



ORDINARY MEETING

AGENDA

9 OCTOBER 2024

Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 9 October 2024 commencing at 9:00 AM for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "C. P.", is positioned above the printed name of the Chief Executive Officer.

CHIEF EXECUTIVE OFFICER
1 October 2024

Next Meeting Date: 29.10.24

Please note:

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

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1 OPENING

- 1.1 Acknowledgement of Country
- 1.2 Opening Prayer – Father Ashwin Acharya, Catholic Diocese of Rockhampton

2 PRESENT

Members Present:

The Mayor, Councillor A P Williams (Chairperson)
Deputy Mayor, Councillor M D Wickerson
Councillor S Latcham
Councillor E W Oram
Councillor C R Rutherford
Councillor M A Taylor
Councillor G D Mathers
Councillor E B Hilse

In Attendance:

Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

Minutes of the Ordinary Meeting held 24 September 2024

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

6.1 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL

File No: 10097
Attachments: 1. [September 2024](#)
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Evan Pardon - Chief Executive Officer

SUMMARY

The Business Outstanding Table is used as a tool to monitor outstanding items resolved at previous Council or Committee meetings. The current Business Outstanding Table for Ordinary Council is presented for Councillors' information.

OFFICER'S RECOMMENDATION

THAT the Business Outstanding Table for Ordinary Council be received.

BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL

September 2024

Meeting Date: 9 October 2024

Attachment No: 1

BUSINESS OUTSTANDING TABLE – ORDINARY COUNCIL – SEPTEMBER 2024

Meeting Date	Subject	Resolution	Officer	Target Date	Notes
14/07/2020	First Turkey Mountain Bike Reserve - Blue Dawg Concept Plan	<p>COUNCIL RESOLUTION</p> <ol style="list-style-type: none"> 1. THAT Council notes the early-stage status of the Blue Dawg trail proposal and officers continue dialogue with the Rockhampton Mountain Bike Club in relation to the proposal. 2. THAT Council invites the Rockhampton Mountain Bike Club to a Workshop with Council. 	Clark, Wade	01/12/2022	<p>11 Aug 2020 1:53pm Clark, Wade QPWS has been requested for a meeting to discuss the proposed Blue Dawg Downhill Trail. QPWS have indicated that they will meet with Council officers to discuss further. A meeting date is yet to be confirmed by QPWS.</p> <p>11 Aug 2020 Revised Target Date changed by: Clark, Wade From: 28 Jul 2020 To: 28 Aug 2020, Reason: Awaiting QPWS to confirm meeting date and time</p> <p>09 Sep 2020 Clark, Wade Preliminary meeting held with QPWS, a joint meeting between RRC, QPWS and the Rockhampton Mountain Bike Club to be held in September to discuss the proposal and if they are any other options for the downhill trail.</p> <p>25 Sep 2020 9:25am Clark, Wade Combined meeting between QPWS, RRC and Rockhampton Mountain Bike Club held on the 24 September., An options analysis with multiple options to be developed., A Councillor workshop with all parties involved to be developed and implemented in November.</p> <p>14 Oct 2020 Revised Target Date changed by: Clark, Wade From: 28 Aug 2020 To: 30 Nov 2020, Reason: Awaiting QPWS to confirm meeting date and time</p> <p>17 May 2022 2:56pm Clark, Wade Potential options identified by the Rockhampton Mountain Bike Club with further work required to be identify the preferred alignment.</p> <p>17 May 2022 Target date changed by Clark, Wade from 30 November 2020 to 01 December 2022 - Further work required for mountain bike alignments to discuss at the workshop with Councillors.</p> <p>20 Feb 2023 Clark, Wade Requested direction on whether to finalise this resolution given Council's current priorities and financial pressures.</p> <p>09 Jan 2024 Wade Clark: No further update at this stage</p>

BUSINESS OUTSTANDING TABLE – ORDINARY COUNCIL – SEPTEMBER 2024

28/06/2022	CMP Updates - Heritage Management Strategy	COUNCIL RESOLUTION THAT Council resolves that the matter lay on the table until further consultation with the community.	Dwyer, Emma-Jane	12/07/2022	<p>05 Aug 2022 Dorman, Kerri Councillor field trip to Mt Morgan to inspect building held on Wednesday 2nd August 2022</p> <p>21 Oct 2022 Dorman, Kerri Matter deferred whilst undertaking Mt Morgan Heritage Study, after which a consultation will be undertaken.</p> <p>21 Nov 2022 Dorman, Kerri Matter still deferred awaiting outcome from heritage study</p> <p>16 Feb 2023 Mayor to discuss further with LT on RRC's position. Re-assign to Emma-Jane Dwyer.</p> <p>16 Feb 2023 Action reassigned to Dwyer, Emma-Jane</p> <p>24 Aug 2023 8:34am Dorman, Kerri Briefing session to be scheduled regarding local heritage sites in Mt Morgan</p>
24/01/2023	Renewal of Lease - Telecommunications Tower, 10 Pilbeam Drive, Mt Archer	<p>COUNCIL RESOLUTION</p> <p>THAT:</p> <ol style="list-style-type: none"> Pursuant to Section 236(1)(c)(iii) of the Local Government Regulation 2012 (Qld), Council approve the renewal of the Lease to BAI Communications Pty Ltd A.C.N 086 048 562 for the premises located at part of 10 Pilbeam Drive, Mt Archer (Lot 10 on RP617127); and Council authorises the Chief Executive Officer (Coordinator Property & Insurance) to negotiate the terms and conditions of the lease in preparation for execution by the delegated Officer. 	Roberts, Kellie	31/10/2024	<p>08 Feb 2023 Target date changed by Roberts, Kellie from 07 February 2023 to 30 April 2023 - Time to allow for renewal process to occur.</p> <p>13 Apr 2023 Target date changed by Roberts, Kellie from 30 April 2023 to 31 May 2023 - To allow time for lease negotiation.</p> <p>11 May 2023 Target date changed by Roberts, Kellie from 31 May 2023 to 31 July 2023 - Extension of time to allow for lease negotiations.</p> <p>19 Jul 2023 Target date changed by Roberts, Kellie from 31 July 2023 to 30 September 2023 - Still waiting on response from BAI regarding lease offer. Additional time required</p> <p>08 Sep 2023 Target date changed by Roberts, Kellie from 30 September 2023 to 30 November 2023 - Still waiting on responses from tenant</p> <p>03 Nov 2023 Target date changed by Roberts, Kellie from 30 November 2023 to 31 January 2024 - Lease negotiations</p> <p>26 Mar 2024 Target date changed by Roberts, Kellie from 31 January 2024 to 30 June 2024 - Difficulties contacting tenant.</p> <p>11 Jun 2024 Target date changed by Roberts, Kellie from 30 June 2024 to 30 September 2024 - Waiting on response from tenant</p>

BUSINESS OUTSTANDING TABLE – ORDINARY COUNCIL – SEPTEMBER 2024

						<p>25 Sep 2024 Target date changed by Roberts, Kellie from 30 September 2024 to 31 October 2024 - Have just received lease review back from BAI, need to review changes again.</p>
14/11/2023	Grant Applications	<p>COUNCIL RESOLUTION</p> <p>THAT Council endorse the listed grant applications.</p>	Russell, Angus	28/11/2023	<p>09 Jan 2024 9:29am Russell, Angus All Regional Economic Futures Fund applications submitted. Two of the three Regional Precincts and Partnership Programs applications submitted with the final one on F. Bay 7 and Freight Precinct Development Project currently being finalised.</p> <p>03 Apr 2024 2:50pm Russell, Angus Awaiting announcement of outcomes of funding applications.</p> <p>05 Aug 2024 1:02pm Russell, Angus Successful Regional Economic Futures Fund (REFF) projects announced on 1 August 2024 including the GWEO Business Case, South Yaamba Irrigation Scheme Business Case and Parkhurst Industrial Area Road Upgrades. Still awaiting advice on the outcomes of Regional Precincts and Partnerships Program (RPPP) applications - particularly capital funding of Parkhurst Enabling Infrastructure.</p> <p>22 Aug 2024 8:21am Russell, Angus The application for Regional Precincts and Partnerships Program (RPPP) funding of Parkhurst Enabling Infrastructure was unsuccessful. A similar application has now been made under the Federal Housing Support Program - Stream 2 and is the subject of a separate Council Report.</p>	

BUSINESS OUTSTANDING TABLE – ORDINARY COUNCIL – SEPTEMBER 2024

11/12/2023	Proposed NRMA Electric Vehicle Fast Charging Station on Council Land - 180-186 Alma Street (carpark)	COUNCIL RESOLUTION THAT Council authorises: 1. The Chief Executive Officer (Coordinator Property and Insurance) to issue a Licence Agreement to NRMA Electric Highways Pty Ltd over part of 180-186 Alma Street, Rockhampton City, for the construction and operation of an Electric Vehicle Fast Charging Station, for a period of 5 years for a set annual fee of \$2,000 (ex GST); and 2. The Coordinator Property and Insurance to negotiate the terms and conditions of the Licence Agreement in preparation for execution by the delegated Officer.	Roberts, Kellie	30/11/2024	05 Jan 2024 Target date changed by Roberts, Kellie from 25 December 2023 to 29 February 2024 - Timeframe for negotiation of Licence Agreement 26 Mar 2024 Target date changed by Roberts, Kellie from 29 February 2024 to 30 June 2024 - Delay due to resource constraints 11 Jun 2024 Target date changed by Roberts, Kellie from 30 June 2024 to 30 September 2024 - NRMA is waiting on Ergon to finalise electricity connection plans. 25 Sep 2024 Target date changed by Roberts, Kellie from 30 September 2024 to 30 November 2024 - Licence Terms should be finalised by November, however NRMA can't commence works on site until Ergon have completed an upgrade in the area which won't occur until early 2025.
14/11/2023	Petitions - (1) Individual Metered Access to Fitzroy River Water Network and (2) - Reduction of Speed Limit on McLaughlin Street	COUNCIL RESOLUTION THAT the petition regarding (1) Individual Metered Access to Fitzroy River Water Network and the petition regarding (2) Reduction of Speed Limit on McLaughlin Street be received and information on both matters be presented to councillors.	Toon, Dan	28/11/2023	08 Apr 2024 3:44pm Winter, Amanda Preparation of a report for the water network access component is in progress. 30 Sep 2024 7:56am Toon, Dan Briefing Session report in agenda for Briefing Session scheduled for 1st Oct 2024 which is related to this matter.
23/04/2024	Walter Reid Cultural Centre Lease Renewals	COUNCIL RESOLUTION THAT Council continue the month-by-month leasing arrangements for three (3) to six (6) months, with tenants to provide membership and usage data for Council to consider renewal arrangements following this period.	Millett, Mark	31/08/2024	05 Jul 2024 12:30pm Millett, Mark Month by Month Leasing continues, Tenant Data has been collected - Currently being processed to prepare a report 05 Jul 2024 Target date changed by Millett, Mark from 07 May 2024 to 31 August 2024 - To allow time to prepare the follow up report for council.
14/05/2024	Property Matter	COUNCIL RESOLUTION	Russell, Angus	28/05/2024	05 Aug 2024 1:02pm Russell, Angus

BUSINESS OUTSTANDING TABLE – ORDINARY COUNCIL – SEPTEMBER 2024

		THAT Option 1 be endorsed by Council and the Chief Executive Officer (Coordinator Property and Insurance) be authorised to progress the matter.			Tender for the sale of the property opened on 2 August 2024
28/05/2024	Petition - Enhancement of Facilities at Duthie Park	COUNCIL RESOLUTION THAT the petition requesting enhancement of the facilities at Duthie Park be received and referred to General Manager Community Services for investigation and response.	Cutler, Alicia	11/06/2024	
23/07/2024	Telecommunications Policy Review	COUNCIL RESOLUTION THAT Council review the Telecommunication Facilities on Council Land Policy.	Roberts, Kellie	20/12/2024	24 Jul 2024 Action reassigned to Roberts, Kellie 09 Aug 2024 Target date changed by Roberts, Kellie from 06 August 2024 to 30 September 2024 - Allow time to review policy and consult with stakeholders prior to presenting to Council Briefing. 29 Aug 2024 Target date changed by Roberts, Kellie from 30 September 2024 to 20 December 2024 - Allowance of time to develop policy review
13/08/2024	Adopted Charge for Water Purchased via Standpipe for the 2024-25 Financial Year	COUNCIL RESOLUTION THAT Council request a report on options for a Rebate Policy.	Toon, Dan	27/08/2024	30 Sep 2024 7:57am Toon, Dan Information being collated to assist preparation of a report.
13/08/2024	Proposed Sale of 34 Wood Street & 402 Denison Street by Closed Tender to adjoining neighbours	COUNCIL RESOLUTION THAT pursuant to Section 236(1)(c)(iv) of the <i>Local Government Regulation 2012 (Qld)</i> , the Chief Executive Officer (Coordinator Property and Insurance) be authorised to proceed with Option 1 as outlined within the report.	Mills, Michelle	31/03/2025	29 Aug 2024 Target date changed by George, Michelle from 27 August 2024 to 31 March 2025 - Preparing documentation to call Tenders. Additional time allowed for settlement of contract after tender is awarded. 29 Aug 2024 Action reassigned to Mills, Michelle

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 COMMITTEE REPORTS

Nil

10 COUNCILLOR/DELEGATE REPORTS

Nil

11 OFFICERS' REPORTS

11.1 ROCKHAMPTON AGRICULTURAL SHOW COMMITTEE

File No:	14298
Attachments:	Nil
Authorising Officer:	Zac Garven - Tourism and Events Manager Wade Clark - Acting Executive Manager Advance Rockhampton
Author:	Eileen Brown - Events Coordinator

SUMMARY

This report outlines the Rockhampton Agricultural Show Committee for the 2025 Show.

OFFICER'S RECOMMENDATION

THAT Council endorse the membership of the 2025 Show Committee as follows:

- Zac Garven Tourism & Events Manager, Advance Rockhampton (Chair)
- Councillor Grant Mathers (while appointed as a Councillor)
- Rod Green
- Ian Lovegrove
- Sharnie de Klerk
- Eileen Brown, Events Coordinator, Advance Rockhampton
- Jessica Cheesman, Event Officer, Advance Rockhampton (Secretary)

COMMENTARY

The role of this committee is to provide oversight for delivery of the event and experienced feedback. The 2025 Rockhampton Agricultural Show Committee will meet with the Advance Rockhampton event officers on a monthly basis and provide advice on matters relating to the 2025 Rockhampton Agricultural Show

BACKGROUND

The Rockhampton Agricultural Show Committee has been a beneficial aspect in facilitating and overseeing the activations and planning aspects of the Show in previous years and their background and experience will be beneficial to the 2025 Show delivery. The committee selection was offered as first right of refusal to the current standing committee.

PREVIOUS DECISIONS

The previous motion for the 2024 Committee was approved at Council Meeting on 14 November 2023.

BUDGET IMPLICATIONS

No budget implications in the allocation of this committee for the 2025 Rockhampton Agricultural Show Committee.

LEGISLATIVE CONTEXT

NIL

LEGAL IMPLICATIONS

NIL

STAFFING IMPLICATIONS

NIL

RISK ASSESSMENT

NIL

CORPORATE/OPERATIONAL PLAN

Corporate Plan Goal 2.1: Our places and spaces enhance the liveability and diversity of our communities. Effort: We encourage diversity of community events and innovative use of our places and spaces.

Corporate Goal 3.3: Our work attracts visitors to the Region. Effort: We design places and deliver events that encourage visitors to come and stay

CONCLUSION

The Rockhampton Show is an event that comprises many stakeholders and many different moving parts, and the Committee will play a role in the review of concepts, changes or discrepancies that are brought up in relation to the Sections, Programming and Event logistics.

11.2 ROCKHAMPTON AGRICULTURAL SHOW 2025 & 2026 TENDER CONSIDERATION PLAN

File No: 14298
Attachments: Nil
Authorising Officer: Zac Garven - Tourism and Events Manager
Wade Clark - Acting Executive Manager Advance
Rockhampton
Author: Eileen Brown - Events Coordinator

SUMMARY

This report seeks approval under s230 of the Local Government Regulation (2012) for the procurement of various goods and services for the Rockhampton Agricultural Show 2025 - 2026.

OFFICER'S RECOMMENDATION

THAT pursuant to s230 of the *Local Government Regulation 2012* Council receives this report and adopts the Tender Consideration Plan as outlined in this report for the procurement of various goods and services for the 2025 and 2026 Rockhampton Agricultural Show.

COMMENTARY

The Rockhampton Agricultural Show is one of the major events on the calendar for the Rockhampton Region. The Rockhampton Agricultural Show is all inclusive and ensures that all demographics and interests are catered for. The offering is one that is comprehensive and offers a wide range of activities and entertainment options.

The Rockhampton Agricultural Show's main purpose is to deliver a unique experience that will draw visitors to the region, provide an iconic event for locals to continue to enjoy.

The Rockhampton Agricultural Show has expectations to deliver new, interesting, engaging elements that exceed expectations and deliver entertaining programs across the event.

Vital aspects of the Rockhampton Agricultural Show that play a part in the exciting program and events offering are detailed below

- Musicians
- Visual Arts performers
- Public Arts performers
- Staging, Lighting Theming and Event Dressing
- Fireworks Displays
- Marketing and Advertising
- Variety of Various Vendors
- Food, Drink, Trade and Market Stalls
- Ticketing, accreditation and event platforms

The tender consideration plan set out in this report is for the Rockhampton Agricultural Show coordination in 2025 & 2026.

BACKGROUND

Rockhampton Regional Council has committed to continue delivery of the Rockhampton Agricultural Show for the community and region.

PREVIOUS DECISIONS

Council have supported the Rockhampton Agricultural Show since taking the agreement to deliver in 2019.

The tender consideration plan brought to council on 22 November 2023 was supported by Council for the 2023 & 2024 Show.

BUDGET IMPLICATIONS

The 2025 Rockhampton Agricultural Show is included in the 24/25FY Advance Rockhampton Budget.

LEGISLATIVE CONTEXT

The following Tender Consideration Plan has been prepared under Div3 s230 of the *Local Government Regulation (2012)* – Exceptions for medium-sized and large-sized contractual arrangements.

“230 Exception of quote or tender consideration plan prepared

- (1) A local government may enter into a medium-sized contractual arrangement without first inviting written quotes or tenders if the local government –
 - (a) Decides, by resolution, to prepare a quote or tender consideration plan: and
 - (b) Prepares and adopts the plan.
- (2) A quote or tender consideration plan is a document stating
 - (a) The objectives of the plan; and
 - (b) How the objectives are to be achieved; and
 - (c) How the achievement of the objectives will be measured; and
 - (d) Any alternative ways of achieving the objectives, and why the alternative ways were not adopted; and
 - (e) The proposed terms of the contract for the goods or services; and
 - (f) A risk of the market from which the goods or services are to be outlined

Tender Consideration Plan:

The following Tender Consideration Plan is set for the Rockhampton Agricultural Show coordination for 2025 – 2026:

Objective:

The objective of this plan is to seek approval for the procurement of various categories to deliver a unique experience that will be a major draw card for visitors to the Rockhampton Agricultural Show.

How the objectives will be measured:

Suppliers will be selected based on the process detailed in the table below:

Category	Criteria	Process
Marketing and advertising	A marketing plan will be designed to advertise all aspects of the show and target key markets	Suppliers will be engaged as per Council's Register of Prequalified Suppliers for Provision of Marketing Promotions, Advertising and Media Services where possible. Where a specific type of marketing/advertising is required and not available from suppliers on the Register e.g. targeted audience, niche publication etc. justification will be provided on the purchase order including identifying agreements and in kind support from marketing bodies. Targeted platform marketing and ticket sales provider used to meet any grant funding requirements if applicable
Fireworks/Lightshow	Ability to deliver a light show or firework display and specifications based on theme potential sponsorship/partnership	Three quotes sourced from suppliers where possible. Identification of sponsor / partnership potential taken into consideration in evaluation of offers. Consideration also given to individual operator's suitability for all events held throughout the year.
Entertainment – covers musicians, show performers, major drawcard entertainment, and visual art performers, and helps build the atmosphere through-out the event	<ul style="list-style-type: none"> - Genre - Price - Audience potential - Draw card potential - Availability - Theme - Staging - Ratio of local acts to outside of region performers - Programming requirements 	Online EOI Form on Rocky Show website Specific draw card entertainers and major show entertainment providers will be approached directly to quote based on meeting the programming needs. Where a specific type of entertainment is required cost will be evaluated alongside return on investment, audience reach and suitability.
Stage, Audio, Lighting, Furniture and Event Dressing and Uniforms	<ul style="list-style-type: none"> - Specific requirements for each area and stage based on suitability and theme - Availability to deliver set requirements - Budget - Bump in time frames 	Suppliers will be engaged as per Council's Register of Prequalified Suppliers for Event Equipment Hire and Event Equipment Services. Themed areas are taken into consideration as well as multiple staging, event dressing requirements and unique requirements sourced from external suppliers outside of the register if required. In this instance quotes will be sourced to ensure best value for money, suitability, and ability to meet requirements of the event. Sharing business between local providers for a more even distribution of work between local businesses. Where specific type of equipment is required justification will be provided (on the purchase order) as to why the preferred supplier arrangement was not used.
Food, Drink and	<ul style="list-style-type: none"> - Genre 	EOI email is sent to all database on file, local

Market Stall Holders	<ul style="list-style-type: none"> - Price - Audience potential - Draw Card potential - Availability - Theming and Look - Standard of goods delivered - Licenses, permit and insurance required by legislation - Infrastructure/ Resource needs - Previous event behavior - Priority will be given to market stall holder where payment confirmation is made prior to due date. 	<p>and outside region.</p> <p>Online EOI Form on Rocky Show website</p> <p>Standard and product type plays a large role in evaluation of suppliers as well as, resourcing needs, previous behavior/ conduct, payment deadline met and legislative requirements met.</p> <p>Note: Some food, drink and market stall holders are included in the Showman's Guild contractual obligations</p>
For other ancillary Goods and Services as required for the Rockhampton Show (including operational requirements eg. Site Management)	<ul style="list-style-type: none"> - Ability to deliver set requirements - Budget - Bump in time frames 	<p>Suppliers will be engaged as per Council's preferred supplier list/register of pre-qualified suppliers (where applicable)</p> <p>Where it is not feasible to seek quotes for unique goods/services justification will be provided (on the purchase order) as to why multiple quotes could not be obtained (eg specialised or sole supplier of said service)</p> <p>Multiple contracts may be sourced to avoid needing to freight from out of region.</p>

Alternative ways of obtaining objectives:

The objectives of the plan could be achieved by issuing a number of traditional invitation to quote and/ or Tenders, however due to the significant volume of goods and services, and the unique experience Council is delivering, this method is not considered practical.

Proposed terms of Contract:

The proposed terms of the Contract will be Council's Conditions of Order, where there is a higher value/higher risk procurement, the Contracts & Tenders team will be consulted to determine the most suitable terms of the contract.

Risk Analysis of the market:

Due to the significant volume of required, there are a number of markets which need to be considered. In most instances, there are a large number of suppliers available to provide the required goods and services, with the exception of specialist goods and services.

LEGAL IMPLICATIONS

There are no identified legal implications relevant to the Tender Consideration Plan being presented for consideration.

STAFFING IMPLICATIONS

An EOI will be sent to all RRC staff as required to assist in delivery of the event. Where this can not be met external labour providers on Councils Registered Supplier panel are engaged

RISK ASSESSMENT

Risk assessment for this event will be conducted in accordance with the requirements set out in the Work Health and Safety protocols by RRC

CORPORATE/OPERATIONAL PLAN

Corporate Plan Goal 2.1: Our places and spaces enhance the livability and diversity of our communities. Effort: We encourage diversity of community events and innovative use of our places and spaces.

Corporate Goal 3.3: Our work attracts visitors to the Region. Effort: We design places and deliver events that encourage visitors to come and stay

CONCLUSION

It is recommended Council adopts the proposed Tender Consideration Plan for the 2025 and 2026 Rockhampton Agricultural Shows.

11.3 MOUNT MORGAN BUY LOCAL PROMOTION

File No: 7141
Attachments: Nil
Authorising Officer: Wade Clark - Acting Executive Manager Advance Rockhampton
Author: Amanda Hinton - Senior Advisor Economic Development

SUMMARY

The Mount Morgan Buy Local Promotion is an annual campaign run by Mount Morgan Promotion and Development to encourage Mount Morgan residents and visitors to support Mount Morgan businesses in the lead up to Christmas. The Council through Advance Rockhampton has previously provided financial and in-kind support for this campaign and a partnership arrangement is being sought for the 2024 campaign.

OFFICER'S RECOMMENDATION

THAT Council sponsors the Mount Morgan Buy Local Promotion campaign in 2024 to the value of \$500.

COMMENTARY

The Mount Morgan Buy Local Promotion is a joint marketing campaign that has been running since 2018 in partnership between Mount Morgan Promotion and Development (MMPAD) and Advance Rockhampton. The promotional campaign will be launched in mid-October and will conclude on 18 December with the winners announced on Friday 20 December at the annual Mount Morgan Twilight Christmas Concert.

The promotion has been successful in encouraging residents and visitors to the town to spend more locally. Last year 28 businesses participated in the promotion, and it is estimated that over 3000 entries were received over the two month campaign.

In 2023 the \$500 sponsorship from Council was supported by additional sponsorships including a \$500 cash contribution from MMPAD and contributions from local business bringing the final prize total for the promotion to \$3,380. It is anticipated that similar sponsorship will be obtained again in 2024. MMPAD will be responsible for the administration and marketing associated with the promotion. This in-kind contribution from MMPAD is estimated to be valued at over \$2000.00.

In addition to the \$500 sponsorship, Advance Rockhampton provides in-kind support by assisting with the design of promotional materials and the production of 10 corflute signs to promote the campaign.

MMPAD are proposing the following marketing and communication activities for the 2024 campaign:

- Joint media release from Advance Rockhampton and MMPAD.
- MMPAD and Advance Rockhampton "social tiles" and a poster developed by Advance Rockhampton on Facebook and shared these across Mount Morgan and Rockhampton sites.
- MMPAD will run four full-page ads in the Argus valued at \$1000 to promote the campaign.
- MMPAD will run a quarter page ad in the CQ Today.

The sponsorship will be acknowledged through the following methods:

- Council and Advance Rockhampton logos will be on all corflutes, posters and marketing materials.
- Posters developed by Advance Rockhampton will be used on the entry boxes and as advertisements in the Mount Morgan Argus and on MMPAD's Website.
- Social Tiles developed by Advance Rockhampton will be used on MMPAD's Facebook page and shared across various sites.
- Council and Advance Rockhampton logos on external media (i.e. CQ Today).
- Sponsorship will be acknowledged on all marketing collateral.
- Sponsorship will be acknowledged in media releases.
- The draw will be held in conjunction with the Twilight Christmas Concert, the sponsorship will be acknowledged on the Concert program.
- The Mayor and Councillors will be invited to participate and draw the winners from the barrel.
- Photos taken during the draw and published on Facebook following the event.

The Mount Morgan Buy Local Promotion encourages people to spend money in the local community which has significant economic benefits.

BACKGROUND

Council through Advance Rockhampton has been supporting the Mount Morgan Buy Local Promotion since its inception in 2018.

PREVIOUS DECISIONS

Nil

BUDGET IMPLICATIONS

The sponsorship of the Mount Morgan Buy Local Promotion will cost \$500, noting that Advance Rockhampton's Economic Development team has budget for this expense.

LEGISLATIVE CONTEXT

Nil

LEGAL IMPLICATIONS

Nil

STAFFING IMPLICATIONS

Type text

RISK ASSESSMENT

Nil

CORPORATE/OPERATIONAL PLAN

Operational Plan

Goal 2.2 We support our communities through our activities and programs.

Goal 3.4 We support our Region's economy through our projects and activities.

Corporate Plan

Goal 2.2 We support our communities through our activities and programs.

Goal 3.4 We support our Regions economy through our projects and activities.

CONCLUSION

Partnering with MMPAD to support this event provides an opportunity to nurture economic growth within the community of Mount Morgan which has multiple flow on effects.

11.4 PRELIMINARY APPROVAL FOR BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME FOR THE DEMOLITION OF A DWELLING HOUSE AND CHAPEL AND RELOCATION OF A CARPORT

File No: D/189-2023

Attachments:

1. [Locality Plan](#)
2. [Photo of House](#)
3. [Building Demolition Plan](#)
4. [AMF Building Design Report](#)
5. [Tapsell Consulting Engineers Report](#)
6. [Additional Tapsell Consulting Engineers Report](#)

Authorising Officer: Amanda O'Mara - Coordinator Development Assessment
Doug Scott - Acting General Manager Community Services

Author: Sophie Muggeridge - Planning Officer

SUMMARY

Application Number: D/189-2023

Applicant: J W Sparrow and S M Sparrow

Real Property Address: Lot 1 on SP342953 (Previously Lot 1 on RP600680 and Lot 134 on RP309954)

Common Property Address: 12 Athelstane Street, The Range

Area of Site: 2,781 square metres

Planning Scheme: *Rockhampton Region Planning Scheme 2015* (version 4.4)

Planning Scheme Zone: Low Density Residential Zone

Planning Scheme Overlays: Character Overlay

Existing Development: Single Dwelling House

Approval Sought: Preliminary Approval for Building Works Assessable against Planning the Scheme for the Demolition of a Dwelling House and Chapel and relocation of a Carport

Category of Assessment: Assessable subject to Impact Assessment

Submissions: One (1)

Referral Agency: Nil

OFFICER'S RECOMMENDATION**RECOMMENDATION A**

THAT in relation to the application for a Preliminary Approval for Building Works Assessable against the Planning Scheme for the Demolition of a Dwelling House and Chapel and relocation of a Carport, made by J W Sparrow and S M Sparrow, located at 12 Athelstane Street, The Range, described as Lot 1 on SP342953 (Previously Lot 1 on RP600680 and Lot 134 on RP309954), Council resolves to provide the following reasons for its decision:

STATEMENT OF REASONS

Description of the development	
Building Works Assessable against the Planning Scheme for the Demolition of a Dwelling House and Chapel and relocation of a Carport	
Reasons for Refusal	
<p>a) The proposed development will compromise the Strategic Framework in the <i>Rockhampton Region Planning Scheme 2015</i> (version 4.4).</p> <p>b) The development will compromise the purpose of the Character Overlay Code in the <i>Rockhampton Region Planning Scheme 2015</i> (version 4.4).</p> <p>c) The supporting information does not identify the buildings are structurally unsound and incapable of repair; and</p> <p>d) The existing Dwelling House and chapel contribute positively to the character of the streetscape and demolishing the structures will impact the traditional character of the area.</p>	
Assessment Benchmarks	
<p>The development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Strategic Framework; and • Character Overlay Code. 	
Compliance with assessment benchmarks	
The development was assessed against all of the assessment benchmarks listed above and does not comply.	
Assessment Benchmark	Non-compliance with benchmark
Strategic Framework	<p>3.5 Community identity and diversity</p> <p>3.5.4 Element – Heritage and character</p> <p>3.5.4.1 (4)</p> <p>The proposal does not comply with Specific outcome 3.5.4.1 (4) because the proposal is to demolish the existing character Dwelling House despite the residential character demolition control area overlay provisions. Where 3.5.4.1 (4) requires areas with residential character to be maintained by retaining buildings of a character nature to preserve the streetscape and built form.</p> <p>The proposed demolition of the Dwelling House compromises the Heritage and Character Element of the Strategic Framework, which states:</p> <p><i>(4) “Rockhampton and Mount Morgan possess specific areas of residential and commercial character. These areas are maintained by retaining specific buildings and ensuring sensitive redevelopment and demolition controls to preserve the streetscapes and built form.”</i></p> <p>The existing Dwelling House and Chapel contributes positively to the character of the surrounding urban area in Athelstane Street by integrating design features and materials that are consistent with the surrounding character homes and built form located along Athelstane Street. The demolition of this dwelling (and associated structures) would undermine the traditional character of the street.</p>

	Therefore, the proposal does not comply with the specific outcome.
Character Overlay Code	<p>Performance Outcome (PO) 11</p> <p>The proposal does not comply with Acceptable Outcome (AO) 11.1 because the proposal has not identified that the buildings are structurally unsound nor incapable of repair. The development further does not comply with the Performance Outcomes of PO11, or the overall outcomes of the Character Overlay Code because the Dwelling House contributes to the residential character of the streetscape.</p> <p>The supporting reports state that the dwelling is repairable, specifically the financial estimate report prepared by <i>AMF Building Design</i> which offers two (2) options for renovations to make the dwelling “suitable for use as a residential dwelling”. Whilst the report identifies repairable areas to improve the functionality of the Dwelling House, it also states that the “footings and foundations are working to the original design specification and appear to be performing adequately”. The report further indicates the defects that are identified are capable of repair.</p> <p>Further to this, the reports prepared by <i>Tapsell Consulting Engineers Pty Ltd</i> states that the “building still possesses a serviceable life” and “has maintained a level of durability “as is” and is functioning”. This report further states that whilst the building has been exposed to recent cyclone and/or other historical weather events, “it still maintains its ability to perform”.</p> <p>The Dwelling House, whilst located on a battleaxe lot is nevertheless visible from the the street due to the site sloping downwards from west to east towards the road frontage. The Dwelling House is recognisable as having character value and design features that are reflected along the Athelstane Street that form part of the character of the streetscape and contribute positively to the character of the area.</p> <p>Therefore, the proposal has not adequately demonstrated that the Dwelling House is structurally unsound, and incapable of repair and that the demolition will reduce the character values of the Athelstane Street streetscape and consequently, should be retained in its original position.</p>
Relevant Matters	
The proposed development was not assessed against any relevant matters outside of the matters prescribed by regulation.	
Matters raised in submissions	
The proposal was the subject of public notification between 8 February 2024 and 1 March 2024 in accordance with the requirements of the Planning Act 2016 and the Development Assessment Rules, and one (1) submission was received.	
Lack of validity in costing estimate	<p>The submitter raised concerns that the costing estimate provided by the applicant has no validity to the proposal as the financial estimate report outlines the following options:</p> <ul style="list-style-type: none"> - Option One - “Minimum works to make suitable and level and use as is”. - Option Two - “Indicative option if the intention would be to retain the existing dwelling and repair or make suitable for use as a residential dwelling”. <p>Both options identify the cost of repairs to maintain or renovate the existing structure rather than rebuilding a new dwelling house.</p> <p>Council’s assessment concluded that the reports indicate the defects</p>

	that are identified are capable of repair.
Reduction in character houses along Athelstane Street	<p>The submitter raised concerns around the application material identifying a reduction in character houses along Athelstane Street.</p> <p>There are several properties identified within Athelstane Street that contain the character overlay within the planning scheme. These existing character homes have been maintained and continue to positively contribute to the character of the street. No development applications have been lodged against these properties for the demolition of a Dwelling House.</p>
Visual impact on the streetscape	<p>The submitter raised concerns regarding the visual impact on the Athelstane streetscape if the house was to be demolished.</p> <p>Council officers undertook several site inspections and identified the Dwelling House being visible from the road frontage. The Dwelling House is recognisable as having character value and design features that are reflected along the Athelstane Street that form part of the character of the streetscape and contribute positively to the character of the area.</p>
Matters prescribed by regulation	
<ul style="list-style-type: none"> • The Rockhampton Region Planning Scheme 2015 (version 4.4); • Central Queensland Regional Plan 2013; and • The common material, being the material submitted with the application. 	

RECOMMENDATION B

THAT in relation to the application for a Preliminary Approval for Building Works Assessable against the Planning Scheme for the Demolition of a Dwelling House and Chapel and relocation of a Carport, made by J W Sparrow and S M Sparrow, located at 12 Athelstane Street, The Range, described as Lot 1 on SP342953 (Previously Lot 1 on RP600680 and Lot 134 on RP309954), Council resolves to refuse the application given the following reasons:

- The proposed development will compromise the strategic framework in the *Rockhampton Region Planning Scheme 2015 (version 4.4)*.
- The development will compromise the purpose of the Character Overlay Code in the *Rockhampton Region Planning Scheme 2015 (version 4.4)*;
- The supporting information does not identify the buildings are structurally unsound and incapable of repair; and
- The existing Dwelling House and chapel contribute positively to the character of the streetscape and demolishing the structures will impact the traditional character of the area.

BACKGROUND

SITE AND LOCALITY

The site is located at 12 Athelstane Street, The Range, formally described as Lot 1 on SP342953 (Previously Lot 1 on RP600680 and Lot 134 on RP309954), is irregular shaped and has a total site area of 2,782 square metres. The site is improved by the existing 160 year old Dwelling House, chapel and carport.

The subject site is immediately bound by the Low Density Residential Zone with single Dwelling Houses to the north, east, south and west. The subject site is a battleaxe lot, with the proposed Dwelling House located to the rear. A single vacant lot to the front of the site incorporates the majority of the street frontage.

The wider area is characterised by the low density residential suburb of The Range.

PROPOSAL

The Applicant seeks a Preliminary Approval for Building Works Assessable against the Planning Scheme for the Demolition of a Dwelling House and Chapel and relocation of a Carport over the subject site.

Specifically, the proposal is to demolish the existing 160 year old Dwelling House and chapel to allow the owners to construct a new Dwelling House on the subject site. The existing carport is proposed to be relocated off site.

PLANNING ASSESSMENT**Matters for Consideration**

This application has been assessed by relevant Council planning 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.

Strategic Planning Comments

Recommends refusal, as per below comments:

Strategic Planning objects to Development Application D/189-2023 - Preliminary Approval for Building Works Assessable against the Planning Scheme for the Demolition of a Dwelling House and Chapel and relocation of a Carport. The proposed demolition compromises the Heritage and Character Element of the Strategic Framework under the Rockhampton Region Planning Scheme. In particular, the Specific Outcomes (3.5.4.1) state:

(2) "Development contributes to and enhances the character and identity of existing and new communities in both urban and rural areas."

(4) "Rockhampton and Mount Morgan possess specific areas of residential and commercial character. These areas are maintained by retaining specific buildings and ensuring sensitive redevelopment and demolition controls to preserve the streetscapes and built form."

The existing Dwelling House and chapel contribute positively to the character of the surrounding urban area in Athelstane Street. The demolition of this dwelling (and associated structures) would significantly undermine the traditional character and amenity of the street. It is recognised the importance of protecting early Queensland residential buildings, as well as the unique streetscapes found in character areas. Preserving our character areas is vital not only for maintaining our architectural heritage but also for ensuring a vibrant and cohesive community for future generations.

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 subject site is situated within the Urban Area designation under the scheme's strategic framework map. The strategic framework themes and their strategic outcomes, as identified within Part 3 of the Rockhampton Region Planning Scheme 2015 are applicable:

- (i) Settlement Pattern
- (ii) Natural Environment and Hazards
- (iii) Community Identity and Diversity

3.5.2 Element – Heritage and character

3.5.4.1 Specific Outcomes

1. *Development is compatible with heritage values, including indigenous cultural heritage values, places, buildings, features and landscapes reflecting the history and identity of the planning scheme area.*
2. *Development contributes to and enhances the character and identity of existing and new communities in both urban and rural areas.*
3. *The cultural values of the heritage place or area that are potentially associated with the landscape features of a site and its surroundings, including coastal features, wetlands and relics of past activities found during development of the site, are respected and are not subject to changes that would significantly impact on the values or features.*
4. ***Rockhampton and Mount Morgan possess specific areas of residential and commercial character. These areas are maintained by retaining specific buildings and ensuring sensitive redevelopment and demolition controls to preserve the streetscapes and built form.***
5. *The Rockhampton Principal Centre (particularly Quay Street) contains many heritage listed and commercial character buildings. New development within this centre is in keeping with the surrounding built form and streetscape and the reuse and upkeep of existing buildings is supported.*

- (iv) Access and Mobility
- (v) Infrastructure and Services
- (vi) Natural Resources and Economic Development

The proposal does not comply with Heritage and Character element of the Strategic Framework. An assessment against the Strategic Framework is contained in the Statement of Reasons in **Recommendation A** of this report.

Rockhampton Regional Planning Scheme Code

The following code is applicable to this application:

- Character Overlay Code.

The Character Overlay Code is applicable to the development. The purpose of the Character Overlay Code identifies that -

1. *The purpose of the character overlay code is to:*

- (a) ***prevent relocation and demolition of those dwelling houses that contribute to the residential character of the streetscape;***

- (b) *prevent the demolition or adverse renovation of commercial character buildings which may reduce or destroy the streetscape values of the Rockhampton principal centre; and*
- (c) *ensure the design of any new development is compatible with nearby places of identified character value.*

2. *The purpose of the code will be achieved through the following overall outcomes:*

- (a) ***buildings are protected and retained so they continue to contribute to the traditional character and amenity of the street;***
- (b) *the traditional streetscape area is kept intact and is not diminished by new development;*
- (c) *new buildings and any substantial extensions to existing buildings in the residential character design control area incorporate design elements that are compatible with the architecture and established character of the area;*
- (d) *development (including renovations and extensions) in the residential character design control area ensures:*
 - (i) *that the design is sensitive to the built form, scale and character of the original building and surrounding buildings in the streetscape;*
 - (ii) ***the protection and retention of buildings that contribute to the character and architectural form of the area;***
 - (iii) *the roof profile and building materials used are consistent with adjoining buildings;*
 - (iv) *the front façade of buildings is consistent with the predominant front façade profiles of other character dwelling houses in the street and include a verandah which addresses the street;*
 - (v) *enclosing the ground floor of a building does not have an adverse impact on its character;*
 - (vi) *carports and garages do not dominate the frontage and are subservient to the predominant building; and*
 - (vii) *low-rise (up to two (2) storeys) infill dwelling types such as dual occupancies and multiple dwelling units are at a dwelling house scale and incorporate design features that are compatible with the established character within the streetscape;*
- (e) *sites within the residential character demolition control area are identified to value-add to the existing streetscape throughout the region. Demolition controls ensure:*
 - (i) ***development protects residential buildings (or a part of a building) that forms part of a character streetscape primarily consisting of residential dwellings;***
 - (ii) *development involving partial demolition work is facilitated through appropriate built form measures; and*
 - (iii) *development permits demolition or removal of residential character buildings that are structurally unsound and incapable of repair.*

The proposal does not comply with the purpose of the Character Overlay Code or the relevant Performance Outcome and Acceptable Outcomes. An assessment of the Performance Outcome is contained in the Statement of Reasons in **Recommendation A** of this report.

CONSULTATION

The proposal was the subject of public notification between 8 February 2024 and 1 March 2024, in accordance with the requirements of the Planning Act 2016 and the Development Assessment Rules, and one (1) properly made submission was received.

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

CONCLUSION

THAT the proposal will compromise the Strategic Framework of Rockhampton Region Planning Scheme 2015. Furthermore, the proposal does not comply with the purpose or the provisions included in the Character Overlay Code. The proposal is therefore, recommended for refusal.

**PRELIMINARY APPROVAL FOR
BUILDING WORKS ASSESSABLE
AGAINST THE PLANNING SCHEME
FOR THE DEMOLITION OF A
DWELLING HOUSE AND CHAPEL AND
RELOCATION OF A CARPORT**

Locality Plan

Meeting Date: 9 October 2024

Attachment No: 1



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**PRELIMINARY APPROVAL FOR
BUILDING WORKS ASSESSABLE
AGAINST THE PLANNING SCHEME
FOR THE DEMOLITION OF A
DWELLING HOUSE AND CHAPEL AND
RELOCATION OF A CARPORT**

Photo of House

Meeting Date: 9 October 2024

Attachment No: 2



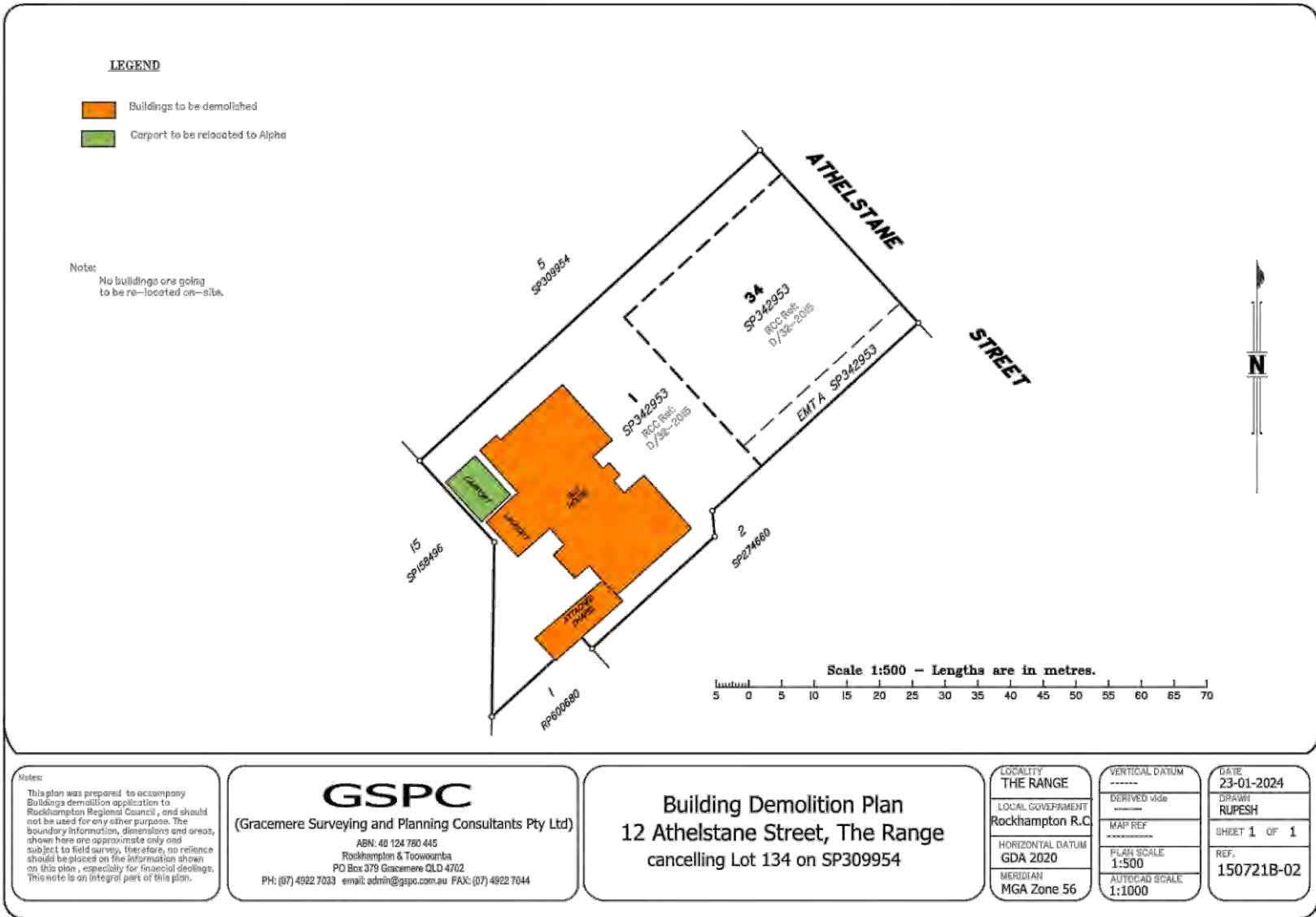
12 Athelstane Street, The Range (www.realestate.com.au)

**PRELIMINARY APPROVAL FOR
BUILDING WORKS ASSESSABLE
AGAINST THE PLANNING SCHEME
FOR THE DEMOLITION OF A
DWELLING HOUSE AND CHAPEL AND
RELOCATION OF A CARPORT**

Building Demolition Plan

Meeting Date: 9 October 2024

Attachment No: 3



**PRELIMINARY APPROVAL FOR
BUILDING WORKS ASSESSABLE
AGAINST THE PLANNING SCHEME
FOR THE DEMOLITION OF A
DWELLING HOUSE AND CHAPEL AND
RELOCATION OF A CARPORT**

AMF Building Design Report

Meeting Date: 9 October 2024

Attachment No: 4

REPLACE STUMPS AND ASSOCIATED REPAIRS

at

12 ATHELSTONE ST

FOR

J & S SPARROW

C/- GSPC



Image of Stumps



Andrew M Fisk

Director & Design Manager
0423375400
andrew@amfbuildingdesign.com.au
ABN 22143 527 198
QBCC Lic 1068756
BDAQ 1276
262 Grubb St Koongal QLD 4701

RESIDENTIAL · COMMERCIAL · INDUSTRIAL

262 Grubb St, Koongal QLD 4701
Email: andrew@amfbuildingdesign.com.au
Phone: 0423375400
QBCC Lic No 1068756
BDQ member No 1276

Residential & Commercial Building Design & Drafting.

JOHN & SUSAN SPARROW
C/-
GRACEMERE PLANNING AND SURVEY CONSULTANTS
125 KENT ST
ROCKHAMPTON QLD 4700
21/11/2023

RE: 12 ATHELSTONE ST, STUMP REMOVAL AND ASSOCIATED REPAIRS.

Sunil Govid

Regarding your request to consider the cost associated with replacement of stumps at 12 Athelstone St, for your client. A full detail site investigation has not been undertaken and the cost figures provided are based on the standard Queensland rates provided by Cordells.

Scope of Works

1. Review 12 Athelstone St stumps at ground floor level.
2. Provide an indicative desk top cost budget to remove stumps and repair.

Further works if required.

3. Preparation of a Design Brief and Scope of Works for removal, levelling and repairs.
4. Site measure and drafting of existing plan.
5. Development of design and delivery of Sketch Plans for ground floor.

Limitations

A full detail measure has not been undertaken. This initial report has been restricted to a limited walk through to gauge the existing conditions.

Desktop Estimating using Reed Construction Database Repair and Replace for QLD Residential.

A third-party contractor/s costings have not been sourced.

Option 1

Minimum works to make suitable and level and use as is.

- Remove and dispose of all dwelling stumps.
- Replace with new steel stumps at existing dwelling height.
- Excluding and floor joists or bearers needing to be replaced
- Excluding any floor boarding needing to be replaced
- Excluding any works associated with the retaining walls needed for repair.
- Allowance of \$10,000 per week profit margin

Option 2

Indicative option if the intention would be to retain the existing dwelling and repair or make suitable for use as a residential dwelling. Full scope of work would need to be defined.

- Remove and dispose of all stumps.
- Raise to habitable levels (2.4 m above floor level) and level.

262 Grubb St, Koongal QLD 4701
Email: andrew@amfbuildingdesign.com.au
Phone: 0423375400
QBCC Lic No 1068756
BDQ member No 1276

Residential & Commercial Building Design & Drafting.

- Replace with galvanised steel stumps at new height.
- Remove and replace retaining walls.
- Make good ground floor.
- Excluding Chapel.
- Excluding laundry.
- Allowance of \$10,000 per week profit margin

ESTIMATES PROVIDES AND INDICATIVE COST ONLY for budgeting purposes.

A building contractor or Quantity surveyors detail estimate or quote would be required prior to proceeding with any works for the replace and repair.

Please contact Andrew Fisk 0423375400, you would like to discuss further.

Sincerely

Andrew M Fisk

BArch.

262 Grubb St, Koongal QLD 4701
Email: andrew@amfbuildingdesign.com.au
Phone: 0423375400
QBCC Lic No 1068756
BDQ member No 1276
Residential & Commercial Building Design & Drafting.

Appendix 1: Approx no of stumps

Refer Attached PLAN.

Appendix 2: Budget Estimates

Refer attached Option 1

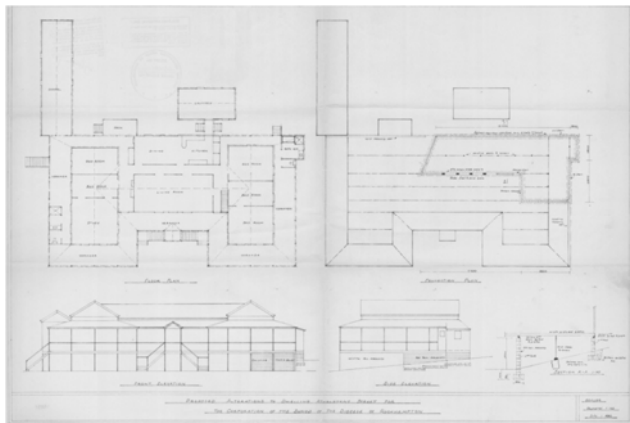
Refer attached Option 2

Appendix 3: Design Brief.

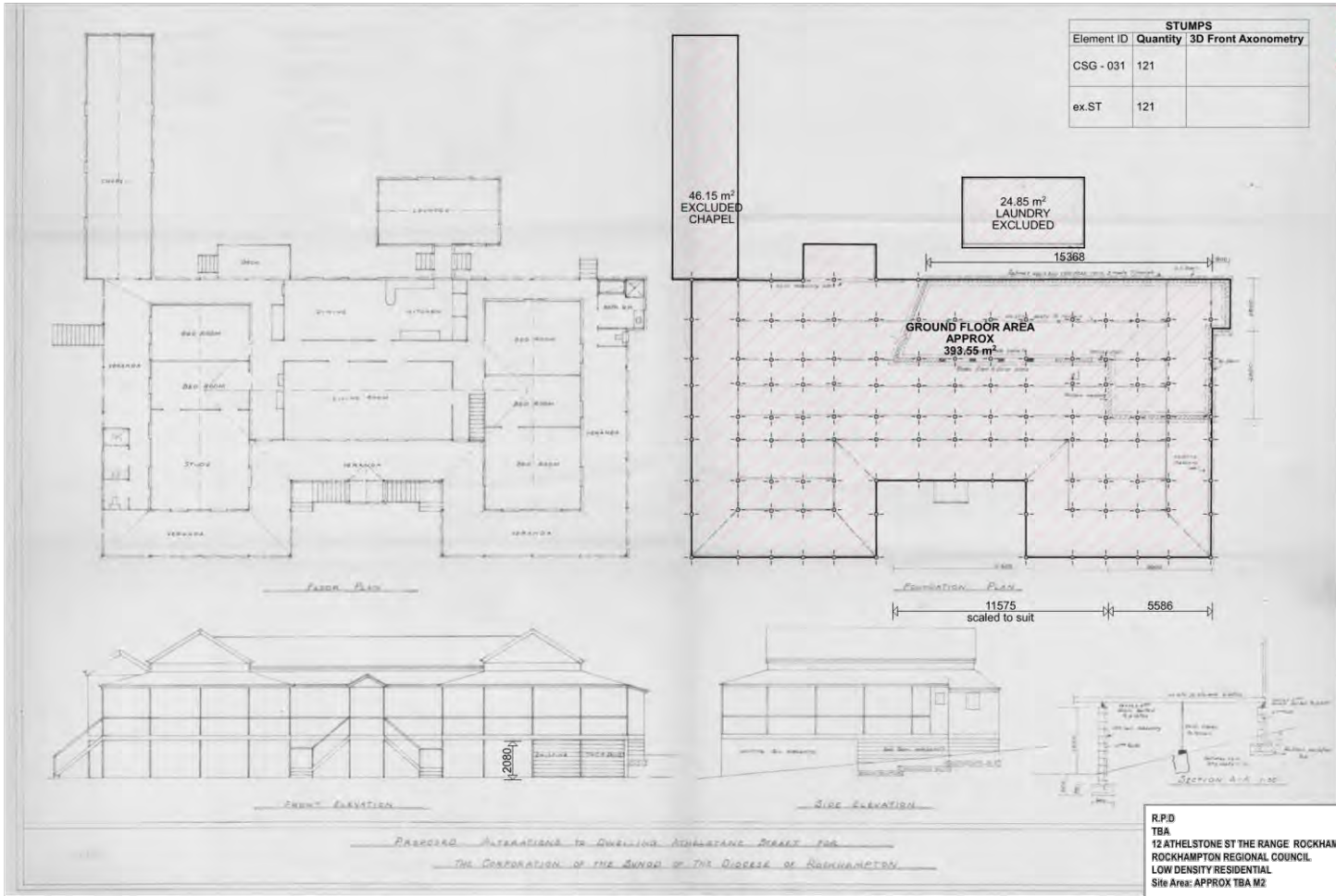
To be fully developed as part of Stage 1, Design Review and Sketch Plans.



Image of exterior.



Plan



STUMPS		
Element ID	Quantity	3D Front Axonometry
CSG - 031	121	
ex.ST	121	

INARY ONLY
ONSTRUCTION)
ESIGN DISCUSSION
2/11/23

R.P.D
TBA
12 ATHELSTONE ST THE RANGE ROCKHAMPTON QLD 4700
ROCKHAMPTON REGIONAL COUNCIL
LOW DENSITY RESIDENTIAL
Site Area: APPROX TBA M2

		Mailing Address 262 Grubb St Koongal QLD 4701 e: amfprojects@bigpond.com m: 0423 375 400				Project Name PROPOSED RESTUMP & ASSOCIATED REPAIRS J & S SPARROW C/- GSPC		Drawing Title: SITE PLAN		Scale: As shown		Date: NOV 2023	
		QBCC No 1068756 ABN 22143 527 198 all projects residential,commercial,industrial		12 ATHELSTONE ST THE RANGE ROCKHAMPTON QLD 4700						Status: SD		Checked By:	
										Project No: AMF23550		Drawing No.: BA/03	
REV ID Issue Date DESCRIPTION												Plot Date: 15/12/2023	

Document Set ID: 40682516
Version: 1, Version Date: 22/12/2023



AMF Building Design
 262 Grubb Street
 Koongal, QLD 4701
 Australia
 Tel: 0423 375 400
 andrew@amfbuildingdesign.com.au

Job Overview

Replace Stumps and Repair, 12 Athlestone St_Option 1

Total: \$215,190.87

Total(including GST): \$236,709.96

Category				Total
The estimate includes an item whose total equals \$0.00. The estimated values shown on this report may not equal the estimated values shown on your estimate.				
RENOVATE - TEMPORARY WORKS.				57,897.80
FOUNDATIONS				25,036.11
PRELIMINARIES - FEES AND CHARGES				5,149.54
CLEANING - BUILDERS				1,181.00
STRUCTURAL STEEL				43,160.70
Sub-Total (categories)				132,425.15
Additional Charges				
Added Overheads				
Engineer (group)	5.00	%		6,621.26
Professional Fees (group)	5.00	%		6,621.26
Overheads (group)	12.50	%		16,553.14
Margin (group)	25.00	%		33,106.29
Contingency (group)	15.00	%		19,863.77
Sub-Total (adjustments)				82,765.72
Total				215,190.87
GST applied to Total				21,519.09
Total (including GST)				236,709.96



AMF Building Design
 262 Grubb Street
 Koongal, QLD 4701
 Australia
 Tel: 0423 375 400
 andrew@amfbuildingdesign.com.au

Job Overview

Replace Stumps and Repair at 12 Athelstone St_Option 2

Total: \$537,856.52

Total(including GST): \$591,642.17

Category	Total
The estimate includes an item whose total equals \$0.00. The estimated values shown on this report may not equal the estimated values shown on your estimate.	
RENOVATE - TEMPORARY WORKS.	75,079.60
FOUNDATIONS	100,805.76
FLOOR - STRUCTURE - BEARERS	4,423.00
FLOOR - STRUCTURE - JOISTS	1,681.60
PRELIMINARIES - FEES AND CHARGES	7,034.54
CLEANING - BUILDERS	2,362.00
STRUCTURAL STEEL	57,408.30
LANDSCAPING - RETAINING WALLS	43,532.40
FLOOR - STRUCTURE - CONCRETE	29,159.00
LANDSCAPING AND EXTERNAL WORKS	20,010.00
Sub-Total (categories)	341,496.20
Additional Charges	
Added Overheads	
Engineer (group)	5.00 % 17,074.81
Professional Fees (group)	5.00 % 17,074.81
Overheads (group)	12.50 % 42,687.03
Margin (group)	25.00 % 85,374.05
Contingency (group)	10.00 % 34,149.62
Sub-Total (adjustments)	196,360.32
Total	537,856.52
GST applied to Total	53,785.65
Total (including GST)	591,642.17

**PRELIMINARY APPROVAL FOR
BUILDING WORKS ASSESSABLE
AGAINST THE PLANNING SCHEME
FOR THE DEMOLITION OF A
DWELLING HOUSE AND CHAPEL AND
RELOCATION OF A CARPORT**

Tapsell Consulting Engineers Report

Meeting Date: 9 October 2024

Attachment No: 5

TAPSELL CONSULTING ENGINEERS PTY LTD
ABN 78 065 154 949
14 Milford Avenue, Frenchville Qld 4701

TCE Ref: 1023-133

18.12.2023

Gracemere Surveying & Planning Consultants Pty Ltd
Email: admin@gspc.com.au

Attention: Mr Sunil Govind

Re: Inspect and Report on Existing Building
At 12 Athelstane Street, The Range Qld 4700

INTRODUCTION

TAPSELL CONSULTING ENGINEERS PTY LTD have been engaged to undertake an independent review of the existing dwelling at the above site address.

SCOPE

The scope of our engagement is to inspect the existing building, gain an understanding of working patterns, investigate the performance to date with particular attention to the following

- The integrity of the existing dwelling.
- Review structural components.
- Identification of/or contributing factors to the building's performance.
- Availability of historical data plans and/or documentation.
- Assess maintenance activities.
- Identify key points of interest and determine mitigating/rectification strategies.

DISCUSSION

The property is in The Range suburb and is approximately 2.0km to the southwest of the Rockhampton CBD. We understand the original building was constructed on or about 1860s i.e., approximately 160 years old.

The adjacent properties in and around Athelstane street are typical of this suburban location and period. A mixture of aged established "Old Queenslander dwellings", highset homes on posts, renovated old Queenslanders and new domestic dwellings. Sealed roads with kerb and channel, sewer and stormwater drainage that are controlled and maintained by the Local Authority i.e., a well-established suburb with age.

Site drainage for this property, and the surrounding properties has an overland flow path draining towards the eastern Athelstane street front boundary.

Page 1 of 3

Document Set ID: 40682516
Version: 1, Version Date: 22/12/2023

It is evident that several critical influences have resulted in the buildings performance to date, namely

- Construction commenced circa 1860.
- 2011 a major review was undertaken of the Australian Building Codes. Building Dispute Practitioners Society recognized deficiencies, primarily due to extended droughts followed by heavy rain/cyclone events, abnormal site moisture control especially around stormwater, sewers and underground services.
- The Athelstane property has been influenced by all these changes and consequently is performing to the original 1860 design parameters.
- Although this building would have been designed and constructed to Codes and regulations current at the time of construction it would not be compliant with today's building regulations.
- This building has an inherit ability to perform and has maintained a level of durability "as is" and is functioning. Maintenance is on regular, permanent, and expensive feature of this building, requiring maintenance beyond what is normally acceptable.
- The building has been exposed to the most recent cyclone events, and all other historical weather events during the life of this structure, and still maintains its ability to perform.

AVAILABLE BUILDING HISTORY

- Building plans – not available.
- Construction circa c 1860s
- Occupied 1892 Bishop Dawes
- 1918 highest most destructive flood 10.1m
- 1954 flood event 9.4m
- Cyclone Larry 2006.
- Cyclone Yasi 2011.
- Cyclone Marcia 2015.
- Cyclone Debbie 2017.
- Hailstorm April 2020.

CONCLUSIONS

Notwithstanding the practical limitations and the scope of this inspection, it needs to be noted that potential influences may exist that cannot be seen or accurately identified at the time of our inspection.

This is an aged building that has lasted well beyond its serviceable life. Current building regulations specifies a minimum 50 years. This building is currently c160 years old. Servicing and maintenance of this building appear to be a continuing and ongoing activity, reacting to structural and non-structural elements that have deteriorated with time.

Based on our site inspection and reconciliation of data collected our assessment of the performance of this building to date we would note the following

1. Shape external ground lines and stormwater drainage to ensure overland flows are directed away from all buildings and to the legal point of discharge.
2. New roof sheeting has been installed however fixings and tie down have not been upgraded.

3. This building would not be Code compliant with current building regulations. It is also doubtful energy efficiency, glazing, plumbing, fire rating, termite certification etc would be compliant.
4. Considerable maintenance is required for any building 160 years old. At some point the cost of continual replacement & maintenance must be checked against the demolition and rebuild new a dwelling.

It is our considered opinion the footings and foundations are working to the original design specification and appear to be performing adequately; however, the footings and foundations have and continue to be undermined by poor site drainage.

FINAL WORD

This is an aged building that has lasted well beyond its serviceable life. As mentioned above serious consideration to cost of continuing repairs and maintenance versus rebuild needs to be genuinely considered.

LIMITATIONS

This investigation and report have been carried out to provide structural assessment of the building complex identified above and only based on observed conditions at time of inspection. No structural calculations were performed to determine the structural capacity of the existing dwelling.

We trust this responds to your inquiry and should you require a more detailed investigation or have any further queries, please contact the undersigned.

Yours faithfully
TAPSELL CONSULTING ENGINEERS PTY LTD



JOHN M. TAPSELL RPEQ 3164
MANAGER

**PRELIMINARY APPROVAL FOR
BUILDING WORKS ASSESSABLE
AGAINST THE PLANNING SCHEME
FOR THE DEMOLITION OF A
DWELLING HOUSE AND CHAPEL AND
RELOCATION OF A CARPORT**

**Additional Tapsell Consulting
Engineers Report**

Meeting Date: 9 October 2024

Attachment No: 6

TAPSELL CONSULTING ENGINEERS PTY LTD

ABN 78 065 154 949

14 Milford Avenue, Frenchville Qld 4701

TCE Ref: 1023-133

29.6.2024

Gracemere Surveying & Planning Consultants Pty Ltd

Email: admin@gspc.com.au

Attention: Mr Sunil Govind

Re: "Follow Up Report" with additional explanatory notes
Existing Building, 12 Athelstane Street, The Range Q 4700

INTRODUCTION

This is a second, more explanatory and detailed report for the existing dwelling at 12 Athelstane Street, The Range.

DISCUSSION

The design life of buildings essentially means the life expectancy, or how long they can be expected to last based on the design, quality of materials, products, construction techniques used, maintenance – etc. This is not to suggest the dwelling will be unacceptable at the end of its design life, it is an approximate industry figure, based on statistics, gathered on other similar designed buildings.

There is a difference between design life and serviceable life. A simplified version would be the design life is based on a statistical industry expected life, and the service life is based on real life performance. Given this explanation, 12 Athelstane street dwelling at 160 years old is well beyond its design life.

All buildings will eventually find that the historical maintenance costs are no longer adequate to meet the replacement and upgrading costs required by current building regulations, this dwelling at 160 years old is approaching the end of its useful life. At this stage of this dwelling's life, a noticeable increase in the number of repairs, replacement, demolitions etc can lead to the owners to seriously review the options to maintain the dwelling and costs "as is" or demolish and rebuild new.

FINAL WORD

Report 9.11.2023 "This building still possesses a serviceable life (years TBC). As mentioned above serious consideration to cost of continuing repairs and maintenance versus rebuild."

This comment still holds true, what needs to be reiterated and highlighted are the real problems with pre-world war II domestic buildings. Over and above the ongoing maintenance and repairs are the hidden structural problems that come with age of any building. Timber deterioration, hidden corrosion problems, building movements with seasonal weather patterns etc etc. these are continuing ongoing problems that comes with age. It is these problems that cannot be easily seen or identified that hold the real risks of moderate, to serious, to disastrous structural failure.

These types of structural failures are more prevalent in older buildings, in particular the pre-world war II buildings. This is a problem that has been investigated and noted with The State Coroner's Office (TSCO). TSCO have been involved and provided a report detailing concerns, and as a consequence of this process the TSCO inquest findings have made comments, and recommendations to the building industry. Older buildings, especially pre-world war II, are statistically more vulnerable to structural failure. These hidden structural elements within older dwellings (eg 12 Athelstane Street), have a higher risk of serious or fatal structural failures with age.

LIMITATIONS

This report has been prepared to clarify the structural assessment of the building report prepared on 9.11.2023. No structural calculations were performed to determine the structural capacity of the existing dwelling.

We trust this responds to your inquiry and should you have any further queries, please contact the undersigned.

Yours faithfully
TAPSELL CONSULTING ENGINEERS PTY LTD



✕ JOHN M. TAPSELL RPEQ 03164
MANAGER

11.5 PLANNING SCHEME MAJOR AMENDMENT - PACKAGE C

File No: RRPS-PRO-2023/005-03

Attachments: 1. [Consultation Report](#)↓

Authorising Officer: Cameron Wyatt - Coordinator Strategic Planning
Wade Clark - Acting Executive Manager Advance
Rockhampton

Author: Alyce James - Strategic Planning Officer

SUMMARY

The purpose of this report is to provide an overview of public consultation undertaken from 19 July 2024 to 16 August 2024 and to formally request approval from the Minister for Housing, Local Government and Planning to adopt the Major Amendment (Package C) to the planning scheme.

OFFICER'S RECOMMENDATION

THAT Council submit a notice to the Minister for Housing, Local Government and Planning requesting approval to adopt the proposed Major Amendment (Package C) to the Planning Scheme in accordance with section 20 of the *Planning Act 2016*.

COMMENTARY

Council resolved on 9 July 2024 to undertake public consultation for the major amendment to the *Rockhampton Region Planning Scheme*. Subsequently, public consultation commenced on Friday 19 July 2024 and concluded on Friday 16 August 2024 (20 business days).

During the public consultation period, 18 submissions were received, with many expressing objections to smaller lot sizes. An outline of the main issues identified is included in the attached Consultation Report. These issues include:

- Objections to smaller lot sizes and high-density living;
- Suggestions for the Council to consider incentives for development uptake and reductions in rates; and
- Proposals to reduce minimum frontages for dual occupancy and multiple dwellings.

The Council is required to respond to each submission, addressing whether any changes will be made to the proposed planning scheme based on the feedback. After reviewing the submissions, it is recommended that no changes be made to the proposed amendment.

Council can now write to the Minister for Housing, Local Government 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 community consultation and how Council plans to address the submissions.

The submission to the Minister in accordance with section 20 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.

The steps for undertaking a major amendment have been outlined below:

1. **Planning and preparation.** Council decides to amend the planning scheme and must outline to the minister the nature and details of the proposed amendment.
2. **State interest review.** The minister must consider the proposed amendment in relation to the purpose of the Act, and state interests. The minister may impose conditions.
3. **Public consultation.** Council must comply with the minister's conditions and undertake public consultation for at least 20 days.
4. **Changing the proposed amendment.** The Council may make changes to the proposed amendment resulting from public consultation.
5. **Effect of changes on public consultation.** Council may repeat public consultation, if the change results in the proposed amendment being significantly different to the version released for public consultation.
6. **Minister's consideration.** Minister to consider if the Council may adopt the proposed amendment.
7. **Adoption.** Council undertakes the adoption of the amendment.

PREVIOUS DECISIONS

Council resolved on 26 September 2023, to commence a major amendment to the Rockhampton Region Planning Scheme, which was subsequently submitted to the Department of State Development, Infrastructure, Local Government and Planning for a State Interest Review on 10 October 2023.

The Department of State Development, Infrastructure, Local Government and Planning advised on 17 June 2024 that Council may proceed to the public consultation stage.

On 9 July 2024, Council resolved to commence public consultation of the proposed major amendment to the planning scheme in accordance with section 20 of the *Planning Act 2016*.

BUDGET IMPLICATIONS

The cost associated with public consultation was funded in Council's 2024-25 Operational Budget. Should the Minister approve Council adopting the amendment, budget has been allocated to cover the adoption costs of the planning scheme.

STAFFING IMPLICATIONS

The public consultation was undertaken primarily by Advance Rockhampton's Strategic Planning team. Should the Minister approve Council adopting the amendment, sufficient staff resources are available to undertake the adoption of the amendment to the planning scheme.

LEGISLATIVE CONTEXT

The process for undertaking a major amendment to the planning scheme is detailed under section 20 of the *Planning Act 2016* and chapter 2 of the *Minister's Guidelines and Rules*.

CORPORATE/OPERATIONAL PLAN

The amendments to the planning scheme align with the ***Operational Plan 2024–25*** Efforts 3.1.2 – Strategic Planning supports the Region's growing population and enables economic development. The operational plan outlines that council will continue to refine the Rockhampton Region Planning Scheme – to support and guide growth and development of the region.

CONCLUSION

Council has properly considered all public submissions in accordance with section 20 of the *Planning Act 2016*. Council can now give the Minister a notice to request approval to adopt the proposed planning scheme major amendment. When that approval is received a further report will be provided to Council to adopt the amendment.

PLANNING SCHEME MAJOR AMENDMENT - PACKAGE C

Consultation Report

Meeting Date: 9 October 2024

Attachment No: 1

Consultation Report

ROCKHAMPTON REGION PLANNING SCHEME

MAJOR AMENDMENT – PACKAGE C (RESIDENTIAL)

Date of Engagement	19 July 2024 to 16 August 2024
Method of Engagement	Social Media, Direct Mail, Website





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 package C). 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 17 June 2024 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 consultation period occurred from 19 July 2024 – 16 August 2024. For this engagement, planning consultants, developers and community members were invited to submit comments. During this period, eighteen submissions were received.



Background

Council's Operational Plan 2024 - 2025 is an annual document that outlines the activities for Council to undertake each financial year. The Operational Plan identifies that Council will continue to refine the planning scheme to support and guide growth and development within the region. To ensure the Rockhampton Region Planning Scheme remains current, section 3.1.2 is achieved by identifying key areas of improvement within the scheme and providing rolling amendments.

The proposed changes to the residential provisions under the planning scheme are in response to the growing need to increase housing diversity and affordability for the Rockhampton region. The proposed changes to the planning scheme respond to the outcomes of the Housing Summit and current housing crisis by providing more opportunities for residential development to occur within the region.

In relation to preparing a planning scheme, there is a legislative requirement under the Planning Act 2016 to carry out public consultation about a proposal to amend a planning scheme.

The major changes to the planning scheme for 'Package C' include:

- changes to the minimum lot size in the reconfiguration of a lot code for low density residential from 400m² to 300m² standard lot and from 600m² to 300m² rear lot (excluding access) and low medium density residential zones from 600m² to 300m² rear lot only (excluding access);
- changes to the level of assessment for multiple dwellings in the low density residential zone from impact assessable to code assessable where located on higher order roads and within 200 metres of a centres zone, park or sport and recreation zone, hospital or university;
- reduce the minimum site area required for dual occupancy from 800m² to 600m² and multiple dwellings from 1,200m² to 1,000m² in the low density residential zone;
- increase density of dwellings for dual occupancy from 1 unit per 400m² to 1 unit per 300m² and multiple dwelling in the low density residential zone from 1 unit per 400m² to 1 unit per 250m²; and
- reduce the minimum lot size for dual occupancy (from 600m² to 400m²) and multiple dwellings (from 1,000m² to 800m²) in the low medium density residential zone.

Council resolved on 26 September 2023, to commence a major amendment to the Rockhampton Region Planning Scheme in accordance with Minister's Guidelines and Rules (Section 20 – Amending planning schemes under Minister's rules – 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 10 October 2023.

The Department of State Development, Infrastructure, Local Government and Planning advised on 17 June 2024 that Council may proceed to the public consultation stage of making or amending a planning scheme, without conditions.



Community Consultation Process


At its Ordinary Meeting on 9 July 2024, Council resolved to undertake public consultation of the proposed Major Amendment (Package C). The consultation ran for a period of twenty business days between 19 July 2024 to 16 August 2024.

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 13 July 2024;
- Social media updates inviting community members to 'Have their Say';
- Updates were emailed to town planning consultants, developers and interested parties; and
- Amendment documentation and fact sheets were made available on Council's website.



Image: Copy of Public Notice published in Central Queensland Today 13 July 2024



PUBLIC NOTICE OF CONSULTATION PERIOD FOR THE PROPOSED MAJOR AMENDMENTS TO THE ROCKHAMPTON REGION PLANNING SCHEME
Planning Act 2016

The Rockhampton Regional Council resolved on 9 July 2024 to commence the consultation period for the proposed Major Amendments – Package B and Package C to the Rockhampton Region Planning Scheme.

The proposed changes to the planning scheme for 'Package B' include:

- Change to the zoning of 78 East Street, Mount Morgan (Lot 1 RP602282, Lot 1 RP605080 and Lot 2 RP608362) from low density residential to local centre zone;
- Changes to allow a Shopping Centre and Shops within the Specialised Centre Zone – Yaamba Road Precinct, in particular at 452-488 Yaamba Road, Norman Gardens (formally known as Lot 25 on RP610513); and
- Administrative updates to Schedule 4 (noting development approvals that are inconsistent with the planning scheme) and Schedule 5 (noting infrastructure designations in the planning scheme).

The proposed changes to the planning scheme for 'Package C' include:

- In the low density residential zone:
 - o reducing the minimum lot size for land subdivisions;
 - o reducing the minimum site area for dual occupancy;
 - o increasing the density of dwellings for dual occupancy; and
 - o reducing the level of assessment for multiple dwellings from impact assessable to code assessable where located on higher order roads and within 200 metres of a centres zone, park or sport and recreation zone, hospital or university.
- In the low-medium density residential zone:
 - o reducing the minimum lot size for land subdivisions; and
 - o reducing the minimum lot size for dual occupancy.

The formal public consultation period for the proposed Major Amendments will commence on Friday 19 July 2024 and end close of business Friday 16 August 2024.

The proposed Major Amendments can be viewed online via Council's Engagement website <https://engage.rockhamptonregion.qld.gov.au> and are available for inspection or purchase at Council's Customer Service Centres, located at:

- Rockhampton Office, 232 Bolsover Street; or
- Walter Reid Cultural Centre, Level 2, 203 East Street

During the consultation period, a 'properly made' submission can be made to Rockhampton Regional Council by any person, about any aspect of the proposed major amendments to the planning scheme. A properly made submission can be written, or electronic, must state the name and residential or business address of each person making the submission, state the grounds of the submission and the facts and circumstances relied on in support of those grounds. Submissions must be received by Rockhampton Regional Council during the public consultation period. All written submissions must also be signed by each person making the submission.

Lodge a properly made submission:

- **Online** via Council's Engagement website <https://engage.rockhamptonregion.qld.gov.au>.
- **By email** enquiries@rrc.qld.gov.au
- **In person** at Council's Customer Service Centres
- **By mail**, addressed to:
 - Planning Scheme Submission
 - PO Box 1860
 - ROCKHAMPTON QLD 4701

For more information contact Council's Strategic Planning team on 07 4932 9000 or visit Council's Engagement website <https://engage.rockhamptonregion.qld.gov.au>

Evan Pardon
Chief Executive Officer

12702858-FC28-24



Image: Copy of email issued to Planning Consultants and Developers



Council has proposed two Major Amendments to the Rockhampton Region Planning Scheme and is inviting you to have your say.

Major Amendment Package B – Commercial

This Amendment involves expanding the Mount Morgan local centre zone to include 78 East Street, Mount Morgan (as per a previous Council resolution) and to incorporate a recent development approval (D/77-2022) for the Yaamba Road precinct within the specialised centre zone.

The proposed changes to the planning scheme for 'Package B' include:

- Change to the zoning of 78 East Street, Mount Morgan from Low Density Residential to Local Centre Zone;
- Changes to allow a Shopping Centre and Shops within the Specialised Centre Zone to align with a recent Development Approval D/77-2022; and
- Administrative updates to align with the Planning Act.

Major Amendment Package C – Residential

This Amendment responds to the growing need to increase housing diversity and affordability for the Rockhampton Region. The changes respond to the outcomes of the Housing Summit and will provide more opportunities for residential developments to occur.

The proposed changes to the planning scheme for 'Package C' include:

In the low density residential zone:

- Reducing the minimum lot size for land subdivisions from 400m² to 300m² for a standard lot and from 600m² to 300m² for a rear lot (excluding access);
- Reducing the minimum site area for dual occupancy (from 300m² to 800m²) and multiple dwellings (from 1,200m² to 1,000m²);
- Increasing the density of dwellings for dual occupancy (from 1 unit per 400m² to 1 unit per 300m²) and multiple dwelling (from 1 unit per 400m² to 1 unit per 250m²); and
- Reducing the level of assessment for multiple dwellings from impact assessable to code assessable where located on higher order roads and within 200 metres of a centres zone, park or sport and recreation zone, hospital or university.

In the low-medium density residential zone:

- Reducing the minimum lot size for land subdivisions from 800m² to 300m²; and
- Reducing the minimum lot size for dual occupancy (from 600m² to 400m²) and multiple dwellings (from 1,000m² to 800m²).

We welcome and encourage you to have your say on the proposed amendment by making a submission during the consultation period. The consultation period concludes **Friday 16 August 2024**.

To make a submission or to view more information, visit Engage Rockhampton Region <http://engage.rockhamptonregion.qld.gov.au>.



Image: Summary of Amendment Fact Sheet

**Rockhampton Region
Planning Scheme
Major Amendment**

Summary of Amendment – Package C (Residential)

Rockhampton Regional Council has prepared an amendment package for the Rockhampton Region Planning Scheme 2015 (Planning Scheme) to ensure it stays up-to-date and effective.

What is in the amendment package?

The Major Amendment responds to the growing need to increase housing diversity and affordability for the Rockhampton Region. The changes respond to the outcomes of the Housing Summit and will provide more opportunities for residential developments to occur.

The changes include:

- In the low density residential zone:
 - reducing the minimum lot size for land subdivisions from 400m² to 300m² for a standard lot and from 600m² to 300m² for a rear lot (excluding access);
 - reducing the minimum site area for dual occupancy from 800m² to 600m² and multiple dwellings from 1,200m² to 1,000m²;
 - increasing the density of dwellings for dual occupancy from 1 unit per 400m² to 1 unit per 300m² and multiple dwelling from 1 unit per 400m² to 1 unit per 250m²; and
 - reducing the level of assessment for multiple dwellings from impact assessable to code assessable where located on higher order roads and within 200 metres of a centres zone, park or sport and recreation zone, hospital or university.
- In the low-medium density residential zone:
 - reducing the minimum lot size for land subdivisions from 600m² to 300m²; and
 - reducing the minimum lot size for dual occupancy from 600m² to 400m² and multiple dwellings from 1,000m² to 800m².

Have your say!

Council is seeking community feedback on the proposed changes to the Planning Scheme. Public consultation will commence Friday 19 July 2024 and end on Friday 16 August 2024, providing 20 business days for you to have your say on the proposed changes.

Submissions must be properly made in writing and can be sent to Council by the following methods:

- Online submission: <https://engage.rockhamptonregion.qld.gov.au/>
- Posted to:
Strategic Planning
Rockhampton Regional Council
PO Box 1860
ROCKHAMPTON QLD 4700
- Emailed to enquiries@rrc.qld.gov.au

For more information visit Council's Engagement website at <https://engage.rockhamptonregion.qld.gov.au>

Rockhampton Region Planning Scheme
Phone 07 4932 9000 | PO Box 1860 Rockhampton QLD 4700
Email enquiries@rrc.qld.gov.au | www.rrc.qld.gov.au

Rockhampton Regional Council



Matters Raised in Submissions

During the public consultation period, eighteen submissions were received, with many objecting to smaller lots and higher density. A summary of the matters raised in the submissions is outlined below.

Small lots and higher density

Several submissions argue that smaller lot sizes and higher densities will cause more problems. They believe that small lots don't provide enough space for people to grow and enjoy their lives at home. People need room for their families and some distance from their neighbours for privacy and to reduce noise. Concerns with people living closer together will cause more social issues, leading to a greater need for police assistance.

Response

Thank you for your submission. The proposed planning scheme amendment responds to the Queensland Housing Summit, aiming to encourage housing in urban areas and provide a local response to the Queensland Housing and Homelessness Action Plan. Smaller lot sizes offer unique opportunities and all developments, regardless of the land size must adhere to the Queensland Development Code, including the building site coverage of 50%. Smaller lot sizes offer several important benefits. They provide greater housing choice and can make housing more affordable. Additionally, higher density living often fosters stronger community bonds and enhances access to amenities such as parks, shops, and public transportation. Smaller lots also promote the efficient use of land and resources, helping to preserve green spaces and limit urban sprawl. Through thoughtful planning and design, we can ensure that these areas offer a comfortable living environment, addressing any concerns about space, privacy, and noise, while maximising the many advantages of higher density living.

Minimum road frontages for Dual Occupancy and Multiple Dwellings

Submission suggests Council review and potentially reduce the minimum road frontage requirements for Dual Occupancy and Multiple Dwelling units.

Response

Thank you for your submission on the proposed Major Amendment (Package C) to the Rockhampton Region Planning Scheme. Council appreciates your support as we work towards facilitating urban growth. We will consider your comments regarding the reduction of minimum road frontages in our next major amendment as we look to review all setback requirements within the Planning Scheme as recommended from our ten-year planning scheme review.

Rural Residential Zone in Alton Downs

The submitter would like Council to consider a rural residential zone in Alton Downs to facilitate the subdivision of smaller rural residential lots (10-40 acres) which are in high demand and short supply. Areas adjacent to the 'Alton Downs precinct' are

currently unable to be subdivided into lots smaller than 100Ha. Where over the boundary there are blocks as small as 4Ha.

The outcomes from rural land element of the strategic framework:

1. Subdivision of rural land will be regulated by minimum lot sizes established to maintain land in viable sized parcels (no further fragmentation), aimed at maximising the productive potential of the land.
2. Subdivision of rural land into rural residential lots will not be supported, including areas adjoining land designated for rural residential development.
3. Development is directed away from historical subdivisions where residential or rural residential would result in development being subject to constraints (such as flooding), expectations of an uneconomic extension of services and infrastructure and social isolation from community and other urban facilities.

Response

Thank you for your submission. The proposed planning scheme amendment responds to the Queensland Housing Summit, aiming to encourage housing in urban areas and provide a local response to the Queensland Housing and Homelessness Action Plan. It is acknowledged that rural land in the Alton Downs locality primarily consists of smaller lots, typically less than 100 hectares. This proposed amendment is related to residential zoned areas. Under the current planning scheme, further subdivision or fragmentation of rural land is not supported.

The further reduction of lot sizes and an increase in population density in this area may impact the existing community and current infrastructure. In particular, increased traffic could affect the quality of existing roads and contribute to higher levels of dust and noise. Additionally, the population growth has significantly strained the underground water supply, which is already struggling to meet the demands of the current community.

Respecting community and infrastructure while creating vital housing opportunities

The submitter states housing opportunities are vital and need to be respectful of the community and infrastructure of the surrounding area.

Response

Council agrees that housing opportunities are essential and must be developed with respect for the community and existing infrastructure. The planning scheme achieves this by carefully considering the impact on local amenities, traffic, and services, ensuring that new housing projects are compatible with the surrounding area.



Support for the proposal

Multiple submissions received supporting the reduction in assessment requirements for multiple dwellings, as well as decreasing lot sizes for dual occupancy and multiple dwellings. They emphasise that such developments should provide access to amenities that allow for minimal car ownership and include walkable recreational green spaces. Additionally, they suggest the Council consider the impact of "hammerhead" configurations on streetscapes while facilitating urban growth.

Response

Thank you for your submission on the proposed Major Amendment (Package C) to the Rockhampton Region Planning Scheme. Council appreciates your support as we work towards facilitating urban growth. Council will consider the comments regarding subdivision design as part of our next major amendment.

Balancing residential areas

The submitter suggests the Rockhampton Planning Scheme should include a balanced mix of medium-high density residential blocks in identified CBD and suburban centres, that are within walkable distance to facilities such as parks, grocery convenience stores and other facilities that support couples, families and empty-nesters to dwell in low-maintenance, convenient community-centric locations.

Additional to this, low and low-medium residential development should lie outside these community hubs, but maintain access to centralised community facilities.

The submitter would like Rockhampton to have walkable community zones, green transport corridors and dwelling options suitable for young professionals, and empty nesters who prioritise convenience, sustainability and community over car-commuting and yard-space. However, we also need family friendly larger-space homes in the mix. 300 sqm is too small to accommodate this while maintaining the living conditions people expect in a regional location. Low density and low-medium density zones should maintain space for this.

Response

Thank you for your submission. Adding a mix of medium-high density residential blocks in the CBD and surrounding suburban areas to build vibrant, walkable communities aligns with the Strategic Framework of the Rockhampton Region Planning Scheme.

Council acknowledges the need for a balance between high density living and more spacious, family-friendly homes, but there are several important benefits to consider for smaller low residential lots. Higher density living often strengthens



community bonds and improves access to amenities such as parks, shops, and public transportation. Smaller lots also promote housing affordability and more efficient use of land and resources, which helps preserve our open spaces and limits urban sprawl.

Incentives for take up

The submitter suggests offering more incentives, such as cashback on development application costs, to ensure projects proceed

Response

Thank you for your suggestion regarding additional incentives, such as cashback on development application costs. We will take your feedback into consideration as we review our policies to encourage development in our region.

Rates reduction

The submitter asks if a reduction in lot sizes would reduce rates given the proposal would double housing numbers.

Response

Thank you for your submission. The State Government will consider the impact of smaller lots when they do their next land revaluation. Any changes in land value will flow through to the rates applied to the property.

Disagrees with reducing land sizes and assessment requirements surrounding hospitals.

The submitter disagrees with reducing land sizes and assessment requirements surrounding hospitals.

Response

Thank you for your submission. The proposed planning scheme amendment aims to facilitate more housing options near hospitals, enhancing access for patients and their families and making it easier for them to receive timely care. Additionally, proximity to hospitals provides convenient housing for healthcare professionals, which is essential for attracting and retaining staff. While development of multiple dwellings, dual occupancies and infill development is encouraged, thorough assessments will still be required under the planning scheme. This will ensure that new developments maintain a high level of residential amenity and meet appropriate standards for infrastructure and essential services.



Need to consider rural land

The submitter agrees with the proposal but suggests Council consider rural land that can be subdivided.

Response

Thank you for your submission. The proposed planning scheme amendment responds to the Queensland Housing Summit, aiming to encourage housing in urban areas and provide a local response to the Queensland Housing and Homelessness Action Plan. The Planning Scheme has identified sufficient residential land, and the proposed changes will facilitate infill development and the creation of smaller lots. Additionally, the current Planning Scheme strongly intends to limit further fragmentation of rural land, and this is to maximise the potential of agricultural areas and avoid land use conflicts between agricultural and residential uses.

Recommendations

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



11.6 PROPOSED AMENDMENTS TO THE 2024-2025 OPERATIONAL PLAN

File No:	8320
Attachments:	1. 2024-2025 Operational Plan (Proposed Amendments) 📄 2. 2024-2025 FRW Performance Plan (Proposed Amendments) 📄
Authorising Officer:	Damon Morrison - Manager Workforce and Governance Ross Cheesman - Deputy Chief Executive Officer
Author:	Shannon Jennings - Coordinator Legal and Governance

SUMMARY

Proposed amendments to the 2024-2025 Operational Plan and 2024-2025 Fitzroy River Water Performance Plan, pursuant to section 174(4) of the Local Government Regulation 2012, are presented for Council adoption.

OFFICER'S RECOMMENDATION

THAT Council adopt the proposed amendments to the 2024-2025 Operational Plan and 2024-2025 Fitzroy River Water Performance Plan detailed within this report and outlined in Attachment 1 and 2 of the report.

COMMENTARY

Council's Operational Plan for financial year 2024-25 was adopted by Council on 25 June 2024.

The 2024-2025 Operational Plan outlines the actions Council will undertake throughout the 2024-25 financial year to address the outcomes contained in the 2022-2027 Corporate Plan.

The proposed amendments to the 2024-2025 Operational Plan actions and targets are marked up in **Attachment 1** of this report. The proposed amendments to the plan include:

- (a) Updates to Councillor Portfolios to reflect changes made to the Councillor Portfolio Policy adopted on 13 August 2024;
- (b) Addition of one new action and target (1.3.1.4); and
- (c) Amendment of the responsible section for two actions and targets (2.1.1.2 and 2.2.1.1).

The proposed amendment to the 2024-2025 Fitzroy River Water Performance Plan is marked up in **Attachment 2** of this report. The proposed amendment to the performance plan is to the performance indicator for Customer Service Standard 4.

PREVIOUS DECISIONS

The 2024-2025 Operational Plan was adopted by Council on 25 June 2024.

BUDGET IMPLICATIONS

In accordance with section 175(1)(a) of the *Local Government Regulation 2012*, the Operational Plan must be consistent with the budget.

LEGISLATIVE CONTEXT

Section 174(4) of the *Local Government Regulation 2012* states:

A local government may, by resolution, amend its annual operational plan at any time before the end of the financial year.

LEGAL IMPLICATIONS

Failure to adopt an annual Operational Plan will result in legislative non-compliance.

STAFFING IMPLICATIONS

It is anticipated that there will be no implications to Council permanent staffing levels.

RISK ASSESSMENT

In accordance with section 175 of the *Local Government Regulation 2012*, the Operational Plan must manage operational risks.

CORPORATE/OPERATIONAL PLAN

The purpose of the annual Operational Plan is to advise how Council intends to address the 2022-2027 Corporate Plan outcomes over the upcoming financial year by outlining the actions and targets Council will undertake in accordance with the adopted budget.

CONCLUSION

Amendments to the 2024-2025 Operational Plan and 2024-2025 Fitzroy River Water Performance Plan are presented to Council for adoption.

PROPOSED AMENDMENTS TO THE 2024-2025 OPERATIONAL PLAN

2024-2025 Operational Plan (Proposed Amendments)

Meeting Date: 9 October 2024

Attachment No: 1

OPERATIONAL PLAN 2024-2025

DRAFT

Key Focus Areas

Council have identified a number of key focus areas with an aim of improving our Region for our community and visitors alike.

Fiscal Responsibility/Financial Sustainability

Corporate Plan Theme: Our Council

Remain fiscally responsible and ensure projects are prioritised and suitably funded to achieve our long term goals. Ensure the efficient and effective management of Council's finances through adopting budgets that are financially sustainable and provide value and accountability to the community. This is managed through the revision of Council's Long Term Financial Forecast in accordance with our budgetary needs, ensuring our financial indicators are within the expected benchmarks set for Queensland Local Governments.

Community Needs

Corporate Plan Theme: Our Community

It is important for Council to understand community needs in order to effectively plan for and deliver facilities that are well utilised and an appropriate standard to service those needs. Understanding current and future community needs is also essential for effective asset management, identifying changing demands in services and in supporting advocacy for external funding of projects.

Infrastructure Planning

Corporate Plan Theme: Our Infrastructure

Infrastructure planning will continue to be a priority as many of the services provided by Council such as roads, water supply and sewage treatment are asset intensive. Long term infrastructure plans and Asset Management Plans are essential to the efficient delivery of our infrastructure assets and to ensure the effective delivery of Council services. Development and implementation of long term infrastructure plans such as the Local Government Infrastructure Plan, Mount Morgan Water Pipeline Project, Rockhampton and Gracemere Water Supply Strategy, Rockhampton and Gracemere Sewage Treatment Strategy and the Parkhurst Roads Strategy will be vital in delivering sustainable services to our community.

It is also necessary that Council provide a strong voice on behalf of our community to ensure that infrastructure provided by other levels of government or private providers best suit the needs of our Region. Infrastructure planning ensures that our assets are managed strategically, transparently and efficiently.

Economic Development and Future Growth

Corporate Plan Theme: Our Economy

Land use and infrastructure planning and delivery are key dimensions supporting growth of the Rockhampton Region. Council will continue to refine the Rockhampton Region Planning Scheme and Local Government Infrastructure Plan to support and guide growth and development of the Region. Planning, prioritisation and delivery of critical infrastructure supporting residential and commercial growth will be a focus for Council in the near term. This will be complemented by improved asset management planning and advocacy for external funding of capital projects.

Council will support growth and work with industry to build upon the Regions key industry sectors and collaborate with stakeholders to develop and capitalise on our Economic Development Strategy and Action Plan adopted in 2023. New and emerging growth opportunities in the strategy include: Energy and Mining Services, Agriculture and Water, Defence, Transport and Logistics, Residential Construction, the Visitor Economy and Major Events and Professional Services. To ensure we continue to grow as the economic capital of Central Queensland, Council will focus on the following five pillars set out in the Economic Development Strategy: Future Jobs and Investment Attraction, Infrastructure for Future Growth, Regional Promotion and Major Events, Regional Collaboration and Partnerships and Talent Retention and Attraction.

Significant Capital Projects

Several significant projects have been highlighted in the Operational Plan. These projects are at varying levels of planning, commencement of construction or final implementation, however they all form part of Council's priorities in the reporting year.

North Rockhampton Sewage Treatment Plant Augmentation

Corporate Plan Theme: Our Economy

This project involves a major refurbishment of the existing Plant in addition to the expansion of capacity. This augmentation of the North Rockhampton Sewage Treatment Plant is estimated to increase the treatment capacity by an additional 25,000 equivalent persons. This increased capacity will ensure residential and other urban growth in North Rockhampton can be serviced for at least the next 30 years. The project will also further improve the removal of nutrients from the effluent and reduce our environmental footprint on the Fitzroy River estuary.

Mount Morgan Water Pipeline Project

Corporate Plan Theme: Our Infrastructure

This project is the design and construction of a new potable water pipeline from the existing Gracemere water network to the Mount Morgan community. The project will provide a new dedicated potable water pipeline of approximately 28.5 kilometres and include two new reservoirs and pump stations at Gracemere, upgrade of the Old Cap Highway pump station, a new booster pump station and break tank at Moonmera, chlorine boosting facilities and network connection works.

Rockhampton Airport Solar

Corporate Plan Theme: Our Environment

With support from a Federal Government 'Activating Local Councils Reef Action Plans' grant, this project will deliver a 976kW solar system at the Rockhampton Airport Terminal. As Council's second highest electricity-consuming facility, the Rockhampton Airport is critical regional infrastructure that is owned and operated by Council, supporting around 600,000 passenger movements through the Rockhampton Region each year. The Rockhampton Airport Solar project supports the Reef 2050 Plan of 'limiting the impacts of climate change' by providing renewable energy to lead our community by example and cost-effectively accelerate the local transition towards net zero emissions.

Zoo Entrance Area Project

Corporate Plan Theme: Our Community

Formalised entry to the Rockhampton Zoo and additional amenities block, this project seeks to continue Council's commitment to the Rockhampton Botanic Gardens and Zoo redevelopment and enhance our visitor experience. Additionally, the commencement of a visitor hub will greatly improve customer experience through wayfinding and site legality and promote longer stays on the site.

Rockhampton Sports Precinct Design

Corporate Plan Theme: Our Community

This project will continue the planning and design for the Rockhampton Sports Precinct, a contemporary regional scale multipurpose sports precinct that will meet the sport and recreation needs of the Rockhampton Region. The Precinct will deliver a level of community and sporting facilities that will not only support the health and wellbeing of the community, but also cater for regional, state and national level sporting competition, with the aim to attract sporting carnivals and events, giving our sports community and participants the opportunity to compete in and watch these events.

2024 – 2025 Actions and Targets

Responsible Section			Corporate Plan					Link to additional Corporate Plan Effort	Councillor Portfolio	Link to Key Focus Areas/Significant Capital Project	
#	Department	Section	Code	Corporate Plan Commitment	Corporate Plan Goal	Corporate Plan Effort	2024-25 Operational Action	2024-25 Operational Target			
1	Corporate Services	Airport	1.1.1.1	1. Our Council	1.1. We are fiscally responsible	1.1.1. We prioritise our projects and operational activities effectively to achieve our long-term goals.	Manage the Airport in accordance with the Rockhampton Airport 2024-2025 Performance Plan.	Achieve all financial and non-financial performance targets.		Airport	
2	Regional Services	Waste & Recycling	1.1.1.2	1. Our Council	1.1. We are fiscally responsible	1.1.1. We prioritise our projects and operational activities effectively to achieve our long-term goals.	Deliver waste and recycling services in accordance with Rockhampton Regional Waste and Recycling 2024-2025 Performance Plan.	Achieve all financial and non-financial performance targets.	4.2.3	Waste & Recycling	
3	Regional Services	Fitzroy River Water	1.1.1.3	1. Our Council	1.1. We are fiscally responsible	1.1.1. We prioritise our projects and operational activities effectively to achieve our long-term goals.	Deliver water and sewerage services in accordance with Fitzroy River Water 2024-2025 Performance Plan.	Achieve all financial and non-financial performance targets.		Water	
4	Corporate Services	Finance	1.1.2.1	1. Our Council	1.1. We are fiscally responsible	1.1.2. Our budgets are financially sustainable and provide value and accountability to the community.	Efficient and effective management of Council's finances.	Long Term Financial Forecast updated at each budget and budget revision.	1.1.3	Whole of Council	KFA – Fiscal Responsibility/ Financial Sustainability
5	Regional Services	Project Delivery	1.1.2.2	1. Our Council	1.1. We are fiscally responsible	1.1.2. Our budgets are financially sustainable and provide value and accountability to the community.	Delivery of assigned Capital Projects.	Complete 95% expenditure against approved Capital budget.		Whole of Council	KFA – Fiscal Responsibility/ Financial Sustainability
6	Office of the CEO	Office of the Mayor	1.1.4.1	1. Our Council	1.1. We are fiscally responsible	1.1.4. We pursue and advocate for funding that enables us to deliver our planned priorities and supports our financial sustainability.	Continue to advocate for support from other levels of government for Council's planned priorities.	Quarterly updates to Council on advocacy for planned priorities in accordance with the Advocacy Framework.	1.2.1	Whole of Council	KFA – Economic Development and Future Growth
7	Community Services	Directorate	1.2.3.1	1. Our Council	1.2. We are respected and recognised for our engagement with the community and our contributions to the Region	1.2.3. We have a strong relationship with the community, built on trust and shared goals for the Region.	Provide a conduit for all our diverse and active community groups and members to achieve common objectives.	Activity within the community and various initiatives and opportunities reported monthly to Council in Corporate Performance Reports.	2.2.2	Communities: Culture & Heritage / Parks, Sport & Public Spaces	KFA - Community Needs
8	Community Services/ Office of the CEO	Directorate/ Advance Rockhampton	1.2.3.2	1. Our Council	1.2. We are respected and recognised for our engagement with the community and our contributions to the Region	1.2.3. We have a strong relationship with the community, built on trust and shared goals for the Region.	Increase engagement in the Rockhampton CBD.	Review the CBD Framework and make recommendations by 30 June 2025 as to whether the framework should be updated.		Advance-Rockhampton Economic Development & Airport	KFA - Community Needs
9	Community Services	Directorate	1.2.4.	1. Our Council	1.2. We are respected and recognised for our engagement with the community and our contributions to the Region	1.2.4 As a community leader, we advocate for the benefit of our community.	Develop a better understanding of our communities' issues, undertake options analysis and develop a long-term Community Development Strategy and short-term action plan.	Develop a long-term Community Development Strategy and short-term action plan by 31 March 2025.	2.2.3	Communities: Culture & Heritage	KFA - Community Needs
10	Corporate Services	Workforce & Governance	1.3.1.1	1. Our Council	1.3. We are motivated to provide excellent service and have a strong organisational culture	1.3.1. We have a workplace culture that is safe, engaged, responsive, professional and accountable.	Implement the Health and Safety Strategy.	Deliver the Health and Safety Strategy actions for 2024-25.		Whole of Council	

Responsible Section			Code	Corporate Plan Commitment	Corporate Plan Goal	Corporate Plan Effort	2024-25 Operational Action	2024-25 Operational Target	Link to additional Corporate Plan Effort	Councillor Portfolio	Link to Key Focus Areas/Significant Capital Project
Ref.	Department	Section									
11	Corporate Services	Workforce & Governance	1.3.1.2	1. Our Council	1.3. We are motivated to provide excellent service and have a strong organisational culture	1.3.1. We have a workplace culture that is safe, engaged, responsive, professional and accountable.	Maintain a safe work environment for all employees, volunteers and contractors of Council.	Develop and implement the annual Work Health and Safety Performance Measures Procedure for 2024-25 to monitor compliance against Key Performance Indicators.		Whole of Council	
12	Corporate Services	Corporate & Technology Services	1.3.1.3	1. Our Council	1.3. We are motivated to provide excellent service and have a strong organisational culture	1.3.1. We have a workplace culture that is safe, engaged, responsive, professional and accountable.	Implement the Information and Communication Technology Strategic Plan 2021-2025.	Deliver the Information and Communication Technology Strategic Plan actions for 2024-25.		Whole of Council	
	Corporate Services	Strategy	NEW 1.3.1.4	1. Our Council	1.3. We are motivated to provide excellent service and have a strong organisational culture	1.3.1. We have a workplace culture that is safe, engaged, responsive, professional and accountable.	Underpin a review of Alliance of utilities services including a review of our Customer Service Charter to ensure consistent approach to customer service across Council.	Complete our 3-year Customer Service Strategy 2024-2027.		Whole of Council	
13	Regional Services	Infrastructure Planning	2.1.1.1	2. Our Community	2.1. Our places and spaces enhance the liveability and diversity of our communities	2.1.1. We ensure community assets are utilised and appropriate for the needs of the community.	Prepare Asset Management Plans for Stormwater Infrastructure, Site Improvements and Airport Infrastructure.	Prepare draft Stormwater Infrastructure, Site Improvements and Airport Infrastructure Asset Management Plans and seek Asset Custodian endorsement by 30 June 2025.		Infrastructure	KFA – Economic Development & Future Growth KFA – Infrastructure Planning
14	Community Services	Directorate Communities & Culture	2.1.1.2	2. Our Community	2.1. Our places and spaces enhance the liveability and diversity of our communities	2.1.1. We ensure community assets are utilised and appropriate for the needs of the community.	Prepare a discussion paper which outlines the number of different heritage and museum offerings/arrangements within the community that are supported by Council to identify potential risks in future delivery of services.	Discussion paper prepared and briefing to Council provided by 31 December 2024.		Parks, Sport & Public Spaces/ Communities, Culture & Heritage	
15	Community Services	Planning & Regulatory Services	2.1.1.3	2. Our Community	2.1. Our places and spaces enhance the liveability and diversity of our communities	2.1.1. We ensure community assets are utilised and appropriate for the needs of the community.	Implement licence plate recognition technology to bolster parking enforcement capabilities and streamline traffic data collection.	Implement licence plate recognition technology by 30 November 2024.		Planning & Regulation	
16	Office of the CEO	Advance Rockhampton	2.1.4.1	2. Our Community	2.1. Our places and spaces enhance the liveability and diversity of our communities	2.1.4. We provide facilities for sports and the arts that encourage community participation, and attract elite sporting and cultural events.	Prepare scope and seek grant funding for design and business case development following completion of the Rockhampton Showgrounds and Victoria Park Master Plan.	Submission for grant funding by 31 December 2024.		Communities, Culture & Heritage/ Parks, Sport & Public Spaces	KFA – Infrastructure Planning
17	Office of the CEO	Directorate	2.1.4.2	2. Our Community	2.1. Our places and spaces enhance the liveability and diversity of our communities	2.1.4. We provide facilities for sports and the arts that encourage community participation, and attract elite sporting and cultural events.	Undertake a review of Council's strategic planning documents to gauge progress and currency and assess what updates may be appropriate.	Review to be completed by 30 June 2025.		Whole of Council	
18	Community Services	Parks	2.1.5.1	2. Our Community	2.1. Our places and spaces enhance the liveability and diversity of our communities	2.1.5. We maintain our public places and spaces responsibly by planning and prioritising our work.	Define mowing frequency and presentation standards for parks across the Region.	Report to Council in September 2024 with recommended categorisation and service frequencies of areas maintained by Parks.	2.1.3	Parks, Sport & Public Spaces	
19	Community Services	Community Assets & Facilities	2.1.5.2	2. Our Community	2.1. Our places and spaces enhance the liveability and diversity of our communities	2.1.5. We maintain our public places and spaces responsibly by planning and prioritising our work.	Prepare a report to Council on the re-opening date of the Southside Cemetery for future burials in Rockhampton.	Report to be presented to Council by 30 June 2025.		Parks, Sport & Public Spaces	

Responsible Section			Corporate Plan				2024-25 Operational Action		2024-25 Operational Target		Link to additional Corporate Plan Effort	Councillor Portfolio	Link to Key Focus Areas/Significant Capital Project
Ref	Department	Section	Code	Corporate Plan Commitment	Corporate Plan Goal	Corporate Plan Effort	2024-25 Operational Action	2024-25 Operational Target	2024-25 Operational Target	Link to additional Corporate Plan Effort	Councillor Portfolio	Link to Key Focus Areas/Significant Capital Project	
20	Office of the CEO	Advance Rockhampton Project Council	2.2.1.1	2. Our Community	2.1. Our places and spaces enhance the liveability and diversity of our communities	2.2.1. We develop our understanding of the needs and concerns of the community.	Progress design development and approvals for the Rockhampton Sports Precinct.	Present a quarterly report on progress to Council.			Parks, Sport & Public Spaces	KFA – Community Needs SCP – Rockhampton Sports Precinct Design	
21	Community Services	Communities & Culture	2.3.1.1	2. Our Community	2.3. Our Region's heritage and culture are preserved and celebrated	2.3.1. Our services, activities and community assets provide opportunities to celebrate our culture and creative arts, and preserve the Region's heritage.	Ensure the Heritage Village has a defined and suitable collection in keeping with the relevant time period.	Develop a Collections Management Plan that will deliver a focused, engaging and sustainable collection by end February 2025.	2.3.2	Communities, Culture & Heritage			
22	Community Services	Community & Culture	2.3.1.2	2. Our Community	2.3. Our Region's heritage and culture are preserved and celebrated	2.3.1. Our services, activities and community assets provide opportunities to celebrate our culture and creative arts, and preserve the Region's heritage.	Develop a Programming Policy for Performing and Visual Arts presentation and support.	Program Policy to be endorsed by Council by 30 June 2025.		Communities, Culture & Heritage			
23	Community Services	Directorate	2.3.3.1	2. Our Community	2.3. Our Region's heritage and culture are preserved and celebrated	2.3.3. We acknowledge and celebrate the Region's cultural diversity.	Undertake a review of Council's existing Indigenous Land Use Agreement (ILUA) with Darumbal People Aboriginal Corporation and develop regular and formal engagement with our Traditional Land Owners.	Develop regular and formal engagement with the Traditional Owners of Land and monitor the progress of ILUA arrangements and present report to Council every quarter.		Communities, Culture & Heritage			
24	Community Services	Directorate	2.3.3.2	2. Our Community	2.3. Our Region's heritage and culture are preserved and celebrated	2.3.3. We acknowledge and celebrate the Region's cultural diversity.	Develop a Dual Naming Policy.	Dual Naming Policy be endorsed by Council by 30 June 2025.		Communities, Culture & Heritage			
25	Office of the CEO	Advance Rockhampton	3.1.2.1	3. Our Economy	3.1. We plan for growth with the future needs of the community, business and industry in mind	3.1.2. Our strategic planning supports the Region's growing population and enables economic development.	Review and report on progress of implementation of the Rockhampton Region Economic Development Strategy and Economic Action Plan 2023-2028.	Report the results of the review to Council by 30 June 2025.	3.2.2 3.1.1	Advance-Rockhampton Economic Development & Airport	KFA – Economic Development and Future Growth		
26	Office of the CEO	Advance Rockhampton	3.1.2.2	3. Our Economy	3.1. We plan for growth with the future needs of the community, business and industry in mind	3.1.2. Our strategic planning supports the Region's growing population and enables economic development.	Complete the statutory 10-year review of the Rockhampton Region Planning Scheme.	Complete the review of the Rockhampton Region Planning Scheme by 30 June 2025.	4.3.1	Planning & Regulation	KFA – Economic Development and Future Growth		
27	Office of the CEO	Advance Rockhampton	3.1.2.3	3. Our Economy	3.1. We plan for growth with the future needs of the community, business and industry in mind	3.1.2. Our strategic planning supports the Region's growing population and enables economic development.	Prepare a Major Amendment to the Rockhampton Region Planning Scheme in accordance with the findings of the statutory 10-year review.	Report to Council to commence the Major Amendment of the Rockhampton Region Planning Scheme by 30 June 2025.		Advance-Rockhampton Planning & Regulation	KFA – Economic Development and Future Growth		
28	Office of the CEO	Advance Rockhampton	3.1.2.4	3. Our Economy	3.1. We plan for growth with the future needs of the community, business and industry in mind	3.1.2. Our strategic planning supports the Region's growing population and enables economic development.	Establish a Local Housing Solutions Forum to coordinate planning and delivery of appropriate local housing solutions across the public, private and non-governmental organisation (NGO) sectors.	Establish the Local Housing Solutions Forum by 30 September 2024.		Advance-Rockhampton Economic Development & Airport	KFA – Community Needs		
29	Office of the CEO	Advance Rockhampton	3.2.1.1	3. Our Economy	3.2. Our work attracts business and industry to our Region	3.2.1. We support projects that strengthen the Region's economic development.	Develop a rolling 'Live and Work in Rockhampton' marketing campaign.	Deliver and launch campaign by 30 June 2025.		Advance-Rockhampton Economic Development & Airport	KFA – Economic Development and Future Growth		

Responsible Section			Code	Corporate Plan Commitment	Corporate Plan Goal	Corporate Plan Effort	2024-25 Operational Action	2024-25 Operational Target	Link to additional Corporate Plan Effort	Councillor Portfolio	Link to Key Focus Areas/Significant Capital Project
Ref.	Department	Section									
30	Office of the CEO	Advance Rockhampton	3.2.1.2	3. Our Economy	3.2. Our work attracts business and industry to our Region	3.2.1. We support projects that strengthen the Region's economic development.	Develop an Investment Attraction Strategy to support and deliver Council's Economic Development Strategy and Economic Action Plan.	Develop an Investment Attraction Strategy and present to Council by 28 February 2025.	3.2.4	Advance-Rockhampton Economic Development & Airport	KFA - Economic Development and Future Growth
31	Office of the CEO	Office of the Mayor	3.2.3.1	3. Our Economy	3.2. Our work attracts business and industry to our Region	3.2.3. We advocate for the Region with all levels of government and support non-Council projects that benefit the Region.	Collaborate with key stakeholders to identify relevant non-Council projects and issues for advocacy to other levels of government.	Include appropriate non-Council projects and issues in Council's Advocacy Plan.	2.2.4	Whole of Council	KFA – Economic Development and Future Growth
32	Office of the CEO	Advance Rockhampton	3.3.1.1	3. Our Economy	3.3. Our work attracts visitors to the Region	3.3.1. We promote our Region as an attractive destination for visitors.	Grow the accessibility and inclusivity experiences within the existing major Council-run events and the tourism sector, in line with the 2023/24 and 2024/25 Year of Accessible Tourism, Tourism Queensland objectives.	Implement new accessible and inclusive based content across the Explore Rockhampton media channels by 30 June 2025.	2.1.2	Advance-Rockhampton Economic Development & Airport	KFA - Economic Development and Future Growth
33	Office of the CEO	Advance Rockhampton	3.3.1.2	3. Our Economy	3.3. Our work attracts visitors to the Region	3.3.1. We promote our Region as an attractive destination for visitors.	Develop a 2032 Olympic and Paralympics Games Strategy to attract events and tourism to the Region.	Present 2032 Olympic and Paralympics Games Strategy to Council by 31 December 2024.	3.3.2 3.4.1	Advance-Rockhampton Economic Development & Airport/ Parks, Sport & Public Spaces	KFA - Economic Development and Future Growth
34	Office of the CEO	Advance Rockhampton	3.3.1.3	3. Our Economy	3.3. Our work attracts visitors to the Region	3.3.1. We promote our Region as an attractive destination for visitors.	Investigate the creation of trade-ready tourism products sellable by travel agents within Council's existing tourism experiences.	Develop products by 30 June 2025.		Advance-Rockhampton Economic Development & Airport	
35	Office of the CEO	Advance Rockhampton	3.3.2.1	3. Our Economy	3.3. Our work attracts visitors to the Region	3.3.2. We design places and deliver events that encourage visitors to come and stay.	Develop an Event Attraction Strategy to support the acquisition and delivery of non-Council run events.	Complete Event Attraction Strategy by 30 June 2025.		Advance-Rockhampton Economic Development & Airport	
37	Regional Services	Project Delivery	3.4.2.1	3. Our Economy	3.4. We support our Region's economy through our projects and activities	3.4.2. Our infrastructure and community assets support the growth of the Region's economy.	Undertake the North Rockhampton Sewage Treatment Plant Augmentation Project.	Undertake the renewal of an existing process train in line with approved project schedule.	5.1.3	Infrastructure	SCP – North Rockhampton Sewage Treatment Plant Augmentation
38	Community Services	Environmental Sustainability	4.1.1.1	4. Our Environment	4.1. Our Region is resilient and prepared to manage climate-related risks and opportunities	4.1.1. We have a greater understanding of climate risks and their impacts on the Region, which prepares us for challenges and opportunities in the future.	Progress Council's Climate Risk Management Plan, guided by the state and national climate risk management frameworks.	Develop the plan and seek grant funding to help commence local implementation by 30 June 2025.		Water Environmental Sustainability	
39	Regional Services	Fitzroy River Water	4.2.1.1	4. Our Environment	4.2. We pursue innovative and sustainable practices	4.2.1. We continually improve our environment and sustainability performance and comply with State and Federal requirements.	Develop a comprehensive rehabilitation program for the Fitzroy River Barrage following condition assessment.	Implement the rehabilitation program with prioritised work packages issued for tender by 30 September 2024.		Water	KFA – Infrastructure Planning

Responsible Section			Corporate Plan			2024-25 Operational Action		2024-25 Operational Target		Link to additional Corporate Plan Effort	Councillor Portfolio	Link to Key Focus Areas/Significant Capital Project
Ref.	Department	Section	Code	Corporate Plan Commitment	Corporate Plan Goal	Corporate Plan Effort						
40	Regional Services	Waste & Recycling	4.2.1.2	4. Our Environment	4.2. We pursue innovative and sustainable practices	4.2.1. We continually improve our environment and sustainability performance and comply with State and Federal requirements.	Implement the development of the Lakes Creek Road Landfill in accordance with the Masterplan and detailed design.	Complete actions from the Masterplan in line with budget and in accordance with detailed design by 30 June 2025.		Waste & Recycling	KFA – Infrastructure Planning	
41	Regional Services	Waste & Recycling	4.2.1.3	4. Our Environment	4.2. We pursue innovative and sustainable practices	4.2.1. We continually improve our environment and sustainability performance and comply with State and Federal requirements.	Commence implementation of the Central Queensland Regional Waste & Resource Recovery Management Plan (RWRRMPP).	Develop an implementation plan and report to Council quarterly.		Waste & Recycling	KFA – Infrastructure Planning	
42	Community Services	Environmental Sustainability	4.2.2.1	4. Our Environment	4.2. We pursue innovative and sustainable practices	4.2.2. We seek out opportunities that contribute to the long-term environmental sustainability of the Region.	Implement the Sustainability Strategy for the Region in accordance with the Annual Action Plan.	Report on progress via quarterly updates and an annual Year in Review highlights report.	4.2.4 4.2.5 3.1.3	Water Environmental Sustainability		
42a	Regional Services	Project Delivery	4.2.2.2	4. Our Environment	4.2. We pursue innovative and sustainable practices	4.2.2. We seek out opportunities that contribute to the long-term environmental sustainability of the Region.	Commence the Airport Solar project.	Commence installation by February 2025		Infrastructure	SCP – Rockhampton Airport Solar	
43	Regional Services	Project Delivery	5.1.2.1	5. Our Infrastructure	5.1. Our Region has infrastructure that meets current and future needs	5.1.2. Our future projects are planned and prioritised.	Construction of a new potable water pipeline from Gracemere to Mount Morgan.	Monthly reports to be provided to Council.	5.1.3	Infrastructure	SCP – Mount Morgan Water Pipeline Project	
44	Community Services	Community Assets & Facilities	5.1.2.2	5. Our Infrastructure	5.1. Our Region has infrastructure that meets current and future needs	5.1.2. Our future projects are planned and prioritised.	Develop a Depot Strategy to guide Council's future efforts on Depots.	Strategy and action plan to be completed by 30 June 2025.	5.1.1	Parks, Sport & Public Spaces	KFA – Infrastructure Planning	
45	Regional Services	Project Delivery	5.1.2.3	5. Our Infrastructure	5.1. Our Region has infrastructure that meets current and future needs	5.1.2. Our future projects are planned and prioritised.	Update Pilbeam Theatre Redevelopment concept design.	Provide report to Council on updated concept design by 30 June 2025.		Communities, Culture & Heritage	KFA – Infrastructure Planning	
46	Regional Services	Project Delivery	5.1.3.1	5. Our Infrastructure	5.1. Our Region has infrastructure that meets current and future needs	5.1.3. Our significant projects enable and support the Region's economy, community and environment.	Undertake the Zoo Entrance Area Project.	Complete project by 30 June 2025.		Parks, Sport & Public Spaces	SCP – Zoo Entrance Area Project	

PROPOSED AMENDMENTS TO THE 2024-2025 OPERATIONAL PLAN

2024-2025 FRW Performance Plan (Proposed Amendments)

Meeting Date: 9 October 2024

Attachment No: 2

FITZROY RIVER WATER

2024-2025 PERFORMANCE PLAN

OVERVIEW

Fitzroy River Water (FRW) is a commercial business unit of Council responsible for operating and maintaining water and sewer assets totalling approximately \$1.11 billion (replacement value). General functions of these assets include the storage and supply of raw water for commercial and agricultural purposes, treating and distributing potable water for urban and industrial use, and the collection, treatment and discharge of treated effluent. FRW provides water and sewerage services to the communities of Rockhampton, Gracemere and Mount Morgan. It is also a bulk drinking water supplier to Livingstone Shire Council.

This plan underpins FRW's performance objectives over the 2024-25 financial year in accordance with the *Local Government Regulation 2012* and commercialisation principles under the provisions of the *Local Government Act 2009*.

OBJECTIVES

FRW will deliver all services relating to water and sewerage on behalf of Council in accordance with the parameters outlined within this performance plan and those identified within Council's 2024-25 Operational Plan.

FRW will enhance the community's quality of life providing sustainable water, sewerage and environmental services, through innovation, technical expertise, business efficiency, excellence in customer service and commitment to the environment.

The key objectives of FRW are to deliver commercially viable water and sewerage services that satisfy adopted and statutory customer service standards.

FRW will, in conducting the activities on behalf of Council:

- Provide high-quality, safe, reliable and cost-effective water and sewerage services;
- Operate in an efficient and financially sustainable manner and provide Council with an appropriate rate of return;
- Responsibly manage, improve and augment infrastructure;
- Be responsive to customer needs;
- Meet performance targets;
- Optimise costs;
- Protect the environment, encourage water conservation and water recycling; and
- Undertake other commercial activities with a profit motive.

VALUES

FRW will provide a service which embraces Council's Corporate Values of Safety, Accountable, Customer Focused, Continuous Improvement, One Team, and People Development.

Vision

Contribute to the Region's liveability, growth and development by being a leading water and sewerage business.

Mission

To efficiently and reliably provide sustainable, high quality water and sewerage services.

NATURE AND SCOPE OF ACTIVITIES

Broadly, the nature and extent of the water and sewerage services provided by FRW are as follows:

Water Operations

Water	24,264 ML
Barrage	1 (<i>Fitzroy River Barrage High Priority Allocation: 50,383ML</i>)
Dams	1 (<i>Mount Morgan No. 7 Dam Capacity at full operating level: 2,830ML</i>)
Water Treatment Plants	2 (120ML/d and 2.6ML/d)
Water Reticulation	889 km
Potable Water Supply Reservoirs	21
Pumping Stations and Bores	37
Properties Served* – Water (as at 30 June 2023)	33,350

Sewerage Operations

Sewage Treated	7,347 ML
Sewage Treatment Plants	4 (10 ML/d, 5 ML/d, 2 ML/d, 0.2 ML/d)
Pumping Stations	59
Sewerage Collection Mains	753 km
Properties Served* – Sewerage (as at 30 June 2023)	30,612

* Not including vacant land.

FINANCIAL AND NON-FINANCIAL PERFORMANCE TARGETS

Financial Performance

Performance Measure	2024-25 Target	Explanation	Calculation
Operating surplus ratio	49.1%	An indicator of the extent to which revenue raised covers operational expenses only or are available for capital funding purposes or other purposes.	Net result (excluding capital items) divided by total operating revenue (excluding capital items)
Interest coverage ratio	595.6 times	An indicator of the extent to which an entity can pay their interest expense on outstanding debt.	Earnings before interest, tax, depreciation and amortisation divided by interest expense

Performance Measure	2024-25 Target	Explanation	Calculation
Asset sustainability ratio	Greater than 90%	An indicator of the extent to which the infrastructure assets are being replaced as they reach the end of their useful lives. The Department of State Development, Infrastructure, Local Government and Planning target is greater than 90% per annum (on average over the long-term).	Capital expenditure on the replacement of assets (renewals) divided by depreciation expense
Competitive neutrality ratio (% of gross revenue)	33.9%	An indicator of the extent to which operating revenues are committed to competitive neutrality adjustments such as tax equivalents and return to Council.	Competitive neutrality adjustments divided by operating revenue
Depreciation ratio	22.6%	An indicator of the extent to which operating revenues are committed to funding depreciation.	Depreciation and amortisation expenditure divided by operating revenue
Return on assets	6.9%	An indicator of how profitable a business is relative to its total assets. Return on assets tells you what earnings were generated from invested capital (assets).	Net profit after tax divided by Written Down Value of assets (excluding contributed or rehabilitation assets)
RRC Operational Plan	By year end	Initiatives successfully completed.	N/A
Operating Budget	Advise quarterly or when variances arise	Conduct all activities in accordance with required timelines and budget.	N/A
Annual Revenue	Advise quarterly or when variances arise	Timely reporting of any significant variations to budget revenue and collection timing.	N/A
Capital Works	Within 10%	Completion of capital program in accordance with adopted timeframe and budget.	Actual expenditure divided by budget

Non-Financial Performance

Water

CSS Reference	Performance Indicator	Potable Water Supply Schemes	
		Rockhampton and Gracemere	Mount Morgan
Day to Day Continuity			
CSS1	Extent of unplanned interruptions – connections based (number per 1,000 connections per year)	<80	<80
CSS2	Extent of unplanned interruptions – incidents based (number per 100 km of main per year)	<30	<30
CSS3	Time for restoration of service – unplanned interruptions (% restored within 5 hours)	>95%	>95%

CSS Reference	Performance Indicator	Potable Water Supply Schemes	
		Rockhampton and Gracemere	Mount Morgan
CSS4	Customer interruption frequency:		
	1 interruption per year	512%	512%
	2 interruptions per year	2%	2%
	3 interruptions per year	1%	1%
	4 interruptions per year	0.50%	0.50%
	5 or more interruptions per year	0.25%	0.25%
CSS5	Average interruption duration – planned and unplanned	<3 hours	<3 hours
CSS6	Response time:		
	Priority 1 – 1 hour response	>95%	>95%
	Priority 2 – 2 hours response		
	Priority 3 – 24 hours response		
	Restoration time:		
	Priority 1 – 5 hours restoration	>95%	>95%
	Priority 2 – 24 hours restoration		
	Priority 3 – 5 days restoration		
Adequacy and Quality of Normal Supply of Water Supply			
CSS7	Minimum pressure standard at the water meter	220 kPa	220 kPa
CSS8	Minimum flow standard at the water meter	9 L/min	9 L/min
CSS9	Connections with deficient pressure and/or flow (% of total connections)	<2.5%	<2.5%
CSS10	Drinking water quality (compliance with industry standard) ¹	>98%	>98%
CSS11	Drinking water quality complaints (number per 1,000 connections)	<3	
CSS12	Drinking water quality incidents (number per 1,000 connections)	<2	<2
Long Term Continuity of Water Services			
CSS13	Water main breaks (number per 100 km of main)	<20	<20
CSS14	Water services breaks (number per 1,000 connections)	<20	<20
CSS15	System water loss (litres per connection per day)	<150 L	<150 L

¹ FRW's Drinking Water Quality Management Plan identifies the following key water quality parameters as reference indicators for customer service purposes: physical and chemical water quality parameters – Target: >99% of all samples tested compliant with Australian Drinking Water Guidelines; E. coli – Target: None detected in >98% of all samples tested.

Sewerage

CSS Reference	Performance Indicator	Sewerage Schemes	
		Rockhampton and Gracemere	Mount Morgan
Effective Transportation of Sewage			
CSS16	Sewage overflows – total (number per 100km of main)	<25	<10
CSS17	Sewage overflows to customer property (number per 1,000 connections)	<5	<5
CSS18	Odour complaints (number per 1,000 connections)	<1	
CSS19	Response time: Priority 1 – 1 hour response Priority 2 – 2 hours response Priority 3 – 24 hours response	>95%	>95%
	Restoration time: Priority 1 – 5 hours restoration Priority 2 – 24 hours restoration Priority 3 – 5 days restoration	>95%	>95%
Long Term Continuity of Sewerage Services			
CSS20	Sewer main breaks and chokes (number per 100km of main)	<20	<20
CSS21	Sewer inflow and infiltration (ratio of Peak Day Flow to Average Day Flow)	<5	<5

Customer Service Standards

Performance Indicator	2024-25 Target
Installation of new water connections (within the water service area) – excluding private works new connections	15 working days
Installation of sewerage connections (within the seweraged area) – excluding private works new connections	15 working days
Complaints (excluding maintenance of water and sewerage services) – advise outcome	20 working days

COMMUNITY SERVICE OBLIGATIONS

Community service obligations arise when a government specifically requires a public enterprise to carry out activities relating to outputs or inputs which it would not elect to do on a commercial basis or, alternatively, would only provide at higher prices or via some other form of compensation.

The following community service obligations have been identified for the 2024-25 financial year and are funded by Council:

Community Service Obligation	Estimated Cost	Objective
Water		
Sporting Bodies Water Access and Consumption	\$71,472	Council upon review of applications, at times, grants remissions for water charges. These amounts are then claimed as a community service obligation by FRW. Refer to Council's Rates Concession Policy.
Undetected Leak Rebates	\$110,000	A resolution dated 23 May 2017 states that the implementation of the Undetected Leak Rebate Policy for both residential and non-residential customers be identified as a community service obligation to the amount of \$110,000 per annum.
Water Total	\$181,472	
Sewerage		
Combined Line Charges (expenses)	\$90,291	A resolution dated 22 June 1999 states that Council continue its current policy of maintaining combined line house drains and fund all such work carried out by FRW as a community service obligation.
Combined Line Charges (capital)	\$150,000	Further to the above resolution regarding the maintenance of combined lines, FRW has begun a full replacement program of these assets. As a result, the cost of replacing these combined lines also constitutes a community service obligation and the full cost incurred is claimed.
Raising Access Chambers	\$150,000	A resolution dated 29 May 2000 states that FRW carries out the raising of sewerage manholes and claims this as a community service obligation.
Sporting Bodies Sewerage Access	\$153,440	Council upon review of applications, at times, grants remissions for sewerage charges. These amounts are then claimed as a community service obligation by FRW. Refer to Council's Rates Concession Policy.
Sewerage Total	\$543,731	
TOTAL	\$725,203	

FINANCIAL POLICIES

Capital Structure

FRW's notional capital structure is 60% debt/40% equity for pricing purposes. FRW will continue to improve long term financial planning models which upon adoption, will be incorporated into Council's overall financial strategy. All FRW's financial planning is subject to approval by Council.

Borrowings

Debt financing is provided by Council under the terms and conditions imposed by the Queensland Treasury Corporation having regard to Council's determination on FRW's capital structure. FRW will be responsible for managing this debt and use Council's services where necessary to assist in this regard. Loans will only be used for capital expenditure and long term borrowing strategies will be in line with Council's long term financial plan.

Depreciation

Asset depreciation for external reporting and tax purposes will be calculated in accordance with Australian Accounting Standards and the Local Government Tax Equivalent Manual, respectively.

Working Capital

Council provides working capital as required which does not replace long term fixed borrowings.

Dividends

Annual dividends returned to Council are determined as part of the budget process. A ten year forecast reviews the level of future capital expenditure and affordability prior to setting dividends.

Treatment of Surpluses/Losses

In accordance with Council resolution, after the required Return on Assets and Income Tax Equivalents have been forwarded to Council each year, any remaining surplus/loss will be held in FRW's Retained Earnings for revenue fluctuations unless Council endorses an alternate treatment of such revenue.

Taxation

FRW is required to pay taxes either in the form of tax equivalents (income tax, land tax and stamp duty) to Council or via Council to the relevant government agencies (payroll tax, GST and fringe benefits).

Contributed Assets

Assets donated by developers or other parties will be recognised as revenue and a non-current asset. Contributed assets will also be recognised in the asset management system as a contributed asset.

Grants and Subsidies

FRW, in conjunction with Council, will provide priority projects to optimise use of available grants and subsidies.

Pricing

When developing pricing structures, FRW applies the National Competition Policy methodologies in conjunction with Council policies. While it is Council's responsibility for price setting, applying competitive neutrality principles negates competitive advantage when acting as a monopoly business activity.

Water utility charges consist of a two-part tariff – an access charge and a consumption charge.

Sewerage utility charges are set on number of charges per residence or number of charges per pedestal and/or equivalent urinal.

PROPOSED MAJOR INVESTMENTS

FRW's proposed major investments for 2024-25 financial year are outlined below:

Water Supply	Cost	Sewerage	Cost
Barrage / Dam	\$2.5M	Sewage Treatment Plants	\$34.6M
Water Treatment Plants	\$8.5M	Sewerage Pump Stations	\$4.8M
Water Pump Stations	\$1.8M	Sewerage Mains	\$7.7M
Water Reservoirs	\$0.3M	Other	\$1.1M
Water Mains	\$0.7M		
Water Meters	\$2.6M		
Water Supply	\$44.7M		
Solar Initiative	\$0.4M		
TOTAL	\$61.5M	TOTAL	\$48.2M

CUSTOMER SERVICE

Customers are entitled to be provided with a service that consistently meets all relevant state legislative compliance targets and national guideline requirements. Customer needs and satisfaction will be met in the achievement of our Customer Service Standard performance targets and through our values. FRW is responsible for the contact with, and commitment to, customers in accordance with customer service standards. Commercial customers will also have a formal contract with Council but the service will be provided by FRW on behalf of Council.

As a water service provider, FRW has prepared a Customer Service Standard in line with the requirements of the *Water Supply (Safety and Reliability) Act 2008* (the Act). The Customer Service Standard states a target for the level of service provided and the process for service connections, billing, metering, accounting, customer consultation, complaints and dispute resolution. The Act also requires a water or sewerage service provider supplying a reticulated water service or sewerage service to declare the relevant area to be a service area and keep a map showing the service area.

FRW undertakes quarterly reporting to Council on performance against the adopted Customer Service Standards and aims to achieve the Non-Financial Performance indicators in the 2024-25 Performance Plan.

Access to the Customer Service Standard:

<https://www.rockhamptonregion.qld.gov.au/CouncilServices/Fitzroy-River-Water>

Access to the Service Area Maps <https://www.rockhamptonregion.qld.gov.au/CouncilServices/Fitzroy-River-Water>

DELEGATED AUTHORITIES

Council will be responsible for providing an environment in which FRW can operate in a manner in which it has every opportunity to meet the objectives of commercialisation and that responsibility will include:

- Providing FRW with the required delegations to operate to achieve outcomes set by Council, within the context of the management framework of Council, in line with legislation, and in accordance with the adopted performance plan;
- Providing funding as agreed in budget;
- Not unnecessarily withholding approvals; and
- Not to expect non-commercial effort unless identified as a customer service obligation and appropriate funding provided.

To protect its assets and to ensure that it can meet its performance agreement with Council, FRW is responsible for managing and controlling the operations and development of water and sewerage infrastructure, where required, in accordance with Council's adopted policies.

FRW's overall delegated authorities are in accordance with section 259 of the *Local Government Act 2009*. A full list of delegations and authorisations is maintained in Council's Delegations and Authorisations Registers including delegated powers in various Legislative Acts.

REPORTING FRAMEWORK

FRW will report to Council through various forums to meet corporate reporting requirements to satisfy the requirements set out in the *Local Government Act 2009* and the *Local Government Regulation 2012* and provide reports to regulatory authorities as required by a water and sewerage service provider.

Corporate Requirements

Reporting Requirements
Annual Operations Report
Asset Management Plan
Council Officer Reports
Operational Plan metric inputs

Reporting Requirements
Quarterly Performance Report

Regulatory Requirements

Reporting Requirements
Australian Bureau of Statistics Reports
Bureau of Meteorology Reports
Dam Safety Annual Review
Drinking Water Quality Management Plan Annual Report
Emergency Action Plan
Environmental Annual Reports and Licence Returns
Environmental Authority Pump Station Annual Report
National Performance Report
National Pollutant Inventory
Resource Operations Licence Quarterly/Annual Report
Statewide Water Information Management (Mandatory KPI) Reporting

The *Local Government Regulation 2012* (section 175(4)) allows a performance plan to be amended at any time before the end of the financial year for which it is prepared.

SERVICE DELIVERY STATEMENT

Overview

Within the Fitzroy River Water portfolio there are four main service areas:

Drinking Water Supply Schemes/Bulk Water Services (>100,000 total population):

- Rockhampton Water Supply Scheme – supplies to the Rockhampton and Gracemere localities
- Mount Morgan Water Supply Scheme – supplies to Mount Morgan
- Bulk Water Supply to Livingstone Shire Council – supplies drinking water to The Caves, Nerimbera and Capricorn Coast localities within the Livingstone Shire Council area

Raw/Untreated Water Supply Schemes (>100 customers):

- Fitzroy Barrage Water Supply Scheme – supplies medium priority supplemented water to allocation holders located within the vicinity of the Fitzroy River Barrage pondage
- No. 7 Dam Water Supply Scheme – supplies partially treated water to customers located near Fletchers Creek south of Mount Morgan

Sewerage Schemes (>80,000 total population):

- North Rockhampton Sewerage Scheme – servicing suburban North Rockhampton
- South Rockhampton Sewerage Scheme – servicing suburban South Rockhampton
- Gracemere Sewerage Scheme – servicing the Gracemere community
- Mount Morgan Sewerage Scheme – servicing the Mount Morgan township

Recycled Water Schemes (>10 customers):

- North Rockhampton Recycled Water Scheme (NRRWS)
- South Rockhampton Recycled Water Scheme (SRRWS)
- Gracemere Recycled Water Scheme (GRWS)

- Mount Morgan Recycled Water Scheme
- NRRWS, SRRWS, GRWS are currently not operational

Staff Resources

Tenure	Total FTEs
Fulltime	121
Casual	2

11.7 GROWING REGIONS GRANT PROGRAM

File No: 12534
Attachments: Nil
Authorising Officer: Wade Clark - Acting Executive Manager Advance
Rockhampton
Evan Pardon - Chief Executive Officer
Author: Ann Davie - Senior Advisor Advocacy

SUMMARY

This report provides information about the Australian Government's Growing Regions Program and recommends a project to be considered for funding.

OFFICER'S RECOMMENDATION

THAT Council seeks funding for the Rockhampton Showground and Victoria Park Precinct Enabling Works Project under the Growing Regions Program.

COMMENTARY

The second and final round of Australian Government's Growing Regions Program (GRP) opened 5 September 2024. The program provides funding for community infrastructure projects in regional areas. Applications close 10 October 2024.

The objectives of the program are to support construction or upgrades to community infrastructure that enhances liveability and provides benefits to a broad cross section of the community.

Grants provide 50% of project costs for projects with total project costs between \$1 million and \$30 million. Minimum grant is \$500,000 and maximum grant is \$15 million. Projects must be completed by 30 June 2027.

In reviewing the funding program objectives and successful projects from the first round, the Rockhampton Showground and Victoria Park Precinct Enabling Works Project was selected. Current planning for the Precinct has identified enabling works that will provide immediate benefits and support future development of the site.

This project will include:

- Enabling electrical works
- Improvements to communication and security infrastructure
- Upgrades to sewage infrastructure
- Site works to open space in Victoria Park

Project cost: \$5 million

Grant sought: \$2.5 million

RRC contribution: \$2.5 million

PREVIOUS DECISIONS

Nil.

BUDGET IMPLICATIONS

Council's contribution of \$2.5 million for the proposed Rockhampton Showground and Victoria Park Precinct Enabling Works Project will come from the Community Services budget over the project delivery period.

LEGISLATIVE CONTEXT

None.

LEGAL IMPLICATIONS

No legal implications.

STAFFING IMPLICATIONS

Project Delivery will be responsible for management of the project proposed project.

RISK ASSESSMENT

Risks assessment will be undertaken as part of project planning for each project.

CORPORATE/OPERATIONAL PLAN

The Rockhampton Showground and Victoria Park Precinct Enabling Works project is aligned with the following Corporate Plan goals:

- Goal 1.1.4 We pursue and advocate for funding that enables us to deliver our planned priorities and supports our financial sustainability
- Goal 2.1.4 We provide facilities for sports and the arts that encourage community participation, and attract elite sporting and cultural events

CONCLUSIONS

The report recommends submitting the Rockhampton Showground and Victoria Park Precinct Enabling Works project to Round 2 of the Growing Regions Program.

11.8 PROPOSED SCHEDULE OF MEETINGS - JANUARY TO DECEMBER 2025

File No: 1460
Attachments: 1. [Proposed Schedule of Meetings 2025](#)↓
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Evan Pardon - Chief Executive Officer

SUMMARY

Chief Executive Officer presenting the proposed Meeting Schedule for the period January to December 2025.

OFFICER'S RECOMMENDATION

THAT the Meeting Schedule for the period January to December 2025 as attached to the report be adopted.

COMMENTARY

A proposed Schedule of Council Meetings has been created for the 12 month period January to December 2025 for consideration by Councillors.

It is proposed that the first meeting of the year is an Ordinary Council meeting on Tuesday 21 January 2025 (no Briefing Session afterwards). Subsequent meetings of Ordinary Council will be held thereafter on the second and fourth Tuesday of each month.

Committee meetings will be held in accordance with the adopted Committee structure, with Infrastructure Committee meetings being held the first Tuesday of each month and Communities Committee meetings on the third Tuesday of each month. It is proposed that Committee meetings commence in February 2025 as per usual practice.

Time is reserved for strategic Briefing Sessions each Tuesday following the Council and Committee meetings, and additionally a whole day session is planned on the occasion of a fifth Tuesday falling during the month (29 April, 29 July, 30 September). It is proposed that Briefing Sessions will commence in February 2025 as per usual practice.

Project Reference Group meetings will continue as they did in 2024, with Communities Project Reference Group being held on the first Wednesday of the month and Infrastructure Project Reference Group on the third Wednesday of the month. It is proposed that the PRG meetings will also commence in February 2025.

Alteration to Schedule due to Public Holidays

Council has previously requested that there be one clear day after all Public Holidays. This will mean amendment to the schedule of meetings as follows:

- Council Meeting will be held on Wednesday 23 April due to Easter Monday Public Holiday on Monday 21 April 2025.
- Infrastructure Committee will be held on Wednesday 7 May 2025 due to Labour Day Public Holiday on Monday 5 May 2025.
- Infrastructure Committee will be held on Wednesday 8 October 2025 due to King's Birthday Public Holiday on Monday 6 October 2025.

Dates for the 2025 LGAQ Conference are not known at this stage and once received, may require an amendment to the Schedule for the month of October.

PREVIOUS DECISIONS

There are no previous decisions regarding the 2025 meeting schedule.

BUDGET IMPLICATIONS

There are no identified budget implications.

LEGISLATIVE CONTEXT

Meetings are conducted in accordance with the *Local Government Act 2009* and *Local Government Regulation 2012*.

LEGAL IMPLICATIONS

There are no identified legal implications.

STAFFING IMPLICATIONS

There will be no impact on staffing numbers or changes to positions.

CORPORATE/OPERATIONAL PLAN

Corporate Plan 2022-2027 – Goal 1.1:

“We have effective governance with accountable decision-making practices.”

CONCLUSION

It is recommended that the first Council meeting in 2025 be held on Tuesday 21 January 2025.


If a longer recess was required, that would mean the first Council meeting would be held on Wednesday 29 January 2025, as Australia Day public holiday is Monday 27 January, and Council has requested one clear day break after all public holidays.

PROPOSED SCHEDULE OF MEETINGS - JANUARY TO DECEMBER 2025

Proposed Schedule of Meetings 2025

Meeting Date: 9 October 2024

Attachment No: 1

		<h1>Meeting Schedule</h1>		<h1>Jan 2025</h1>	
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 NEW YEAR'S DAY PUBLIC HOLIDAY	2	3	
6	7	8	9	10	
13	14	15	16	17	
20	21 9am – 3pm COUNCIL MEETING (no Briefing Session)	22	23	24	
27 AUSTRALIA DAY PUBLIC HOLIDAY	28	29	30	31	

As at 30 Sept 2024



Meeting Schedule

Feb 2025

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	9am to 3pm Infrastructure Committee Meeting followed by Briefing Session	9am to 12 noon Communities PRG		
10	11	12	13	14
	9am – 3pm COUNCIL MEETING + Briefing Session			
17	18	19	20	21
	9am to 3pm Communities Committee Meeting followed by Briefing Session	9am to 12 noon Infrastructure PRG		
24	25	26	27	28
	9am – 3pm COUNCIL MEETING + Briefing Session			

As at 30 Sept 2024



Meeting Schedule

Mar 2025

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	9am to 3pm Infrastructure Committee Meeting followed by Briefing Session	9am to 12 noon Communities PRG		
10	11	12	13	14
	9am – 3pm COUNCIL MEETING + Briefing Session			
17	18	19	20	21
	9am to 3pm Communities Committee Meeting followed by Briefing Session	9am to 12 noon Infrastructure PRG		
24	25	26	27	28
	9am – 3pm COUNCIL MEETING + Briefing Session			
31				

As at 30 Sept 2024



Meeting Schedule

Apr 2025

Monday	Tuesday	Wednesday	Thursday	Friday
	1 9am to 3pm Infrastructure Committee Meeting followed by Briefing Session	2 9am to 12 noon Communities PRG	3	4
7	8 9am - 3pm COUNCIL MEETING + Briefing Session	9	10	11
14	15 9am to 3pm Communities Committee Meeting followed by Briefing Session	16 9am to 12 noon Infrastructure PRG	17	18 GOOD FRIDAY PUBLIC HOLIDAY
21 EASTER MONDAY PUBLIC HOLIDAY	22 NO MEETINGS LEAVE ONE CLEAR DAY AFTER PUBLIC HOLIDAY	23 9am - 3pm COUNCIL MEETING + Briefing Session	24	25 ANZAC DAY PUBLIC HOLIDAY
28	29 9am to 3pm Briefing Session	30		

As at 30 Sept 2024



Meeting Schedule

May 2025

Monday	Tuesday	Wednesday	Thursday	Friday
			1	2
5	6	7	8	9
PUBLIC HOLIDAY LABOUR DAY	NO MEETINGS LEAVE ONE CLEAR DAY AFTER PUBLIC HOLIDAY	9am to 3pm Infrastructure Committee Meeting followed by Briefing Session	9am to 12 noon Communities PRG **	
12	13	14	15	16
	9am – 3pm COUNCIL MEETING + Briefing Session			
19	20	21	22	23
	9am to 3pm Communities Committee Meeting followed by Briefing Session	9am to 12 noon Infrastructure PRG		
26	27	28	29	30
	9am - 3pm COUNCIL MEETING + Briefing Session			

** PRG meeting moved to Thursday 8 May due to Public Holiday on Monday 5 May

As at 30 Sept 2024



Meeting Schedule

Jun 2025

Monday	Tuesday	Wednesday	Thursday	Friday
2	3 9am to 3pm Infrastructure Committee Meeting followed by Briefing Session	4 9am to 12 noon Communities PRG	5	6
9	10 9am – 3pm COUNCIL MEETING + Briefing Session	11	12 ROCKHAMPTON SHOW HOLIDAY	13
16	17 9am to 3pm Communities Committee Meeting followed by Briefing Session	18 9am to 12 noon Infrastructure PRG	19	20
23	24 9am – 3pm COUNCIL MEETING + Briefing Session	25	26	27
30				

As at 30 Sept 2024



Meeting Schedule

Jul 2025

Monday	Tuesday	Wednesday	Thursday	Friday
	1 9am to 3pm Infrastructure Committee Meeting followed by Briefing Session	2 9am to 12 noon Communities PRG	3	4
7	8 9am – 3pm COUNCIL MEETING + Briefing Session	9	10	11
14	15 9am to 3pm Communities Committee Meeting followed by Briefing Session	16 9am to 12 noon Infrastructure PRG	17	18
21	22 9am - 3pm COUNCIL MEETING followed by Briefing Session	23	24	25
28	29 9am – 3pm Briefing Session (5th Tuesday)	30	31	

As at 30 Sept 2024



Meeting Schedule

Aug 2025

Monday	Tuesday	Wednesday	Thursday	Friday
				1
4	5 9am to 3pm Infrastructure Committee Meeting followed by Briefing Session	6 9am to 12 noon Communities PRG	7	8
11	12 9am – 3pm COUNCIL MEETING + Briefing Session	13	14	15
18	19 9am to 3pm Communities Committee Meeting followed by Briefing Session	20 9.30 am to 12 noon Infrastructure PRG	21	22
25	26 9am – 3pm COUNCIL MEETING + Briefing Session	27	28	29

As at 30 Sept 2024



Meeting Schedule

Sep 2025

Monday	Tuesday	Wednesday	Thursday	Friday
1	2 9am to 3pm Infrastructure Committee + Briefing Session	3 9am to 12 noon Communities PRG	4	5
8	9 9am – 3pm COUNCIL MEETING + Briefing Session	10	11	12
15	16 9am to 3pm Communities Committee Meeting followed by Briefing Session	17 9am to 12 noon Infrastructure PRG	18	19
22	23 9am – 3pm COUNCIL MEETING + Briefing Session	24	25	26
29	30 9am to 3pm Briefing Session (5 th Tuesday)			

As at 30 Sept 2024



Meeting Schedule

Oct 2025

Monday	Tuesday	Wednesday	Thursday	Friday
		1 9am to 12 noon Communities PRG	2	3
6 KING'S BIRTHDAY PUBLIC HOLIDAY	7 NO MEETINGS LEAVE ONE CLEAR DAY AFTER PUBLIC HOLIDAY	8 9am to 3pm Infrastructure Committee Meeting followed by Briefing Session	9	10
13	14 9am – 3pm COUNCIL MEETING + Briefing Session	15 9am to 12 noon Infrastructure PRG	16	17
20	21 9am to 3pm Communities Committee Meeting followed by Briefing Session	22	23	24
27	29 9am – 3pm COUNCIL MEETING + Briefing Session	30	31	

LGAQ Conference dates are not yet available

As at 30 Sept 2024



Meeting Schedule

Nov 2025

Monday	Tuesday	Wednesday	Thursday	Friday
3	4 9am to 3pm Infrastructure Committee Meeting followed by Briefing Session	5 9am to 12 noon Communities PRG	6	7
10	11 9am – 3pm COUNCIL MEETING + Briefing Session	12	13	14
17	18 9am to 3pm Communities Committee Meeting followed by Briefing Session	19 9am to 12 noon Infrastructure PRG	20	21
24	25 9am – 3pm COUNCIL MEETING + Briefing Session	26	27	28

As at 30 Sept 2024



Meeting Schedule

Dec 2025

Monday	Tuesday	Wednesday	Thursday	Friday
1	2 9am to 3pm Infrastructure Committee Meeting followed by Briefing Session	3 9am to 12 noon Communities PRG ??	4	5
8	9 9am – 3pm COUNCIL MEETING + Briefing Session	10	11	12
15	16	17 9am to 12 noon Infrastructure PRG ??	18	19
22	23	24	25 CHRISTMAS DAY PUBLIC HOLIDAY	26 BOXING DAY PUBLIC HOLIDAY
29 RRC SHUT DOWN TBC	30 RRC SHUT DOWN TBC	31 RRC SHUT DOWN TBC		

As at 30 Sept 2024

11.9 LGAQ CERTIFICATE OF EXTENSIVE SERVICE (20 YEARS) - ELLEN SMITH

File No: 10072
Attachments: Nil
Authorising Officer: Ross Cheesman - Acting Chief Executive Officer
Author: Ross Cheesman - Acting Chief Executive Officer

SUMMARY

Chief Executive Officer is seeking retrospective approval for submission to LGAQ of Application for Extensive Long Service Certificate for former Councillor Ellen Smith to recognise 20 years service to local government.

OFFICER'S RECOMMENDATION

THAT retrospective approval be granted for submission to LGAQ of an Application for Extensive Long Service (20 years) Certificate for former Councillor Ellen Smith.

COMMENTARY

At its meeting on 23 July 2024 Council resolved that an application be submitted for Certificate of Extensive Service (20 years) for Mayor Williams and Councillor Rutherford.

It has come to our attention that former Councillor Ellen Smith was also due to receive her Certificate of Extensive Service (20 years) in 2024 having served on Fitzroy Shire Council for 8 years prior to amalgamation (2000 to 2008) and 12 years with Rockhampton Regional Council (2012 to 2024).

She received Certificate of Service for 15 years in 2019 and was eligible for 20 years service in March 2024.

Applications for Certificates close on Monday 30 September 2024.

PREVIOUS DECISIONS

Council meeting 23 July 2024:

“Application Form be submitted for Certificate of Extensive Service (20 years) for Mayor Williams and Councillor Rutherford.”

BUDGET IMPLICATIONS

Minimal cost involved for production and mailing of Certificate which can be absorbed from current budget.

CONCLUSION

It is recommended that retrospective approval be granted for submission of this application for former Councillor Ellen Smith to be recognised for her commitment to local government and her service of 20 years to the Rockhampton Region.

11.10 ASSIGNMENT OF LEASE - 132 ELPHINSTONE STREET, BERSERKER

File No: 4234
Attachments: Nil
Authorising Officer: Megan Younger - Manager Corporate and Technology Services
Ross Cheesman - Acting Chief Executive Officer
Author: Kellie Roberts - Coordinator Property and Insurance

SUMMARY

Coordinator Property & Insurance reporting on a request to assign the lease for the childcare centre at 132 Elphinstone Street, Berserker.

OFFICER'S RECOMMENDATION

THAT Council:

1. provides consent to the Assignment of Lease No. 720085876 and Lease No. 720085877 from Elfin House Community Child Care Centre Inc. (In Liquidation) to the Board of Trustees of the Rockhampton Grammar School for the premises at 132 Elphinstone Street, Berserker (Lease B on SP316505 and Lot 16 on Crown Plan R26291; and
2. authorises the Chief Executive Officer (Coordinator Property & Insurance) to negotiation the terms and conditions of the Deed of Assignment of Lease in preparation for the execution by the delegated officer, subject to the following conditions:
 - a) The lease to be 20 years (current lease expires 2030)
 - b) Rent will remain the same, increased by CPI
 - c) Consent for Rockhampton Grammar School to carry out renovations as per the attached plan (subject to relevant building approval at their cost)
 - d) Maintenance responsibilities change to that Council is responsible for the structural integrity only.
 - e) All associated costs (including titles registration fees) will be the responsibility of the Board of Trustees of the Rockhampton Grammar School.

COMMENTARY

Council leases a childcare facility at 132 Elphinstone Street to Elfin House Community Child Care Centre Inc (**Elfin House**). The lease has a permitted use of "Conduct of the activities associated with the Child Care Centre" and expires on 30th March 2030.

On Friday 28th June 2024, Elfin House was placed into Voluntary Administration and Michael Beck of Worrells Solvency & Forensic Accountants was appointed as the Administrator.

On 2nd August 2024, the creditors resolved that Elfin House should be placed into liquidation and Michael Beck was subsequently appointed the Liquidator.

The Liquidator has conducted their invitation process to find a buyer for the assets, being:

- Approved provider/operating licence
- Assignment of lease (subject to Council consent)
- Plant, equipment and other resources located within centre.

The Liquidator has completed their process and have requested that Council consent to the assignment of the lease to the Board of Trustees of the Rockhampton Grammar School (RGS).

RGS propose to invest in capital upgrades to the building to refurbish the children's bathrooms, kitchen/prep areas, storeroom and laundry. Due to the capital investment, RGS are seeking a longer-term lease of 20 years. RGS have advised that they are very conscious that the current closure of the centre has caused a loss of this service to the community and will therefore expedite the reopening of the centre to ensure that the centre is ready for January 2025.

Since Elfin House ceased operating, Council Officers have inspected the building and noted that it does require some structural repairs which is the responsibility of Council, and these will be attended to in the normal course of maintenance.

If Council provides consent to the assignment of lease, the following amendments will be made to the lease:

1. The lease term to be 20 years (current lease expires 2030)
2. Consent for RGS to carry out renovations as per the attached plan (subject to relevant building approval at their cost)
3. Maintenance responsibilities change so that Council is responsible for the structural integrity only.

The rent amount for the lease to Elfin House was based on the tenant being a non-profit organisation, and it is not a commercial market rent. RGS is a registered non-profit under the Australian Charities and Not-for-profits Commission (ACNC), therefore the current rent being charged is considered appropriate and will continue to increase annually by CPI.

If Council consent it provided, it will be a condition of the Deed of Assignment that RGS pay all associated costs (including titles registration fees) and their own legal costs.

BACKGROUND

RGS currently operates The Rockhampton Grammar School Early Learning Centre at 3 Reservoir Street, The Range and is an approved provider of childcare services for a maximum of 193 children, and are currently rated as Exceeding for the National Quality Standard for Early Childhood Education Care and School Age Care.

RGS provides the services of Long Day Care, Kindy and OSHC (including Vacation Care).

PREVIOUS DECISIONS

There are no previous decisions.

BUDGET IMPLICATIONS

There are no budget implications.

LEGISLATIVE CONTEXT

If approved, the consent to assign the lease will be finalised by the completion and lodgement of Titles Qld forms to transfer and amend the lease on the title.

LEGAL IMPLICATIONS

Under the Assignment and Subletting clause of the lease, the Tenant (Liquidator) can assign the lease with the Landlords (Council) consent which must not be unreasonably withheld. Under the terms of the lease, Council must give its consent to the assignment of lease if:

- (a) the Landlord is satisfied that the new tenant is suitable, respectable, responsible and financially secure and is capable of carrying out the Tenant's obligations under this Lease;
- (b) the Tenant and the new tenant signs any agreement and gives any security which the Landlord reasonably requires;

- (c) the Tenant complies with any other reasonable requirements of the Landlord;
- (d) the Tenant is not in breach of the Lease;
- (e) the Tenant pays the Landlord's reasonable costs and expenses of giving its consent including legal costs and registration fees;
- (f) the Tenant pays the Landlord all duty assessed in relation to the transaction;
- (g) the Tenant delivers to the Landlord an executed deed in a form required by the Landlord by which the Tenant acknowledges it remains liable to perform its obligations under this Lease.

STAFFING IMPLICATIONS

There are adequate resources within the Property & Insurance unit to manage an assignment of lease, with the assistance of the Legal & Governance unit.

RISK ASSESSMENT

If the new tenant meets the requirements of the lease as outlined under Legal Implications, Council must consent to the assignment of lease, otherwise Council will be in breach of the lease.

CORPORATE/OPERATIONAL PLAN

Goal 2.1 – Our places and spaces enhance the liveability and diversity of our communities by ensuring community assets are utilised and appropriate for the needs of the community.

CONCLUSION

In accordance with the terms of the lease, it is recommended that Council consent to the assignment of lease for the childcare centre situated at 132 Elphinstone Street, Berserker to the Board of Trustees for the Rockhampton Grammar School.

12 NOTICES OF MOTION

Nil

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**RECOMMENDATION**

THAT Council move into Closed Session pursuant to section 254J(1) of the *Local Government Regulation 2012* and 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 Tender 16020 - Sale of Land

In accordance with section 254J(3)(g) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

16.2 Chief Executive Officer - Performance Review

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

16 CONFIDENTIAL REPORTS

16.1 TENDER 16020 - SALE OF LAND

File No: 16020
Attachments: 1. Submission
Authorising Officer: Megan Younger - Manager Corporate and Technology Services
Ross Cheesman - Acting Chief Executive Officer
Author: Kellie Roberts - Coordinator Property and Insurance

In accordance with section 254J(3)(g) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

SUMMARY

Coordinator Property & Insurance reporting on Tender 16020 – Sale of Land.

16.2 CHIEF EXECUTIVE OFFICER - PERFORMANCE REVIEW**File No: 6947****Attachments: Nil****Authorising Officer: Ross Cheesman - Acting Chief Executive Officer****Author: Damon Morrison - Manager Workforce and Governance**

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

SUMMARY

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

17 CLOSURE OF MEETING