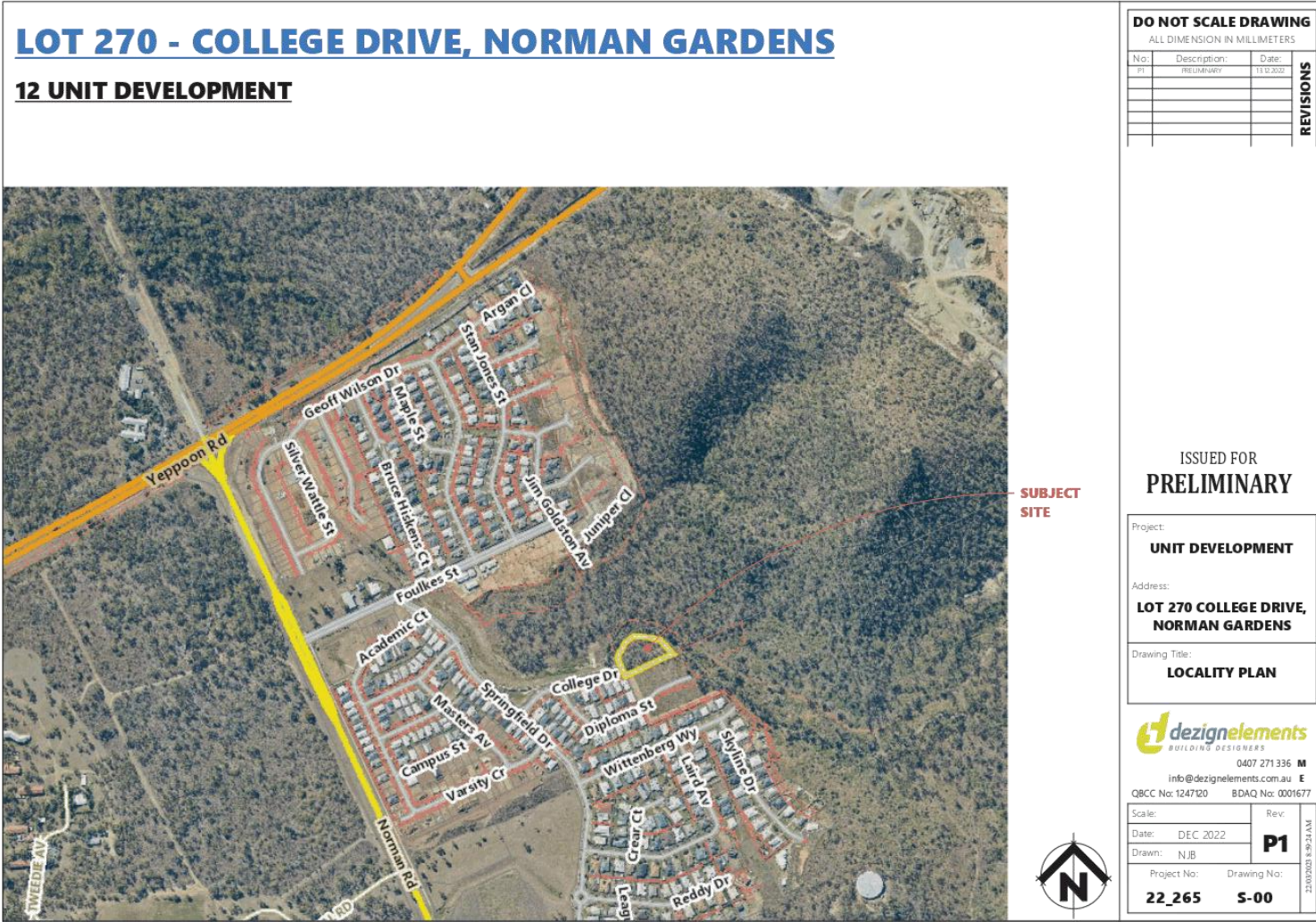
THAT the proposed development is not anticipated to compromise the Strategic Framework of *Rockhampton Region Planning Scheme 2015*. Furthermore, the proposal generally complies with the provisions included in the applicable codes. The proposal is therefore, recommended for approval in accordance with the approved plans and subject to the conditions outlined in the recommendation.

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

Locality Plan

Meeting Date: 27 April 2023

Attachment No: 1



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

Site Plan

Meeting Date: 27 April 2023

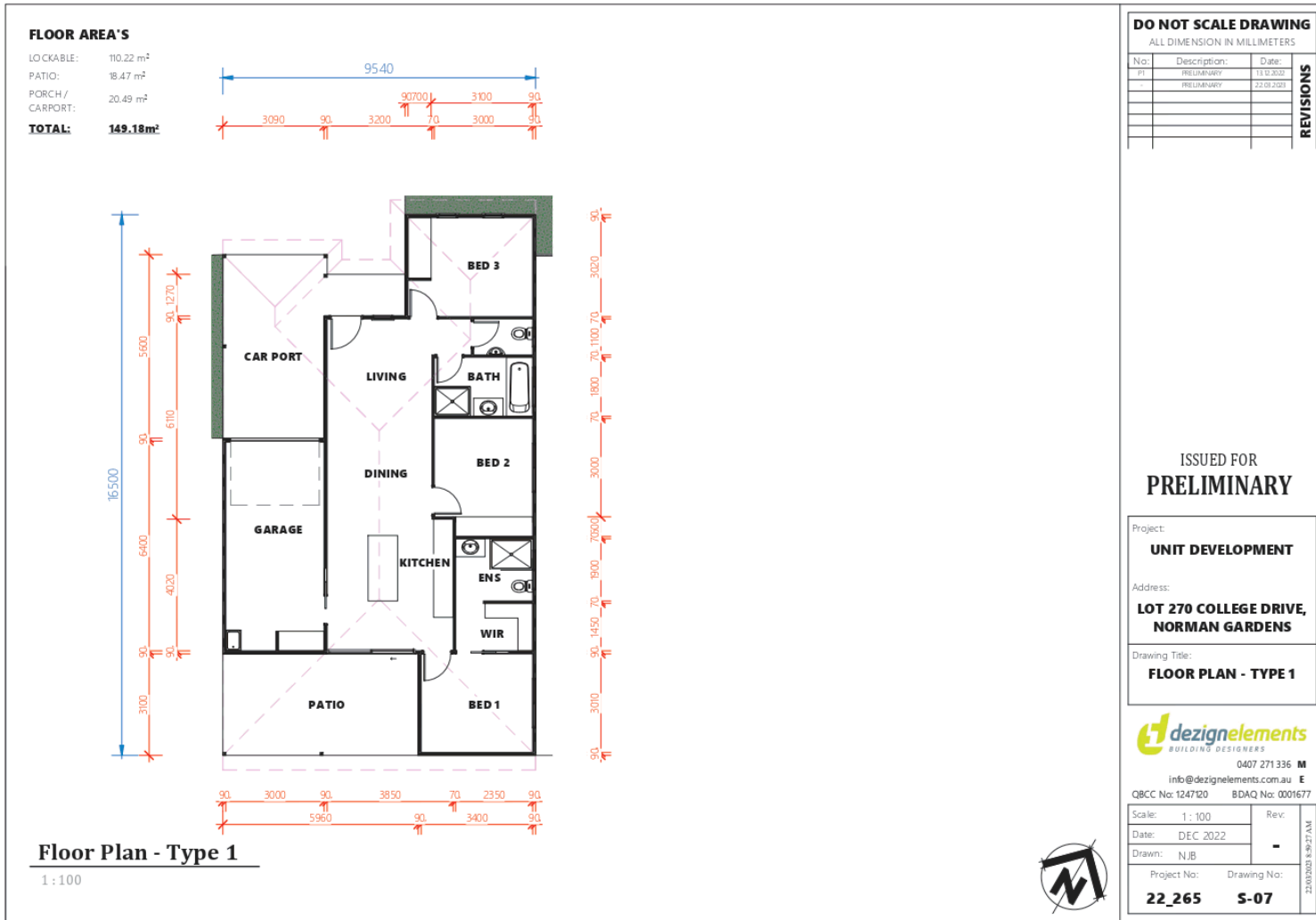
Attachment No: 2

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

Floor Plan

Meeting Date: 27 April 2023

Attachment No: 3

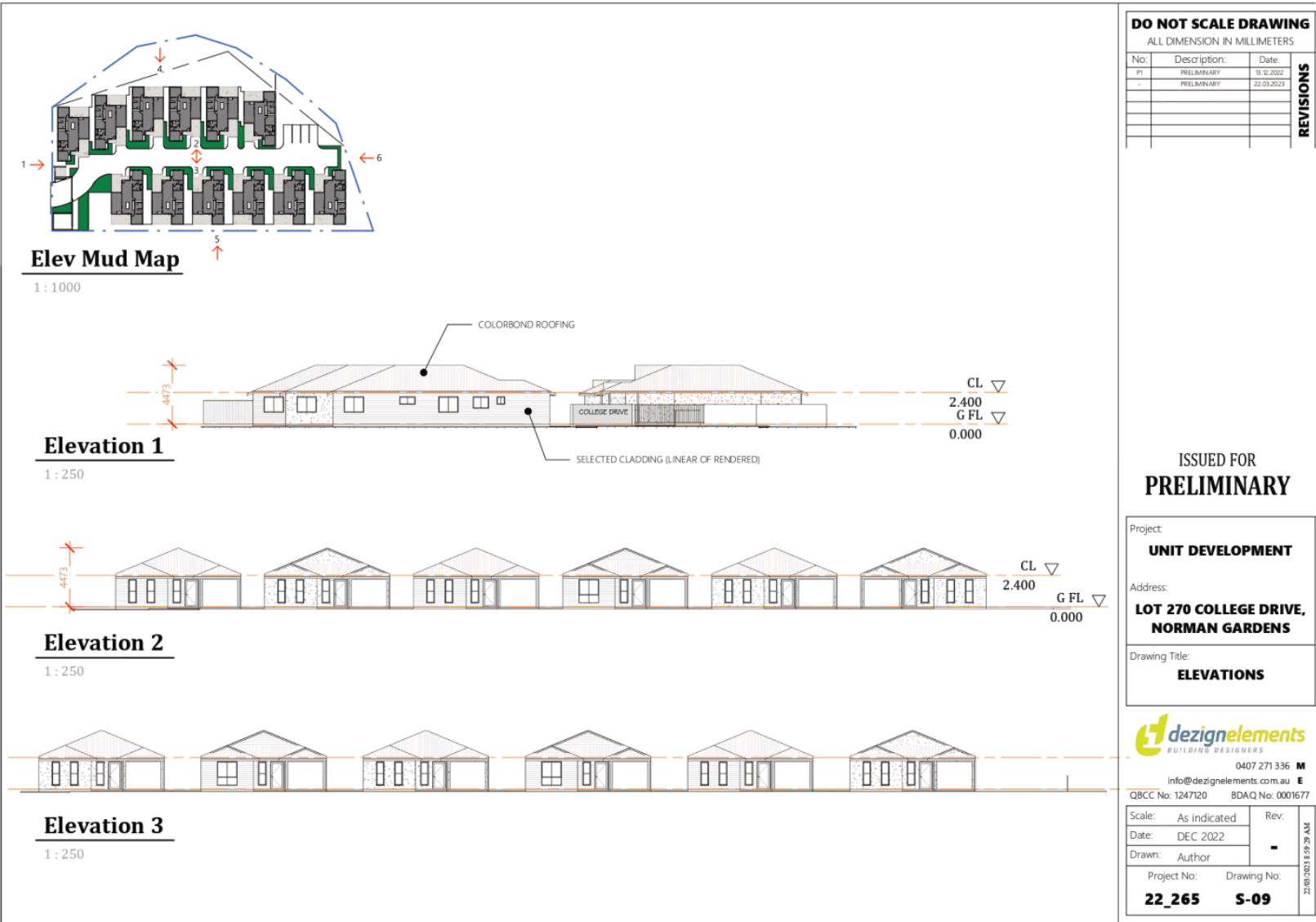


DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (12 UNITS)

Elevations

Meeting Date: 27 April 2023

Attachment No: 4





11.4 PROPOSED LEASE TO INDARA CORPORATION - TELECOMMUNICATIONS FACILITY - 50 NAGLE DRIVE, NORMAN GARDENS**File No:** 15154**Attachments:**

1. **Aerial Map**[↓](#)
2. **Site Plans**[↓](#)
3. **Telecommunication Facility on Council Land Policy**[↓](#)
4. **Applicant Response to Council Policy**[↓](#)
5. **Report on Public Consultation by Applicant**[↓](#)
6. **Proposed Heads of Terms**[↓](#)
7. **Valuation Report**[↓](#)

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 and 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.

OFFICER'S RECOMMENDATION

THAT:

1. Pursuant to section 236(1)(c)(vi) of the *Local Government Regulation 2012 (Qld)*, the Chief Executive Officer (Coordinator Property and 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 and 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.

COMMENTARY

Indara Corporation Pty Ltd ("**Indara**") owns the telecommunications tower infrastructure formerly owned by Optus. Optus has a long-term agreement in place with Indara to access the sites. Indara has stated that the proposed telecommunications tower will be for Optus service.

Indara was previously known as Australia Tower Network Pty Ltd, with the company name being changed to Indara Corporation Pty Ltd in January 2023.

Council has received a request from Indara to lease part of 50 Nagle Street, Norman Gardens, for the purpose of the installation of a telecommunications tower and associated infrastructure. An aerial map is shown in Attachment 1.

A council reservoir is located at 50 Nagle Street, Norman Gardens. FRW Officers have met with Indara consultants onsite to determine the most appropriate location for the proposed tower.

Indara have proposed to lease an area of approximately 114m² (13.5m x 8.5m) to comprise of (plans are shown in Attachment 2):

- A 30m high monopole;
- Panel antennas attached to the top of the monopole via a head frame' and an equipment shelter located at the base of the monopole;
- Security fencing around the perimeter of the lease area with 3m wide double access gates; and
- Site access via existing sealed access track (approximately 500m) off Nagle Drive.

Council's Telecommunication Facilities on Council Land Policy ("**Policy**") applies to this application (Attachment 3). Indara have responded to the requirements of Council's Policy, the responses are shown in Attachment 4. As per Council's Policy, Indara conducted community consultation for the proposed lease and Indara have provided Council with the consultation report as shown in Attachment 5.

The terms requested by Indara are shown in Attachment 6, however these proposed terms are more favourable to Indara than Council. If Council approves the lease, the terms and conditions of the lease will be negotiated to ensure that fair and reasonable terms are in place, consistent to other telecommunication leases that Council has in the region.

Indara have provided a valuation report for the site (Attachment 7) indicating the market value of the site is \$13,000pa. Under the 5.7(f) of the Policy, an additional \$5,000 per annum (excluding GST) is applied to the base rent of the site if the lease site is located at a Council Reservoir site. Therefore, the proposed rent is \$18,000 per annum (excluding GST).

Comments were requested from relevant Council sections and no objections were received. The following provides a summary of comments:

- Development Engineering Unit - No objections to the proposed lease of a site at 50 Nagle Drive, Norman Gardens for the proposed Telecommunications tower.
- Development Assessment - The subject Lot 1 on RP602872 is located in the Environmental Management and Conservation Zone under the Rockhampton Region Planning Scheme (version 2.2). A Telecommunications Tower will trigger an Impact Assessable Material Change in Use application and a full assessment against the Strategic Framework and relevant codes in the planning scheme. The application will be subject to Public Notification and the approval will be decided at a Council meeting with officer's only providing recommendations for the Councillor's decision.

As the proposed total lease term is 20 years, a reconfiguration of a lot application is required.

- Strategic Infrastructure – No objections.
- Strategic Planning – No objections, subject to Development Assessment requirements.
- FRW – No objections.

While there is an attached report (5) on public consultation, it should be noted that a non-compliant petition has recently been received by Council containing 79 signatures. The petition reads:

'I do not want my family and friends to be exposed to more wifi technology. I object to the proposed new wireless base station, with a structure of 30m high monopole, at 50 Nagle Drive, Norman Gardens, Qld, 4701 on top of or next to the existing water tank. I also object to the proposed new wireless base stations at Tabernacle Church, Norman Gardens, at Glenmore Shopping Centre, and at 45 George Street, Rockhampton. I also call for a moratorium on the roll out of 5G in the Rockhampton Regional Council area.'

Should approval be granted by Council to proceed in this regard there will be further opportunity for formal community feedback through the Material Change of Use process.

PREVIOUS DECISIONS

There is no previous decision that relates to this request.

BUDGET IMPLICATIONS

If Council resolves to enter into the lease with Indara, it will provide additional revenue to FRW.

LEGISLATIVE CONTEXT

Section 236 of the *Local Government Regulation 2012 (Qld)* details a series of exceptions when disposing of an interest (lease) in a valuable non-current asset (land). Section 236(1)(c)(vi), (2), (3) and (5) describes the process for renewing the lease of land to the existing tenant of the land.

236 Exceptions for valuable non-current asset contracts

- (1) *Subject to subsections (2) to (4), a local government may dispose of a valuable non-current asset other than by tender or auction if—*
 - (c) *for the disposal of land or an interest in land—*
 - (iv) *the disposal is for the purpose of a lease for a telecommunication tower;*
- (2) *An exception mentioned in subsection (1)(a) to (e) applies to a local government disposing of a valuable non-current asset only if, before the disposal, the local government has decided, by resolution, that the exception may apply to the local government on the disposal of a valuable non-current asset other than by tender or auction.*
- (3) *A local government may only dispose of land or an interest in land under this section if the consideration for the disposal would be equal to, or more than, the market value of the land or the interest in land, including the market value of any improvements on the land.*
- (5) *For subsection (3), a written report about the market value of land or an interest in land from a valuer registered under the Valuers Registration Act 1992 who is not an employee of the local government is evidence of the market value of the land or the interest in land.*

LEGAL IMPLICATIONS

It is proposed to enter into a Freehold Lease with Indara, to be registered with Titles Queensland on the title of the property.

STAFFING IMPLICATIONS

Existing resources within Property & Insurance and Legal & Governance can adequately manage the required legal documentation.

RISK ASSESSMENT

No risk assessment was completed, noting that Indara would be required to obtain the necessary Development Permit.

CORPORATE PLAN

Goal 1.1 We are fiscally responsible.

Council has recently adopted the Economic Development Strategy 2023-2028, with one of the goals within Infrastructure For Future Growth being “Improve Telecommunications across the region”.

CONCLUSION

It is recommended that Council approve proposal to lease part of 50 Nagle Drive, Norman Gardens to Indara, 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 and will be issued separately.
- b) The lease term is 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 total lease term 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.

It is further recommended that:

- e) The Chief Executive Officer (Coordinator Property and Insurance) is authorised to negotiate the terms and conditions of the lease with Indara in preparation for execution by the delegated officer; and
- f) The Chief Executive Officer to provide owners consent for the tenant to lodge the relevant development applications.

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

Aerial Map

Meeting Date: 27 April 2023

Attachment No: 1

50 Nagle Drive, Norman Gardens



A4 Page scale at 1: 7,922.22
Printed from GeoCortex on 14/04/2023



Copyright protects this publication. Reproduction by whatever means is prohibited without prior written permission of the Chief Executive Officer, Rockhampton Regional Council. Rockhampton Regional Council will not be held liable under any circumstances in connection with or arising out of the use of this data nor does it warrant that the data is error free. Any queries should be directed to the Customer Service Centre, Rockhampton Regional Council or telephone 1300 22 55 77. The Digital Cadastral DataBase is current as at April 2023. © The State Government of Queensland (Department of Natural Resources and Mines) 2023. All other data © Rockhampton Regional Council 2023. This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

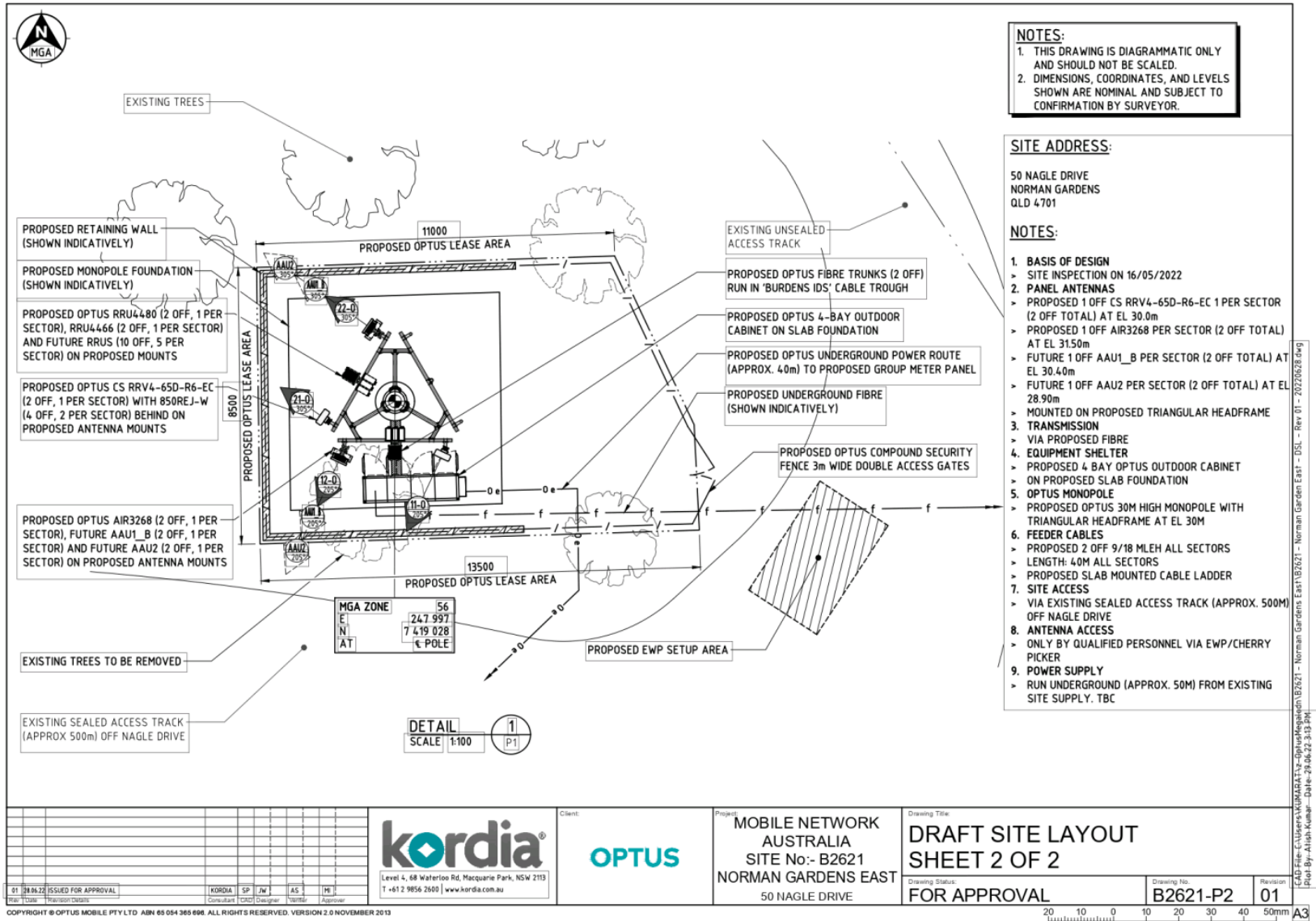


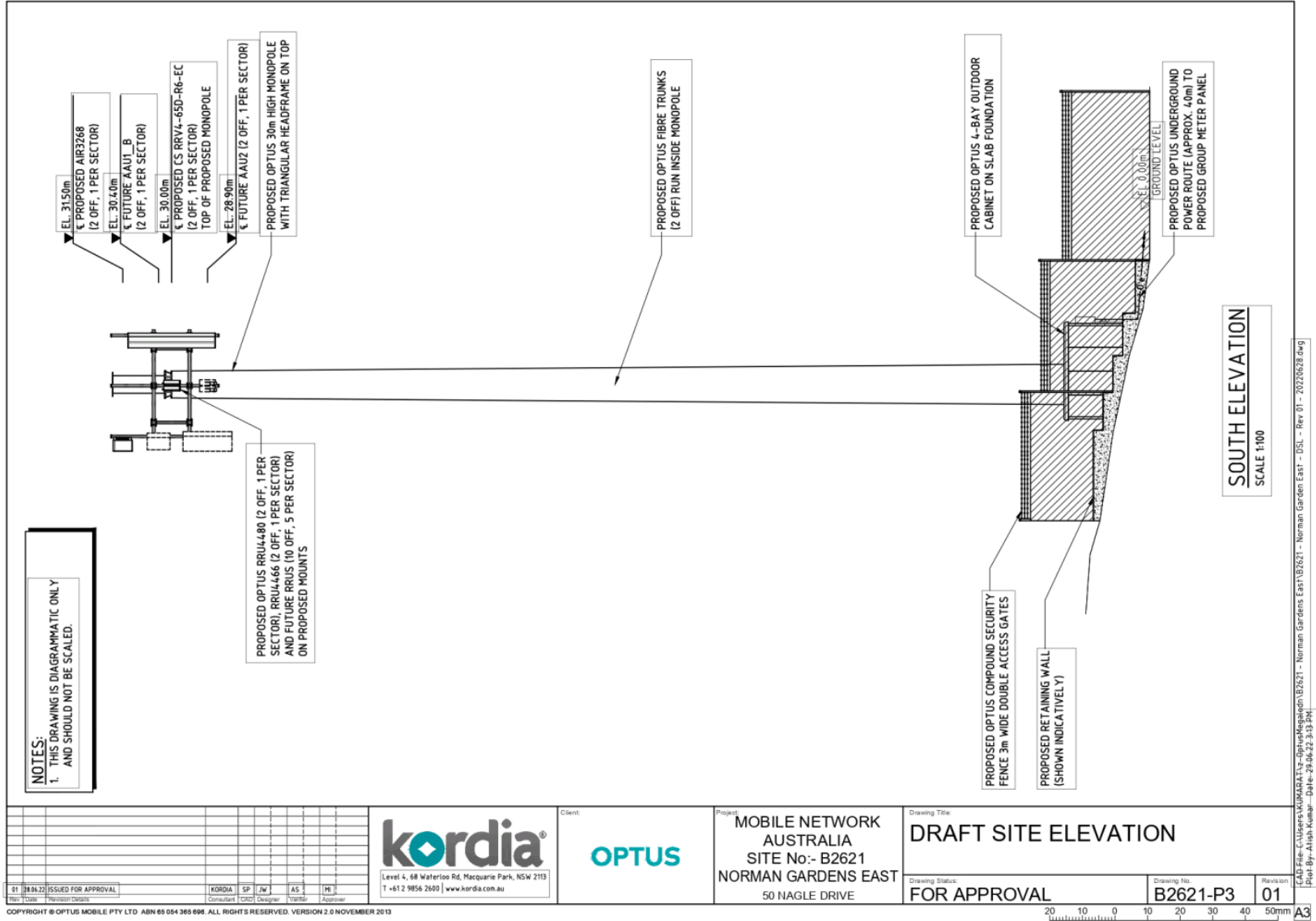
**PROPOSED LEASE TO
INDARA CORPORATION -
TELECOMMUNICATIONS FACILITY –
50 NAGLE DRIVE, NORMAN GARDENS**

Site Plans

Meeting Date: 27 April 2023

Attachment No: 2





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

**Telecommunication Facility
on Council Land Policy**

Meeting Date: 27 April 2023

Attachment No: 3

TELECOMMUNICATION FACILITIES ON COUNCIL LAND POLICY

ADMINISTRATIVE POLICY



1 Scope

This policy applies to Council employees and contractors involved in the planning and establishment of lease agreements for telecommunication facilities on Council owned or controlled land with telecommunication or network carriers.

2 Purpose

The purpose of this policy is to:

- (a) establish a set of parameters for Council to consider prior to entering into a lease agreement with telecommunication or network carriers;
- (b) meet legislative requirements; and
- (c) ensure appropriate consideration is given to proposed sites.

3 Related Documents

3.1 Primary

Nil

3.2 Secondary

Commonwealth Telecommunication Act 1997

Commonwealth Telecommunications Code of Practice 1997

Land Act 1994

Local Government Act 2009

Local Government Regulation 2012

Australian Radiation Protection and Nuclear Safety Agency Guides/Codes

Industry Code – Mobile Phone Base Station Deployment (C564:2011)

Legal Proceedings – Commencement, Cessation and Other Matters Policy

Rockhampton Region Planning Scheme

4 Definitions

To assist in interpretation, the following definitions apply:

ARPANSA	Australian Radiation Protection and Nuclear Safety Agency
Carrier	The telecommunications or network carrier that proposes to lease Council land.
Contractor	A person, organisation or entity that performs a specific act or acts including the provision of services and/or materials to another person, organisation or entity under an agreement enforceable by law.

CORPORATE IMPROVEMENT AND STRATEGY USE ONLY			
Adopted/Approved:	Adopted 30 January 2018	Department:	Corporate Services
Version:	2	Section:	Corporate and Technology
Reviewed Date:		Page No:	Page 1 of 4

Council	Rockhampton Regional Council
CPI	Customer Price Index
FRW	Fitzroy River Water
GST	Goods and Services Tax
Heads of Term	A document setting out the main elements of the proposed lease. This document provides a basis for lease negotiations and investigations. A Heads of Term differs to the final lease agreement between both parties.
NRM	Department of Natural Resources and Mines
Public Open Space	As defined in the Rockhampton Region Planning Scheme.
Reserve Land	Includes land dedicated as a reserve under the <i>Land Act 1994</i> , or reserved and set apart under the repealed Act, as shown by the current particulars in the appropriate register.

5 Policy Statement

5.1 Principal

The financial, social and environmental interests of the community must be considered before Council grants a lease to a Carrier.

5.2 Heads of Term

Carriers are seeking to expand their mobile coverage by leasing Council owned or controlled land for the placement of telecommunication/networking facilities (towers, co-locations on existing towers and associated infrastructure).

A Heads of Term document is typically provided to Council by the carrier to indicate their initial interest. Such document outlines the requirements of the carrier for the proposed site; including the commercial terms.

A Heads of Term (or similar) document must not be entered into by Council until an application to lease land to a Carrier has been approved by Council in accordance with paragraph 5.3 of this Policy.

5.3 Council Approval

Council may only enter into a Heads of Term (or similar document) or lease with a Carrier after a report detailing the key terms of the lease (for example, land being leased, rent and term of lease) has been presented to Council and the key terms of the lease have been determined or approved by Council.

5.4 Applications

Council will only consider an application to lease land to a Carrier after the Carrier has provided the following:

- Plans of the development including a site plan, elevations and a photomontage for the telecommunication tower, transmitting devices and associated infrastructure proposed to be installed. Details should also include any landscaping proposed to soften or screen the facility when viewed from a residence or public place;
- Details of public consultation carried out by the carrier to gauge the level of support from surrounding residents and neighbours of the proposed facility. This may include public meetings, newspaper advertisements, surveying neighbours via door knocking, letterbox drops, etc. Public consultation must be completed prior to presenting any applications to Council for consideration;

CORPORATE IMPROVEMENT & STRATEGY USE ONLY			
Adopted/Approved:	Adopted 30 January 2018	Department:	Corporate Services
Version:	2	Section:	Corporate and Technology
Reviewed Date:		Page No:	Page 2 of 4

- (c) Details as to why the site is suitable and, if the proposal is for a new tower, whether all opportunities for sharing and co-location have been considered and exhausted. Council's preference is co-location on an existing telecommunications facility;
- (d) Details of alternative sites that have been investigated on both public and private land and why those sites are not suitable;
- (e) The measures proposed to mitigate fears in relation to public health and whether distances to homes, schools, day care centres and the like have been maximised;
- (f) Whether any vegetation or habitat is to be removed, and if so, details of proposed mitigation or offset measures;
- (g) The community benefit of the proposal; and
- (h) An independent market rental valuation must be carried out (at the cost of the Carrier) by a licensed valuer operating in the Rockhampton Region to determine the lease fee payable. The lease fee is to be increased by CPI annually.

5.5 Legal Costs

Council must ensure all legal costs it incurs in relation to the preparation, negotiation and execution of any lease with a carrier are paid in full by the Carrier.

5.6 Reserve Land

If the land is a reserve that Council is trustee for, the NRM is to be consulted as to their requirements. Carriers must meet the requirements of any policies or conditions set by NRM.

Telecommunication facilities are not allowed on reserve land that is gazetted for a community purpose under the *Land Act 1994*, for example sport and recreation reserves.

5.7 Council Reservoirs

Council may consider applications to attach infrastructure to Council reservoirs, or land within a Council reservoir compound, and such applications are subject to the following conditions:

- (a) Evidence is provided that all other options have been exhausted and reasons why they are not suitable. It is FRW's preference that all telecommunication facilities are located on separate masts/poles;
- (b) Installation must not be made to the reservoir roof structure or to a point close to the roof structure that would likely interfere with any future works to the reservoir roof;
- (c) Any installation must be placed a safe distance away from designated access areas (for example, ladders, hatches, walkways including rooftop area) to prevent unsafe exposure to harmful radiation. This safe distance must be in accordance with the relevant Australian Standard or ARPANSA Guides/Codes;
- (d) Should it be required, FRW reserves the right to temporarily remove any telecommunications infrastructure in the event of a requirement to do as part of the operation and maintenance of the reservoir, with the carrier responsible for all associated costs with the removal and reinstatement of the infrastructure;
- (e) The specification of the design of the installation attached to the reservoir is subject to FRW approval; and
- (f) Carriers must pay an additional \$5,000 per annum (excluding GST) to the base rate of the associated lease fee on Council land.

5.8 Allocation of Rent Received – Public Open Spaces

If the telecommunication facility lease is over Council land that is a public open space, the rent received under the lease is directed towards upgrades to the impacted public open space.

CORPORATE IMPROVEMENT & STRATEGY USE ONLY			
Adopted/Approved:	Adopted 30 January 2018	Department:	Corporate Services
Version:	2	Section:	Corporate and Technology
Reviewed Date:		Page No:	Page 3 of 4

6 Review Timelines

This policy is reviewed when any of the following occur:

- (a) The related information is amended or replaced; or
- (b) Other circumstances as determined from time to time by the Chief Executive Officer.

7 Document Management

Sponsor	Chief Executive Officer
Business Owner	Deputy Chief Executive Officer
Policy Owner	Manager Corporate and Technology Services
Policy Quality Control	Corporate Improvement and Strategy



CORPORATE IMPROVEMENT & STRATEGY USE ONLY			
Adopted/Approved:	Adopted 30 January 2018	Department:	Corporate Services
Version:	2	Section:	Corporate and Technology
Reviewed Date:		Page No:	Page 4 of 4

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

Applicant Response to Council Policy

Meeting Date: 27 April 2023

Attachment No: 4



Tuesday, January 31, 2023

Site Reference: B2621 Norman Gardens

Rockhampton Regional Council

Dear Sir/Madam,

Please see below, our response to Council's Telecommunications Policy Guidelines.

Council

(a) Plans of the development including a site plan, elevations and a photomontage for the telecommunication tower, transmitting devices and associated infrastructure proposed to be installed. Details should also include any landscaping proposed to soften or screen the facility when viewed from a residence or public place.

Ventia Response:

Attached.

Council

(b) Details of public consultation carried out by the carrier to gauge the level of support from surrounding residents and neighbours of the proposed facility. This may include public meetings, newspaper advertisements, surveying neighbours via door knocking, letterbox drops, etc. public consultation must be completed prior to presenting any applications to Council for consideration.

Ventia Response:

A report summarising the consultation undertaken is attached.

Council

(c) Details as to why the site is suitable and, if the proposal is for a new tower, whether all opportunities for sharing and co-location have been considered and exhausted. Council's preference is co-location on an existing telecommunications facility.

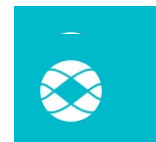
Ventia Response:

The proposed location is considered suitable as it provides maximum separation from sensitive uses, particularly residential dwellings, whilst still providing a suitable level of coverage to the Norman Gardens Area which has seen a significant increase in residential dwellings over recent years.

The proposed location is considered appropriate as the land is currently occupied by a large water reservoir. It is considered that a telecommunications facility is consistent with the existing use of the land, given both uses are providing the community an essential service.

The proposed location also has extensive mature vegetation that defines the site. The mature vegetation will act as a screen to the facility when viewed from below. Only the headframe will protrude above the treeline so as to provide the necessary level of coverage. The entire facility will be colour-matched, we suggest "Pale Eucalypt" to ensure further blending occurs with the surrounding area and the impact to visual amenity is reduced. The nearest existing telecommunications facility is located on rooftop within the CQ University Campus (Bruce Highway, Norman Gardens 1.83km away from the proposed location).

Page 1 of 4

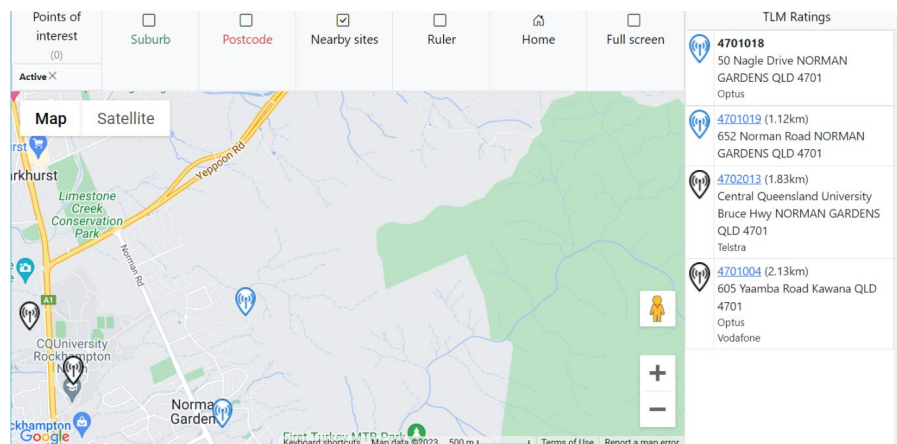


The next closest site is an existing Optus facility 2.13km away from the proposed location. This facility is not meeting the needs of the residential developments east of the Bruce Highway.

There are no other co-location opportunities east of the of the Bruce Highway.

A facility was recently proposed at 652 Norman Garden Road, Norman Gardens (Ref: D/34-2022) which would have been a suitable co-location option, however this proposal was rejected by Council and strongly objected to be the community due proximity and impact on the amenity of residential uses.

As discussed above, the current proposal has significantly less impact on the visual amenity then the refused proposal would have had.



Nearby Existing Sites. Note: 4701019 was refused by Council. Source **RFNSA**

(d) Details of alternative sites that have been investigated on both public and private land and why those sites are not suitable.

1. 652 Norman Gardens was investigated as a potential co-location and Greenfield option. However, when the Stilmark application was refused by Council, there was obviously no ability to co-locate, and Council had determined a Facility in that location would not be approved;
2. As discussed, the primary coverage area is the residential developments to the east of the Bruce Highway. The existing facilities are not meeting the demand. As such, a location East of the developed area was preferred; and
3. Considering coverage needs and considering the communities and Council's issues with the proposal at 652 Norman Gardens Road, the land around the water reservoir at the end of Nagel Drive was considered the only viable candidate.

Council

(e) The measures proposed to mitigate fears in relation to public health and whether distances to homes, schools, day care centres and the like have been maximised.

Ventia Response

The primary measure to mitigate fear in relation to public health and safety to design and operate a facility in accordance with ARPANSA's guidelines for Electromagnetic Emissions. The proposal has a maximum EME level of 1.38%. Well below the maximum level of 100%.

Applying an arbitrary separation distance is not a means to mitigate fear. Instead locating, designing and operating a facility in line with regulatory controls and best practice is the best way to mitigate fears.

The facility has been located to consider operational requirements and impacts to amenity of nearby uses. The nearest residential dwelling is 171m away and well below the height of the proposed facility. To locate the facility any further away from this residence would have resulted in the facility being well down the hill and blocked by the water reservoir, reducing its intended coverage. Alternatively, increasing the separation to residential dwellings would have resulted in the requirement for a much higher pole or even a lattice tower which was always avoided where possible to minimise impact on visual amenity of nearby dwellings.

The nearest childcare is 1.2km West of the facility. The nearest School is 2.2km from the facility.

Council

(f) Whether any vegetation or habitat is to be removed, and if so, details of proposed mitigation or offset measures.

Ventia Response

2-3 small trees have been identified for removal. If required, an arborist report can be requested by Council during the development application. Furthermore, Council can condition any landscaping requirements as part of any approval issued.

Council

(g) The community benefit of the proposal; and

Ventia Response:

Adequate mobile coverage is considered to be an essential social and economic service. Ventia issued 299 letters to the residential dwellings in the coverage area. This is only a portion of dwellings that will benefit from improved in-home mobile coverage as a result of the proposal. The proposed facility intends to provide coverage to all uses east of Norman Gardens Road. In addition, the facility will reduce the load on the existing Optus sites to the west of the Bruce Highway, which in turn will improve the capabilities of those sites. The entire suburb of Norman Gardens and parts of Kawana are expected to benefit from the installation of this one facility, which has been designed and located to minimise any impact to amenity of the area.

Council

(h) An independent market rental valuation must be carried out (at the cost of the Carrier) by a licensed valuer operating in the Rockhampton Region to determine the lease fee payable. The lease fee is to be increased by CPI annually.

Ventia Response

A valuation has been obtained and attached.

Yours sincerely,

Benjamin Cross

Ventia

Ph: +61 7 3033 3778

Email: Benjamin.Cross@ventia.com

Postal address: 1-31 Commercial Drive Shailer Park QLD 4128

Attachments

1. Plans of the development
2. Consultation Summary
3. Independent Valuation.

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

**Report on Public Consultation
by Applicant**

Meeting Date: 27 April 2023

Attachment No: 5



Tuesday, January 31, 2023

Site Reference: B2621 Norman Gardens

Rockhampton Regional Council

Dear Sir/Madam,

Consultation Report in relation to the Proposed Optus telecommunications facility adjacent the Water Reservoir at the end of Nagle Drive, Norman Gardens.

We wish to advise that the preliminary consultation process has now been completed and a Consultation Report has been compiled.

If you would like any further information, please contact Ben Cross at Ventia on +61 7 3033 3778 or via email Benjamin.Cross@ventia.com

Yours sincerely,

Benjamin Cross

Ventia

Ph: +61 7 3033 3778

Email: Benjamin.Cross@ventia.com

Postal address: 1-31 Commercial Drive Shailer Park QLD 4128

Attachments

1. Consultation Report

Ventia Pty Limited
ABN 51 603 146 676
ventia.com



Consultation Report on comments received during Consultation

Report Date	Tuesday, January 31, 2023
Prepared By	Benjamin Cross
Site / Proposed Location	Site Reference: B2621 Norman Gardens Site Address: Adjacent Water Reservoir at the End of Nagle Drive, Norman Gardens RFNSA No: 4701018
Carrier	Optus

Code Item	Description	Date
6.3.3 – Notification Letter to Council	A notification letter and supplementary documents were issued to Council on Wednesday 30 th November 2022. This informed council of the proposal and provided them an opportunity to make any comments or submissions until 5pm on 21 st December 2022 A 15-business day period was assigned to council to invite them to comment on the proposal.	Wednesday, 30 th November 2022
6.3.4 – Notification Letter to Interested and Affected Parties identified on the Consultation Plan	A notification letter and supplementary documents were issued to Residents in the notification area agreed with Council on Wednesday 30 th November 2022. This informed residents of the proposal and provided them an opportunity to make any comments or submissions until 5pm on 21 st December 2022 A 15-business day period was assigned to council to invite them to comment on the proposal..	Wednesday, 30 th November 2022
6.3.7 – Website Information	A webpage was published on the site specific RFNSA website to provide the general public with an indicative visual representation of the proposed facility, design drawings an Environmental EME Report and further information regarding the proposed facility.	Wednesday 30 th November 2022

Ventia Pty Limited
ABN 51 603 146 676
ventia.com



Summary of changes made to Consultation Plan and additional activities undertaken	Description	Date
N/A	N/A	N/A

6.4.3 (a) Summary of Comments Received

2 Submissions were received during the period.

1x submission in favor of the proposal. The submission advised that the area was in need over mobile coverage and that a new facility would be welcomed. The submission requested that the facility have the ability to support co-location so that all 3 carriers (Optus, Vodafone and Telstra) could utilize the site.

1x submission that raised concerns regarding the following:

1. Property prices

Response:

There is no evidence to suggest any link between telecommunications towers and property depreciation.

2. The separation distance between the proposal and the subject dwelling

Response:

The property is approximately 300m from the proposed facility. An aerial map showing the separation distance was provided.

3. Impact on Visual Amenity

Response

There is significant vegetation around the water reservoir that will screen the majority of the facility from view (a photo from Skyline Drive in the direction of the proposed facility was provided). The facility will also be coloured appropriately, likely a green colour to match the trees, to further reduce impact on visual amenity to the area. Only a small portion of the facility will protrude above the tree line.

4. Health and Safety

Response

Per the EME report, the maximum calculated EME level at your property will be between 0.80 – 1.38% of the public exposure limit. In other words, if the limit for what is safe is 100%, this facility will operate well below that limit.

6.4.3 (b) Carrier's Consideration and Assessment of Comments

Optus has considered the submissions made and determined the following:

1. The facility will be designed to allow for co-location;



2. The facility will be designed, located and operated to have the least impact on visual amenity; and
3. The facility will operation in accordance with ARPANSA guidelines for Electromagnetic Emissions.

6.4.3 (c-d) Carrier's Intended action regarding proposed work

As a result of this consultation, Optus kindly seeks Council's consent to lodge a development application.

Summary of issues raised in comments	Number of times raised	Consideration and assessment of comments
Colocation	1	The facility will be designed to allow for co-location
Visual Amenity	1	The facility will be colour matched to blend with the existing vegetation. The facility is largely screened by existing mature vegetation from all angles. The facility is more than 200m from the nearest residential dwelling. The facility is located amongst a water reservoir setting. The facility is designed with the minimum height required to meet coverage requirements and to minimise impact on visual amenity.
Property Prices	1	There is no evidence that suggests telecommunications facilities have any impact on property prices
EME	1	The EME report demonstrates the facility, once operational, will operate in accordance with ARPANSA guidelines and operate well below the maximum allowable EME limit.





To The Resident
2 Wittenberg Way
Norman Gardens QLD 4701

9 November 2022

Dear Sir/Madam,

Proposed Optus mobile phone base station monopole facility at the water reservoir at the end of Nagle Drive, Norman Gardens, QLD 4701

Please find contained within this letter an information flyer regarding the proposed Optus mobile monopole facility at the subject location identified on the map below. This notification precedes the requirement to lodge a Development Application with Rockhampton City Council for the proposed works. We trust that you will find the information about this proposal informative.



Proposed Location for replacement Telecommunications Facility

Yours sincerely,

Ventia Planning Department

Email: Community.Consultation@ventia.com.au

Postal address: 1-31 Commercial Drive Shailer Park QLD 4170

Ventia Pty Limited
ABN 51 603 146 676
ventia.com



To maintain and improve services in Norman Gardens, we are proposing a new mobile phone facility adjacent to the water reservoir at the end of Nagel Drive, Norman Gardens.

The new site will deliver Optus mobile services.

- A new 30m monopole
- Optus antennas
- A triangular headframe
- One four-bay outdoor unit located at the base of the monopole
- Ancillary equipment within the headframe

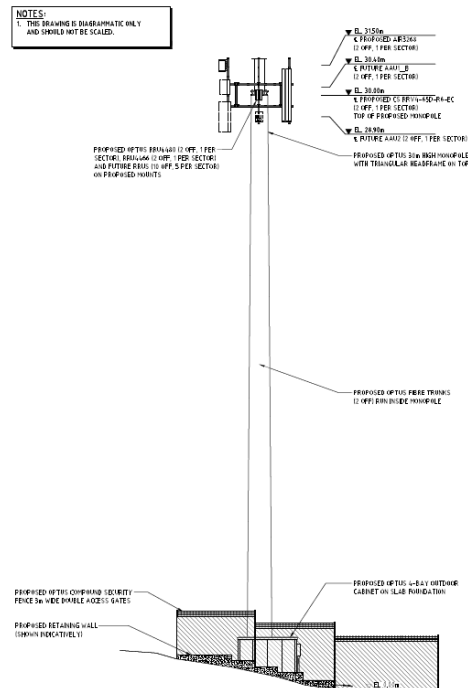
Safety Compliance

The Australain EME safety standard, was prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and is based on the recommendations made by the International Commission for Non-Ionising Radiation Protection (ICNIRP), an agency associated with the World Health Organization (WHO).

A copy of the predictive EME report and further site information is contained within this notification.



Optus seeks comment from the community and welcomes submissions until 5pm Friday 25th November, 2022. Details on where to send the submissions are located below.



Provide your feedback to:
Ventia - Planning Department
 1-31 Commercial Drive, Shailer Park Q 4128 or by email
Community.Consultation@ventia.com.au

KOS-EME-08-36

(MCFV12.4 09-03-2021)

VENTIA SOLUTIONS PTY LTD

EBU27382

Page 1 of 2

Environmental EME Report

Location	50 Nagle Drive, NORMAN GARDENS QLD 4701		
Date	29/06/2022	RFNSA No.	4701018

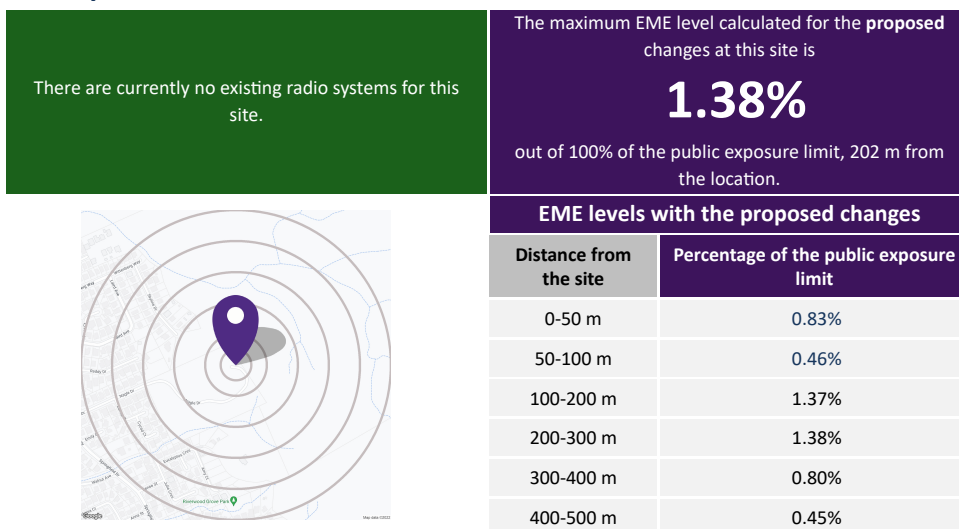
How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 50 Nagle Drive, NORMAN GARDENS QLD 4701. These levels have been calculated by Kordia - IRFA using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:

[A Guide to the Environmental Report.](#)

A snapshot of calculated EME levels at this site



For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/4701018>.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration. The proposal would modify the base station to include all the services listed under the proposed configuration.

Carrier	Existing		Proposed	
	Systems	Configuration	Systems	Configuration
Optus			4G, 5G	NR/LTE700 (proposed), NR/LTE900 (proposed), LTE1800 (proposed), NR/LTE2100 (proposed), LTE2600 (proposed), NR3500 (proposed)

Issued by: Kordia - IRFA, NAD (v1.0.172369.52831)
Environmental EME report (v12.4 Feb 2021)

Produced with RF-Map 2.1 (Build 3.2)

KOS-EME-08-36

(MCFV12.4 09-03-2021)

VENTIA SOLUTIONS PTY LTD

EBU27382

Page 2 of 2

An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360° circular bands.

Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m				4.70	58.49	0.83%
50-100m				3.79	38.19	0.46%
100-200m				5.78	88.67	1.37%
200-300m				5.80	89.32	1.38%
300-400m				4.50	53.74	0.80%
400-500m				3.36	29.91	0.45%

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the [Communications Alliance Ltd Deployment Code C564:2020](#) or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
No locations identified				

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

Proposed Heads of Terms

Meeting Date: 27 April 2023

Attachment No: 6



31st January 2023

Kellie Roberts
Coordinator Property & Insurance | Corporate & Technology Services
Rockhampton Regional Council
PO Box 1860
Rockhampton Q 4700

Sent via email: Kellie.Roberts@rrc.qld.gov.au

Dear Kellie,

Re: Agreement to Lease to Australia Tower Network Pty Ltd (ATN)

Site Address: Water Reservoir, 50 Nagle Drive, Norman Gardens Qld 4701
Site Type: Tower
Site Name: Norman Gardens East
Site ID: B2621
Project / Program Name: ATN

ATN provides a network of critical infrastructure to meet wireless technology needs across Australia. Our infrastructure capabilities enable clients and network providers to improve the quality and reach of their network services, allowing them to meet the rapidly growing digital needs of our society and local communities. ATN works closely with our property owners to ensure the efficient and safe operation of our infrastructure and looks forward to working with you.

The purpose of this letter is to obtain the Lessor's consent to enter into a new lease of the above-mentioned site (on the terms and conditions set out as below). These terms and conditions will be included in the lease to be executed by ATN and the Lessor. The lease will be on ATN's standard lease terms and conditions as amended by this agreement.

Your in-principal approval to these terms will allow ATN to proceed with design drawings, obtaining any necessary planning approvals and formalising the tenure agreement with a degree of confidence.

The terms of the proposed Lease are as follows:

1	Lessor (and Lessor's Managing Agent details, if applicable):	Rockhampton Regional Council Address: PO Box 1860, Rockhampton Q 4700 Phone: 07 4936 8053 Mobile: 0437 906 667 Email: Kellie.Roberts@rrc.qld.gov.au
---	---	---



2	Lessor/Vendor's ABN number:	ABN No: [If the ABN provided is not the Lessor's ABN, an ABN Confirmation Statement must be obtained from the Lessor, at the time of entering into the HOTs, whereby the Lessor directs rent to be paid to the ABN holder.]
3	Lessor's Bank Account Details:	Bank Name: Branch Name: Account Name: BSB No: Account No:
4	Lessor's solicitors:	Firm: Contact Person: Phone No: Address: Email address:
5	Lessee:	Australia Tower Network Pty Ltd - ABN: 59 643 875 165
6	Leased Area:	Part of the Land described in certificates of Title Reference 30147006 – Lot 1 on RP602872 and known as Water Reservoir, 50 Nagle Drive, Norman Gardens Qld 4701 an area of approximately 13.5m x 8.5m. ATN will arrange for the preparation of a surveyed lease plan, to accurately describe the leased area and/or to enable registration of the new lease. The cost is to be borne by ATN.
7	Total Term(s):	20 years
8	Commencement Date of First Term:	The Commencement Date of the Lease will be the earlier of the date the Lease is executed by the Lessor (once execution copies are issued to the Lessor by ATN) or the date the Lessor grants ATN access to commence construction.
9	First Term of Lease:	10 years
10	Consecutive Term(s):	One consecutive term of 10 years. The consecutive term(s) will be documented and entered into at the same time as the first term lease as consecutive/sequential lease(s). The



		consecutive/sequential lease(s) will automatically occur unless ATN exercises a break right.
11	Break Dates:	ATN may give the Lessor at least 6 months' notice that it wishes to end the term on the date that is 15 years, 10 years or 5 years before the date of expiration.
12	Rent:	\$18,000 (plus GST) per annum paid annually in advance by electronic funds transfer. The rent is a gross amount and includes all rates, taxes and outgoings in respect of the land and Premises. Rent will be payable from the date the Lessee substantially completes physical installation of the Lessee's Equipment.
13	GST – Exclusive:	<p>Unless otherwise specified, payments under the lease are calculated without regard to GST. For any taxable supplies under the lease ATN will pay the Lessor an additional amount equal to the GST payable by the Lessor on that supply.</p> <p>ATN will issue recipient created tax invoices (RCTI's) for all payments (reducing lessor administration and streamlining the payment process as monthly tax invoices need not be prepared and approved by ATN).</p>
14	Rent Reviews:	3% fixed increase annually on the anniversary of the commencement date of the lease, including commencement of any Further Term.
15	Permitted Use:	For the purpose of constructing, maintaining and operating a telecommunications network and telecommunications service including but not limited to accessing, installing, storing, operating, repairing, maintaining, altering, removing, adding and replacing Telecommunications Equipment consistent with the evolving nature of telecommunications services.
16	Access:	The Lessor consents to ATN and persons authorised by ATN without the need for prior notice to enter the Land for the purpose of using the Premises at all times of the day and night during the Term.
17	Equipment	Includes any and all equipment, ancillary installations and necessary or desirable equipment required to operate and maintain a telecommunications network and telecommunications service now and in the future.
18	Construction & Alterations	The Lessee, during the Term, at its option and expense, without the consent of the Lessor, install, erect, construct, dismantle, modify, repair, replace, renew and maintain upon the Premises (Leased Area) Telecommunications Equipment now or in the future as required.



19	Insurance:	ATN will maintain insurance policies for such sum as would be prudent for ATN to effect from time to time and workers' compensation insurance as it is required by law to maintain. ATN has group wide insurance policies so it cannot accept any requests that may require a change in its policies. A certificate of currency of ATN' global policy can be provided upon request but not more than once during a 12 month period.
20	Electricity:	For the purposes of carrying out ATN's use of the Premises, the Lessor must, at ATN's request and at ATN's cost, provide to ATN the ability to connect to the Premises to a power supply on separate metering as per the existing lease arrangement.
21	Assignment and Subletting:	<p>ATN may assign the Lease with the prior written consent of the Lessor such consent not to be unreasonably withheld or delayed, except where the assignee is a Related Body Corporate of ATN or to a Carrier in which case ATN need not obtain the consent of or notify the Lessor.</p> <p>ATN may sublet, part with or share its right to possession of the Premises upon written notice to the Lessor.</p>
22	Holding Over:	If ATN occupies the Premises after the Date of Expiration (other than pursuant to the grant of a further lease) ATN must do so as a yearly tenant for yearly terms thereafter on the same terms and conditions as the Lease as far as they apply to a yearly tenancy. Either party may terminate the yearly tenancy by giving 6 months prior written notice to the other.
23	Legal Fees:	<p>ATN will agree to pay the Lessor's legal costs in connection with the preparation and negotiation of the lease up to a maximum of \$2,500. This fixed legal fee contribution will be paid directly to the Lessor by way of reimbursement on the later of registration of the lease or execution of the lease by both parties and return to ATN in jurisdictions in which the lease is not registered. To enable payment of these fees, the Lessor must provide ATN with a Lessor invoice (which attaches a copy of the legal service provider invoice).</p> <p>ATN must pay all stamp duty (including penalties and fines other than penalties and fines due to the default of the Lessor) which the Lessor may reasonably suffer or incur in consequence of and incidental to the stamping and registration (if applicable).</p>
24	No Concurrent Lease:	The Lessor must not grant any concurrent or superior lease or grant any easement over the Premises or enter into any other dealing over the Premises without ATN' consent.



25	Confidentiality:	The terms of this proposal and the negotiations between ATN (or its representative) and all parties are strictly confidential.
26	Consents	The Lessor will do all things reasonably required by the Lessee (at the cost and expense of the Lessee) to authorise or assist the Lessee in obtaining the consent/approval of any government agency necessary for the Lessee to develop and use the Premises for the Permitted Use.

Please confirm the Lessor's acceptance of the above terms, by signing this letter (where indicated below) and returning to our office. Should you have any queries, please contact the author on 07 3033 3736 or by email peter.cullen-ward@ventia.com

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Peter Cullen-Ward', followed by a horizontal line.

Peter Cullen-Ward
Property Consultant
National SAED, National Design and Engineering
Ventia
DDI. +61730333736 | M. +61411865767

**Acceptance of proposed Lease Terms and Conditions**

This agreement is subject to the Lessor signing and returning this agreement to ATN.

Please note that this agreement is not legally binding upon the parties until both parties have signed a completed Lease.

I, _____ (Print Name)	
in the capacity as _____ (e.g.: Owner, Property Manager etc.)	
have read and agree to the above commercial terms forming the basis of a new lease agreement for the new ATN installation at B2621 - Water Reservoir, 50 Nagle Drive, Norman Gardens Qld 4701.	
_____ (Signed)	_____ (Dated)

To assist in the preparation of the Lease, please complete by hand the information required in points 2, 3 and 4 of this letter and ensure that the information set out in point 1 of this letter is correct prior to returning this acceptance to ATN

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

Valuation Report

Meeting Date: 27 April 2023

Attachment No: 7

VALUATION REPORT

OPTUS SITE ID B2621

KENT HILL RESERVOIR

50 NAGLE DRIVE

NORMAN GARDENS QLD 4701



to the four corners of the earth...

SUBJECT SITE

OPTUS SITE ID B2621
KENT HILL RESERVOIR
50 NAGLE DRIVE
NORMAN GARDENS QLD 4701



TABLE OF CONTENTS

INSTRUCTIONS.....3

PURPOSE OF VALUATION.....3

DATE OF INSPECTION3

DATE OF VALUATION.....3

LEGAL DESCRIPTION.....3

REGISTERED PROPRIETOR3

LOCATION4

SITE DESCRIPTION5

PROPOSED LEASE AREA.....9

BACKGROUND / LEASE PARTICULARS10

ENVIRONMENTAL CONSTRAINTS.....10

SERVICES.....10

TOWN PLANNING11

MARKET RENTAL EVIDENCE12

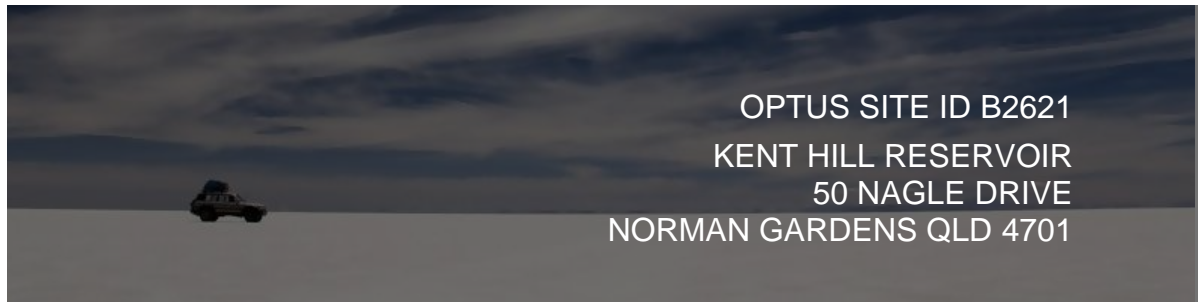
MARKET COMMENTARY17

VALUATION RATIONALE18

VALUATION SUMMARY18

APPENDICES.....19

CONTACT US21



INSTRUCTIONS

IVPS has been instructed by Peter Cullen-Ward, Property Consultant, Ventia for and on behalf of Optus to undertake a rental valuation of the proposed Optus facility known as 'Norman Gardens East' (site ID B2621) to be located at the Kent Hill Reservoir, 50 Nagle Drive, Norman Gardens, Queensland on the basis of its use as a telecommunications facility.

PURPOSE OF VALUATION

Optus has requested a current market rental valuation of the proposed Optus facility known as 'Norman Gardens East' (site ID B2621) to be located at the Kent Hill Reservoir, 50 Nagle Drive, Norman Gardens, Queensland for negotiation purposes.

DATE OF INSPECTION

30 August 2022.

DATE OF VALUATION

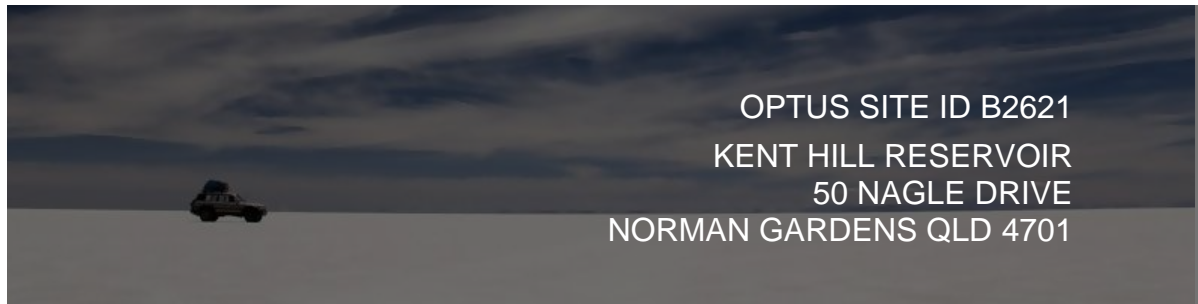
30 August 2022.

LEGAL DESCRIPTION

Lot 1 Registered Plan 602872.

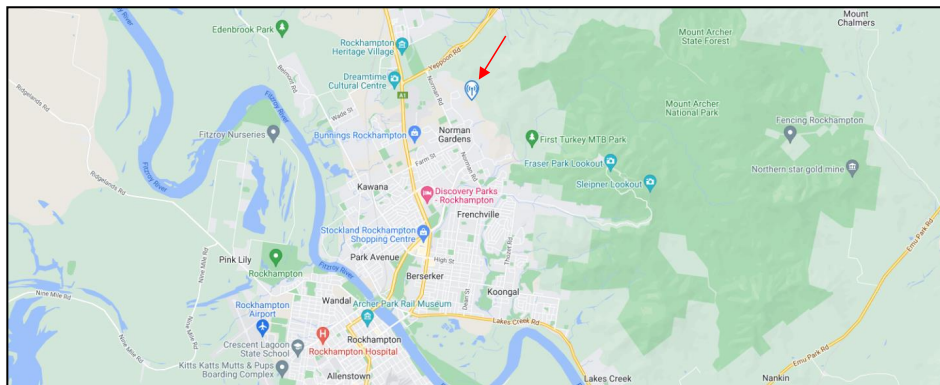
REGISTERED PROPRIETOR

Rockhampton Regional Council.

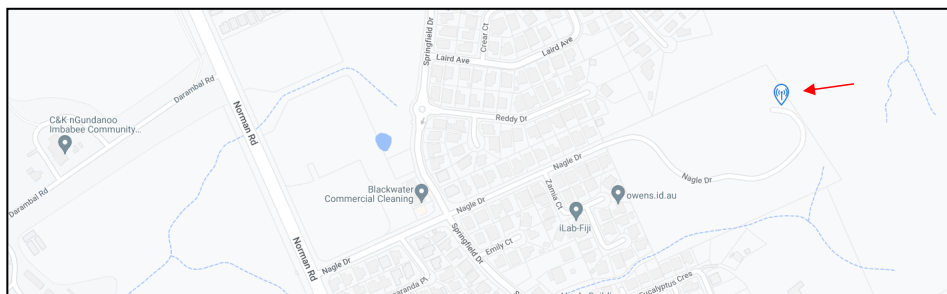


LOCATION

The subject property is located in Norman Gardens – a suburb in the Rockhampton Region of Queensland, approximately 3 kilometres north-east of Rockhampton town centre.



The subject site is proposed to be located within the grounds of the Kent Hill Reservoir at 50 Nagle Drive.

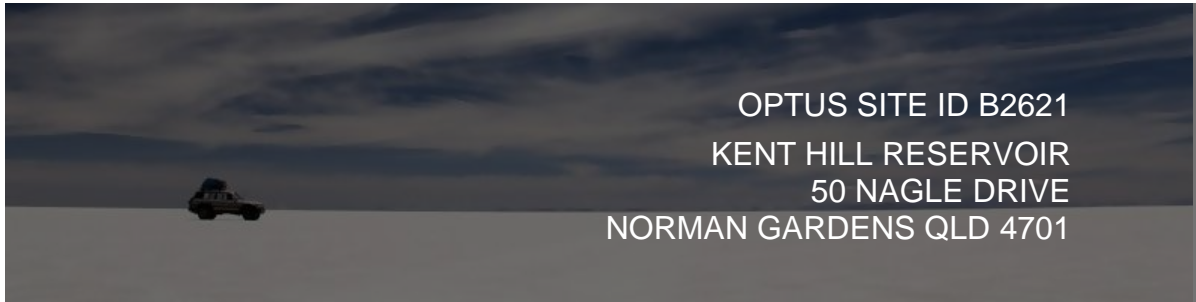


The surrounding development comprises natural bushland to the east and residential properties to the west.

Peak Hill is located to the north, Mount Archer National Park is located to the east, the suburb of Frenchville is located to the south and Rockhampton town centre is located to the south-west.

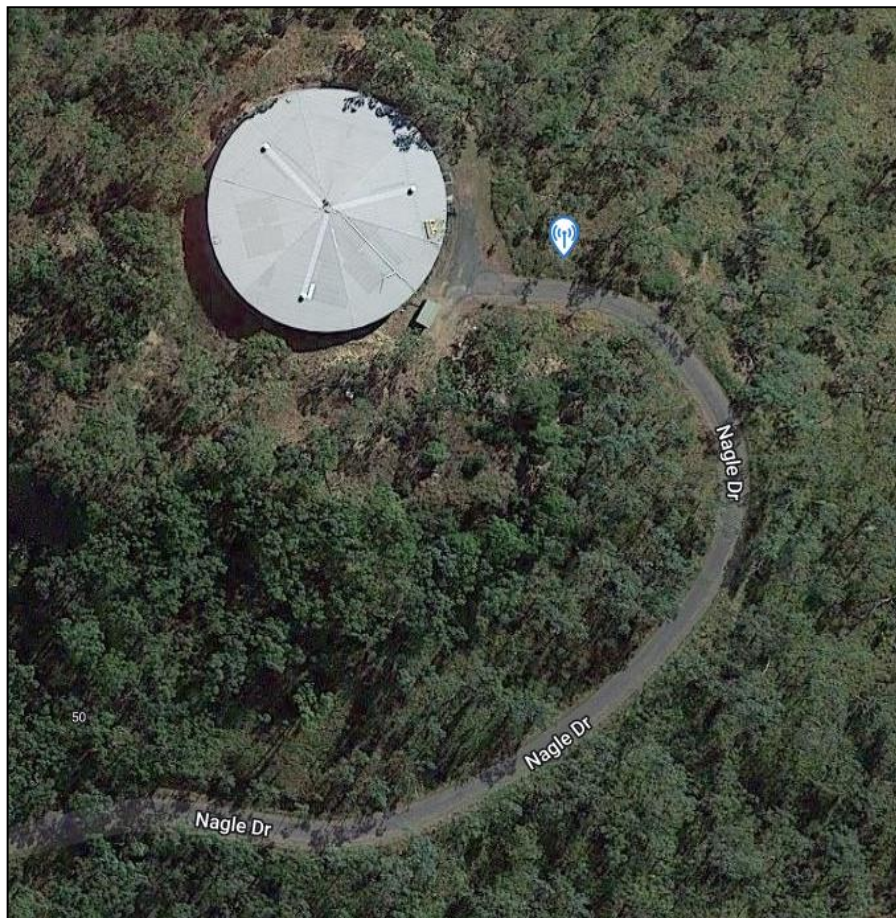
The nearest public transport comprises of limited bus services along Norman Road.

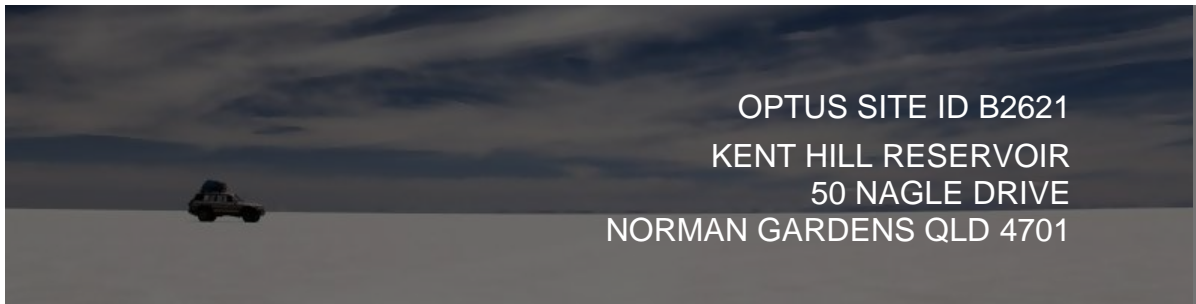
Major access roads include the Bruce Highway, Yeppoon Road and Lakes Creek Road.



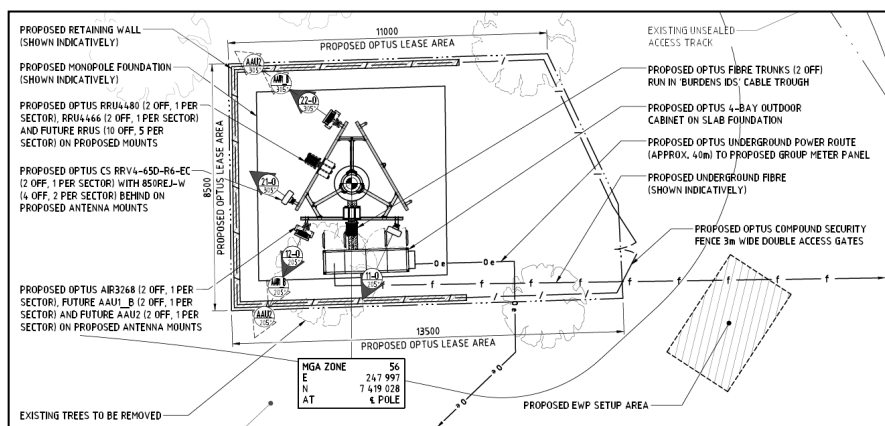
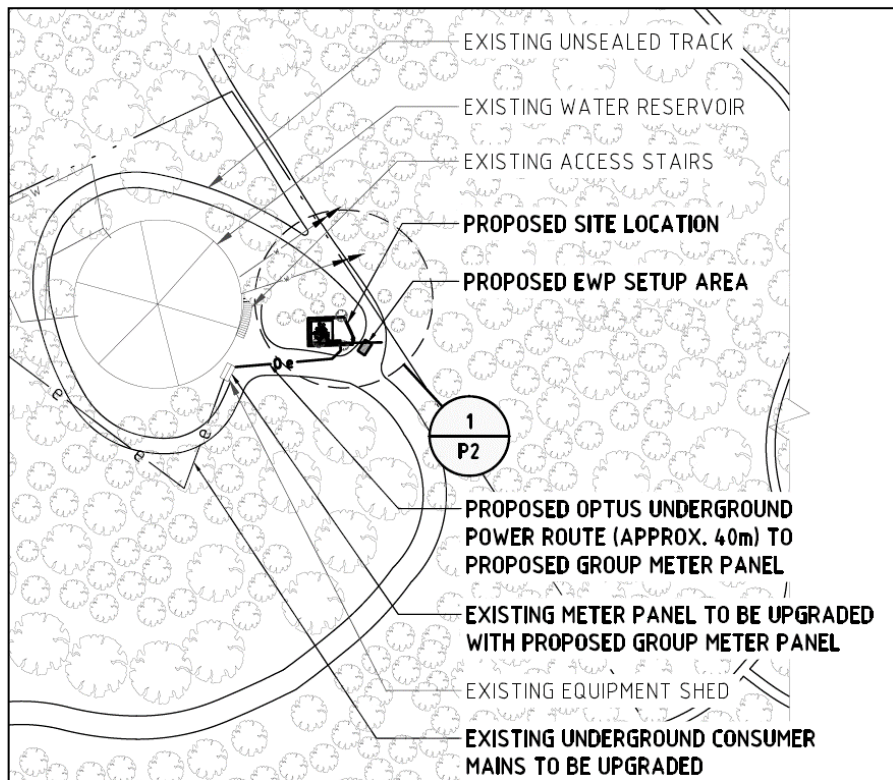
SITE DESCRIPTION

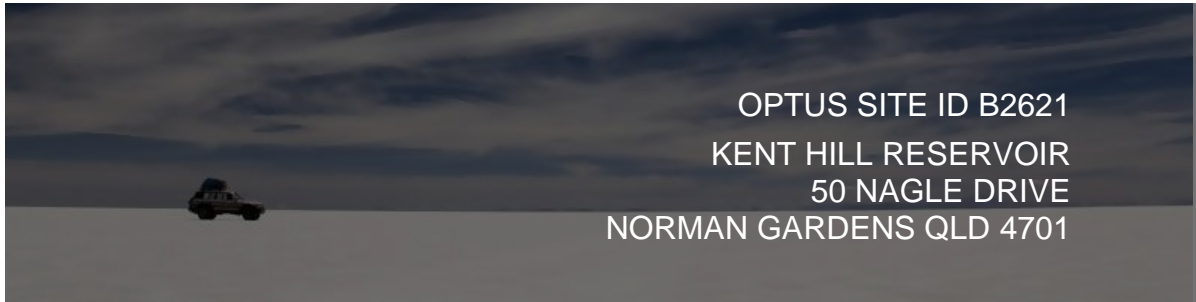
The proposed installation is to consist of an Optus 30-metre monopole and 4-bay outdoor cabinet on a slab foundation within a security fenced compound, adjacent to Kent Hill Reservoir.



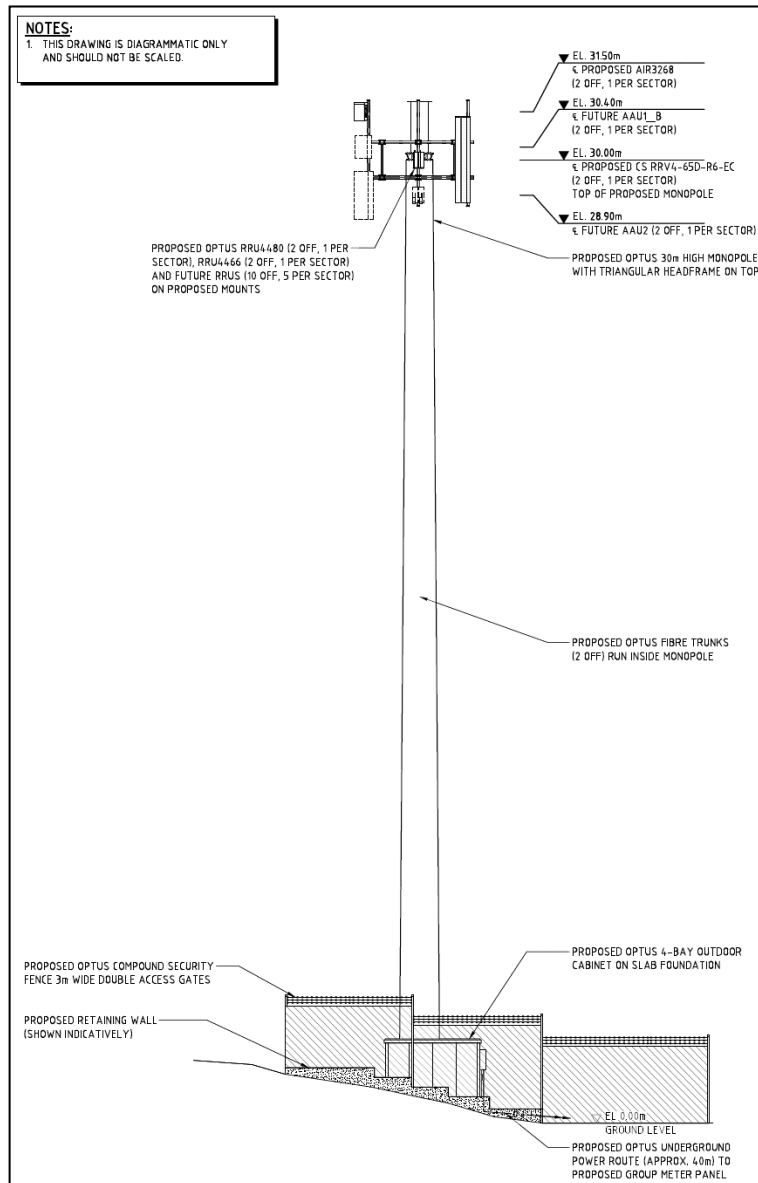


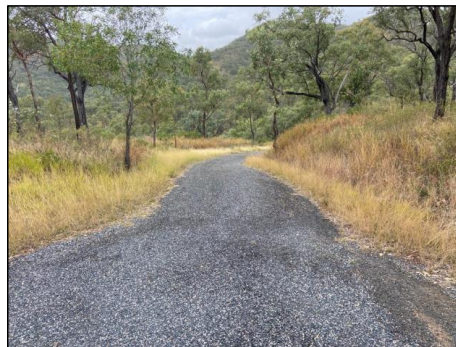
OPTUS SITE ID B2621
KENT HILL RESERVOIR
50 NAGLE DRIVE
NORMAN GARDENS QLD 4701

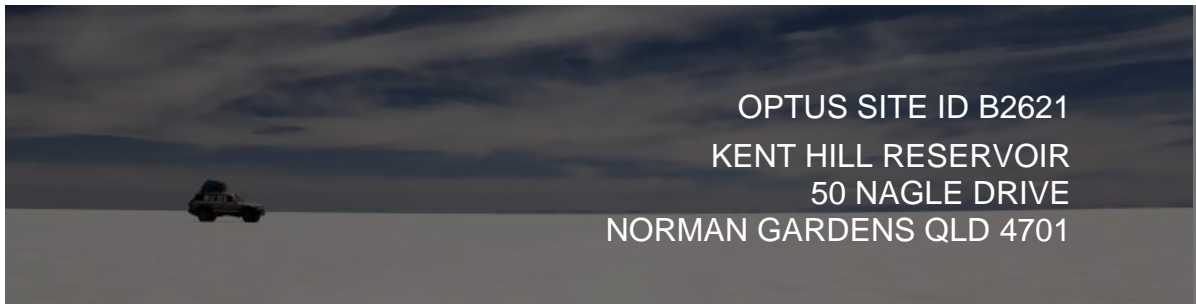




OPTUS SITE ID B2621
KENT HILL RESERVOIR
50 NAGLE DRIVE
NORMAN GARDENS QLD 4701

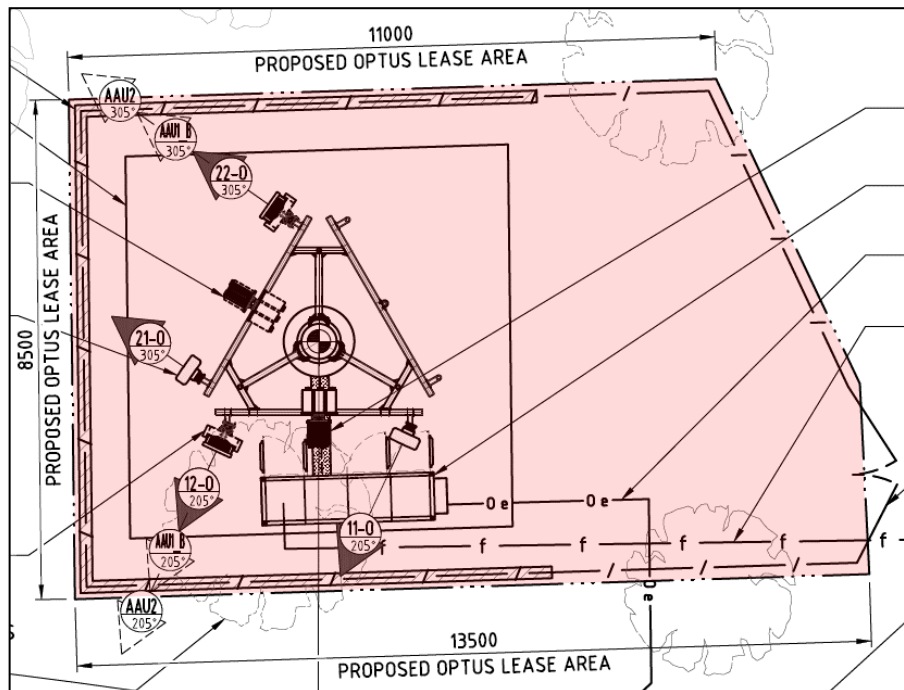


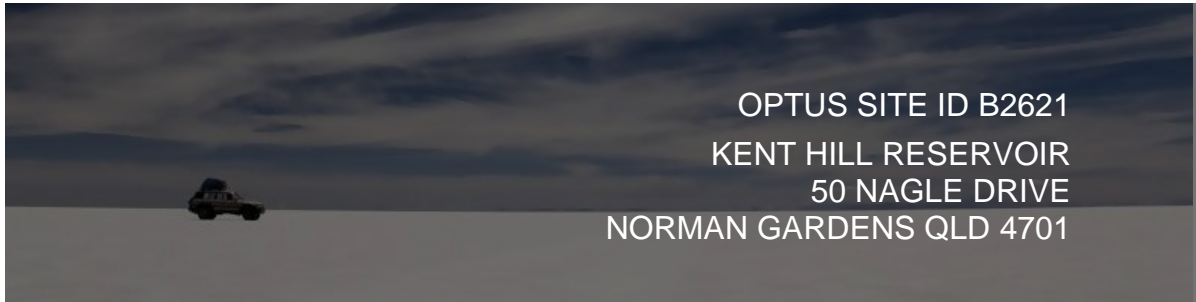




PROPOSED LEASE AREA

Per the diagram provided.





BACKGROUND / LEASE PARTICULARS

In accordance with Rockhampton Council's Telecommunication Policy, Optus is required to obtain an independent valuation to determine the current market rent for the proposed lease.

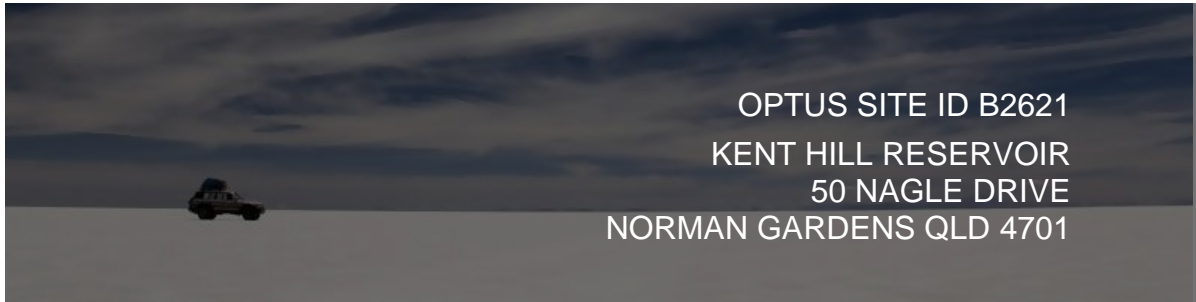
The proposed lease is to be between Australia Tower Network Pty Limited (ATN) and Rockhampton Regional Council. A licence will be granted to Optus Mobile Pty Ltd. ATN will build the site and Optus Mobile Pty Ltd will install its active equipment to create a mobile telephone base station, as part of its expanding Mobile Network.

ENVIRONMENTAL CONSTRAINTS

At the time of inspection, we have not been made aware of any environmental factors or issues regarding potential site contamination, however, if such factors are raised at a later date, then we reserve the right to review the valuation.

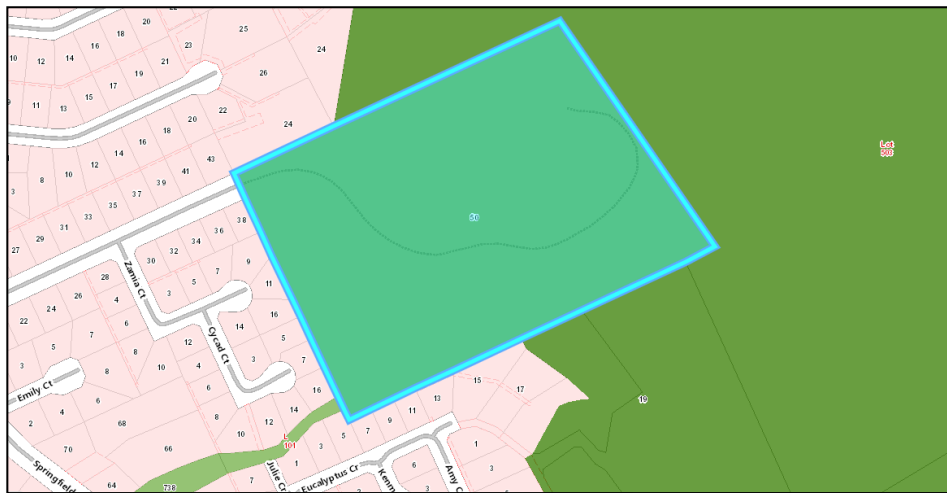
SERVICES

Standard town services are either connected or available for connection to the site.



TOWN PLANNING

The subject site is zoned *Environmental Management and Conservation* under the provisions of the Rockhampton Region Planning Scheme (2015).



The purpose of the environmental management and conservation zone code is to:

- protect regionally significant environmental areas, such as national parks, resource reserves, conservation parks and world heritage areas;
- protect other significant natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland areas, in public or private ownership, from the negative impacts of development; and
- provide for limited development to occur where it is compatible with the significant environmental values of the land and can be developed in a sustainable way.

MARKET RENTAL EVIDENCE

YEPPON ROAD
LIMESTONE CREEK QLD 4701



LESSEE

Telstra (Site ID 58202)

LEASE COMMENCEMENT

1 December 2017

TERM

30 years

CURRENT RENT

\$11,255 p.a.

REVIEWS

3.0% p.a.

COMMENTS

Full site comprising of a 41-metre lattice tower and equipment cabin.

Located in Limestone Creek, 3.5 kilometres north of the subject property.

Provides guide.

MARKET RENTAL EVIDENCE

15 BIRKBECK DRIVE
PARKHURST QLD 4702

LESSEE

Optus (Site ID B1411)

LEASE COMMENCEMENT

29 March 2017

TERM

10 years

CURRENT RENT

\$17,390 p.a. (\$15,000 at start)

REVIEWS

3.0% p.a.



COMMENTS

Full site comprising of a 40-metre monopole and equipment cabin.

Located in Parkhurst, 5km west of the subject property.

Provides guide.

MARKET RENTAL EVIDENCE

BOOMBAH ROAD
MACKENZIE QLD 4702



LESSEE

Telstra (Site ID 57846)

LEASE COMMENCEMENT

1 September 2020

TERM

9 years

CURRENT RENT

\$11,750 p.a.

REVIEWS

3.0% p.a.

COMMENTS

Full site comprising of a 30-metre lattice tower and equipment cabin.

Located in Mackenzie, west of the subject property.

Provides guide.

MARKET RENTAL EVIDENCE

346A ARCHER ROAD
STRUCK OIL QLD 4714



LESSEE

Telstra (Site ID 320908)

LEASE COMMENCEMENT

31 January 2019

TERM

20 years

CURRENT RENT

\$10,615 p.a.

REVIEWS

2.0% p.a.

COMMENTS

Full site comprising of a 50-metre lattice tower and equipment cabin.

Located in Struck Oil, 35 kilometres south of the subject.

Provides guide.

MARKET RENTAL EVIDENCE

DAWSON HIGHWAY
ORION QLD 4722

LESSEE

Telstra (Site ID 57356)

LEASE COMMENCEMENT

1 May 2019

TERM

20 years

CURRENT RENT

\$12,185 p.a.

REVIEWS

3.0% p.a.

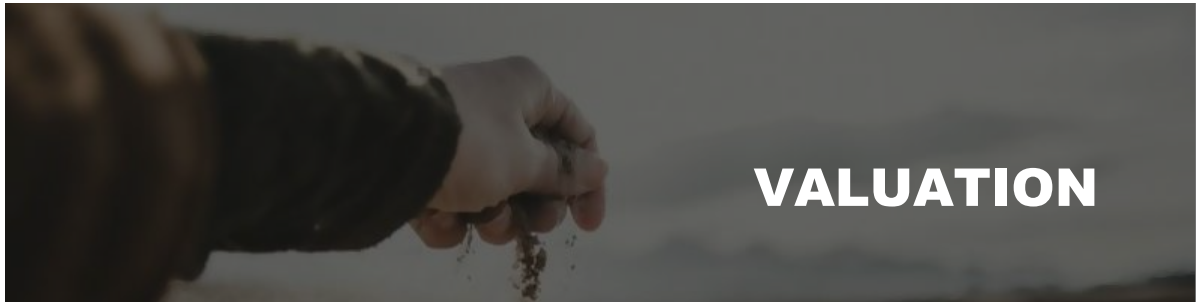


COMMENTS

Full site comprising of an 89-metre guyed mast and equipment cabin.

Located in Orion, south-west of the subject property.

Provides guide.



MARKET COMMENTARY

The Telecommunications sector has experienced a major downturn in recent years with higher levels of competition, increased costs and a burgeoning network that has evolved as a direct result of increases in data requirements, especially in relation to smart phones. Revenues have basically plateaued; however, costs have escalated due to increases in network size and requirements.

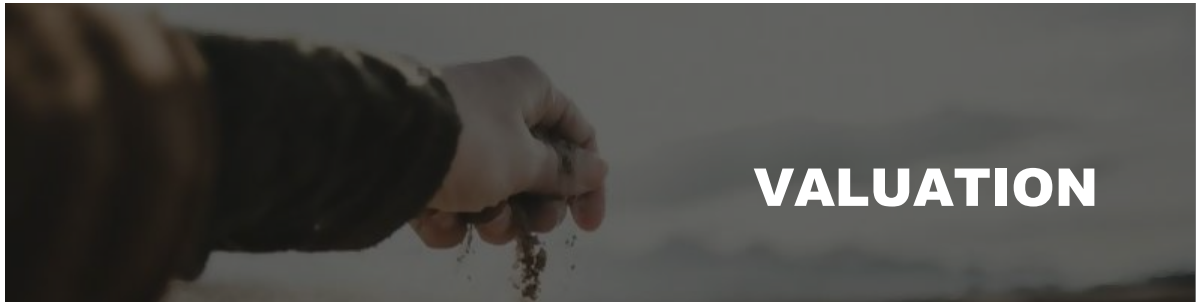
In the early years of the telecommunications industry site rents were struck at rates which reflected an overanxious lessee and, in many cases, an unwilling lessor. The requirement at the time for the main telecommunication operators was to provide the roll out of infrastructure at a rapid pace with little attention directed towards the detail of leasing deals or cost. Subsequently, 20 years on, the industry is renegotiating a major proportion of leases to rectify a legacy of unrealistic rent escalations at 5% or more p.a., whereby, the compound effect of these increases has created a false and unsustainable market.

The reductions achieved in new lease transactions nationally has seen a market correction in many cases by 20% - 30% and in some instances in excess of 50%.

Recent examples of capital raising and equity financing including the sale of sectors of the Telstra tower portfolio, divestment of the Optus/ATN and Axicom portfolios and further media speculation around the Vodafone portfolio has created a greater focus on OPEX costs especially within their respective rental portfolios.

In addition to the above, the outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia. The real estate, property and telecommunications markets are being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As the situation unfolds, it is still unclear to what extent the market will be impacted, but it is important to note that the current downward trajectory will continue for some time to come.

In summary, as outlined above, the rental market for telecommunication sites is in a deteriorating state and is likely to experience further decline as economic pressures in this sector increase. The change in lease conditions, the emerging availability of alternate sites and the limited number of players in this sector once a site is vacated with no prospect of another tenant is placing further downward pressure on the market.



VALUATION RATIONALE

In reviewing the evidence, the rental range shows a variation of around \$10,000 p.a. to \$15,000 p.a. for comparable full sites located within surrounding localities.

The most comparable site is located just a few kilometres north at Limestone Creek with a reported passing rent at around \$11,000 p.a. The site at Peakhurst provides a strong guide, although dated, while DNRME land, which is nearby, is available for around \$3k - \$4k p.a. since 2019 placing downward pressure on the market.

As a result of the above we would consider a rental of **\$13,000 p.a.** to be fair and reasonable for this site.

VALUATION SUMMARY

In accordance with the foregoing, it is considered that the market rent of the proposed Optus facility known as 'Norman Gardens East' (site ID B2621) to be located at the Kent Hill Reservoir, 50 Nagle Drive, Norman Gardens, Queensland as at 30 August 2022 is:

\$13,000 p.a. (Thirteen Thousand Dollars p.a.)

David Sullivan BBlec, AAPI, MRICS, CPP, CPV
Director

The valuation is for the use of the party to whom it is addressed and for the purpose stated. No responsibility is accepted to any third party who may use or rely on the whole part of the contents of the valuation. Furthermore, neither the whole nor any part of this report may be included in any publication or document without prior consent.

The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in significant valuation uncertainty. This valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this valuation periodically. This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

Liability limited by a scheme approved under Professional Standards Legislation.

APPENDICES

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD
Request No: 40329160
Search Date: 03/03/2022 13:43
Title Reference: 30147006
Date Created: 26/02/1925

Previous Title: 30140168

REGISTERED OWNER

Dealing No: 711920991 15/09/2008

ROCKHAMPTON REGIONAL COUNCIL

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 602872
Local Government: ROCKHAMPTON

For exclusions / reservations for public purposes refer to
Plan RP 602872

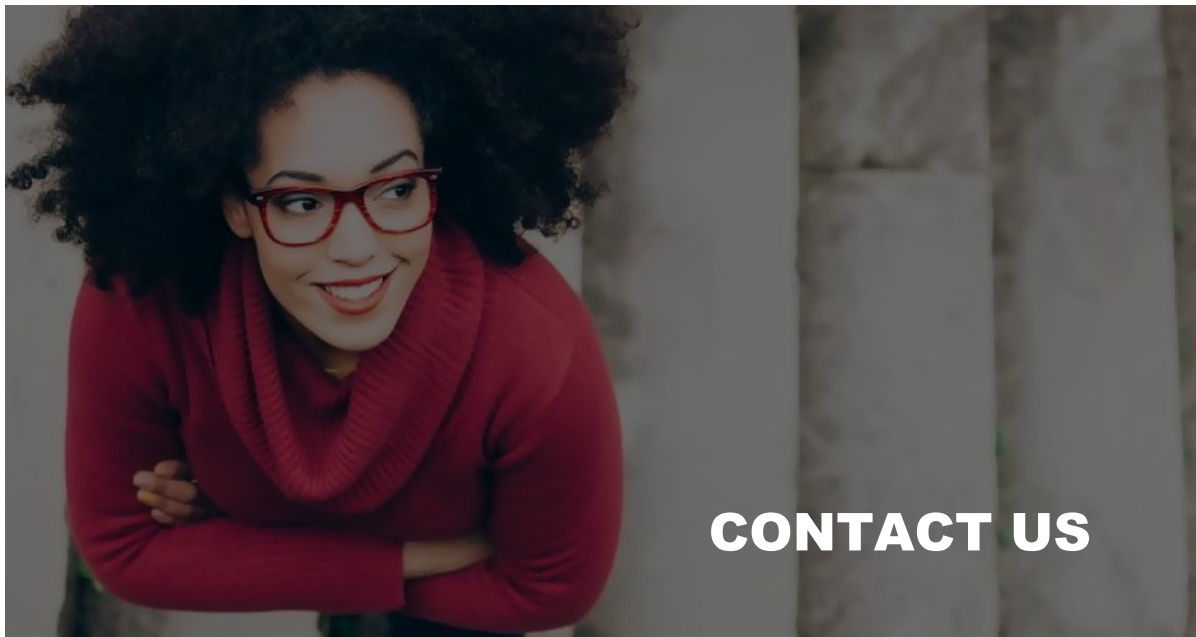
EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10364140 (POR 184)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2022]
Requested By: D-ENQ GLOBALX



CONTACT US

Telephone:

Australia callers
(02) 9238 6183

International callers
+61 2 9238 6183

Website:

www.ivps.com.au

Email:

info@ivps.com.au

Postal Address:

PO Box 5147
Greenwich LPO
NSW 2065
Australia



to the four corners of the earth...

11.5 SUMMARY BUDGET MANAGEMENT REPORT FOR THE PERIOD ENDED 31 MARCH 2023**File No:** 8148**Attachments:**
1. **Income Statement - March 2023**[↓](#)
2. **Key Indicator Graphs - March 2023**[↓](#)**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.

OFFICER'S RECOMMENDATION

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

COMMENTARY

The attached financial report and graphs have been compiled from information within Council's TechnologyOne system. The reports presented are as follows:

1. Income Statement (Actuals and Budget for the period 1 July 2022 to 31 March 2023), Attachment 1.
2. Key Indicators Graphs, Attachment 2.

The attached financial statement provides Council's position after seven months of the 2022/23 financial year. Results should be approximately 75% of budget.

The following commentary is provided in relation to the Income Statement:

Total Operating Revenue is at 89% of the monthly budget review. Key components of this result are:

- Net Rates and Utility Charges are at 94% of budget. Council's rates and utility charges for the second six months of the financial year ending 30 June 2023 have been raised and were due on 8 March 2023.
- Fees and Charges are 72% of budget. This is mostly due to the timing of community events during the financial year such as the upcoming Rockynats in April and Rockhampton Show in June.
- Private and recoverable works are at 71% of budget. This is mostly due to the timing of the works to be performed and invoiced.
- Other Income is ahead of budget at 91% due to receipt of payments for contract works and improving revenue from increased Airport activity.
- All other revenue items are in proximity to budget.

Total Operating Expenditure is at 72% of the monthly budget review. Key components of this result are:

- Contractors and consultants are at 67%. Professional consultancies and other contractors are below budget due to the timing of works planned during the year. It is expected that as the year progresses these works will be completed and paid.
- Materials and Plant expenses are at 80% due to increases in external plant costs across Civil Operations projects.
- Asset operational expenses are at 68% due to the timing of payments for services such as electricity.

- Administrative expenses are at 57% as the estimated timing of expenditure for the majority of this account group is later in the financial year for events managed by Community and Culture Unit and Advance Rockhampton.
- Finance Costs are at 78% due to the timing of interest payments. Payments will be higher at the start of the financial year pending the final repayments for some older loans paid in March 2023 and due in June 2023.
- All other expenditure items are in proximity to budget.

The following commentary is provided in relation to capital income and expenditure, as well as investments and loans:

Total Capital Income is at 39% of the monthly budget review. The majority of capital revenue budgeted to be received in 2022/23 is from grants and subsidies tied to performance obligations. As capital works progress through the year and meet performance milestones, grants will be claimed.

Total Capital Expenditure is at 52% of the monthly budget review with some major projects yet to fully ramp up. The level of capital expenditure is expected to increase in coming months.

Total Investments are \$113.7M at 31 March 2023.

Total Loans are \$134.6M at 31 March 2023.

CONCLUSION

After eight months of the 2022/2023 financial year operational income and expenses are mostly in line with expectations.

The capital program saw \$12.1M spent during March and overall, a total of \$81.5M has been expended to the end of March. The timing for delivery of a number of major projects will be reassessed in upcoming budget reviews.

SUMMARY BUDGET MANAGEMENT REPORT FOR THE PERIOD ENDED 31 MARCH 2023

Income Statement - March 2023

Meeting Date: 27 April 2023

Attachment No: 1



Income Statement
For Period July 2022 to March 2023
75% of Year Gone

	Adopted Budget	Monthly Budget Review	YTD Actual	Commitments	YTD Actuals (inc commitments)	% of Monthly Budget Review
	\$	\$	\$	\$	\$	
OPERATING						01 09
Revenues						
Net rates and utility charges	(174,337,236)	(172,337,236)	(161,940,613)	0	(161,940,613)	94% A
Fees and Charges	(32,822,227)	(32,351,224)	(23,372,664)	0	(23,372,664)	72% A
Private and recoverable works	(6,483,251)	(6,483,251)	(4,615,832)	0	(4,615,832)	71% A
Rent/Lease Revenue	(3,415,046)	(3,404,536)	(2,878,960)	0	(2,878,960)	85% A
Grants Subsidies & Contributions	(7,264,926)	(9,610,931)	(6,324,063)	0	(6,324,063)	66% A
Interest revenue	(2,484,000)	(3,581,000)	(2,807,279)	0	(2,807,279)	78% A
Other Income	(7,049,627)	(5,888,990)	(5,366,611)	0	(5,366,611)	91% A
Total Revenues	(233,856,313)	(233,657,168)	(207,306,022)	0	(207,306,022)	89% A
Expenses						
Employee Costs	91,570,444	92,038,788	66,574,817	214,351	66,789,168	72% A
Contractors & Consultants	23,779,130	25,788,582	17,291,561	10,893,568	28,185,129	67% A
Materials & Plant	19,169,823	18,979,257	15,152,981	4,453,602	19,606,583	80% A
Asset Operational	29,103,480	27,068,482	18,443,122	2,141,035	20,584,156	68% A
Administrative expenses	15,548,412	15,820,544	9,030,908	1,786,353	10,817,259	57% A
Depreciation	60,358,856	63,354,456	47,689,549	0	47,689,549	75% A
Finance costs	4,688,250	4,688,250	3,650,348	0	3,650,348	78% A
Other Expenses	1,171,865	1,190,365	869,167	35,040	904,206	73% A
Total Expenses	245,390,260	248,928,724	178,702,450	19,523,949	198,226,398	72% A
Transfer / Overhead Allocation						
Transfer / Overhead Allocation	(7,895,456)	(8,130,456)	(6,587,697)	0	(6,587,697)	81% A
Total Transfer / Overhead Allocation	(7,895,456)	(8,130,456)	(6,587,697)	0	(6,587,697)	81% A
TOTAL OPERATING POSITION (SURPLUS)/DEFICIT	3,638,491	7,141,100	(35,191,270)	19,523,949	(15,667,321)	-493% A
CAPITAL	Carry Over Budget	Monthly Budget Review	YTD Actual	Commitments	YTD Actuals (inc commitments)	% of Adopted Budget
Total Developers Contributions Received	(5,763,000)	(5,763,000)	(2,037,349)	0	(2,037,349)	35%
Total Capital Grants and Subsidies Received	(57,796,166)	(56,880,261)	(24,779,454)	0	(24,779,454)	44%
Total Proceeds from Sale of Assets	(7,086,814)	(7,086,814)	(81,636)	0	(81,636)	1%
Total Capital Income	(70,645,980)	(69,730,075)	(26,898,439)	0	(26,898,439)	39%
Total Capital Expenditure	199,084,421	157,263,325	81,495,649	85,291,275	166,786,924	52%
Net Capital Position	128,438,441	87,533,250	54,597,210	85,291,275	139,888,485	62%
TOTAL INVESTMENTS			113,743,632			
TOTAL BORROWINGS			134,670,714			

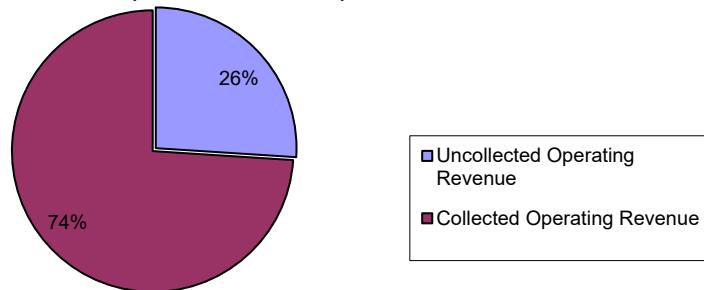
SUMMARY BUDGET MANAGEMENT REPORT FOR THE PERIOD ENDED 31 MARCH 2023

Key Indicator Graphs - March 2023

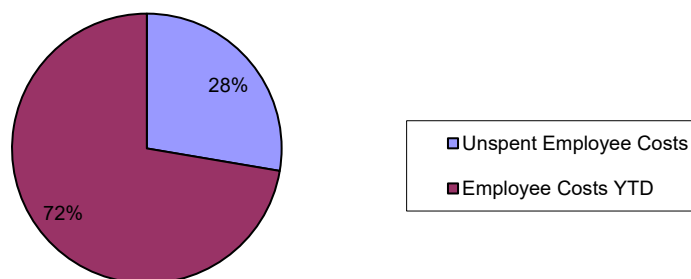
Meeting Date: 27 April 2023

Attachment No: 2

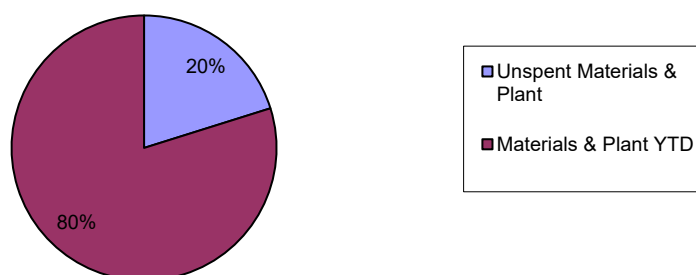
**Operating Revenue
(Excluding Net Rates and Utility Charges)
(75% of Year Gone)**

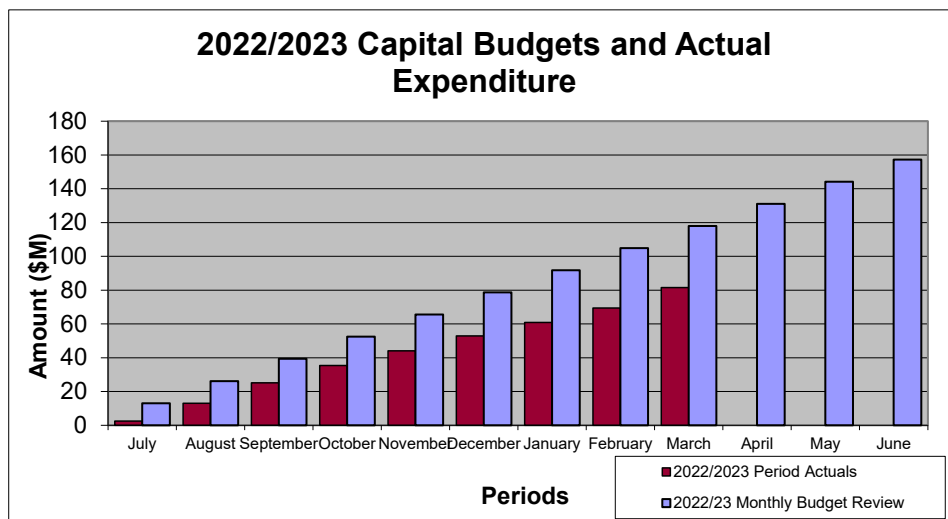
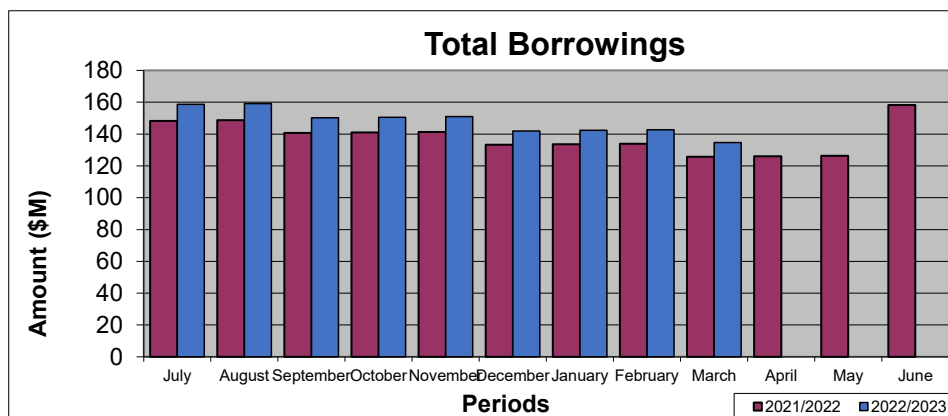
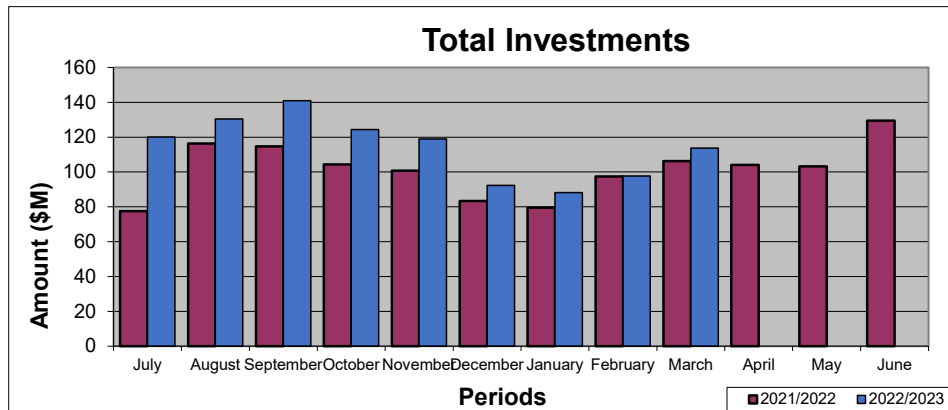


**Operating Employee Costs
(75% of Year Gone)**



**Operating Materials & Plant
(75% of Year Gone)**





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

File No: 1392
Attachments: 1. WOC March 2023 [↓](#)
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.

OFFICER'S RECOMMENDATION

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

COMMENTARY

The Whole of Council Corporate Performance Report for period ending 31 March 2023 is presented for Council's consideration.

WHOLE OF COUNCIL CORPORATE PERFORMANCE REPORT FOR PERIOD ENDING MARCH 2023

WOC March 2023

Meeting Date: 27 April 2023

Attachment No: 1



Corporate Performance Report

01 March 2023 – 31 March 2023

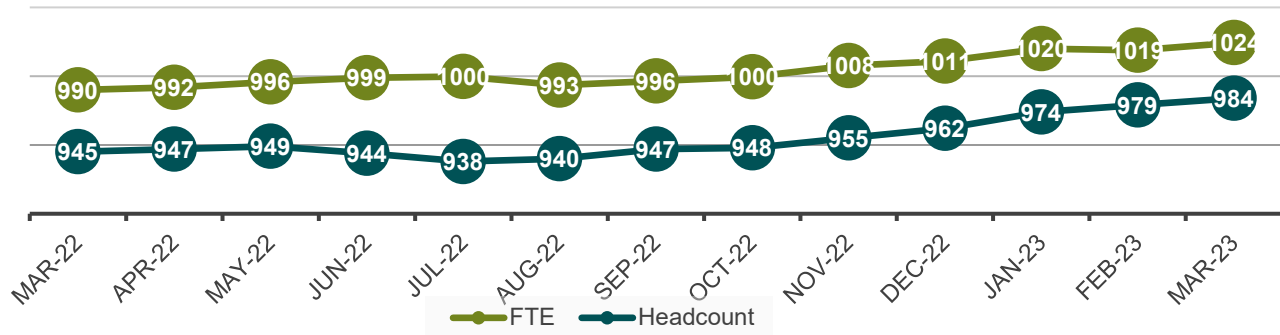
Table of Contents

Corporate Services	1
Human Resources	1
Safety	3
Administrative Action Complaints	4
Service Level Statistics	4
Rates	5
Contract & Tenders	6
Customer Request Statistics	9
Community Services	10
Community Assets & Facilities	10
Communities & Culture	12
Parks	18
Planning & Regulatory	20
Regional Services	21
Fitzroy River Water	21
RRWR	28
Advance Rockhampton	30
Key Regional Statistics	30
Industry Development Infrastructure Project Updates	30
Events	31
Tourism Infrastructure	32
Tourism Positioning and Marketing	32
Social Media	33

CORPORATE SERVICES

Human Resources

WORKFORCE



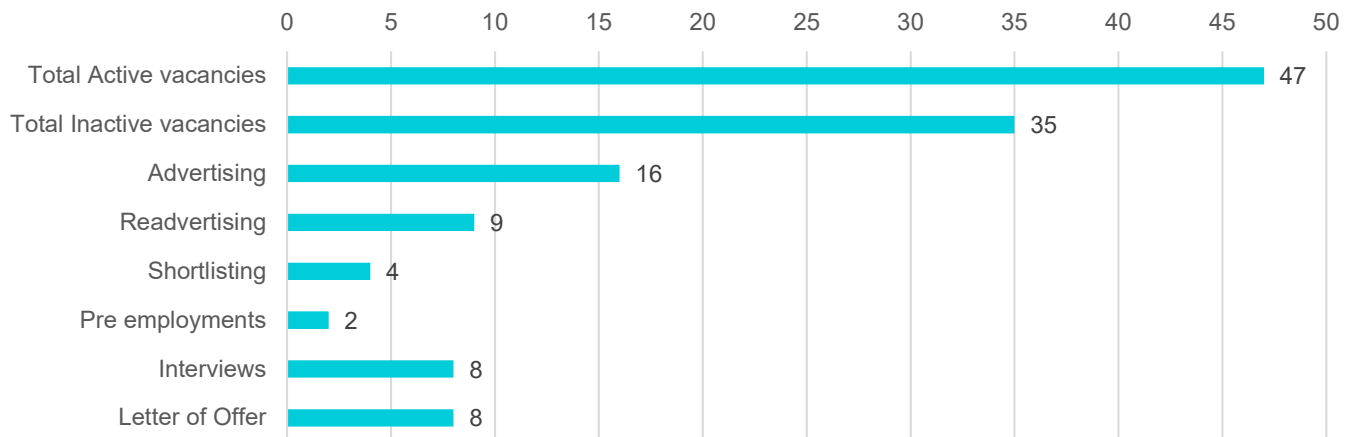
Commentary:

Establishment (FTE) – Our positions include the total number of positions in Council, including Full Time, Part Time. These positions will vary from Permanent roles to Fixed Term roles and the above figures exclude Casuals.

Employees (Headcount) - Our workforce includes the total number of employees currently employed by Council (exclude vacancies) including full time and part time employees (excludes labour hire and contractors). Figures above show Headcount totals excluding casuals.

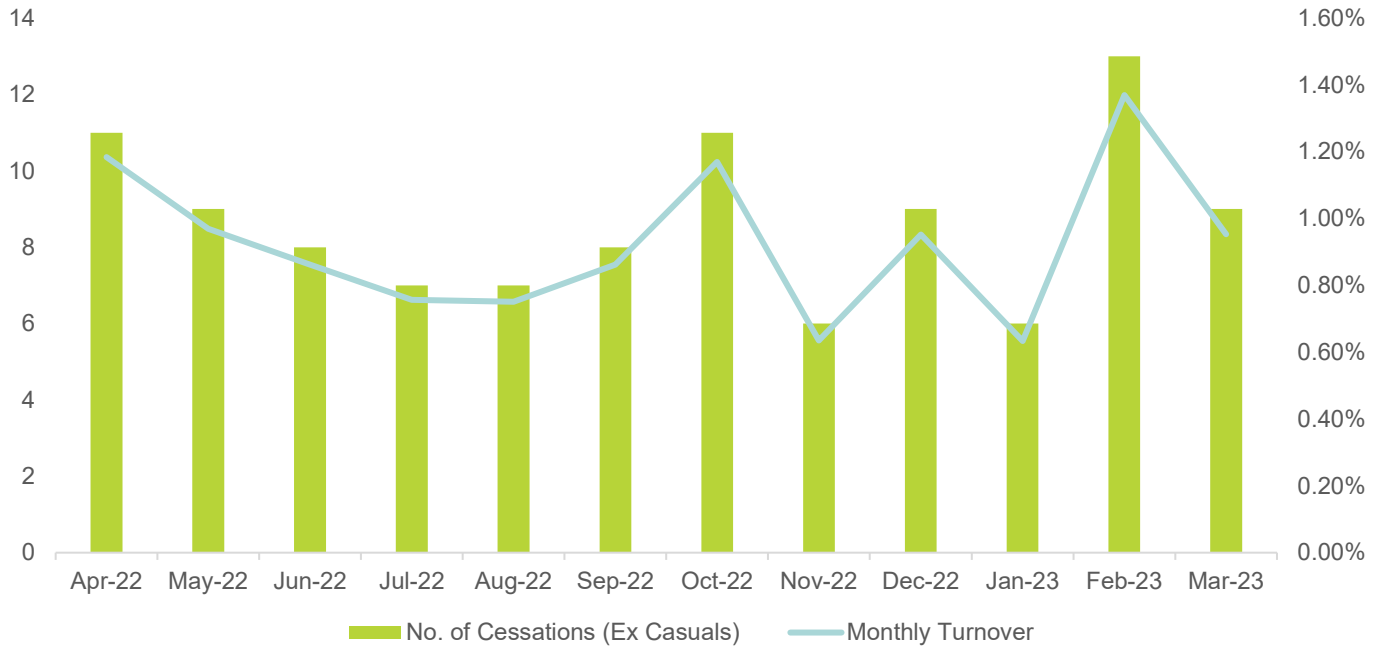
Council had 56 Casuals available for month of March.

RECRUITMENT



Commentary: Active vacancies are those positions currently being recruited, including casual positions, long term leave and fixed term backfilling. Inactive vacancies are positions that are currently under review or on hold.

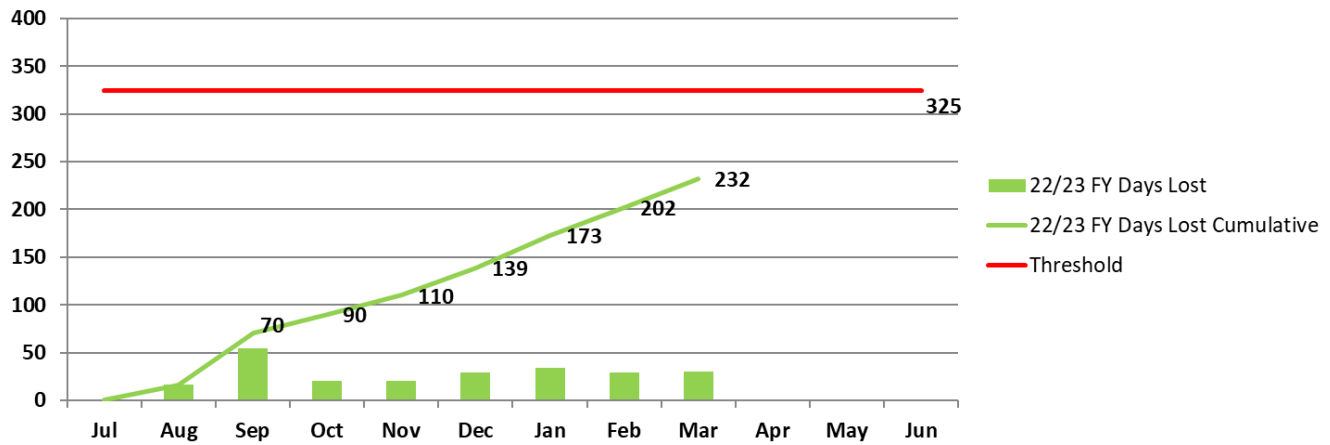
STAFF TURNOVER - 11.30%



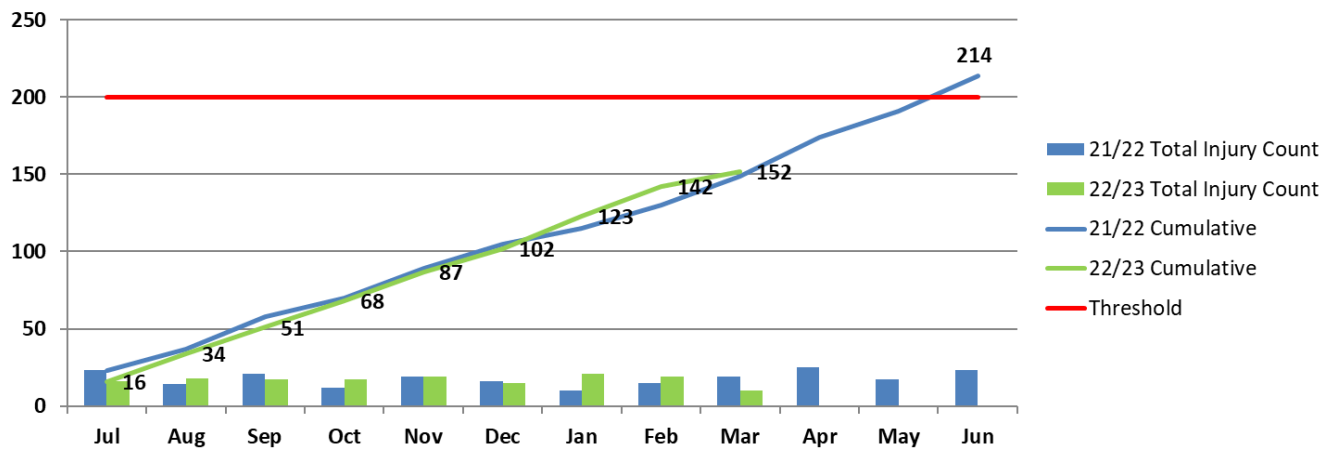
Commentary: Staff turnover for the previous 12 months is 11.30%. This is considered to be an acceptable level of employee turnover. Casual employees are excluded from staff turnover calculations.

Safety

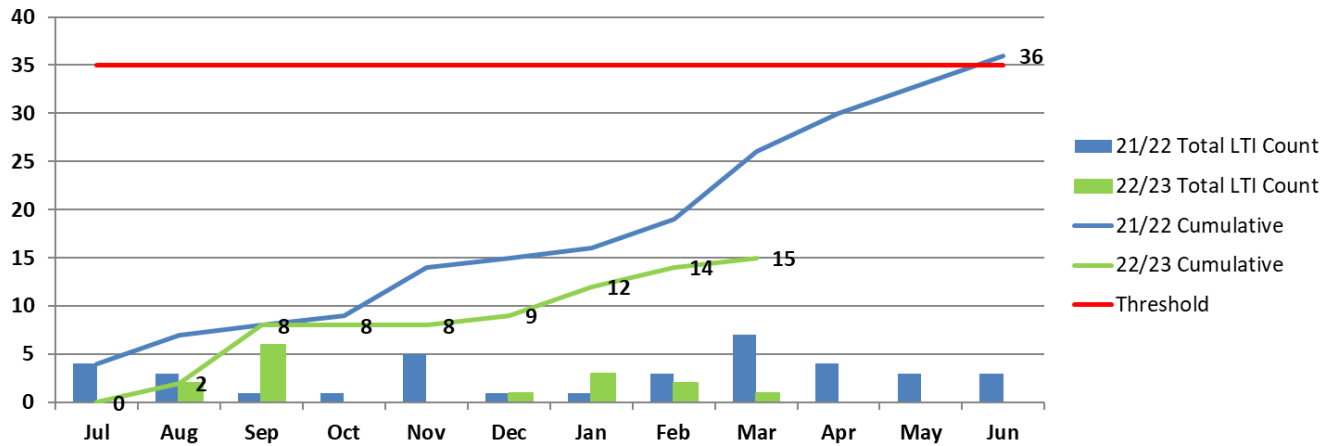
Days Lost Due to Injury



Total Injury Count



Lost Time Injury Count



Administrative Action Complaints

Departmental Report – Number of level 3 Administrative Action Complaints as of 1 July 2022 – 31 March 2023.

Department	AAC* Level 3	Queensland Ombudsman Referrals to RRC	Queensland Ombudsman Requests from RRC	Open /closed
Office the CEO	1	0	0	1 Open
Regional Services	2	1	0	2 Closed
Community Services	10	2	3	1 Open 9 Closed
Corporate Services	2	0	0	2 Closed
RRC Totals	15	3	0	

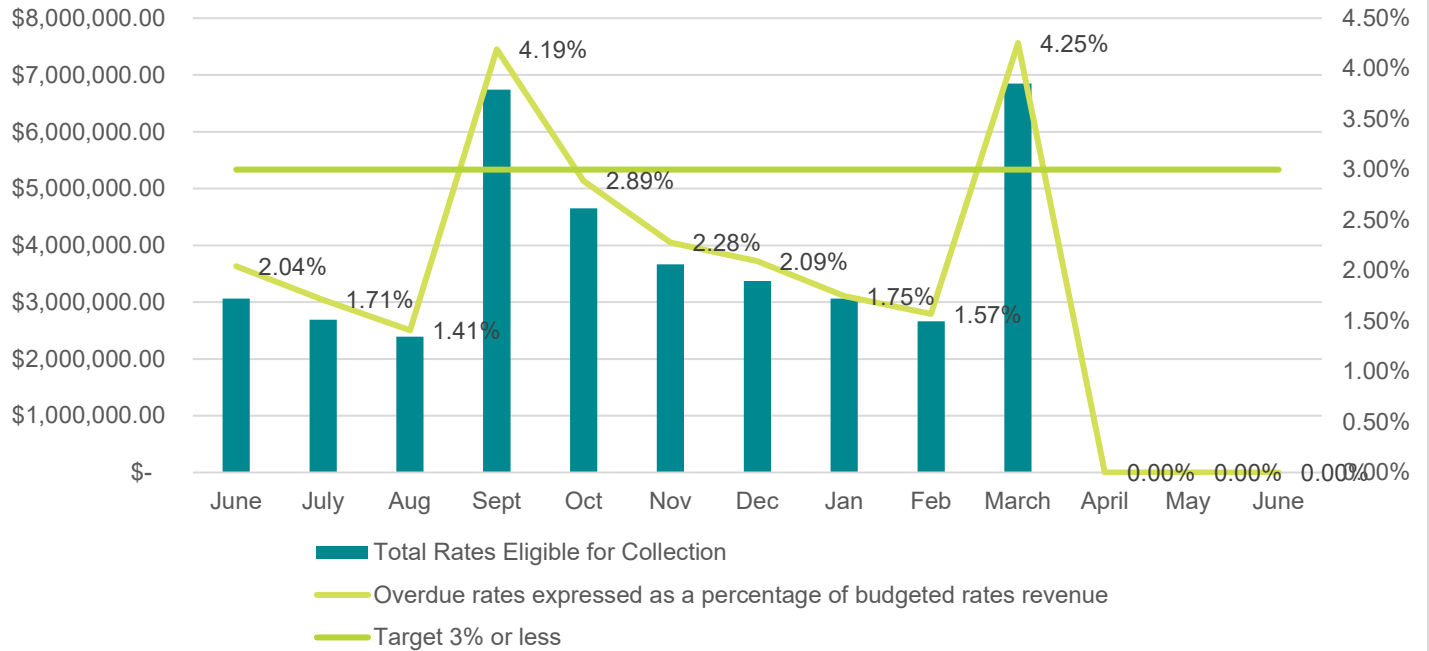
* AAC - Administrative Action Complaints

Service Level Statistics

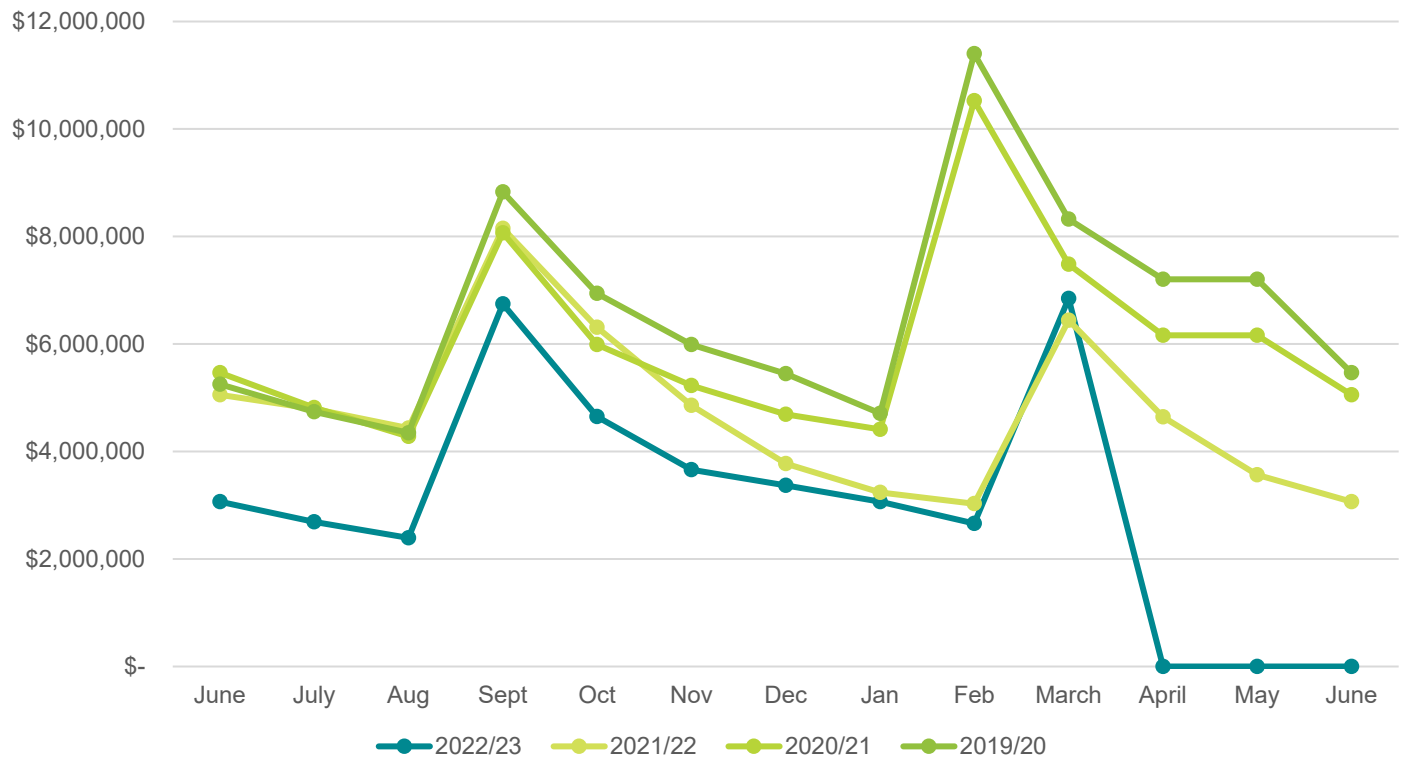
Service Level	Target	Current Performance
Maintain the ratio of customer queries satisfied by Customer Service Officers, without referral to departments.	80%	94%
IT support services provided within service levels outlined in the IT Service Catalogue.	90%	89%
Ensure availability of system up-time during core business hours (excluding planned outages).	99%	100%
Process records on the day of receipt as per Recordkeeping Charter.	95%	90%
Ensure supplier payments are made within stated trading terms.	90%	92%

Rates

Total Rates Overdue



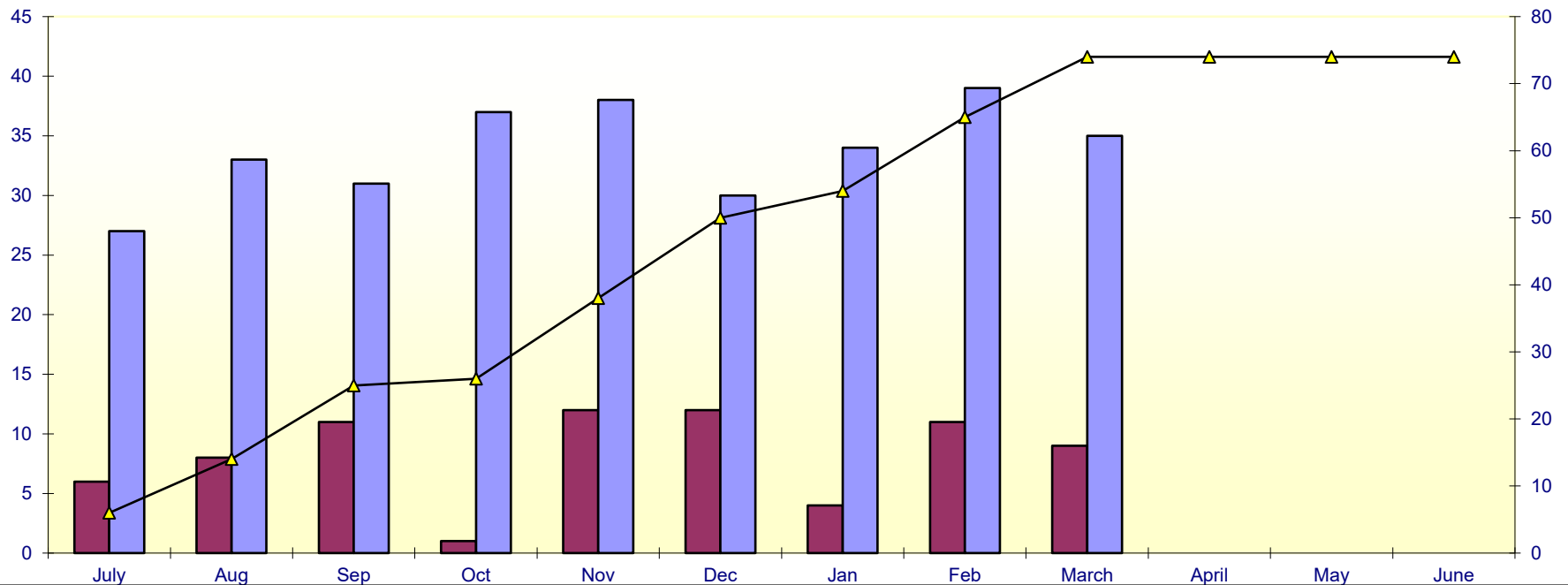
Rate Arrears for 3 Financial Years



Procurement & Logistics

Contracts & Tenders Activity (Indicates the Contracts Awarded & In Progress)

Awarded In Progress 22/23 YTD Contracts Awarded



Contracts Awarded: 9

QUO15390 - Groundwater Bore Replacement Installation and Maintenance - Depco Drilling - SOR
 TEN15329 - Botanic Gardens Zoo Carpark - Hendrie Constructions Pty Ltd - \$266,267.50
 CON15417 - Temporary Grandstand Infrastructure Rockynats - Clifton Productions Pty Ltd - \$204,923.40
 CON15407 - Supply & Installation of PA System at Rockhampton Airport - Brycelyn Pty Ltd T/as CommsCentre Business Technologies - \$78,343
 QUO15422 - South Rockhampton Sewage Treatment Plant Electrical Mains Upgrade - Rocky Industrial Controls - \$46,723.60
 TEN15384 - Saleyards Park Lighting Upgrade - Stanke Group Electrics Pty Ltd - \$586,089
 QUO15467 - Riverside Carpark Tree Protection Works - Loftus Contracting Pty Ltd - \$76,659.70
 QUO15434 - Henderson St & Calder St Stormwater Drainage Project - Hendrie Constructions Pty Ltd - \$251,524
 QUO15401 - Demolition of 2 Byrnes Parade, Mt Morgan - Roelandts Group Pty Ltd - \$79,500.00

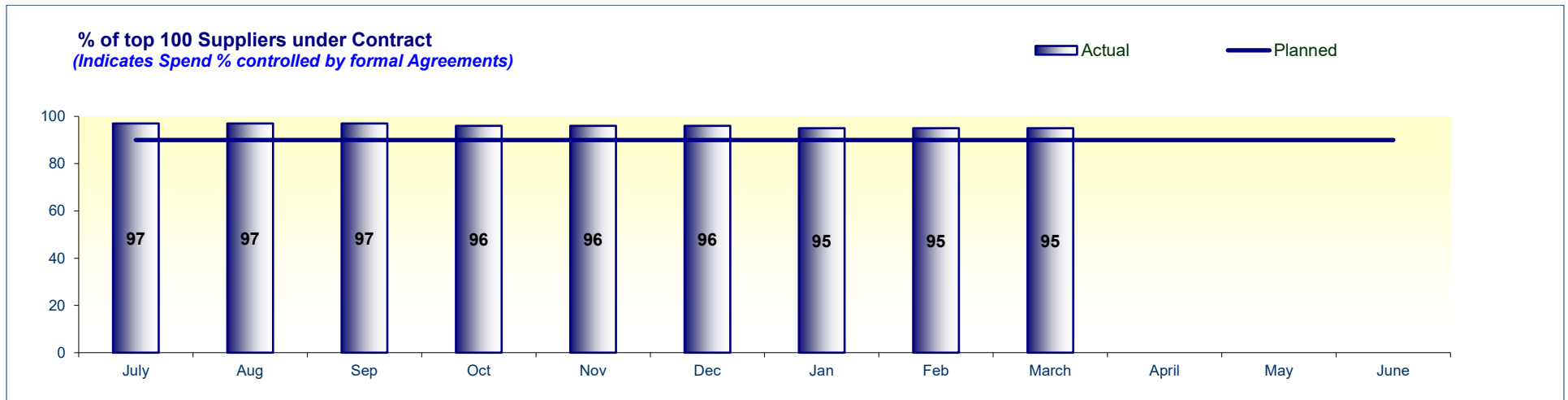
SOR = Schedule of Rates

Contracts in Progress: 35

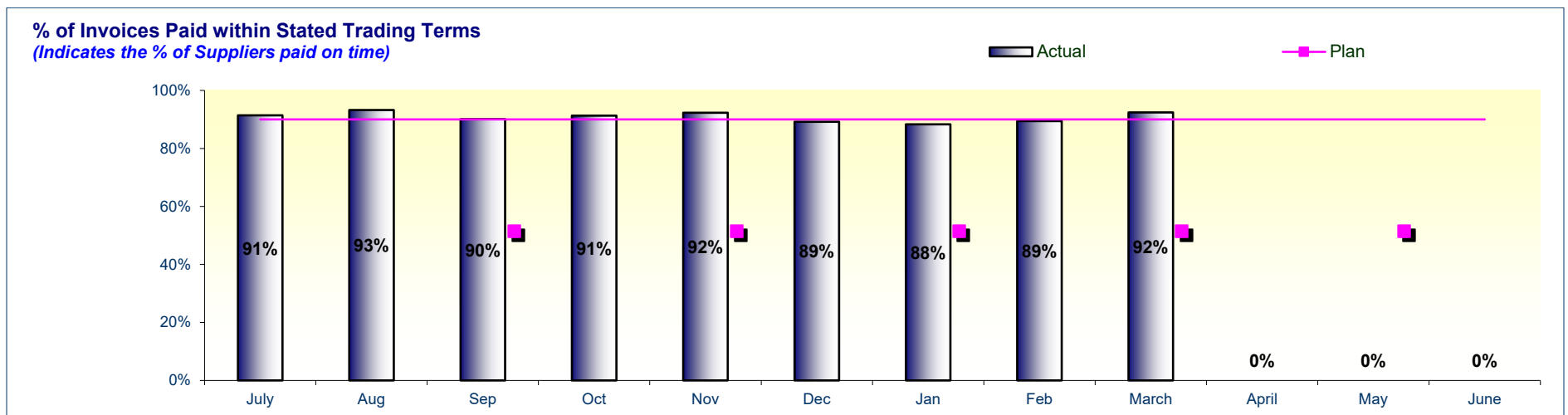
TENXXXX - RPQS Landscaping, Irrigation and Turf - Document Development
 TEN15475 - Service Maintenance of Airconditioning - Document Development
 TEN14963 - Recyclable Processing Services 2023-2033 - Under Evaluation
 CON15123 - Preventative Maintenance BMS Pilbeam Theatre - Document Development
 TEN15274 - Design and Construct Three Water Pump Stations for Mt Morgan Water Supply Project - Under Evaluation
 TEN15275 - Design and Construct Lamella Plates in Sedimentation Tanks at Glenmore Water Treatment Plant, Stage 2 - Under Evaluation
 TEN15294 - Kershaw Gardens Playground Precinct Pathway Upgrade - On Hold
 TEN15296 - Maintenance to Wetplay Equipment & Northside Pool Waterslide - Document Development
 TEN15295 - Lease of Land and Transfer of Building Ownership - 125 Robinson St - Under Evaluation
 TEN15336 - Stormwater Outlet Works at Wharf & Wood Streets, Depot Hill - Under Evaluation
 TEN15338 - RPQS Prescription Safety Glasses - Closes 19 April
 TEN15337 - RPQS Pest Eradication & Termite Inspection Services - Under Evaluation
 TEN15341 - Supply of Security Screening and Front of House Services at Rockhampton Airport - Under Evaluation
 TEN15344 - Major Sporting and Events Precinct Master Plan - Under Evaluation
 TEN15372 - RPQS Hire of Plant and Equipment - Closes 5 April
 TEN15374 - Construction of Caustic Dosing Facility South Rockhampton Sewage Treatment Plant - Under Evaluation
 TEN15378 - RPQS Hire of Bulk Drinking Water Carriers - Under Evaluation
 TEN15379 - Waste Transfer Vehicle for Lakes Ck Rd Transfer Station - Under Evaluation
 TEN15401 - Removal of Building at 2 Byrne St, Mt Morgan - Under Evaluation
 TEN15403 - McLeod Park Lighting Renewal Project - Under Evaluation
 TEN15416 - Athelstane Reservoir Roof Replacement - Closes 5 April
 TEN15421 - Roof Replacement 220 Quay Street - Closes 5 April
 QUO15423 - Gracemere SES Car Park - Under Evaluation
 QUO15424 - Glenmore Water Treatment Plant Electrical Vehicle Charging Bay - Under Evaluation
 TEN15431 - Athelstane Bowls Club Disabled Ramp - Document Development
 TEN15437 - Cell C Leak Detection Consultant - under evaluation
 TEN15439 - Construction of the Botanic Gardens and Zoo Visitor Hub - Closes 5 April
 TEN15440 - Airport AHU 1 & 2 Replacement - Closes 5 April
 TEN14786A - General Civil Construction Service Contract Refresh - Closing 12 April
 TEN15451 - Amenities Program Renewal and Upgrade - Closes 12 April
 QUO15454 - Operation of Upcycle Village - Closes 5 April
 QUO15456 - Mobile Thermal Camera Trailer for Lakes Creek Road Landfill - Closes 22 March
 QUO15479 - Supply and Install Entry Mats at Rockhampton Airport - Document Development
 TEN15487 - Bridge Condition Assessments - Documents Development
 TEN15488 - Landfill Leachate Extraction and Transfer System - Document Development

RPQS = Register of Pre-Qualified Suppliers

D & C = Design and Construct



The operational target is to have 90% of Council's top 100 suppliers covered by formal agreements. For the last quarter (Jan to Mar 2023) 95% of Council's top 100 suppliers are under formal agreements. The top 100 suppliers are the 100 suppliers with the largest reported quarterly Council expenditure and is reported quarterly.



For this month, 92% of supplier invoices were paid within the Supplier's agreed payment terms (Op Target - 90% of Suppliers paid on time). The number of suppliers being paid by electronic funds transfer (EFT) is currently at 99% (target 90%).

Customer Request Statistics

Customer Requests Completed Monthly & Top 5 Customer Requests

	July	August	September	October	November	December	January	February	March	April	May	June
Requests Logged	3212	3936	3313	3528	3513	2953	3496	3546	3830			
Same month Completed	2454	3080	2523	2527	2602	2228	2532	2604	2917			
% completed same month	76%	78%	76%	71%	74%	75%	72%	73%	76%			
Completed Total for Month	3559	4425	3610	3535	4243	3167	3041	3944	4137			
Total Pending	2174	2085	2052	2235		1961	2187	2137				
Top 5 Requests for Month	Financial Rates Search Assets and Facilities Management Wandering & restrained for collection Duty Planner (new enquiry) Wandering & Water Leak (Asset)	Financial Rates Search Water Meter Replacement Assets and Facilities Management (Assets) Duty Planner (new enquiry) Wandering & Restrained for Collection	Financial Rates Search Water Meter Replacement Duty Planner (new enquiry) Assets and Facilities Management (Assets) Duty Planner (new enquiry) Duty Planner (new enquiry) Missed General Bin Service BBC	Financial Rates Search Assets & Facilities Management (Asset) Replacement Bin RRC (Damaged/Lost/Stolen) Duty Planner (New Enquiry) _Vector Missing	*Financial Rates Search Assets & Facilities Management (Asset) Duty Planner (new enquiry) Water Leak (Asset) Wandering & Restrained for Collection	Financial Rates Search Water Replacement Water Leak Asset Assets & Facilities Management Wandering & Restrained for Collection	Financial Rates Search Assets & Facilities Management (Asset) Replacement Bin RRC (Damaged/Lost/Stolen) Duty Planner (New Enquiry) _Water Leak Asset	*Financial Rates Search *Tree Trimming - Request (Asset) *Assets & Facilities Management (Asset) *Duty Planner (New Enquiry) *Overgrown Lot, Accumulation Of Materials	*Financial Rates Search *Duty Planner (New Enquiry) *Water Leak Asset *Water Replacement *Tree Trimming - Request (Asset)			

Total outstanding customer requests up to 3 months old:	1445	Current Under Investigation Long Term up to 3 months old:	265
Total outstanding customer requests between 3 to 6 months old:	278	Current Under Investigation Long Term between 3 to 6 months old:	46
Total outstanding customer requests greater than 6 months old:	407	Current Under Investigation Long Term greater than 6 months old:	186

Request Completed: Requested task or action has been completed (not just work order raised), or complaint has been investigated, action taken and correspondence finalised.

Conquest Work Order: A Work Order has been raised for maintenance, repair or future planned action.

Investigation Long Term: Requested task, action or complaint assigned to internal or external investigation, may include, but not limited to: Insurance, Planning, Legal, Civil or Domestic matter

COMMUNITY SERVICES

Directorate

POINTS OF INTEREST

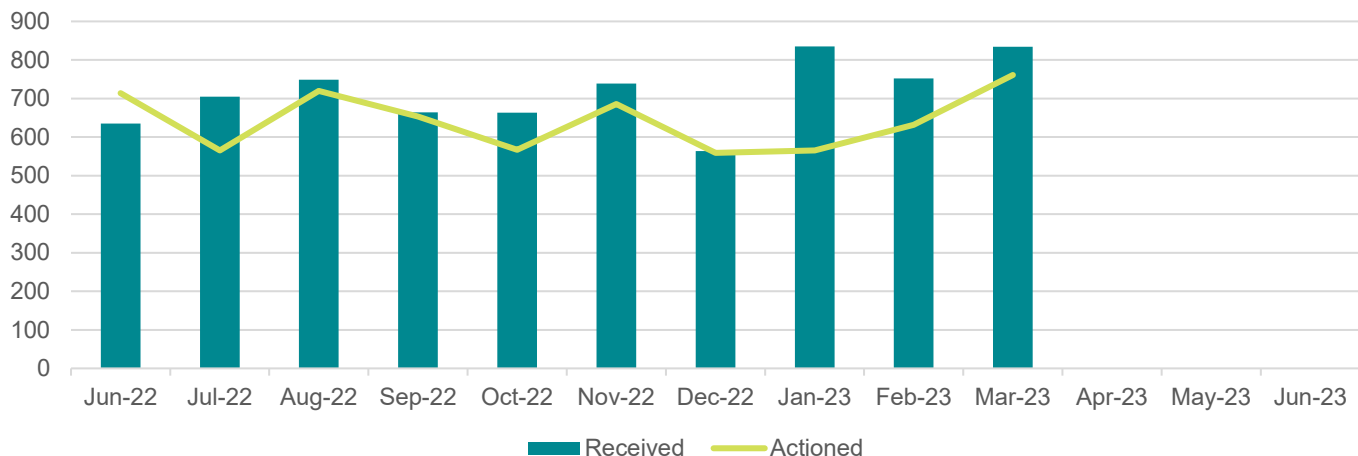
- Community Assistance Program 2022/23 Round 2 Applications processed with 27 organisations being successful in securing funding from the Regional, Local, Development and Sustainability Schemes totalling \$81,473.00.
- Planning for the 2023 Homeless Connect Event is well underway with a call-out to the community for donations in food items and clothing.

Community Assets & Facilities

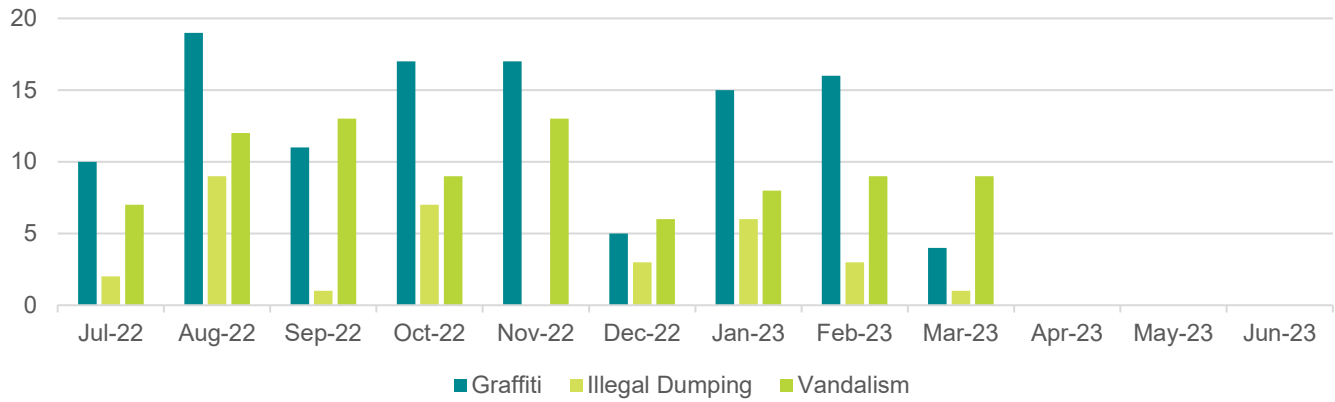
POINTS OF INTEREST

- Botanical Gardens Shelter works completed to align with the playground opening. These works included:
 - Replacing the old bench seating with new seats
 - Removing the wooden bar tables either end of the shelter to improve all ability access
 - Roof repairs and improvements to deter from birds roosting within the shelter
 - Improved lighting within the shelter for evening/early morning use
 - Repaint with original bright colours
- Removal of fairy lights to East Street Trees to allow trees to be trimmed and remediated before new fairy lights are installed. New installation is planned to be in line with best practice to maintain optimal tree health.
- Rigalsford Park footpath works completed to connect the table shelters, toilets and carpark for improved all ability access to site.
- Rockhampton Memorial Gardens Leichhardt tree was removed due to declining health but replaced with two young trees that were propagated from the original.
- New security doors were installed at Bauhinia House to prevent asset damage to the complex and allow the hairdresser to continue to operate whilst the hall was not in use.

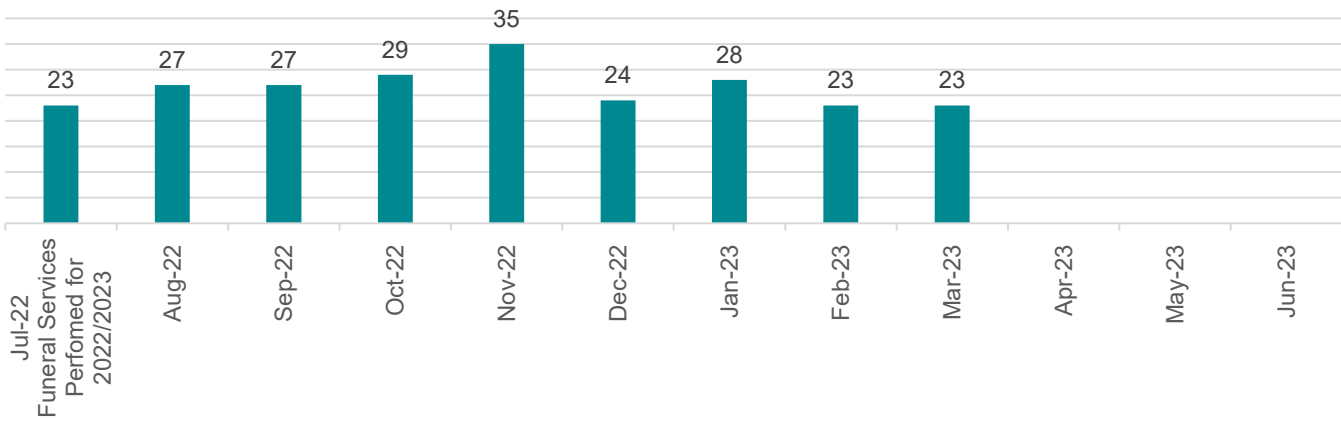
Requests Received and Actioned 2022/2023



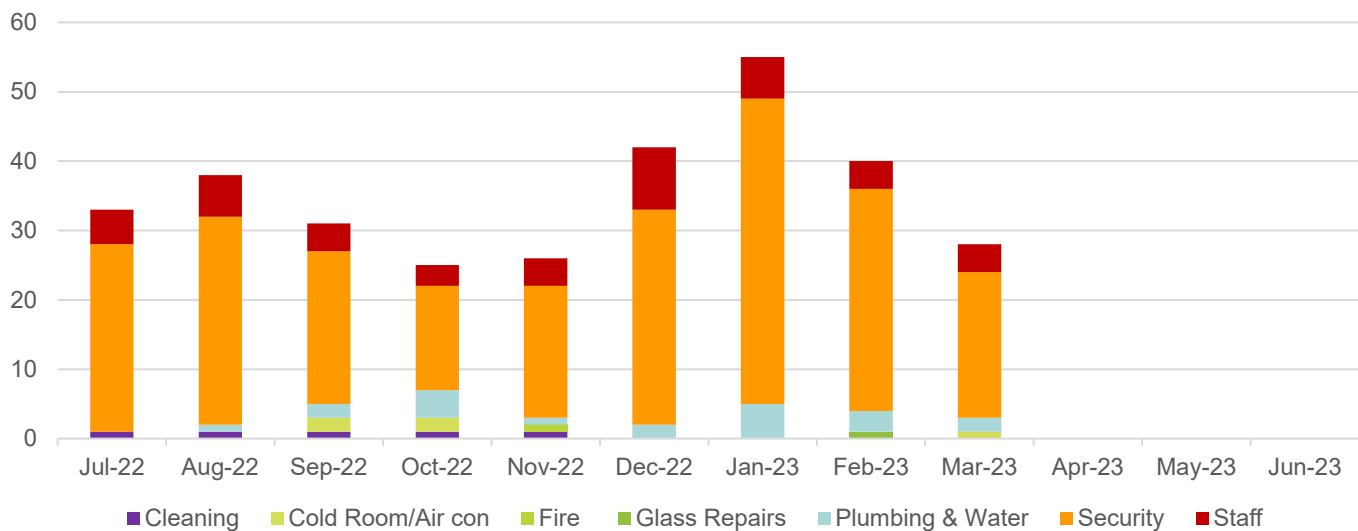
Graffiti, Illegal Dumping and Vandalism for 2022/2023



Funeral Services Performed for 2022/2023



After Hours Call Outs 2022/2023



Communities & Culture

POINTS OF INTEREST

Major Venues

The Major Venues team delivered the annual community musical – Into the Woods – to overwhelmingly positive reviews. This year's musical was an ambitious musical to undertake, stretching the skills of local musicians and performers alike.

The WRCC continues with its usual users and the Rockhampton showgrounds hosted its regular markets, skating and speedway, and its first dog comp for the year.

62 Victoria Parade (The old Art Gallery) continues to be a popular meeting space for external council departments, and is starting to attract commercial use, with University of Queensland taking advantage of the space for satellite workshops.

The Major venues team hosted grant writing workshops free for our community (Funded through Arts Qld via RADF) to help upskill our community's ability to apply for grants. The workshops proved very popular and were well received.

Libraries

A new program of quarterly History Centre workshops has been introduced this year, with the first session – on researching the history of your house – held in March. Other sessions will include getting started with family history research and using online research tools such as Trove newspapers, Ancestry.com and FindmyPast

Local historian Marilyn Dooley also presented a fascinating history talk highlighting the contributions of the Chinese community in Central Queensland, which was held to coincide with Harmony Day on 21 March

RRC libraries are again partnering with the National Science & Technology Centre to have Questacon displays at Southside and Northside libraries throughout the school holidays. These interactive science displays are always popular with customers of all ages and abilities, and provide a fun and simple introduction to science and technology concepts

Rockhampton Museum of Art

Gallery 1 was closed for exhibition change over during March. As a result we have seen the lowest monthly visitation for the financial year. WrestleMANIA which closed at the end of February had 14, 173 visitors from 19 Nov 22 to 5 March 2023. The new exhibition from Burdekin Studio: Works by Cutler Footway opened on 29 March 2023.

The Membership program has been operating for one year with our first members going through the renewal process.

With School returning in 2023 RMOA has enjoyed school groups visiting with 102 students visiting during the month. School Holiday programming began a week early and saw 211 visitors to QAGMOA's Superpower on Tour which presents four fun and engaging interactive projects for kids. It was developed by First Nations Australian artists in collaboration with the Queensland Art Gallery | Gallery of Modern Art (QAGOMA).

LIBRARY STATISTICS

LIBRARY STATISTICS	YTD 22/23	21/22	20/21	19/20	SLQ target	YTD RRL	QLD AV 21/22
Loans (physical & online)	334,214	427,335	356,574	383,771	5-8 per capita	4.08	7.14
Physical Items	171,686	177,999	190,880	204,043	0.85-1.5 per capita	2.09	1.13
Physical Visits	122,921	143,145	123,157	183,604	4.8 per capita	1.5	2.55
Online Visits	13,590	16,628	18,839	0	No target		
Programs & Activities	661	728	26	1269	No target		
Program Engagement	26,478	11,385	472	17,354	0.4 per capita	0.32	0.18
Active Members	19,010	20,217	22,340	25,601	44% of popn	23.18%	39.30%
New Members	2379	2,606	2,176	3,153	No target		
Customer Queries	51,738	65,031	22,564	51,799	No target		

HISTORY CENTRE ATTENDANCE 22 /23

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 22/23	21/22	20/21
Attendance	170	125	164	145	167	75	158	161	191				1361	1,403	1,557

CHILDCARE STATISTICS UTILISATION % 22/23

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 22/23	21/22	20/21
Utilisation %	87	99	91	95	93	85	76	78	83				87	95	95

MAJOR EVENTS ATTENDANCE

Venue Attendance	YTD 22/23	21/22
Pilbeam	48,659	52,176
Rocky Showgrounds	71,410	146,947
Mt Morgan Showgrounds	1,517	N/a
Walter Reid	4,710	6,641
62 Victoria Parade	3,389	822

HERITAGE VILLAGE ATTENDANCE

Heritage Village Visitor Types	YTD 22/23	21/22	20/21	19/20
General Admittance	4,713	4,738	Closed	2,365
School Tours Numbers	1,239	1066	Closed	1,747
Other Tour Numbers	247	202	Closed	277
TOTAL	6,199	6,006	0	4,389

Heritage Village Events & Markets	YTD 22/23	21/22	20/21	19/20
School Holiday Activities July – 6 day period	256	1,801	Closed	1,520
School Holiday Activities Sept – 6 day period	1,174	803	Closed	797
School Holiday Activities Easter	-	967	Closed	N/a
Cultural Festival	-	1,570	Closed	N/a
Markets	7,600	2,944	Closed	5,596
Emergency Service Day, Halloween	500	-	Closed	1,241
TOTAL	9,530	9,517	0	9,154

Number of Shearing Shed Function Bookings

Shearing Shed	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 22/23	21/22
Actuals	7	5	5	5	3	3	0	0	3				31	15

VOLUNTEER HOURS

Site	YTD 22/23	21/22
Friends of the Theatre	2,658	4,002
Friends of the Village	20,913	26,915
Archer Park Rail Museum	7,787	7,618
Rockhampton Museum of Art	574	160
Mount Morgan Railway	5,734	1,053
TOTAL	37,667	39,810

RAIL MUSEUMS ATTENDANCE

Museum Attendance	YTD 22/23	21/22	20/21	19/20
Archer Park Museum	5,043	4,713	4,072	5,211
Mount Morgan Museum	2,248	2,834	4,350	1,686

ROCKHAMPTON MUSEUM OF ART

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Attendance	8723	6575	6895	10649	6030	6545	7110	5898	4998			

RMOA Activity	YTD	21/22
Programs	239	124
Member Events	13	9
Group Tour Bookings	41	9
Corporate Hire	15	15
Exhibitions	10	9
Artist in Residence (days)	56	Na
Shop Sales	\$59,376*	Na
Attendance	63,423	32,248

* Current Value now Ex GST and software fee

HOME ASSIST

*This service provides service to the following local government areas:
Rockhampton, Banana, Central Highlands, Gladstone, Livingston*



**State Government – Department of Communities, Housing & Digital Economy –
Home Assist Program**

Measured Service Type	Reporting Hrs/ Month	Monthly Output Target	Year To Date Actual	Output Service Delivery Targets
Info Refer	471	105.68 hrs	3,191	1,429.76
Home Maintenance	1,114	775.04 hrs	8,090	9,300.56

CQ Home Assist Secure assisted 670 State Funded client's homes with a total of 1,477 jobs in March.

February Breakdown of Client Services Provided by Region			
Region	Number of Registered Clients	% Total Jobs for Month	% YTD Avg (from Oct 22)
Rockhampton	2,809	65	63.2
Banana Shire	75	1	1
Central Highlands	67	1	1
Gladstone	658	14	26
Livingstone	1,110	19	19.8
TOTAL	4,719	100%	100%

CHSP – Federal Funding

Federal Government Department of Health Commonwealth Home Support Program (CHSP)



Measured Service Type	Current Month Outputs	Monthly Output Service Delivery Target	YTD Actual	Financial Year Service Delivery Target
Garden Maintenance	233	See below	See below	See below
Major Home Maintenance	364	See below	See below	See below
Minor Home Maintenance #incl Field Officer Travel, First Interviews/Info Refers Minor Home Maintenance Field Officer Additional Hours	632	See below	See below	See below
Total measure output hours	1,229 hrs	467.75hrs	8,380 hrs	5,613 hrs
Complex & Simple Mods	\$18,490	\$41,403	\$281,397	\$496,843

March Breakdown of Client Services Provided by Region			
Region	Number of Registered Clients	% Total Jobs for Month	% YTD Avg (from Oct 22)
Rockhampton	2,467	53	58
Banana Shire	161	1	1.4
Central Highlands	116	1	1
Gladstone	1,011	23	18.8
Livingstone	1,160	22	20.8
TOTAL	4,915	100%	100%

CQ Home Assist Secure serviced 786 Federally Funded client's homes, with a total of 2,171 jobs in March. The program CQ Home Assist Secure handled a total of 3,492 calls in March.

Parks

POINTS OF INTEREST

Arboriculture & Streetscapes

- Arboriculture crew have focused efforts to undertake systematic lifting of trees along Quay St, East St, Showgrounds and surrounds, including removals of some higher risk trees within the area.
- All garden beds along East Street and Quay Street re-mulched.
- All garden beds along East Street and Quay Street have been replanted where required.
- Showgrounds precinct readiness, Rockynats.
- TMR network mulched and hedged/tidied. Huge effort went into this, with collaborative resourcing from a number of teams across parks to make it happen. TMR declined access to the Moores Creek medians due to existing works.
- Routine maintenance in the shutdown precinct has been prioritised to ensure a full service before restricted access.

Parks Operations

- Focus remained on Rocky Nats Preparations while managing the demands of growing season.

Botanic Gardens

- Playground redevelopment completed, formally opened.
- *Community Event*: International Parks Week celebration was held at the BGs in conjunction with the playground opening with success.
- Ward St Car Park Improvement Project has commenced, completion scheduled for end of April (6-week build).
- New irrigation has been installed in garden bed located behind the floral clock. During the month of April approx. 1000 Bush Lilys will be planted.

Nursery

- Working collaboratively with Waste, Officers saved three (3) truckloads of trees comprising a variety of species from the Gracemere Waste Project.
- Preparation and execution of FOG plant Sale which raised \$4,200, selling approx. 1500 plants
- Propagation continues in preparation for National Tree Day

Sport

- Officers & Queensland Touch commenced a community engagement phase of JSC planning, fostering working relationships with the community to support the delivery of the carnival while 'giving back' locally through work experience, training, and partnership opportunities i.e., Allied Health.
- *Norbridge* - Irrigation Project commissioned, lower field surface rebuild has now commenced.
- *The Common* – Carpark enhancement/repair work has commenced.
- Discussions with Queensland Rugby League, CQ Capras, Rocky Rugby League, Secondary Schools Rugby League and Browne Park Trust continue since the March announcement from QLD Government. A report will be provided to Council by end of May with an update.

Zoo

- Successful revenue raising initiative, 'Parks Week Zoo Stall' and 'Encounter Raffle'
- Otter encounters trials have commenced.
- Junior Zookeeper Experience trials were planned, ready to launch in Easter Holidays
- Queensland Zoos Monopoly game released. Media hit Central Qld, Mackay, Townsville, Sunshine coast, Gold Coast, Wide Bay, Toowoomba, Cains, Brisbane, Mt Isa and Alice Springs

Measure	Measurement	March 2023	March 2022
Zoo Visitors	Numbers	9,351	7,637
Animal Encounters	Encounters Sold	23*	30
	\$ Sold	4,800	\$8,000
	Encounters Free	1	1
	\$ Equivalent Free	4	4

PARKS PATHWAY REQUESTS

Work continues on improving Parks Pathways reporting. IT are currently creating a new reporting model to improve visibility of performance across all pathway types.

Planning & Regulatory Services

POINTS OF INTEREST

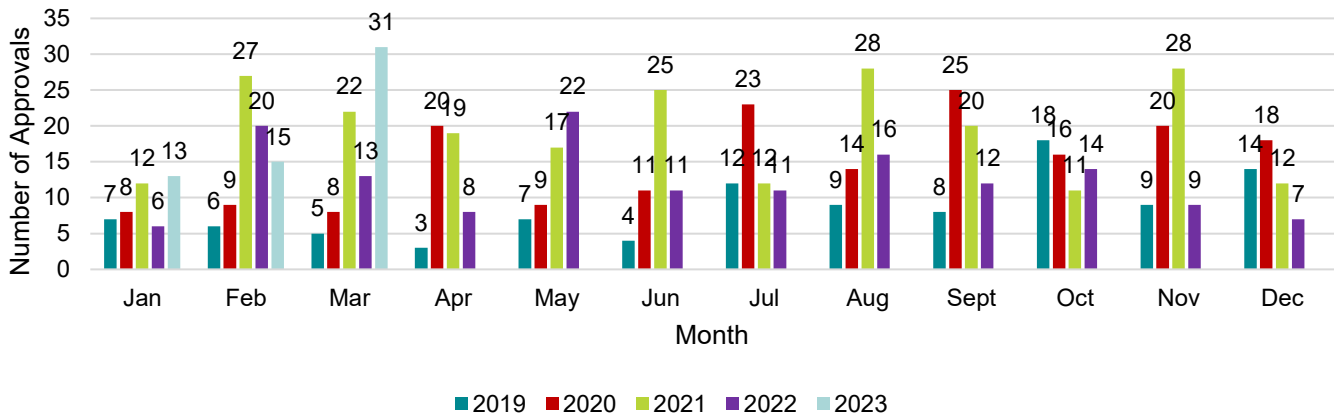
Work began in aerial spraying Limestone Creek by drone for water weeds. This was determined to be the best method of treatment due to accessibility issues within the creek system.

CUSTOMER REQUESTS RECEIVED

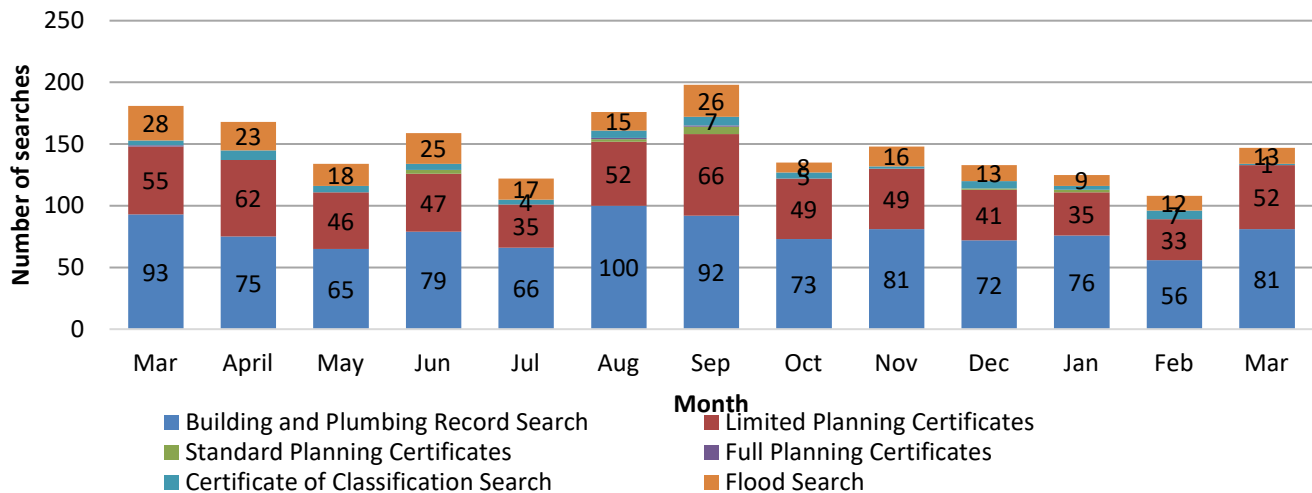
2022/2023													
	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	TOTAL
Received	1054	1360	1112	1261	1226	1022	1222	1137	1310	0	0	0	10,704

2021/2022													
	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	TOTAL
Received	1239	1178	1255	1169	1456	1188	1129	1257	1302	1076	1328	1420	14997

Dwelling Approvals



Property Searches Completed in the last 12 Months



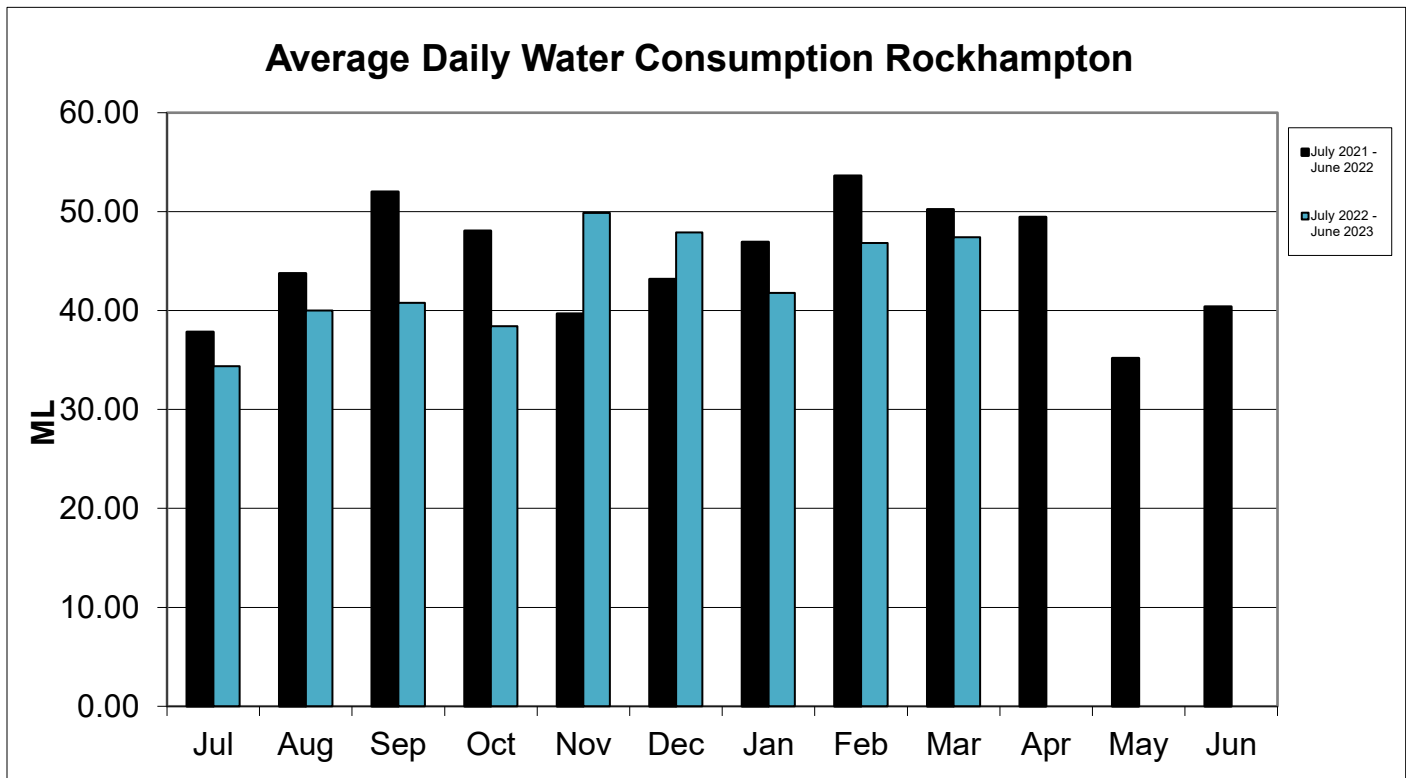
REGIONAL SERVICES

Fitzroy River Water

Drinking Water Supplied

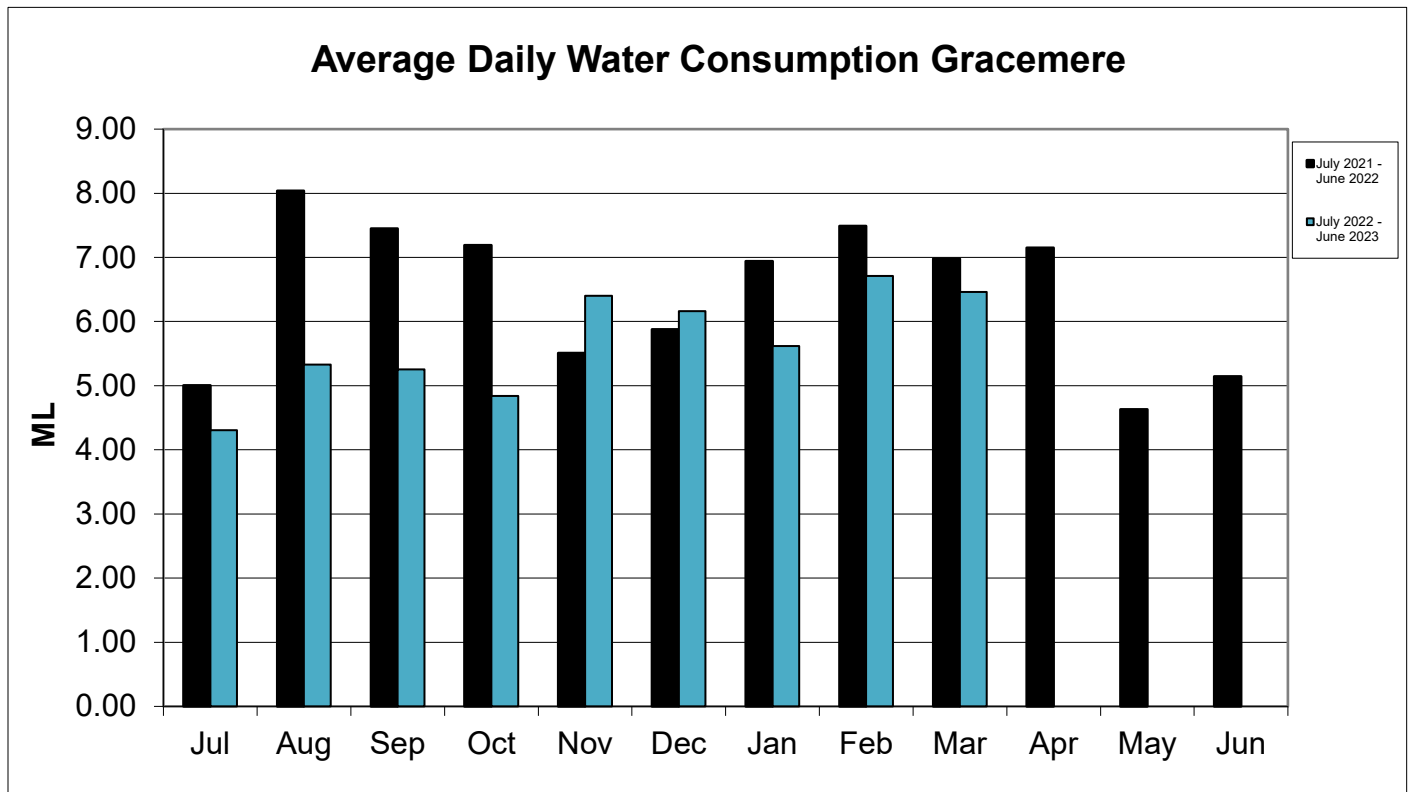
Data is presented in graphs from July 2021 to June 2022 and July 2022 to June 2023.

Rockhampton



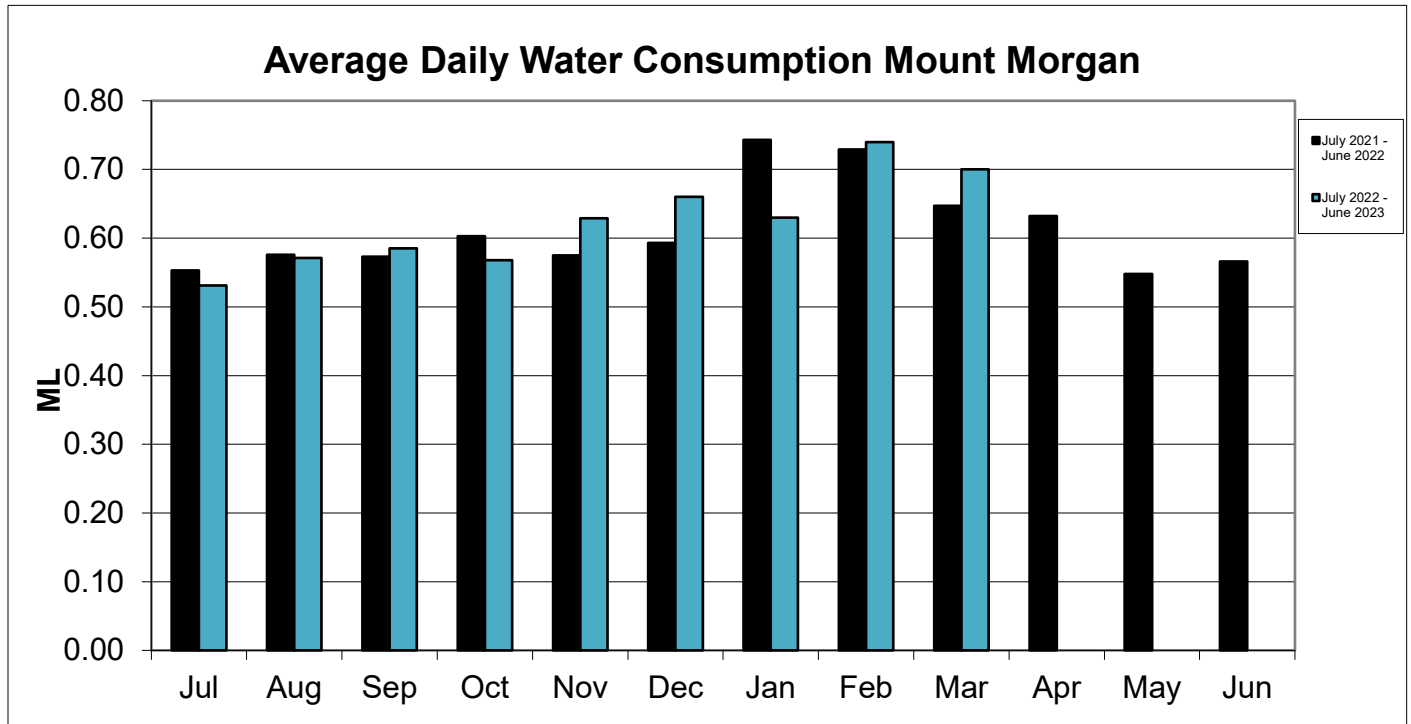
Average daily water consumption during March (47.40 ML per day) increased compared to that recorded in February (46.83 ML per day) and was lower than that reported in the same period last year. The increased consumption was due to the lack of significant rainfall in March.

The Fitzroy Barrage Storage is currently at 100% of accessible storage volume and is therefore well above the threshold in the Drought Management Plan used to trigger the implementation of water restrictions.

Gracemere

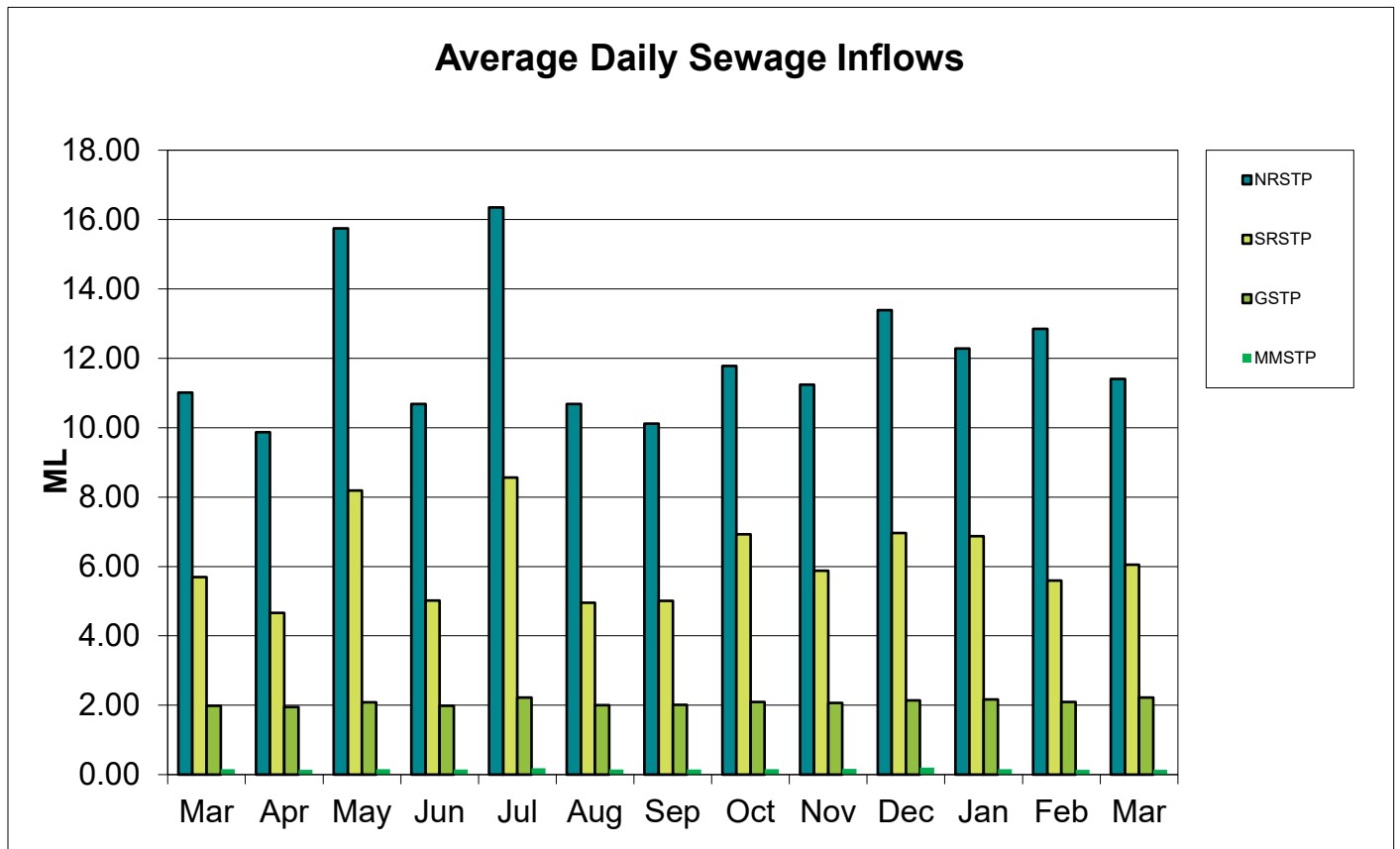
Average daily water consumption during March (6.46 ML per day) decreased compared to that recorded in February (6.71 ML per day) and was lower than that reported in the same period last year. The decreased consumption was due to some significant rainfall in early March.

The Fitzroy Barrage Storage is currently at 100% of accessible storage volume and is therefore well above the threshold in the Drought Management Plan used to trigger the implementation of water restrictions.

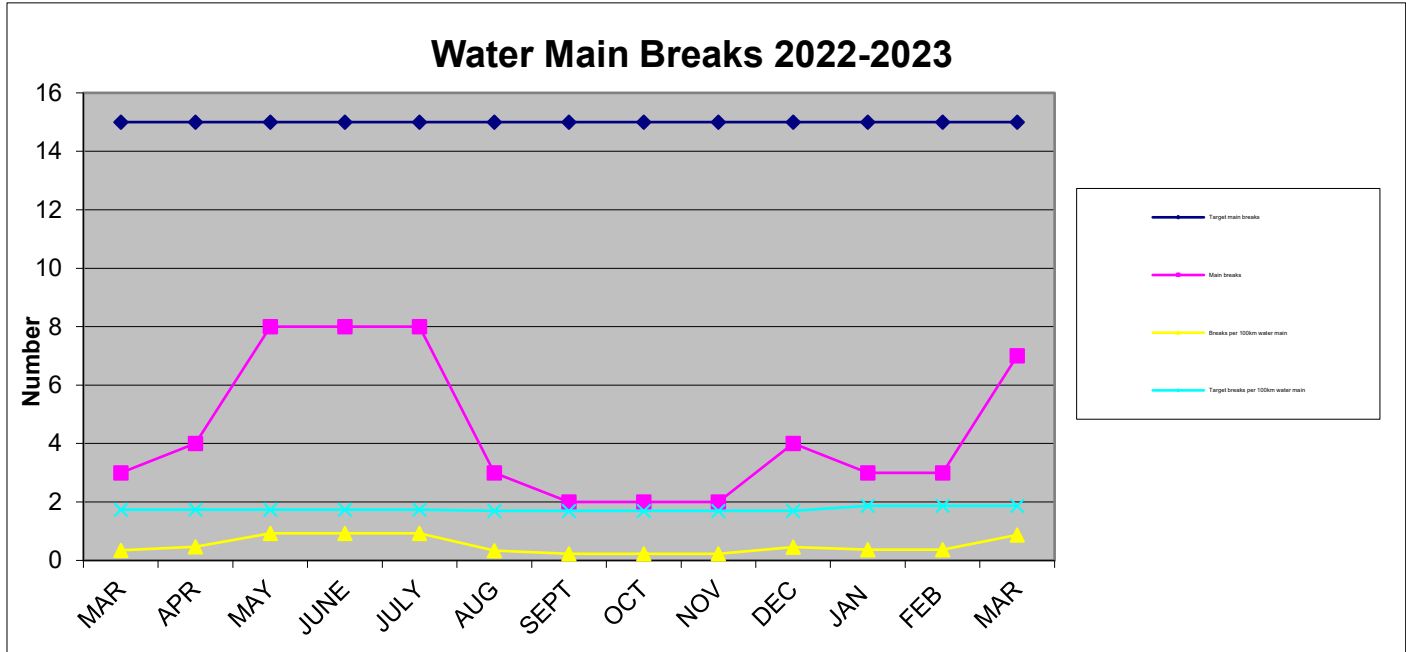
Mount Morgan

Average daily water consumption during March (0.70 ML per day) decreased compared to that recorded in February (0.74 ML per day) but was higher than that reported in the same period last year. The decreased consumption was due to some significant rainfall in early March.

Mount Morgan remains on Level 6 Water Restrictions. Mount Morgan No. 7 Dam storage is currently at 40%. The town water supply continues to be 100% reliant on tankered potable water from Gracemere

Sewage Inflows to Treatment Plants

Average daily sewage inflows during February increased at South Rockhampton and Gracemere STPs, however there was a decrease at North Rockhampton STP. There was no change at Mt Morgan STP. The decreased inflows were due to the lack of significant rainfall towards the end of March. The increased inflow at South Rockhampton was due to rainfall in early March. Inflows from most STPs were higher compared to that recorded in the same period last year with the exception of Mt Morgan STP.

Regional Water Main Breaks**Performance**

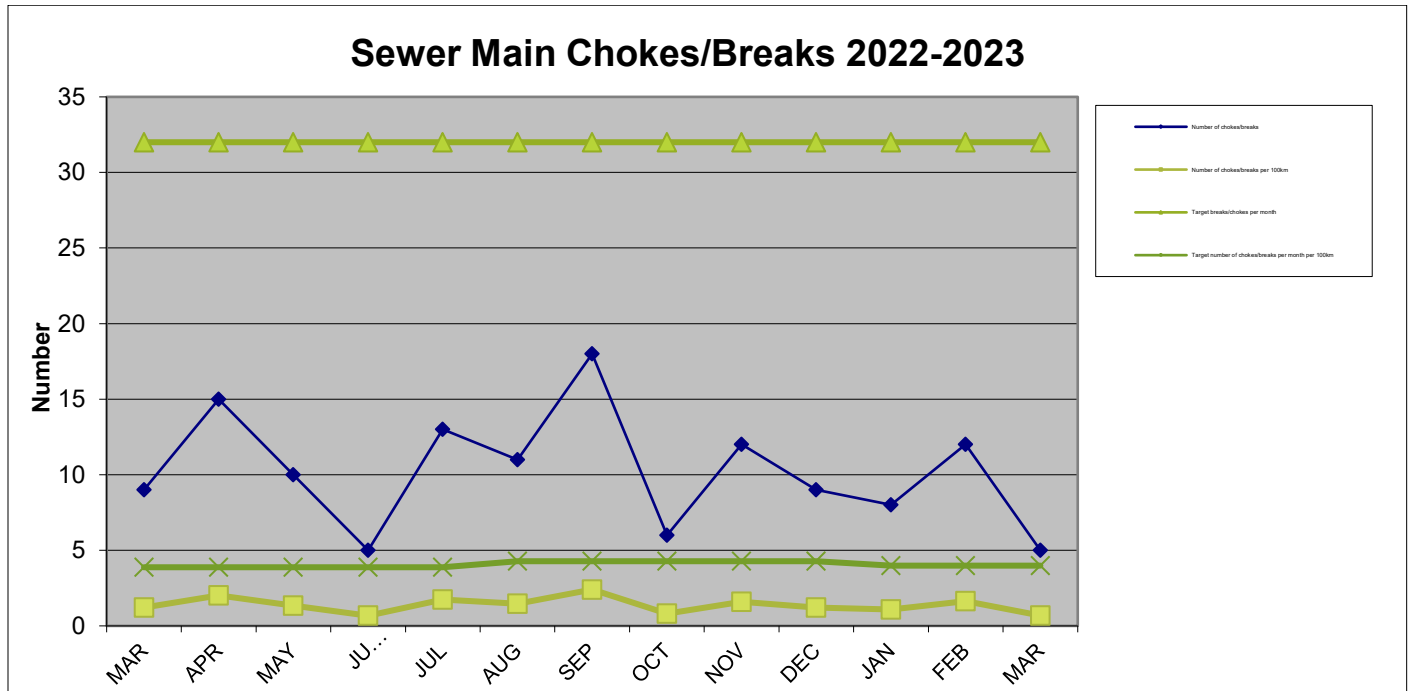
Target achieved with water main breaks continuing to trend at an acceptable level, noting an increase from previous months. Changing weather conditions, reduced consumption periods and ground movement could be contributing factors to recent failures.

Response to Issues

Continued defect logging, district metering and pressure management will contribute to a reduction in failure occurrences. Water mains experiencing repeated failures are assessed against specific criteria for inclusion in the annual Water Main Replacement program.

	Number of Main Breaks	Target Main Breaks	Breaks per 100 km	Target Breaks per 100 km	Rolling average per 100 km
March	7	15	0.87	1.87	0.45

Locality	Main Breaks
Rockhampton	7
Mount Morgan	0
Regional Total	7

Rockhampton Regional Sewer Main Chokes/Breaks**Performance**

Target achieved with a decrease from previous months; it is evident that mainline sewer blockages are continuing to remain at an acceptable level in line with capital sewer refurbishment programs.

Issues and Status

Data indicates that a high percentage of blockages/overflows continue to be caused by fat build up and defective pipes resulting in tree root intrusion.

Response to Issues

Continued defect logging and CCTV inspection following each individual blockage for prioritisation and inclusion in the Capital Sewer Main Relining program. Rehabilitation programs are also in place annually for the repair of defective mainlines, property connections (jump ups), access chambers and combined lines.

	Number of chokes/breaks	Target chokes/breaks per month	Number of chokes/breaks per 100 km	Target number of chokes / breaks per month per 100km	Rolling 12 month average per 100 km chokes / breaks
March	5	32	0.7	4.28	1.30
Locality		Surcharges		Mainline Blockages	
Rockhampton		2		5	
Mount Morgan		0		0	
Regional Total		2		5	

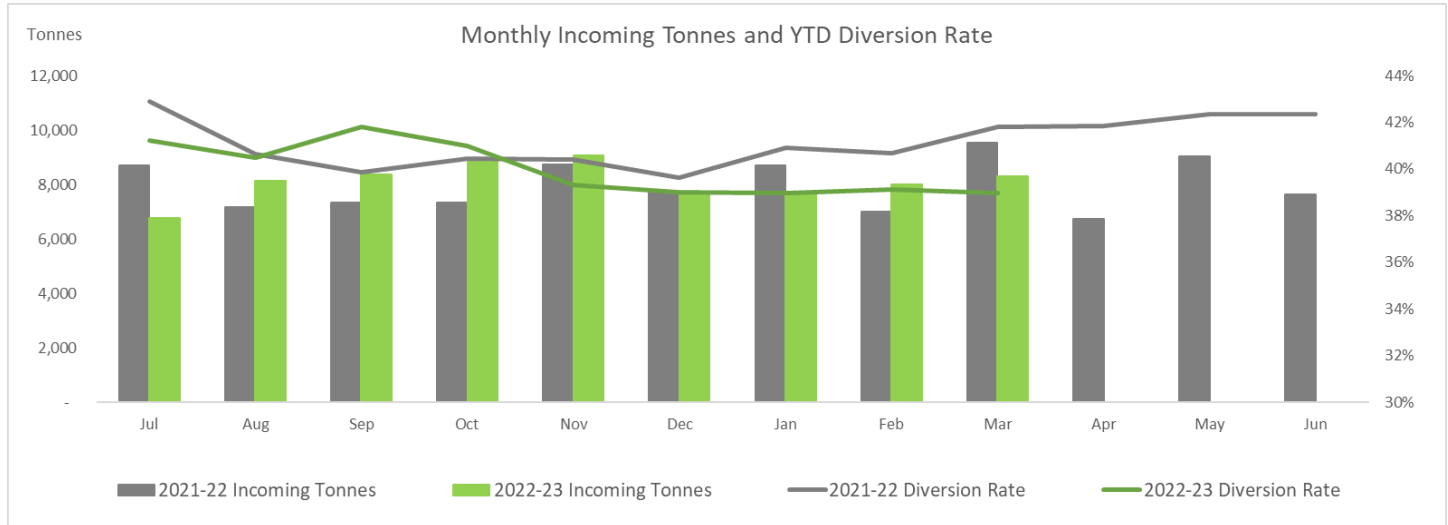
Water Meter Replacement

	Number completed	FY to date totals
Reactive Replacement	498	1897
Planned Replacement	0	0
Regional Total	498	1897

Water meter replacements continue to be carried out on a reactive basis, failed meters and meters meeting select criteria are replaced. Reinstatement of the capital water meter replacement program is being considered for upcoming financial years.

Rockhampton Regional Waste and Recycling

Total Incoming Tonnes



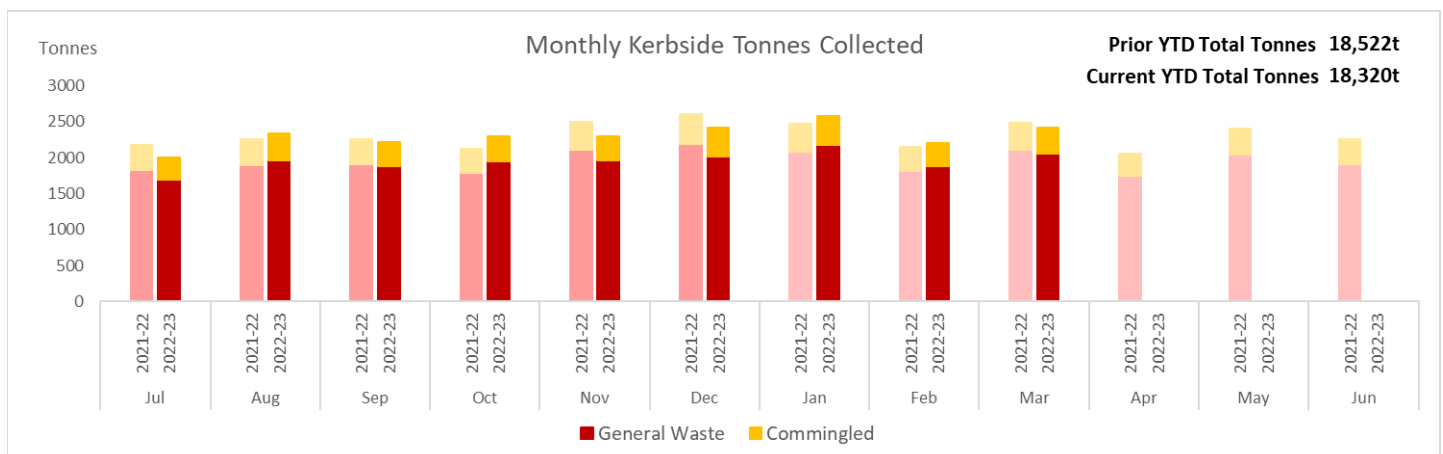
Reading this Chart

Diversion rate is % of incoming waste we recover as opposed to burying in landfill. This is a strategic KPI measuring our progress to zero waste to landfill by 2050. Incoming tonnes is an indicator of the waste generation trends in our region, and the impact our current strategies are having on reducing those trends. Current year performance is shown in green.

Current Commentary

Incoming tonnes in March were up on same period last year, driven in part by higher Commercial and Industrial waste, by continued high levels of asbestos. YTD diversion rate remains at 39% due to low incoming green waste and construction and demolition materials.

Kerbside Tonnes



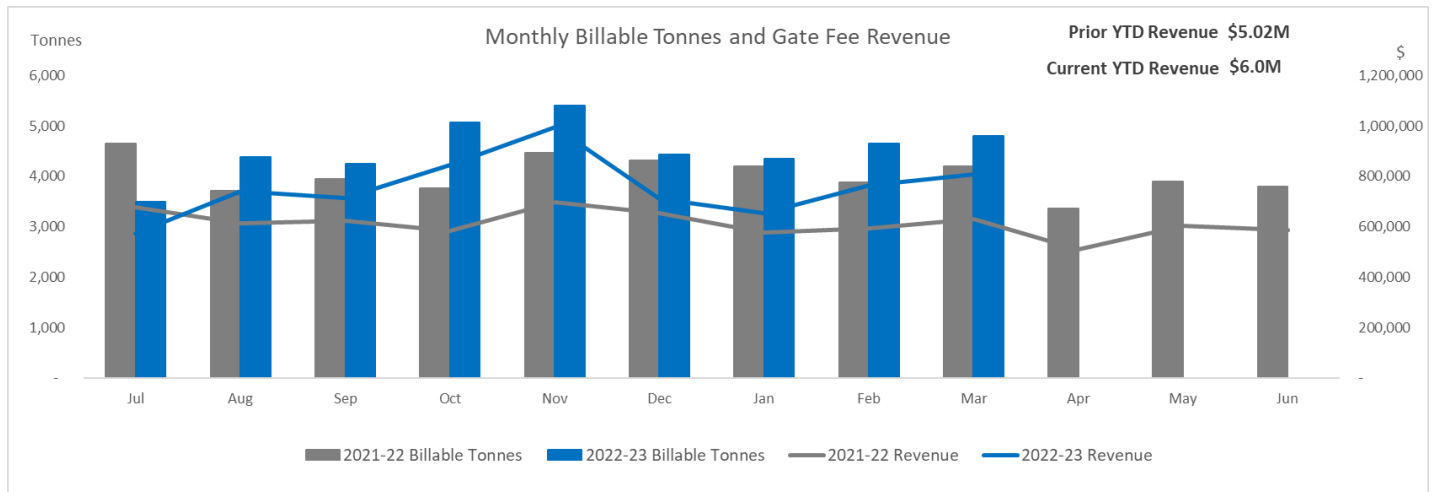
Reading this Chart

Showing total waste generation and recovery rates at the kerbside, providing an indicator of the extent to which we are diverting household waste and meeting our strategic KPI to reduce household waste by 25% by 2050.

Current Commentary

YTD kerbside tonnages remain almost identical to prior year. 15% of total material presented is being recovery via the commingled bin.

Billable Tonnes



Reading this Chart

This is a critical measure of waste facility activity levels, the long-term financial sustainability of the business unit, as well as being a relatively strong indicator of economic activity levels in our region. Current year performance is shown in blue.

Current Commentary

March was another high revenue month at \$800,000. YTD is ahead by \$1M. Revenue is made up of high ongoing levels of commercial and industrial and asbestos waste. Green waste is however down on same time last year by 11%.

ADVANCE ROCKHAMPTON

Key Regional Statistics

Gross Regional Product – \$5.56B (June 2021)

Population – 82,904 (June 2021)

Unemployment Rate – 3.9% (Dec 2022)

Labour Force – 44,851 (Dec 2022)

GST Registered Businesses – 5,808 (June 2022)

House Rental Vacancy Rate – 0.6% (Dec 2022)

Industry Development – Infrastructure Project Updates

ASMTI Shoalwater Bay Project

- Part of a \$2.25B investment in Central and Northern Queensland.
- Procurement Complete – 86% local employment
- Total workers: 1590
- Completion expected - 2024

Construction of Rookwood Weir

- Project Cost: \$367 million
- 65% Complete
- Local workforce: 306 (33 Trainees/ Apprentices)
- Completion expected: Late 2023

Renewable Energy Projects

- Bouldercombe Battery Storage: Commenced August 2022, Forecast completion June 2023
- Boulder Creek Wind Farm: Forecast commencement Mid 2023, Forecast completion Mid 2025
- Clarke Creek Wind Farm (Stage One): Commenced July 2022, Forecast completion Mid 2025
- Mount Hopeful Wind Farm: Forecast commencement Early 2024, Forecast completion 2026
- Moah Creek Project: Forecast commencement 2025, Forecast completion Late 2026

Olive Downs Coking Coal Complex– Pembroke Resources

- Project Cost: \$1.0B
- Construction commenced April 2022
- Forecast 500-700 jobs during construction, 1000+ ongoing
- Production forecast commencement 2023

Alliance Airlines MRO

- Project Cost: \$60M
- Bay 8 Apron: 100% complete | Hanger Roof: 100% complete Carpark drainage: 80 % complete
- Practically complete

Rockhampton Ring Road

- Project cost: \$1.0B
- Commenced (early Works): late 2022
- Completion: TBA

Fitzroy To Gladstone Pipeline

- Project cost: \$983M
- Early works: March 2023
- Construction: August 2023
- Expected completion: December 2025
- Local Workforce during construction: 400 (25 Trainees/Apprentices)

Events

Rockynats 03 | 7-9 April 2023 - Platinum tickets sold out, site bump in at Burnout Precinct commenced, rolling CBD road closures underway, Stockland Sneak Peak Car Meet events well attended, sponsorship secured \$213,500 (cash), \$ 63,500 (in-kind value), major push with family marketing campaign.

Rocky River Run | 21 May 2023 - Contractor engagement in progress, medals ordered, marketing campaign running

Rockhampton Agricultural Show | 14-16 June 2023 – Committee Meeting 3 date set, Rural Ambassador outline established, all Sections finalised except horses, volunteer recruitment in progress, sponsorship engagement in progress.

Rockhampton River Festival | 28-30 July 2023 – Entertainment being secured, RMoA discussions in progress, volunteer recruitment underway, bump-in logistics explored, Ferve ticketing platform build underway with Pilbeam.

CapriCon Pop Culture Convention | 2 September 2023 - draft program established, draft site maps complete, sponsor conversations happening.

Social Media:

- @Rockynats: Facebook Fans 28,112 and Website 96,448 visits
- @RockyRiverRun Facebook Fans 5,404

Tourism Infrastructure

Hotel, Flights and Explore Rockhampton Visitor Information Centre

Hotels & Flights	Hotels Average Occupancy	Hotels Average Daily Rate	Total Arrivals	Total Departures
TY	70.0%	\$172.48	25.8K	26.1K
LY	61.3%	\$167.81	18.6K	19.1K
VAR	+8.7%	+\$4.67	+7.2K	+7K

Note: Airport figures include the newly launched Bonza flights.

Explore Rockhampton VIC	Walk-ins	Intrastate	Interstate	International
TM	546	309	138	99
LY	415	272	143	8
VAR	+131	+37	-5	+91

Note: This month saw a significant increase in international visitors to this time last year as travel continues to increase post-covid.

Tourism Positioning and Marketing

Billboards

- Airport: departure lounge bathrooms (MTB/Meerkats) - 16.5K REACH
- Airport: static entry/exit sign (Nurim/Meerkats) - 32K REACH
- Airport: digital exit sign (Explore Rockhampton various x 6) - 32K REACH
- AOSco: Mt Gravatt – Explore Rockhampton with your mates - 76K REACH
- AOSco: Chapel Hill - Explore Rockhampton with your mates - 91K REACH
- AOSco: Windsor - Explore Rockhampton with your mates - 200K REACH
- AOSco: Hamilton - Explore Rockhampton with your mates - 100K REACH

Social

- Fishing The Fitzroy boosted post – 53.2K REACH
- Fishing The Fitzroy boosted post – 55K REACH
- Fishing The Fitzroy Barra Season is Back boosted video- 109.7K REACH
- Explore 'Ultimate Mates Trip' boosted interstate – 85.8K REACH
- Explore 'Escape winter' Bonza flights from Melbourne – 49.5K REACH

SEM (Search Engine Marketing)

- Explore Rockhampton campaign - 105K REACH
- Barra Season is Back - Google Display Ad campaign - 421K REACH
- Barra Season is Back - video campaign - 426K REACH

Print

- NAFA Magazine 1/2-page ad Barra Season is Back - 160K REACH
- The Senior Magazine "chase big barra in Rocky" – 434K REACH

Social Media**@ExploreRockhampton**

	Facebook			Instagram		
	Reach	Views	Likes	Impressions	Engagement	Followers
TM	114.6K	985	11,281	28.1K	963	2,973
LM	57.1K	711	11,237	21.4K	951K	2,934
VAR	+57.5K	+274	+44	+6.7K	+12	+39

NB: Facebook reach increased by 100% this month with the best performing post being a trophy sized barra shared from FTF on the 4th of March. It peaked again on 30th March with a Rockynats post to encourage visitors to book last minute tickets for the long weekend.

@MyRockhampton

	Facebook				
	Reach	Views	Likes	Impressions	Engagements
TM	36.1K	1.9K	14.78K	154.6K	9.9K
LM	22.3K	1.2K	14.74K	85.2K	4.4K
VAR	+13.8K	+0.7K	+0.08K	+69.4K	+5.5K

NB: Zookeeper for a Day post had a massive reach of 17,925, with 593 link clicks, 108 comments, 57 shares and 252 post reactions.

@AdvanceRockhampton

	LinkedIn			
	Impressions	Engagements	Post Clicks	Followers
TM	13.3K	1732	1210	2076
LM	14.5K	1031	701	1967
VAR	-1.2K	+701	+509	+109

NB: LinkedIn numbers strong and now over 2K followers.

@FishingTheFitzroy

	Facebook		
	Reach	Views	Likes
TM	389.8K	4.2K	25,207
LM	359.1K	2.7K	24,943
VAR	+30.7K	+1.5K	+264

NB: Reach was high again this month due to a post shared at the start of the month of a man holding a monster barra caught in the Fitzroy-the same image that increase Explore Rockhampton's reach.

12 NOTICES OF MOTION

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

File No: 10072

Attachments:

1. LAWMAC Agenda - Cooktown May 2023 [↓](#)
2. Notice of Motion [↓](#)

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.

COUNCILLOR'S RECOMMENDATION

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.

BACKGROUND

Councillor Neil Fisher will exceed his travel budget allocation by attending the LAWMAC Management Committee Executive Meeting and Workshop from 17 to 19 May 2023 in Cooktown, and is seeking approval for the additional budget allocation.

Under the Expenses Reimbursement and Provision of Facilities for Mayor and Councillors Policy adopted by Council on 24 May 2022, Section 5.1.3 Travel Expenses, any travel expenses outside of the budget allocation requires approval by Council resolution regardless of the location of the travel or if attending as an endorsed representative to an external organisation, association or body.

Councillor Neil Fisher is the President of LAWMAC and is the Rockhampton Waste & Recycling Assistant Portfolio Chair. LAWMAC is the Peak Body for Waste and Resource Recovery in Northern Regional Queensland. The organisation represents 31 Queensland Local Government Councils and 39 Associate Members consisting of State Government Officers (Department Environment & Science), LGAQ representatives, Local Government Councillors, Council Waste & Recycling Managers and Staff, and Waste and Recycling Industry leaders. All dedicated to best practice waste management aiming to provide sustainable solutions through its regional forum and interactive participation across the LAWMAC region on current and future Waste Management Practices and Technologies. Members are informed of legislative changes, targets and identify areas for advocacy in the industry to achieve zero waste by 2050.

LAWMAC is a 'not for profit' group comprising members from the North Queensland Local Government area from Cook Shire in the north to Gladstone in the south and extending inland to Mount Isa, Longreach and the Burke and Cloncurry shires. Attendance at LAWMAC Meetings has grown from an average of 35 a few years ago to 100 at the recent Townsville meeting.

The LAWMAC Inc Management Committee consists of President Cr Neil Fisher, Vice President Cr Brett Moller CRC, Treasurer Cr Belinda Hassan MRC, Mayor Sean Dillon BRC, Cr Russ Cook TRC, Cr Terri Boyce BSC and Waste Managers Jason Grandcourt MRC, Michael O'Keefe RRC, Matt McCarthy, Steve Cosatto CRC and LAWMAC Inc Secretary Mary Field.

Under the constitution, LAWMAC Inc is required to conduct 4 workshops and meetings per year at venues within the LAWMAC footprint. The next LAWMAC Inc workshop and meeting will be hosted by Cook Shire Council from May 17th to 19th.

Councillor Neil Fisher is proposing to drive to Cardwell on Monday 15 May as a stopover before continuing to Cooktown on Tuesday 16 May for 4 nights. Councillor Fisher would then require a stopover in Townsville on Saturday 20 May. Councillor Neil Fisher is seeking approval for the cost of accommodation for 6 nights which is approximately \$950, plus meals as per Councillors travel allowance.

The LAWMAC Inc Management Committee President Cr Neil Fisher, LAWMAC Inc Secretary Mary Field and host Council representatives may also be required to meet the day before the LAWMAC Inc Workshop & Meeting.

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

**LAWMAC Agenda
Cooktown May 2023**

Meeting Date: 27 April 2023

Attachment No: 1

**DATE CLAIMER**

Workshop, AGM & General Meeting
 PCYC Events Centre
 3 May Street, Cooktown
 18th & 19th May 2023

11.00am to 11.40am – Early Light Lunch on Arrival at PCYC

AFTERNOON WORKSHOP – Thursday 18th May 2023 at PCYC Event Centre

- 11.40am Welcome to Country - Cooktown lies in Guugu Yimithirr Country
- 11.50am Welcome to Cooktown Region by Mayor Peter Scott
- 12.00pm Welcome & Opening by LAWMAC President Cr Neil Fisher
- 12.10pm LAWMAC 30 Years of History & Storytelling facilitated by Matt McCarthy, Kylie Hughes & Christine Blanchard and including Warren Muller Waste Manager DES - Retired (TBC) and final word on where LAWMAC is today by President Cr Neil Fisher.
- 1.40pm Presentation by Sheils Barra on Seychelles Waste Management
- 2.00pm Afternoon Tea
- 2.20pm Container Exchange presentation by Shaun Fraser on the benefits and outcomes of the Scheme plus Community Group involvement; roll-out into First Nation and Remote Communities
- 2.40pm Auswaste Environmental Services presentation by Kenny Reid on its range of services in FNQ including Container Exchange Depots based in Cooktown & Weipa
- 3.00pm Mandalay Technologies presentation by Simon Kalinowski on 30 years of Landfill & Waste Management plus 30 years into the future
- 3.20pm DES presentation by Kylie Hughes on Litter Audit Findings, Regional Waste Management Plans and other business
- 3.40pm Presentation on the development and progress of the Integrated Waste Tracking System by Brad Wirth, Sally Thomas DES and KPMG representatives as Managing Agents (TBC)
- 4.00pm Presentation on the 24th March 2023 Launch of the 6-Week Digital Media Pilot on Education and Behaviour Change Campaign by Katie Bains DES
- 4.20pm Presentation on First Nation Waste Management – Wujal Wujal or other local Cape Community? (TBC)
- 4.40pm Workshop Close – LAWMAC President Cr Neil Fisher

**DATE CLAIMER**

Workshop, AGM & General Meeting
PCYC Events Centre
3, May Street, Cooktown
18th & 19th May 2023

6.30pm - THURSDAY EVENING DINNER

COOKTOWN BOWLS CLUB RESTAURANT
129 Charlotte Street Cooktown

Alternate - Drop Two - Course Set Menu:-

MAIN COURSE

- Oven baked barramundi with jasmine rice, green papaya salad and Thai green curry sauce (Gluten Free)
- 250g porterhouse steak with roast jap pumpkin, semi dried tomatoes, rocket and parmesan salad and jus (Gluten Free)

DESSERT

- Chocolate, pistachio brownie with chocolate mousse, coconut and raspberry (Gluten Free)
- Tiramisu with coffee ice cream

Cash/eftpos drinks bar also available on site

AGM & GENERAL MEETING – Friday 19th May 2023 at PCYC Event Centre

- | | |
|----------------|---|
| 8.00am | Arrival (Tea/Coffee provided) |
| 8.30am | LAWMAC Annual General Meeting including:- <ul style="list-style-type: none">• Endorsement of the continuation of the current President & Management Committee Members in the second year of their Election Period (1 April 2023 - 31 March 2024)• Endorsement of LAWMAC's Audited Financial Report (1st April 2022 to 31st March 2023)• Endorsement of the continuance of Blitzin Books as LAWMAC's Financial Managers & the Appointed Auditors for the current Financial Year (1 April 2023 to 31 March 2024) |
| 9.00am | LAWMAC General Meeting (Agenda to be circulated) |
| 10.00am | Morning Tea |
| 10.20am | LAWMAC General Meeting Resumes |
| 12.00pm | Meeting Closure followed by Light Lunch & Departures |

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

Notice of Motion

Meeting Date: 27 April 2023

Attachment No: 2



Councillor Neil Fisher
Division 2 - Deputy Mayor
Airport Portfolio
neil.fisher@rrc.qld.gov.au
0417 663 961

14 April 2023

The Chief Executive Officer
Rockhampton Regional Council
PO BOX 1860
ROCKHAMPTON QLD 4700

Dear Evan

I hereby give notice that I intend to move the following Motion at the next Ordinary Council Meeting of the Rockhampton Regional Council, on Thursday 27th April 2023

"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"

Background:

Councillor Neil Fisher will exceed his travel budget allocation by attending the LAWMAC Management Committee Executive Meeting and Workshop on 17th to 19th of May 2023 in Cooktown, and is seeking approval for the additional budget allocation.

Under the Expenses Reimbursement and Provision of Facilities for Mayor and Councillors Policy adopted by Council on 24 May 2022, Section 5.1.3 Travel Expenses, any travel expenses outside of the budget allocation requires approval by Council resolution regardless of the location of the travel or if attending as an endorsed representative to an external organisation, association or body.

Councillor Neil Fisher is the President of LAWMAC and is the Rockhampton Waste & Recycling Assistant Portfolio Chair. LAWMAC is the Peak Body for Waste and Resource Recovery in Northern Regional Queensland. The organisation represents 31 Queensland Local Government Councils and 39 Associate Members consisting of State Government Officers (Department Environment & Science), LGAQ representatives, Local Government Councillors, Council Waste & Recycling Managers and Staff, and Waste and Recycling Industry leaders. All dedicated to best practice waste management aiming to provide sustainable solutions through its regional forum and interactive participation across the LAWMAC region on current and future Waste Management Practices and Technologies. Members are informed of legislative changes, targets and identify areas for advocacy in the industry to achieve zero waste by 2050.

LAWMAC is a 'not for profit' group comprising members from the North Queensland Local Government area from Cook Shire in the north to Gladstone in the south and extending inland to Mount Isa, Longreach and the Burke and Cloncurry shires. Attendance at LAWMAC Meetings has grown from an average of 35 a few years ago to a 100 at the recent Townsville.

Rockhampton Regional Council PO Box 1860, Rockhampton Q 4700    
P: 07 4932 9000 or 1300 22 55 77 | E: enquiries@rrc.qld.gov.au | W: www.rrc.qld.gov.au

SAFETY FIRST


The LAWMAC Inc Management Committee consists of President Cr Neil Fisher, Vice President Cr Brett Moller CRC, Treasurer Cr Belinda Hassan MRC, Mayor Sean Dillon BRC, Cr Russ Cook TRC, Cr Terri Boyce BSC and Waste Managers Jason Grandcourt MRC, Michael O'Keefe RRC, Matt McCarthy, Steve Cosatto CRC and LAWMAC Inc Secretary Mary Field.

Under the constitution, LAWMAC Inc is required to conduct 4 workshops and meetings per year at venues within the LAWMAC footprint. The next LAWMAC Inc workshop and meeting will be hosted by Cook Shire Council from May 17th to 19th.

Councillor Neil Fisher is proposing to drive to Cardwell on Monday 15th May as a stopover before continuing to Cooktown on Tuesday 16th May for 4 nights. Councillor Fisher would then require a stopover in Townsville on Saturday 20th May. Councillor Neil Fisher is seeking approval for the cost of accommodation for 6 nights which is approximately \$950, plus meals as per Councillors travel allowance.

The LAWMAC Inc Management Committee President Cr Neil Fisher, LAWMAC Inc Secretary Mary Field and host Council representatives may also be required meet the day before the LAWMAC Inc Workshop & Meeting.

Yours sincerely



Cr Neil Fisher
Deputy Mayor
Rockhampton Regional Council

13 QUESTIONS ON NOTICE

Nil

14 URGENT BUSINESS/QUESTIONS

Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and can not be delayed until the next scheduled Council or Committee Meeting.

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.

RECOMMENDATION

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.

16 CONFIDENTIAL REPORTS

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

File No: 1392

Attachments: 1. Legal Matters Report - 1 January 2023 to 31 March 2023

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.

17 CLOSURE OF MEETING