



ORDINARY MEETING

AGENDA

11 MARCH 2025

Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 11 March 2025 commencing at 9:00 AM for transaction of the enclosed business.

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

CHIEF EXECUTIVE OFFICER
4 March 2025

Next Meeting Date: 25.03.25

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

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 25 February 2025
Minutes of the Special Meeting held 10 March 2025

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. February 2025 [↓](#)
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

February 2025

Meeting Date: 11 March 2025

Attachment No: 1

Division: Committee: Ordinary Council Officer:	Date From: Date To: Printed: Monday, 3 March 2025 9:58:38 AM
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Action Sheets Report

Meeting Date	Subject	Resolution	Officer	Target Date	Notes
14/09/202 1	Notice of Motion - Councillor Shane Latcham - Rockhampton Regional Council Floral Emblem	COUNCIL RESOLUTION THAT Council undertake a Community Engagement Program when appropriate on civic symbols including a Floral Emblem, representative of the Rockhampton Region Local Government area.	Stafford , Lucy	30/06/2025	02 Feb 2023 2:06pm Leeder, Linda - Reallocation Action reassigned to Dwyer, Genevieve by Leeder, Linda - Matt Mansfield no longer at Council 31 May 2023 11:42am Leeder, Linda - Reallocation Action reassigned to Brodel, Emma by Leeder, Linda - Reassigned - Genevieve Dwyer no longer with RRC 27 Feb 2025 12:31pm Conrad, Trudi - Reallocation Action reassigned to Stafford, Lucy by Conrad, Trudi - reallocated to Lucy Stafford as Emma is on maternity leave. Target Date has been amended by Emma to 30 June 2025
28/06/202 2	CMP Updates - Heritage Management Strategy	COUNCIL RESOLUTION THAT Council resolves that the matter lay on the table until further consultation with the community.	Wyatt, Camero n	30/06/2025	09 Oct 2024 12:45pm Dwyer, Emma-Jane Briefing session still to be scheduled. 05 Nov 2024 9:47am Dorman, Kerri Matter sitting with Cameron Wyatt for inclusion in Local Heritage Register. Community consultation to take place in conjunction with this. Please re-assign to Cameron Wyatt 05 Nov 2024 9:51am Conrad, Trudi - Reallocation Action reassigned to Wyatt, Cameron by Conrad, Trudi 27 Feb 2025 1:41pm Conrad, Trudi Cameron Wyatt: This matter was scheduled for Consultants to present to Briefing Session 26/2/25 but was cancelled on the day. Waiting for new date for Briefing Session." 27 Feb 2025 1:42pm Conrad, Trudi - Target Date Revision Target date changed by Conrad, Trudi from 12 July 2022 to 30 June 2025 - Cameron Wyatt has revised target date
13/12/202 2	Draft Community Engagement Framework	COUNCIL RESOLUTION THAT Council: 1. Adopts the draft Community Engagement Framework as detailed in the report; and 2. Approves officers to revise policy and procedure for further consideration by Council.	Stafford , Lucy	30/06/2023	16 Feb 2023 3:29pm Conrad, Trudi - Target Date Revision Target date changed by Conrad, Trudi from 27 December 2022 to 30 June 2023 - Policy and Procedure to be revised.+ toolkits to be 16 Feb 2023 3:30pm Conrad, Trudi - Target Date Revision Target date changed by Conrad, Trudi from 30 June 2023 to 30 June 2023 - Development of toolkits will be ongoing process 02 May 2023 10:56am Leeder, Linda - Reallocation Action reassigned to Brodel, Emma by Leeder, Linda - Skye transferred to another department, action reallocated to Coordinator Communications and Engagement

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					27 Feb 2025 12:32pm Conrad, Trudi - Reallocation Action reassigned to Stafford, Lucy by Conrad, Trudi - Emma Brodel on maternity leave
24/01/2023	Renewal of Lease - Telecommunications Tower, 10 Pilbeam Drive, Mt Archer	COUNCIL RESOLUTION THAT: 1. 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 2. 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	30/04/2025	26 Mar 2024 12:51pm Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 31 January 2024 to 30 June 2024 - Difficulties contacting tenant. 11 Jun 2024 9:01pm Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 30 June 2024 to 30 September 2024 - Waiting on response from tenant 25 Sep 2024 12:30pm Roberts, Kellie - Target Date Revision 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. 21 Oct 2024 12:56pm Roberts, Kellie Waiting for a response from BAI Communications 04 Nov 2024 9:58am Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 31 October 2024 to 31 December 2024 - Target Date extended - lease renewal under negotiation. 18 Dec 2024 1:39pm Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 31 December 2024 to 31 January 2025 - Extension for lease negotiations. 18 Feb 2025 10:56am Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 31 January 2025 to 30 April 2025 - Ongoing lease negotiations
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	Roberts, Kellie	31/05/2025	05 Jan 2024 10:38am Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 25 December 2023 to 29 February 2024 - Timeframe for negotiation of Licence Agreement 26 Mar 2024 12:54pm Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 29 February 2024 to 30 June 2024 - Delay due to resource constraints 11 Jun 2024 9:00pm Roberts, Kellie - Target Date Revision 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 12:31pm Roberts, Kellie - Target Date Revision

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		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.		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. 21 Oct 2024 12:57pm Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 30 November 2024 to 31 May 2025 - NRMA can't enter into the Licence & proceed with the installation until Ergon works are complete - due early 2025. 18 Feb 2025 10:58am Roberts, Kellie Licence Agreement terms agreed. Sent for execution.
23/07/2024	Telecommunications Policy Review	COUNCIL RESOLUTION THAT Council review the Telecommunication Facilities on Council Land Policy.	Roberts, Kellie	30/04/2025 24 Jul 2024 3:05pm Leeder, Linda - Reallocation Action reassigned to Roberts, Kellie by Leeder, Linda 09 Aug 2024 1:47pm Roberts, Kellie - Target Date Revision 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 12:57pm Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 30 September 2024 to 20 December 2024 - Allowance of time to develop policy review 29 Nov 2024 12:20pm Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 20 December 2024 to 28 February 2025 - Extended timeframe due to resourcing. 18 Feb 2025 10:54am Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 28 February 2025 to 30 April 2025
09/10/2024	Assignment of Lease - 132 Elphinstone Street, Berserker	COUNCIL RESOLUTION 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	Roberts, Kellie	30/04/2025 21 Oct 2024 12:58pm Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 23 October 2024 to 30 November 2024 - New Tenant is providing further information to support request for 20 year term. 29 Nov 2024 12:21pm Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 30 November 2024 to 30 January 2025 - To allow for contract to be finalised. 18 Feb 2025 10:57am Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 30 January 2025 to 30 April 2025 - Ongoing review of legal documentation between parties and their solicitors.

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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 expire in 2030 and to investigate freeholding of the reserve;
 - b) Rent will remain the same, increased by CPI ;
 - c) Consent for Rockhampton Grammar School to carry out renovations as per the plan attached to the report (subject to relevant building approval at their cost);
 - d) Maintenance responsibilities change to that Council is responsible for the structural integrity only; and
 - e) All associated costs (including titles registration fees) will be the responsibility of the Board of Trustees of the Rockhampton Grammar School.

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		3. request a report on the option to freehold the site for consideration of sale.			
09/10/2024	Tender 16020 - Sale of Land	COUNCIL RESOLUTION	Roberts, Kellie	01/04/2025	<p>21 Oct 2024 12:59pm Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 23 October 2024 to 31 January 2025 - Contract executed. Extended target date to allow for settlement to occur.</p> <p>04 Nov 2024 9:57am Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 31 January 2025 to 14 February 2025 - Settlement due on 31 January 2025.</p> <p>18 Feb 2025 10:56am Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 14 February 2025 to 01 April 2025 - Settlement due 31 March 2025</p>
29/10/2024	Petition Requesting parking to be made available for CBD workers in William and Derby Streets Rockhampton City	COUNCIL RESOLUTION	Kofod, Peter	12/11/2024	<p>30 Oct 2024 11:20am Conrad, Trudi - Reallocation Action reassigned to Kofod, Peter by Conrad, Trudi - Action reallocated to Peter Kofod as requested by Acting CEO</p>
29/10/2024	Lease Renewal to Indara Corporation Pty Ltd - Mt Morgan Telecommunications Tower (Lot 203 on RN1556)	COUNCIL RESOLUTION	Roberts, Kellie	30/04/2025	<p>04 Nov 2024 9:56am Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 12 November 2024 to 28 February 2025 - Target date extended to allow for the lease renewal to be negotiated.</p> <p>18 Feb 2025 10:55am Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 28 February 2025 to 30 April 2025 - Lease negotiations ongoing</p>

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		<p>2. Council authorises the Chief Executive Officer (Coordinator Property & Insurance) to negotiate the terms and conditions of the lease, as outlined in the report, in preparation for execution by the delegated officer.</p>	
12/11/2024	Lease of 132 Elphinstone Street - Lease Extension Request	<p>COUNCIL RESOLUTION</p> <p>THAT:</p> <p>a) Pursuant to Section 236(1)(b)(ii) of the <i>Local Government Regulation 2012 (Qld)</i>, Council approves the further lease 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), subject to:</p> <p>(i) on 31 March 2030, the Rent is to be determined by an independent market rent valuation report; and</p> <p>(ii) lease of the premises is to expire on 30 March 2045.</p> <p>b) Council authorises the Chief Executive Officer (Coordinator Property and Insurance) to settle the terms and conditions of the lease to reflect the terms of the assigned lease, in preparation for execution by the delegated Officer.</p>	<p>Roberts, Kellie 30/04/2025</p> <p>29 Nov 2024 12:22pm Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 26 November 2024 to 30 January 2025 - To allow for contract to be finalised.</p> <p>18 Feb 2025 10:57am Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 30 January 2025 to 30 April 2025 - Ongoing review of legal documentation between parties and their solicitors.</p>

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26/11/2024	Review of Charges for Fitzroy Barrage Water Supply Scheme	COUNCIL RESOLUTION	Toon, Dan	10/12/2024
		<p>THAT the proposed new charges and associated price path for the Fitzroy Barrage Water Supply Scheme, as detailed in the report, be adopted by Council for implementation for the period from 2024-25 to 2028-29.</p>		
10/12/2024	Internal Audit Progress Report	COMMITTEE RECOMMENDATION	Cheesman, Ross	24/12/2024
		<p>THAT the Internal Audit Progress Report be received.</p> <p>THAT the draft scopes for the following reviews be received and feedback from the Committee be considered in their finalisation.</p> <ul style="list-style-type: none"> - End to End Revenue Assurance - Water Management Practices including Scada Security - Fraud Risk and Ethical Conduct 		
10/12/2024	Action Progress Report	COMMITTEE RECOMMENDATION	Cheesman, Ross	24/12/2024
		<p>THAT the Action Progress Report, as at 13 September 2024, be received.</p> <p>THAT an improvement process be implemented and be reported back to the Audit and Business Improvement Committee.</p>		11 Dec 2024 11:08am Conrad, Trudi - Reallocation Action reassigned to Cheesman, Ross by Conrad, Trudi

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10/12/2024	Notice of Motion - Councillor Shane Latcham - "No Parking" Linemarking for North Rockhampton Police Station	COUNCIL RESOLUTION THAT a report on the matter be presented to the next Infrastructure Committee meeting to be held on 18 February 2025.	Harvey, Stuart	24/12/2024	25 Feb 2025 1:54pm Conrad, Trudi - Reallocation Action reassigned to Harvey, Stuart by Conrad, Trudi 25 Feb 2025 1:55pm Conrad, Trudi report was delayed due to Martin Crow being seconded to Innisfail for disaster assistance. Report going to Infrastructure Committee 18/3/25
10/12/2024	Notice of Motion - Mayor Williams - Neil Fisher Memorial Walk	COUNCIL RESOLUTION THAT Council: <ol style="list-style-type: none"> 1. Acknowledges the recent passing of Councillor Neil Fisher and his significant contribution to the Rockhampton Region across two decades in the local government sector; 2. Recognise his passion and commitment to improving Rockhampton's public spaces, in particular, Mount Archer and the Frenchmans Creek corridor; 3. Resolve to name the walkway between the beginning of Pilbeam Drive, Frenchville and the Saddle, the Neil Fisher Memorial Walk. 	Semfel, Nicole	30/05/2025	28 Feb 2025 9:42am Conrad, Trudi Mayor's Office liaising with Stuart Harvey and Alicia Cutler regarding Memorial Walk. Target date amended to 31/5/25 28 Feb 2025 9:43am Conrad, Trudi - Target Date Revision Target date changed by Conrad, Trudi from 24 December 2024 to 30 May 2025
10/12/2024	High Street 48Hr Free Camp (Kershaw Gardens)	COUNCIL RESOLUTION THAT Council: <ol style="list-style-type: none"> 1. Endorse an increase in budget to redevelop the High Street Free 	Dwyer, Emma-Jane	24/12/2024	11 Feb 2025 3:19pm Dwyer, Emma-Jane High St Car Park budget increased and works scheduled for April 2025

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		<p>Camp as detailed in Option One of the report and be included in the revised budget.</p> <ol style="list-style-type: none"> 2. Consideration be given during the revised budget to delay the northern roundabout development project to a later date and redirect the funds to the High Street Free Camp Redevelopment project. 3. Consideration be given during budget deliberation for toilet facilities to be provided at the site. 	
21/01/2025	Rockhampton Mountain Bike Club - First Turkey Master Plan	<p>COUNCIL RESOLUTION</p> <p>THAT Council, in principle, endorses the Rockhampton Mountain Bike Club's proposed First Turkey Master Plan, subject to the following conditions:</p> <ol style="list-style-type: none"> a) Community Engagement: Council will collaborate with the Rockhampton Mountain Bike Club to undertake comprehensive community engagement with impacted residents and stakeholders prior to progressing with any further planning or development related to the Master Plan. b) Council Involvement in Planning and Design: Council will actively participate in the needs assessment, detailed planning and design processes for all components outlined within the 	Daniels, Jacinta 04/02/2025

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		Trailhead Development, including (but not limited to) the toilet/amenities block, bike skills park, carpark expansion, and storage shed, as well as the flow trail drop-off point at the top of Mount Archer.			
		c) Further Council Decision-Making: Any project requiring changes to tenure, operational arrangements, or capital commitment from Council will be subject to further reports and brought back to Council for a decision.			
11/02/2025	Proposed Assignment of Lease	COUNCIL RESOLUTION THAT the Chief Executive Officer (Coordinator Property & Insurance) is authorised to proceed with Option 1 as outlined in the report.	Roberts, Kellie	30/04/2025	18 Feb 2025 10:55am Roberts, Kellie - Target Date Revision Target date changed by Roberts, Kellie from 25 February 2025 to 30 April 2025 - For drafting and reviewing legal documentation.

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 COMMITTEE REPORTS

Nil

10 COUNCILLOR/DELEGATE REPORTS

10.1 COUNCILLOR DISCRETIONARY FUND APPLICATION - ROD LAVER COMMUNITY TENNIS CLUB

File No: 8295
Attachments: Nil
Authorising Officer: Nicole Semfel - Executive Assistant to the Mayor
Justin Kann - Manager Office of the Mayor
Evan Pardon - Chief Executive Officer
Author: Sharnie De Klerk - Executive Support Officer

SUMMARY

Mayor Tony Williams and Councillor Marika Taylor are requesting approval for a donation of \$500 and \$648 respectively from their Councillor Discretionary Funds to the Rod Laver Community Tennis Club.

OFFICER'S RECOMMENDATION

THAT Council approve the allocation of \$500 from Mayor Tony Williams and \$648 from Councillor Marika Taylor's Councillor Discretionary Fund to the Rod Laver Community Tennis Club.

COMMENTARY

Rod Laver Community Tennis Club are seeking funding for the below purposes;

- Mayor Tony Williams \$500 – For the purchase of storage unit, hooks and plywood to maximise the use of utility shed at Rod Laver Community Tennis Club;
- Councillor Taylor \$648 – For the purchase of a battery operated Makita Line Trimmer Kit to assist with maintenance of the lawn and Club House at Rod Laver Community Tennis Court.

This will enhance the safety for members and assist with general maintenance of the Rod Laver Community Tennis Club.

11 OFFICERS' REPORTS

11.1 REQUEST FOR A MINOR CHANGE TO DEVELOPMENT PERMIT D/21-2021 FOR A MATERIAL CHANGE OF USE FOR A SERVICE STATION AND OPERATIONAL WORKS FOR ADVERTISING DEVICES (ONE (1) FREESTANDING SIGN, SIX (6) CANOPY SIGNS AND TWO (2) AWNING FASCIA SIGNS)

File No: D/21-2021

Attachments:

1. [Locality Plan](#)
2. [Revised Staging Plan](#)
3. [Floor Plan and 3D View Elevations](#)

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

Author: Kathy McDonald - Principal Planning Officer

SUMMARY

Development Application Number: D/21-2021

Applicant: Westwood Ventures Pty Ltd

Real Property Address: Lot 1 on SP340154 (previously Lot 1 and 2 on RP605296, Lot 88 on W4619, 87 and 89 on W4612)

Common Property Address: 4589 Capricorn Highway, Westwood (previously Lot 1 Coverley Street, Westwood)

Area of Site: 3.0215 hectares

Planning Scheme: *Rockhampton Region Planning Scheme 2015 (v2.1)*

Planning Scheme Zone: Township Zone

Planning Scheme Precinct: Nil

Existing Development: Hotel

Approval Sought: Amended Decision Notice for a Development Permit for Material Change of Use for a Service Station and Operational Works for Advertising Devices (one (1) freestanding sign, six (6) canopy signs and two (2) awning fascia signs)

Affected Entity: Nil

OFFICER'S RECOMMENDATION

RECOMMENDATION A

THAT in relation to the application for a Minor Change to D/21-2021 for Material Change of Use for a Service Station and Operational Works for Advertising Devices (one (1) freestanding sign, six (6) canopy signs and two (2) awning fascia signs), made by Westwood Ventures Pty Ltd, located at 4589 Capricorn Highway, Westwood, described as Lot 1 on SP340154, Council resolves to issue an Amended Decision Notice subject to the following conditions:

PART 1 – MATERIAL CHANGE OF USE FOR A SERVICE STATION**1.0 ADMINISTRATION**

- 1.1 The Developer and their employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to “Council” in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken, completed, and be accompanied by a Compliance Certificate for any operational works required by this development approval:
- 1.3.1 to Council’s satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the commencement of the use,
unless otherwise stated.
- 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the commencement of the use, unless otherwise stated.
- 1.5 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
- 1.5.1 Operational Works:
 - (i) Access and Parking Works;
 - (ii) Roof and Allotment Drainage;
 - (iii) Landscaping; and
 - (iv) Site Works;
 - 1.5.2 Plumbing and Drainage Works; and
 - 1.5.3 Building Works:
 - (i) Demolition Works; and
 - (ii) Building Works.
- 1.6 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 1.7 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.8 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- 1.9 Lot 1 on RP605296, Lot 2 on RP605296, Lot 88 on W4612, Lot 87 on W4612 and Lot 89 on W4612 must be amalgamated and registered as one lot prior to the commencement of the use.
- 2.0 APPROVED PLANS AND DOCUMENTS**
- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by any condition of this development approval:

<u>Plan/Document Name</u>	<u>Prepared by</u>	<u>Date</u>	<u>Reference No.</u>	<u>Version/ Issue</u>
Staging Plan	GSPC	3 February 2025	241334-03	
Proposed Site Plan (as amended by Council)	MCHP Architects	12 August 2021	20-041 DA01	D
Proposed Site Plan	dezignelements	21 October 2024	24_202 S-01	
Existing and Proposed Floor Plan	dezignelements	21 October 2024	24_202 S-02	
Elevations	dezignelements	21 October 2024	24_202 S-03	
3D View	dezignelements	21 October 2024	24_202 S-04	
Car Canopy Plan and Elevations	MCHP Architects	12 August 2021	20-062 DA04	C
Truck Canopy Plan and Elevations	MCHP Architects	12 August 2021	20-062 DA05	C
Site Layout Plan	Siris & Associates	September 2024	SCE-24-003-003	C
Service Station Bulk Earthworks Plan	Siris & Associates	September 2024	SCE-24-003-004	C
Stormwater Layout Plan	Siris & Associates	September 2024	SCE-24-003-005	C
Traffic Impact Assessment Report	McMurtrie Consulting Engineers	25 May 2021	0672021	C
Stormwater Management Plan	McMurtrie Consulting Engineers	19 May 2021	067-20-21	A

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

2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the submission of an application for a Development Permit for Operational Works.

3.0 STAGED DEVELOPMENT

3.1 This development approval is for a development to be undertaken in three (3) discrete stages, in accordance with the approved Site Plan – Staging Plan – 241334-03, dated 03 February 2025 (refer to condition 2.1).

Stage One must be completed prior to any other stage. All other stages are not required to be undertaken in any chronological order.

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- 3.2 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.
- 3.3 The currency period for Stage one is six (6) years from the date this approval takes effect.
- 3.4 The currency period for Stage two and Stage three is ten (10) years from the date this approval takes effect.
- 4.0 ACCESS AND PARKING WORKS
- 4.1 A Development Permit for Operational Works (access and parking works) must be obtained prior to the commencement of any access and parking works on the development site.
- 4.2 All access and parking works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
- 4.3 All access, parking and vehicle manoeuvring areas must be generally in accordance with approved Site Layout Plan SCE-24-003-003 by Siris & Associates dated September 2024. Design and construction must be in accordance with the provisions of a Development Permit for Operational Works (access and parking works).
- 4.4 The existing southern access from the Capricorn Highway to the development on Lot 2 on RP605296 must be permanently closed.
- 4.5 The existing northern access from the Capricorn Highway to the development on Lot 1 on RP605296 must be upgraded to comply with the requirements of the *Capricorn Municipal Development Guidelines*. The access must cater for all vehicles up to a Type 1 Road Train and be for ingress only.
- 4.6 The existing southern access from the Capricorn Highway to the development on Lot 87 and 89 W4612 must be upgraded to comply with the requirements of the *Capricorn Municipal Development Guidelines*. The access must cater for all vehicles up to a Type 1 Road Train and be for egress only (left-out only).
- 4.7 A new access from the Capricorn Highway to the development must be provided at the southern end of Lot 1 on RP605296. The access must cater for all vehicles up to a 8.8 metre service vehicle and be for egress only (right and left out).
- 4.8 All vehicular access to and from the development must be via the Capricorn Highway only.
- 4.9 All vehicles must ingress and egress the development in a forward gear.
- 4.10 Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.
- 4.11 A minimum of five (5) car parking spaces, six (6) heavy vehicle parking spaces and a loading bay must be provided on-site.
- 4.12 Provision of parking on the Capricorn Highway must be provided in accordance with the approved site plan (refer to condition 2.1).
- 4.13 Universal access parking spaces must be provided on-site in accordance with *Australian Standard AS2890.6 "Parking facilities - Off-street parking for people with disabilities"*.
- 4.14 Parking spaces must be line-marked in accordance with the approved Site Plan (refer to condition 2.1) and in accordance with the *Australian Standard AS2890 "Parking facilities"* and the provisions of a Development Permit for Operational Works (access and parking works).
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- 4.15 All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities – Off-street car parking"*.
 - 4.16 Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
 - 4.17 All vehicle operation areas must be illuminated in accordance with the requirements of *Australian Standard AS1158 "Lighting for roads and public spaces"*.

5.0 PLUMBING AND DRAINAGE WORKS

- 5.1 A Development Permit for Plumbing and Drainage Works must be obtained for the removal and/or demolition of any existing structures on the development site.
- 5.2 All internal plumbing and drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 5.3 Adequate on-site water supply for domestic and fire-fighting purposes must be provided to the development, and may include the provision of a bore, dams, water storage tanks or a combination of each. This must be certified by a hydraulic engineer or other suitably qualified person.
- 5.4 Alteration, or relocation of internal plumbing and sanitary drainage works associated with the existing building must be in accordance with regulated work under the *Plumbing and Drainage Act 2018* and Council's Plumbing and Drainage Policies.
- 5.5 On-site sewerage treatment and disposal must be provided in accordance with the *Queensland Plumbing and Wastewater Code* and Council's Plumbing and Drainage Policies.

Note: On-site sewerage treatment works that have a total daily peak design capacity of at least 21 equivalent persons (EP) is considered as an Environmentally Relevant Activity in accordance with *Environmental Protection Act 1994*. Appropriate license will be required to operate the ERA.

- 5.6 The on-site sewerage treatment and disposal area must not be located within the existing water course and bores or conflict with the separation distance as detailed with the *Queensland Plumbing and Wastewater Code*.

6.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 6.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any drainage works on the development site.
- 6.2 All roof and allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (roof and allotment drainage works).
- 6.3 All roof and allotment runoff from the development must be discharged such that it must not restrict, impair or change the natural flow of runoff water or cause a nuisance or worsening to surrounding land or infrastructure.
- 6.4 The development must not increase peak stormwater runoff for a selected range of storm events up to and including a one per cent (1%) Annual exceedance probability storm event, for the post-development conditions.

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- 6.5 Any application for a Development Permit for Operational Works (roof and allotment drainage works) must be accompanied by engineering plans with details of any new drainage systems including retention systems, inlet and outlet structures, or the amendment and upgrading of existing drainage systems to implement the proposed drainage strategy.
- 7.0 SITE WORKS
- 7.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works on the development site.
- 7.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks plan that clearly identifies the following:
- 7.2.1 the location of cut and/or fill;
 - 7.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 7.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 7.2.4 details of any proposed access routes that are intended to be used to transport fill to or from the development site; and
 - 7.2.5 the maintenance of access roads to and from the development site so that they are free of all cut and/or fill material and cleaned as necessary.
- 7.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on earthworks for commercial and residential developments"*.
- 7.4 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to surrounding land or infrastructure.
- 8.0 BUILDING WORKS
- 8.1 A Development Permit for Building Works must be obtained for the removal and/or demolition of any existing structures on the development site.
- 8.2 A Development Permit for Building Works must be obtained for the proposed structures on the development site.
- 8.3 Structures must not be located within the on-site sewerage treatment and disposal area or conflict with the separation distances, in accordance with the *Queensland Plumbing and Wastewater Code*.
- 8.4 All external elements, such as air conditioners and associated equipment, must be adequately screened from public view, to Council's satisfaction.
- 8.5 Access to and use of the land the subject of this application must comply with the provisions of the *Disability Discrimination Act 1992* and/or the *Anti-Discrimination Act 1991*. If either of those statutes require the provision of access or facilities in a way that is inconsistent with this development approval, those facilities must be provided.
- 8.6 Impervious paved waste storage area/s must be provided in accordance with the approved plans (refer to condition 2.1) and the *Environmental Protection Regulation 2019* and must be:
- 8.6.1 designed and located so as not to cause a nuisance to neighbouring properties;
 - 8.6.2 surrounded by at least a 1.8 metre high screen fence that obstructs from view the contents of the waste storage area by any member of the public from any public place;
 - 8.6.3 of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearances around the bins for manoeuvring and cleaning;
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- 8.6.4 setback a minimum of two (2) metres from any road frontage; and
- 8.6.5 provided with a suitable hosecock and hoses at the refuse container area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the Sewerage Trade Waste provisions and the *Plumbing and Drainage Act 2018*.
- As an alternative to a washdown facility, a fully contained commercial bin cleaning service is acceptable provided no wastewater is discharged from the site to the sewer.
- 8.7 A minimum 1.8 metre high screen fence must be erected along the common boundary of the subject site and the northern adjoining residential property to the extent as shown on the Proposed Site Plan (refer to condition 2.1). This fence must be built as part of Stage one.
- 9.0 LANDSCAPING WORKS
- 9.1 A Development Permit for Operational Works (landscaping works) must be obtained prior to the commencement of any landscaping works required by this development approval.
- 9.2 Landscaping must be constructed and/or established prior to the commencement of the use in all areas shown on the approved plans (refer to condition 2.1).
- 9.3 A minimum of one (1) metre in width of planting area must be established along the common boundary of the subject site and the northern adjoining residential property to the extent as shown on the Proposed Site Plan (refer to condition 2.1).
- 9.4 A Landscaping Plan must be submitted with any application for a Development Permit for Operational Works (landscaping works). The landscaping plans must be designed in accordance with the requirements of *Planning Scheme Policy SC6.12 - Landscape Design and Street Trees Planning Scheme Policy*.
- 9.5 A minimum of one (1) metre in width of planting area must be established along the common boundary of the subject site and the northern adjoining residential property.
- 9.6 At least fifty (50) per cent of all new plantings within the landscaping areas (refer to condition 2.1) must be locally native species with low water dependency.
- 9.7 Plant species must not include undesirable species identified in *Planning Scheme Policy SC6.12 – Landscape Design and Street Trees Planning Scheme Policy*.
- 10.0 ELECTRICITY
- 10.1 Electricity services must be provided to the development in accordance with the standards and requirements of the relevant service provider.
- 11.0 ASSET MANAGEMENT
- 11.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.
- 11.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.

12.0 ENVIRONMENTAL

- 12.1 An Erosion Control and Stormwater Control Management Plan prepared by a Registered Professional Engineer of Queensland in accordance with the *Capricorn Municipal Design Guidelines*, must be implemented, monitored and maintained for the duration of the development works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The plan must be available on-site for inspection by Council Officers whilst all works are being carried out.

13.0 ENVIRONMENTAL HEALTH

- 13.1 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the development site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with *Australian Standard AS4282 "Control of the obtrusive effects of outdoor lighting"*.
- 13.2 Operations on the site must have no significant impact as determined by Council on the amenity of adjoining premises or the surrounding area due to the emission of light, odour, noise or dust.
- 13.3 When requested by Council, noise monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance caused by noise. The monitoring data, an analysis of the data and a report, including noise mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation. Council may require any noise mitigation measures identified in the assessment to be implemented within appropriate timeframes. Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the *Environmental Protection (Noise) Policy*.
- 13.4 An incidents register must be kept at the premises and it must record any incidents including but not limited to:
- 13.4.1 any fire at the premises; and
 - 13.4.2 any release of contaminants not in accordance with the development approval conditions.
- 13.5 Odour and visible contaminants, including but not limited to dust, fume, smoke, aerosols, overspray or particulates, must not be released to the environment in a manner that will or may cause environmental nuisance or harm unless such release is authorised by Council.
- 13.6 Plant and equipment must be maintained in proper working order at all times, in accordance with the manufacturer's directions to ensure the efficiency of the equipment.
- 13.7 Stormwater must be prevented from entering contaminated work areas. Any stormwater which may enter into a contaminated area must not be drained to the stormwater drainage system.
- 13.8 Soil/silt must be prevented from being moved off the site by stormwater by such practicable means as may be necessary.
- 13.9 No contaminants are permitted to be released to land or water, including soil, silt, oils, detergents, etcetera. Any wash-down areas used for the maintenance or cleaning of equipment (including vehicles) must be appropriately bunded and drained to a holding tank and evaporated.
- 13.10 All chemicals and/or environmentally hazardous liquids must be contained within a covered, bunded storage area that has a volume of at least that of the largest container in the bund plus twenty-five percent (25%) of the total storage capacity.

- 13.11 An appropriate spill kit must be kept on-site for neutralising or decontaminating spills. The spill kit must be clearly identifiable, maintained regularly and stored in a central location that is easily accessible to employees. Staff must be adequately trained in the use of these materials. The spill kit may consist of:
- 13.11.1 a bin with a tight-fitting lid, partially filled with non-combustible absorbent material such as vermiculite;
 - 13.11.2 a broom, shovel, face shield, chemically-resistant boots and gloves; and
 - 13.11.3 waste bags and ties.
- 13.12 Any spillage of environmentally hazardous liquids or other materials must be cleaned up as quickly as practicable. Any spillage of waste and/or contaminants must not be hosed or swept to any stormwater drainage system, roadside gutter or waters.
- 14.0 CHEMICAL STORAGE
- 14.1 Adequate procedures and measures (including an inventory control system) must be in place to monitor the storage volumes within chemical tanks to prevent overflow and to detect leaks and for the inspection and maintenance of environmental control measures, for example, bunding, wastewater containment devices, interceptors and acoustic enclosures.
- 14.2 All fuel dispensing areas must be drained to a holding tank. Contaminants within the holding tank must be removed and disposed of as regulated waste (for example, fuel, oil). Clean water can then be deposited to the stormwater system.
- 15.0 OPERATING PROCEDURES
- 15.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site. Storage of materials or parking of construction machinery or contractors' vehicles must not occur within the Capricorn Highway or Coverley Street.
- 15.2 All waste must be stored within a waste storage area (for example, general waste, recyclable waste, pallets, empty drums etcetera) in accordance with the approved plans (refer to condition 2.1). The owner of the land must ensure that:
- 15.2.1 the area is kept in a clean and tidy condition;
 - 15.2.2 fences and screens are maintained;
 - 15.2.3 no waste material is stored external to the waste storage area/s;
 - 15.2.4 contaminants/washdown does not discharge into water courses, drainage lines or onto adjoining properties; and
 - 15.2.5 the area is maintained in accordance with *Environmental Protection Regulation 2019*.
- 15.3 Operations on the development site must have no significant impact as determined by Council on the amenity of adjoining premises or the surrounding area due to the emission of light, noise, odour or dust.
- 15.4 When requested by Council, nuisance monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance as determined by Council caused by noise, light, odour or dust. An analysis of the monitoring data and a report, including nuisance mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation and will require any mitigation measures identified in the assessment to be implemented within appropriate timeframes.
- 15.5 Where unsealed surface treatments are utilised in access, parking and vehicle manoeuvring areas, contaminants such as oils or chemicals must not be released onto the surface treatment.

- 15.6 All surface treatments must be operated and maintained in a manner so that there is no significant impact as determined by Council on the amenity of adjoining premises or the surrounding area being caused due to the emission of dust or resulting in sediment laden water.

PART 2 – OPERATIONAL WORKS FOR ADVERTISING DEVICES

16.0 ADMINISTRATION

- 16.1 The Developer is responsible for ensuring compliance with the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 16.2 Where these Conditions refer to “Council” in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 16.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 16.4 The following further development permits are required prior to the commencement of any works on the site:
- 16.4.1 Building Works.
- 16.5 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

17.0 APPROVED PLANS AND DOCUMENTS

- 17.1 The approved advertising device must be completed and maintained generally in accordance with the approved drawings and documents, except where amended by the conditions of this permit.

<u>Plan/Document Name</u>	<u>Prepared by</u>	<u>Date</u>	<u>Reference No.</u>	<u>Version/ Issue</u>
Proposed Site Plan (as amended by Council)	MCHP Architects	12 August 2021	20-041 DA01	D
Proposed Floor Plan	MCHP Architects	12 August 2021	20-062 DA02	C
Building Elevations	MCHP Architects	12 August 2021	20-062 DA03	C
Car Canopy Plan and Elevations	MCHP Architects	12 August 2021	20-062 DA04	C
Truck Canopy Plan and Elevations	MCHP Architects	12 August 2021	20-062 DA05	C

- 17.2 A set of the above approved plans are returned to you as the Consultant. The Consultant is to supply one (1) Approved set to the contractor to be retained on site at all times during construction.
- 17.3 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

17.4 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council prior to the submission of a Development Application for Building Works.

18.0 OPERATING PROCEDURE

18.1 All advertising devices must only display or advertise a matter associated with the primary purpose for which the premises are used, or the purpose stated in this approval.

18.2 All text and images displayed on the approved advertising device:

18.2.1 must be static;

18.2.2 must not imitate a traffic control device, move contrary to any traffic control device or include traffic instructions (for example 'stop'); and

18.2.3 must not involve moving parts or flashing lights.

18.3 Any lighting devices associated with the advertising device, such as sensory lighting, must be positioned on the site and shielded so as not to cause glare or other nuisance to nearby residents or motorists. Night lighting must be designed, constructed and operated in accordance with 'Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting' and 'Civil Aviation Safety Authority (CASA) Guidelines: Lighting in the vicinity of aerodromes: Advice to lighting designers'.

19.0 LUMINANCE

19.1 Luminance levels of the advertising device must not exceed the applicable levels listed in Table 2 below.

Table 2: Luminance levels for Advertising Devices

(Source: Outdoor Media Authority Digital Guideline)

Lighting Condition	Zone 1	Zone 2	Zone 3
Full Sun on Sign face	Maximum Output	Maximum Output	Maximum Output
Day Time Luminance	6000-7000 cd/m ²	6000-7000 cd/m ²	6000-7000 cd/m ²
Morning/Evening/Twilight/inclement weather	1000 cd/m ²	700 cd/m ²	600 cd/m ²
Night Time	500 cd/m ²	350 cd/m ²	300 cd/m ²

Note:

Zone 1 very high ambient off street lighting i.e central city locations

Zone 2 high to medium off street ambient lighting

Zone 3 low levels of off street ambient lighting, i.e. most residential areas, rural areas.

20.0 ASSET MANAGEMENT

20.1 Any damage to, or alterations necessary, to electricity, telephone, water mains, sewerage mains, stormwater drains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken immediately, at no cost to Council, and completed within the following timeframes:

20.1.1 where damage causes a hazard to pedestrian/traffic safety or interrupts a community service, immediately; or

20.1.2 as soon as reasonably possible as agreed with Council.

21.0 ADVERTISING DEVICE CONSTRUCTION AND MAINTENANCE

- 21.1 Council reserves the right for uninterrupted access to the site at all times during construction.
- 21.2 All Construction work and other associated activities are permitted only between 0630 hours and 1800 hours Monday to Saturday. No work is permitted on Sundays or public holidays. All requirements of the *Environmental Protection Act 1994* and the *Environmental Protection Regulation 2019* must be observed at all times.
- 21.3 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site.
- 21.4 Any proposed works within the vicinity (or zone of influence) of existing Council infrastructure will not adversely affect the integrity of the infrastructure. Any restoration works required on existing Council infrastructure as a result of proposed works will be at the developer's expense.
- 21.5 All conduits, wiring, switches or other control apparatus installed on an Advertising Device must be concealed from general view, with control apparatus secured in a manner to prevent unauthorised entry and display setting tampering.
- 21.6 All electrical services and systems must comply with Australian and New Zealand Standard AS/NZS 3000:2007 – "Electrical Installations".
- 21.7 All advertising devices must be maintained at all times on the premises by the owner of the premises to the same standard as it was when it was installed, and be maintained in a safe, clean, condition that does not adversely impact the visual amenity of the site.

ADVISORY Notes**NOTE 1. Aboriginal Cultural Heritage**

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

NOTE 2. Asbestos Removal

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

NOTE 3. General Environmental Duty

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

NOTE 4. Licensable Activities

Should an activity licensable by Rockhampton Regional Council be proposed for the development site, Council's Environment and Public Health Unit must be consulted to determine whether any approvals are required. Such activities may include food preparation, storage of dangerous goods or environmentally relevant activities. Approval for such activities is required before 'fit out' and operation.

NOTE 5. General Safety Of Public During Construction

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

NOTE 6. Infrastructure Charges Notice

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

NOTE 7. Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Rockhampton Regional Council.

NOTE 8. Flood Hazard

The one per cent (1%) Annual exceedance probability (AEP) flood extents for the project area should be obtained from Queensland Globe and QSpatial. Where the project area is located within the inundation extents consideration should be given to flood risk for the development and how this risk can be mitigated to an acceptable level for the use proposed.

RECOMMENDATION B

THAT in relation to the application for a Minor Change to D/21-2021 for Material Change of Use for a Service Station and Operational Works for Advertising Devices (one (1) freestanding sign, six (6) canopy signs and two (2) awning fascia signs), made by Westwood Ventures Pty Ltd, located at 4589 Capricorn Highway, Westwood, described as Lot 1 on SP340154, Council resolves to issue an Amended Infrastructure Charges Notice for the amount of \$16,450.00.

SITE AND LOCALITY

The subject site is located on the eastern side of the Capricorn Highway and comprises of five (5) lots with a total site area of 3.0215 hectares. The site accommodates the Westwood Hotel and a Dwelling House and ancillary structures.

The site is located in Westwood, which is approximately 50 kilometres south west of Rockhampton. The surrounding area predominantly comprises of dwellings, with community services such as a school, church, town hall and rural fire service dispersed along the highway.

BACKGROUND

Council at its meeting on 14 September 2021, approved a Development Permit for a Material Change of Use for a Service Station and Operational Works for Advertising Devices (one (1) freestanding sign, six (6) canopy signs and two (2) awning fascia signs) located at 4589 Capricorn Highway, Westwood - Lot 1 on SP340154 (previously Lot 1 Coverley Street, Westwood - Lot 1 and 2 on RP605296, Lot 88 on W4619, 87 and 89 on W4612).

The proposal is to establish a Service Station with ancillary overnight parking for vehicles up to Type 1 (Double) Road Trains in two (2) discreet stages.

- Stage one includes the establishment of a 120 square metre Gross Floor Area retail outlet, three refuelling dispensers (with six (6) filling positions) for smaller design vehicles, fuel dispensing canopy and access upgrades from the Capricorn Highway.
- Stage two introduces an additional three (3) refuelling dispensers for larger design vehicles, overnight parking bays for the same, fuel dispensing canopy and upgrades to an existing egress to the Capricorn Highway.

A ten metre high internally illuminated double sided freestanding sign is also proposed at the Capricorn Highway frontage to display fuel prices. Internally illuminated canopy signs are proposed around the full fascia of the fuel dispensing canopy, as well as two (2) internally illuminated awning fascia signs on the parapet of the retail outlet. All proposed signage is associated with the Service Station use.

PROPOSAL

In accordance with section 78 of the *Planning Act 2016*, the applicant has applied for a 'Minor Change' to the development approval. The applicant has proposed to make the following changes to the development:

- 1) Item 7 and Condition 2.1 has been requested to be amended. This is in relation to the Approved Plans table and will reflect changes to the proposed existing structure to facilitate a temporary internal fit out for the service station component until the construction of the new service station is complete.
 - a) The area of the hotel (beer garden) in which will be enclosed and converted into the temporary service station will be converted back into the hotel once the new service station is constructed.
- 2) Condition 3.1 has been requested to be amended so that both stages can commence concurrently.
 - a) Council officers do not believe the proposed changes to the Staging Condition 3.1 are necessary. The condition does not specifically state that Stage two cannot commence until Stage one is finished – it simply states that Stage one must be finished prior to Stage two being finished.
 - b) As a result of the changes outlined above under 1) Council requested an updated staging plan to reflect the sequential proposed development. As a result, an additional Stage Three has been included and Condition 3.1 amended to reflect this.
- 3) Condition 4.3 has been requested to be amended to reflect proposed pavement changes for the truck parking and manoeuvring areas.

Consequential changes to conditions of approval are detailed herein.

Table 1 includes the conditions that are to be amended. All conditions to be amended have been requested to or agreed to by the applicant:

TABLE 1 – PROPOSED CHANGES

Requested By Applicant	Council Officer’s Response:
<p>Item 7 and Condition 2.1 are to be Amended to the following:</p>	<p>Council Officers agree to the requested changes to reflect updated plans.</p> <p>In addition to the requested changes to Item 7 and Condition 2.1 being the Approved Plans Table, Council has also included three (3) additional approved drawings.</p> <p>Site Layout Plan SCE-24-003-003 by Siris & Associates which</p>

Plan/Document Name	Prepared by	Date	Reference No.	Version /Issue
Staging Plan	GSPC	03 February 2025	241334-03	
Proposed Site Plan (as amended by Council)	MCHP Architects	12 August 2021	20-041 DA01	D
Proposed Site Plan	dezignelements	21 October 2024	24_202 S-01	
Existing and Proposed Floor Plan	dezignelements	21 October 2024	24_202 S-02	
Elevations	dezignelements	21 October 2024	24_202 S-03	
3D View	dezignelements	21 October 2024	24_202 S-04	
Car Canopy Plan and Elevations	MCHP Architects	12 August 2021	20-062 DA04	C
Truck Canopy Plan and Elevations	MCHP Architects	12 August 2021	20-062 DA05	C
Site Layout Plan	Siris Associates &	September 2024	SCE-24-003-003	C
Service Station Bulk Earthworks Plan	Siris Associates &	September 2024	SCE-24-003-004	C
Stormwater Layout Plan	Siris Associates &	September 2024	SCE-24-003-005	C
Traffic Impact Assessment Report	McMurtrie Consulting Engineers	25 May 2021	0672021	C
Stormwater Management Plan	McMurtrie Consulting Engineers	19 May 2021	067-20-21	A

shows the agreed / minimum required pavement treatments that amended Condition 4.3 refers to; and

Stormwater Layout Plan SCE-24-003-005 by Siris & Associated which shows the stormwater layout.

Staging Plan 241334-03 by GSPC which reflects the amended staging of the development.

Condition 3.1 is to be amended as follows:

From

3.1 This development approval is for a development to be undertaken in two (2) discrete stages, in accordance with the approved Site Plan – Staging Plan – 20-041 DA06 Revision D (refer to condition 2.1).

Stage One must be completed prior to Stage Two.

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

3.3 The currency period for Stage one is six (6) years from the date this approval takes effect.

3.4 The currency period for Stage two is ten (10) years from the date this approval takes effect.

To

3.1 This development approval is for a development to be undertaken in three (3) discrete stages, in accordance with the approved Site Plan – Staging Plan – 241334-03, dated 03 February 2025 (refer to condition 2.1).

Stage One must be completed prior to any other stage. All other stages are not required to be undertaken in any chronological order.

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

Additional Stage Three has been included to reflect the proposed existing structure to facilitate a temporary internal fit out for the Service Station component until the construction of the new service station is complete.

Therefore, Condition 3.1 has been amended to reflect this.

<p>3.3 The currency period for Stage one is six (6) years from the date this approval takes effect.</p> <p>3.4 The currency period for Stage two and Stage three is ten (10) years from the date this approval takes effect.</p>	
<p>Condition 4.3 is to be Amended as follows:</p> <p>From</p> <p>4.3 All access, parking and vehicle manoeuvring areas must be paved or sealed to Council’s satisfaction and in accordance with the approved site plan (refer to condition 2.1). Design and construction must be in accordance with the provisions of a Development Permit for Operational Works (access and parking works).</p> <p>To</p> <p>4.3 All access, parking and vehicle manoeuvring areas must be generally in accordance with approved Site Layout Plan SCE-24-003-003 by Siris & Associates dated September 2024. Design and construction must be in accordance with the provisions of a Development Permit for Operational Works (access and parking works).</p>	<p>Council Officers have agreed that the truck parking and manoeuvring areas of the Service Station component may be a gravel surface rather than a fully sealed treatment.</p> <p>The changes are required to reflect the proposed civil operational works plans (currently under assessment).</p> <p>It is noted that the following areas will remain fully sealed with either asphalt or concrete:</p> <ul style="list-style-type: none"> - Stage one boundary through to the truck fuelling point. - Truck movement through the site from the fuelling point to the southern exit access. - The area over the proposed stormwater line and pits. <p>All other parking and access conditions are to remain unchanged.</p>
<p>Required By Council</p>	<p>Reason</p>
<p>The following new conditions are to be included:</p> <p>15.3 Operations on the development site must have no significant impact as determined by Council on the amenity of adjoining premises or the surrounding area due to the emission of light, noise, odour or dust.</p> <p>15.4 When requested by Council, nuisance monitoring must be undertaken and recorded within three (3) months, to investigate any genuine complaint of nuisance as determined by Council caused by noise, light, odour or dust. An analysis of the monitoring data and a report, including nuisance mitigation measures, must be provided to Council within fourteen (14) days of the completion of the investigation and will require any mitigation measures identified in the assessment to be implemented within appropriate timeframes.</p> <p>15.5 Where unsealed surface treatments are utilised in access, parking and vehicle manoeuvring areas, contaminants such as oils or chemicals must not be released onto the surface treatment.</p>	<p>Conditions 15.3, 15.4, 15.5 and 15.6 are to be included into the suite of conditions.</p> <p>As a result of the truck parking and manoeuvring area changes, whereby now allowing for a gravel surface rather than a fully sealed treatment. These operating procedure conditions have been included to address any risks associated with the unsealed portions and will ensure any amenity impacts to the surrounding adjoining premises can be rectified if required.</p>

15.6	All surface treatments must be operated and maintained in a manner so that there is no significant impact as determined by Council on the amenity of adjoining premises or the surrounding area being caused due to the emission of dust or resulting in sediment laden water.
------	--

PLANNING ASSESSMENT

The change application has been assessed in accordance with section 81 of the Planning Act. Relevantly in assessing the change application, Council as responsible entity has considered:

- The information the applicant included with the application;
- Any properly made submissions about the development application or other change application that was approved;
- Any pre-request response notice or response notice given in relation to the change application; and
- All matters Council, as responsible entity, would or may assess against or have regard to, if the change application were a development application.

The proposed changes generally comply with the applicable assessment benchmarks contained in the *Rockhampton Region Planning Scheme 2015* (v2.1) and no further assessment is required.

INFRASTRUCTURE CHARGES

For a change application (minor), Council must recalculate the levied charges in accordance with the version of the Charges Resolution in effect when the Infrastructure Charges Notice (ICN) was issued.

Adopted Infrastructure Charges Resolution (No. 5) 2015 for non-residential development applies to the application. The Infrastructure Charges are as follows:

Column 1 Use Schedule		Column 2 Charge Area	Column 3 Adopted Infrastructure Charge		Column 4 Adopted Infrastructure Charge for stormwater network		Calculated Charge
			(\$)	Unit	(\$)	Unit	
Commercial (Retail)	Service Station (fuel pumps)	All areas	Nil Charge				
	Service Station (all other areas)	Areas 3	45	per m ² of GFA	0	per m ² of impervious area	\$15,345.00
Entertainment	Hotel	Areas 3	50	per m ² of GFA	0	per m ² of impervious area	\$11,050.00
Total							\$26,395.00
Less Credit							\$9,945.00
TOTAL CHARGE							\$16,450.00

This is based on the following calculations:

Stage One

- (a) A charge of \$9,945.00 for Gross Floor Area being 221 square metres (enclosed beer garden for temporary Service Station)

Stage Two

- (a) A charge of \$5,400.00 for Gross Floor Area being 120 square metres (new Service Station)

Stage Three

- (a) A charge of \$11,050.00 for Gross Floor Area being 221 square metres (convert temporary Service Station back into Hotel); and
- (b) An Infrastructure Credit of \$9,945.00 for Gross Floor Area being 221 square metres (temporary Service Station).
- (c) A charge of \$1,105.00 is payable for Stage Three.

Therefore, a total charge of \$16,450.00 is payable and will be reflected in an Amended Staged Infrastructure Charges Notice for the development.

CONCLUSION

The Applicant's change application is considered reasonable and recommended for approval.

**REQUEST FOR A MINOR CHANGE TO
DEVELOPMENT PERMIT D/21-2021
FOR A MATERIAL CHANGE OF USE
FOR A SERVICE STATION AND
OPERATIONAL WORKS FOR
ADVERTISING DEVICES
(ONE (1) FREESTANDING SIGN,
SIX (6) CANOPY SIGNS AND
TWO (2) AWNING FASCIA SIGNS)**

Locality Plan

Meeting Date: 11 March 2025

Attachment No: 1



D/21-2021 - Locality Plan

Printed from RGIS on 24-February-2025
A4 Page - Scale 1: 6402



Legend

Administrative

- Strata parcels
- LL - Lands Lease
- Property Parcels (Main)

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**REQUEST FOR A MINOR CHANGE TO
DEVELOPMENT PERMIT D/21-2021
FOR A MATERIAL CHANGE OF USE
FOR A SERVICE STATION AND
OPERATIONAL WORKS FOR
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(ONE (1) FREESTANDING SIGN,
SIX (6) CANOPY SIGNS AND
TWO (2) AWNING FASCIA SIGNS)**

Revised Staging Plan

Meeting Date: 11 March 2025

Attachment No: 2



Notes:
 This plan was prepared for MCU Application to Rockhampton Regional Council, and should not be used for any other purpose. The boundary information, dimensions and areas, shown here are approximate only and subject to field survey, therefore, no reliance should be placed on the information shown on this plan, especially for financial dealings. This note is an integral part of this plan.

GSPC
 (Gracemere Surveying and Planning Consultants Pty Ltd)
 ABN: 40 124 780 445
 Rockhampton & Toowoomba
 PO Box 379 Gracemere QLD 4702
 PH: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7044

STAGING PLAN
 IN LOT 1 ON SP340154

LOCALITY	Westwood
LOCAL GOVERNMENT	Rockhampton Regional Council
HORIZONTAL DATUM	RP605296

VERTICAL DATUM	--
DERIVED vide	--
MAP REF	9950-42414
PLAN SCALE	1:1000
AUTOCAD SCALE	1:1000

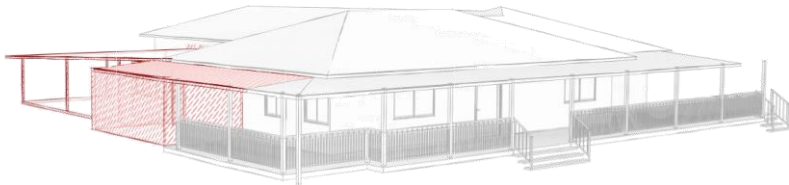
DATE	03-02-2025
DRAWN	Leon
SHEET 1 OF 1	
REF.	241334-03

**REQUEST FOR A MINOR CHANGE TO
DEVELOPMENT PERMIT D/21-2021
FOR A MATERIAL CHANGE OF USE
FOR A SERVICE STATION AND
OPERATIONAL WORKS FOR
ADVERTISING DEVICES
(ONE (1) FREESTANDING SIGN,
SIX (6) CANOPY SIGNS AND
TWO (2) AWNING FASCIA SIGNS)**

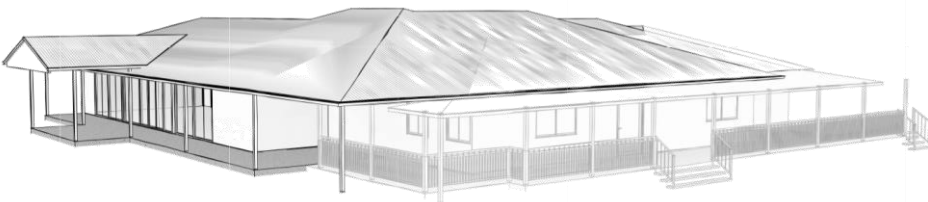
Floor Plan and 3D View Elevations

Meeting Date: 11 March 2025

Attachment No: 3



3D View - Existing



3D View - Proposed

DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

No.	Description	Date

Builders:

ISSUED FOR
PRELIMINARY

Project Details:
RENOVATION
WESTWOOD HOTEL

Drawing Title:
3D VIEW



0407 271 336 M
info@dezi nelements.com.au E

QBCC No: 124720 BDAQ No: 0001677

Scale	Rev
Date: OCT 2024	
Drawn: NJB	-

Project No	Drawing No
24_202	S-04

REVISED

DATE PLOTTED: 11/03/2025 11:11

11.2 MOUNT MORGAN FOSSICKING AREA ESTABLISHMENT OF A GENERAL PERMISSION AREA FOR RECREATIONAL FOSSICKING

File No:	14077
Attachments:	<ol style="list-style-type: none">1. Community Consultation results for fossicking at No 7 Dam, Mount Morgan↓2. Draft sign content for fossicking at No 7 Dam Mount Morgan↓3. Map of GPA for fossicking at No 7 Dam Mount Morgan↓4. Draft Special Conditions for fossicking at No 7 Dam Mount Morgan↓
Authorising Officer:	Wade Clark - Economic Development Manager Angus Russell - Executive Manager Advance Rockhampton
Author:	Amanda Hinton - Senior Advisor Economic Development

SUMMARY

This report is seeking endorsement from Council to establish a General Permission Area at No 7 Dam (Lot 201 on Crown Plan RN836502), Mount Morgan for recreational fossicking.

OFFICER'S RECOMMENDATION

THAT Council:

1. Endorses the establishment of a General Permission Area at No 7 Dam, Mount Morgan (Lot 201 on Crown Plan RN836502) for recreational fossicking; and
2. Endorses the Chief Executive Officer or delegate to write to the Deputy Director General, Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development requesting recreational fossicking to be permitted at No 7 Dam, Mount Morgan (Lot 201 on Crown Plan RN836502).

COMMENTARY

Advance Rockhampton has undertaken community consultation to seek feedback on the establishment of a General Permission Area (GPA) at No 7 Dam Mount Morgan to allow recreational fossicking.

The consultation showed an outstanding level of support for the establishment of a GPA with over 250 responses and 89.1% of survey participants supporting the establishment of a General Permission Area. A full copy of the survey results has been attached to the report.

Some of the concerns raised in the community consultation were from neighbouring residents' regarding privacy. This has been addressed through the addition of a 50 meter exclusion zone around the perimeter of the site. This is included in the GPA map and the Special Conditions which support fossicking permits, both documents are attached.

Since the initial report was presented to Council in April 2024 the process of establishing a GPA has been simplified through changes made to the Land Act 1994. These changes mean that Council is now able to proceed with a Management Plan for the reserve and an Opening Land Condition Report, without the need to seek the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development approval.

If Council endorses the establishment of a GPA at No 7 Dam Mount Morgan for recreational fossicking a Land Management Plan would be established. In addition, a letter to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development requesting recreational fossicking to be permitted at No 7 Dam, Mount Morgan (Lot 201 on Crown Plan RN836502) would be required.

Advance Rockhampton has been working with the Department as the landowner and has conducted a Risk Assessment of the site. The Department of Resources has worked with Rockhampton Regional Council to undertake activities to reduce the identified potential risks prior to the establishment of a GPA.

Prior to the establishment of the GPA additional signage would need to be installed at the site outlining permit requirements and potential safety hazards.

It is anticipated that if Council grants permission to establish a GPA that all requirements to establish fossicking and prepare the site will be completed by mid 2025.

Advance Rockhampton will make a public announcement once the GPA has been established and the site is ready to welcome recreational fossicking.

BACKGROUND

Community consultation was launched on 31 May 2024 to seek feedback around the establishment of a General Permission Area (GPA) at No 7 Dam, Mount Morgan. The consultation ran for one month and closed on 1 July 2024.

There was an outstanding level of support for the establishment of a GPA with over 250 responses and the vast majority strongly supporting the initiative.

Since the initial report was presented to Council in April endorsing Community Consultation the process of establishing a GPA has been simplified through changes made to the Land Act 1994.

PREVIOUS DECISIONS

On 23 April 2024 a motion was carried unanimously for Council to undertake community consultation on potentially establishing a recreational and tourist fossicking area through a GPA at No 7 Dam, Mount Morgan (Lot 201 on Crown Plan RN836502).

BUDGET IMPLICATIONS

Advance Rockhampton has allocated budget to cover the costs associated with the preparation of the Land Condition report, the development and installation of signage at the site. Whilst it is not a mandatory requirement Council will incorporate an annual land condition assessment and report into the Land Management Plan. Advance Rockhampton has operational budget to cover the cost of this report which is anticipated to cost \$5,000.

LEGISLATIVE CONTEXT

Lot 201 on Crown Plan RN836502 is a Reserve for Parks and Recreational Purposes and Water Purposes under the Land Act 1994. The proposed activity of Fossicking is considered to be consistent with the purpose of the reserve.

The proposed GPA would be established under the Fossicking Act 1994.

Fossicking in a GPA is regulated and monitored by the Department of Resources and Mines, Manufacturing and Regional and Rural Development. Department officers conduct inspections and ensure that fossicking activities comply with the Fossicking Act 1994.

Council also has a General Environmental Duty under the Environmental Protection Act 1994. Managing the risk of potential environmental harm is managed via the State permitting approval, DRAFT Special Conditions proposed (attached), initial land condition assessment.

The site is covered under the Aboriginal Cultural Heritage Act 2003 and Torres Strait Islander Cultural Heritage Act 2003 (the Cultural Heritage Acts) that require anyone who carries out a land-use activity to exercise a duty of care. There are penalties for breaching the cultural heritage duty of care.

LEGAL IMPLICATIONS

There are no implications provided Council complies with the relevant legislation.

Rockhampton Regional Council is protected from liability under s106 of the Fossicking Act.

STAFFING IMPLICATIONS

Internal staff from Rockhampton Regional Council will be utilised to develop the GPA.

RISK ASSESSMENT

The Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development has conducted an initial field inspection Summary Report and actions have been undertaken to reduce identified risks. Signage will also be installed to identify potential safety hazards at the site.

The establishment of General Permission Area (GPA) at No 7 Dam Mount Morgan for recreational fossicking could potentially cause a conflict for the establishment of other recreational activities at the reserve in the future.

CORPORATE/OPERATIONAL PLAN

Operational Plan 2024-2025

3.2.1 We support projects that strengthen the Region's economic development.

2.2.2 We provide opportunities for people to contribute to their communities.

Corporate Plan 2022 – 2027 GOAL

3.1 We plan for growth with the future needs of the community, business and industry in mind.

CONCLUSION

Supporting the establishment of a GPA for recreational fossicking at No 7 Dam in Mount Morgan will have significant flow-on effects for the Mount Morgan township and surrounding communities.

The community has demonstrated strong support for the initiative and is keen to see recreational fossicking be established.

**MOUNT MORGAN FOSSICKING AREA
ESTABLISHMENT OF A GENERAL
PERMISSION AREA FOR
RECREATIONAL FOSSICKING**

**Community Consultation results for
fossicking at No 7 Dam, Mount Morgan**

Meeting Date: 11 March 2025

Attachment No: 1



Mount Morgan Fossicking Survey

SURVEY RESPONSE REPORT

31 May 2024 - 01 July 2024

PROJECT NAME:

Mount Morgan Fossicking



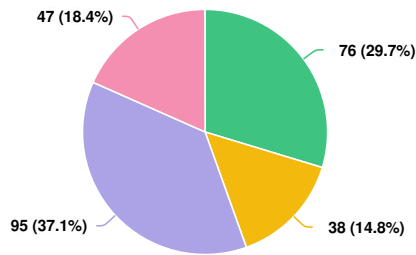
Mount Morgan Fossicking Survey : Survey Report for 31 May 2024 to 01 July 2024



SURVEY QUESTIONS



Q1 | Which of these categories best describes you?



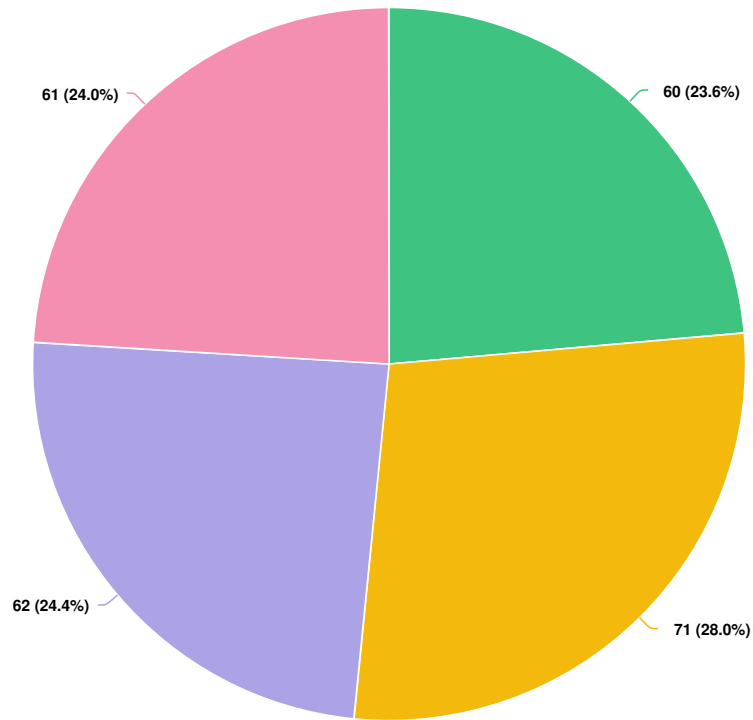
Question options

- Mount Morgan resident
- Resident of a surrounding community including: Baree, Boulder Creek, Fletcher Creek, Hamilton Creek, Horse Creek, Johnsons Hill, Leydens Hill, Limestone, Moongan, NiMile Creek, Oakey Creek, Struck Oil, The Mine, Trotter Creek, Walmul, Walterhall and Wura
- Central Queensland resident
- Other (please specify)

*Optional question (256 response(s), 3 skipped)
Question type: Radio Button Question*



Q2 How often do you use Mount Morgan No. 7 Dam?



Question options

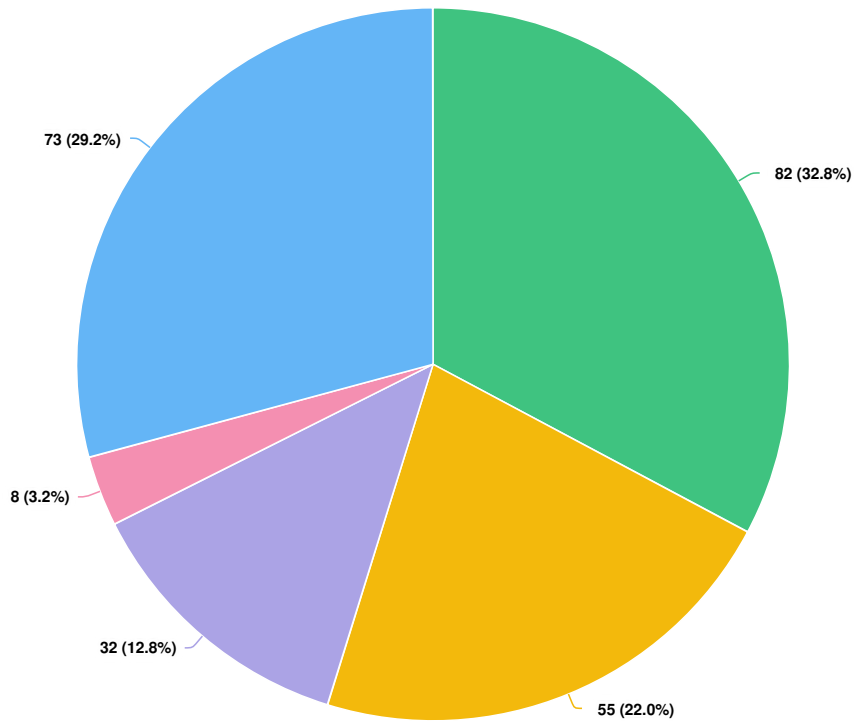
- Weekly
- Monthly
- Yearly
- Other (please specify)

Optional question (254 response(s), 5 skipped)
Question type: Radio Button Question

Mount Morgan Fossicking Survey : Survey Report for 31 May 2024 to 01 July 2024



Q3 What do you currently use Mount Morgan No. 7 Dam for? (Multiple answers can be selected)



Question options

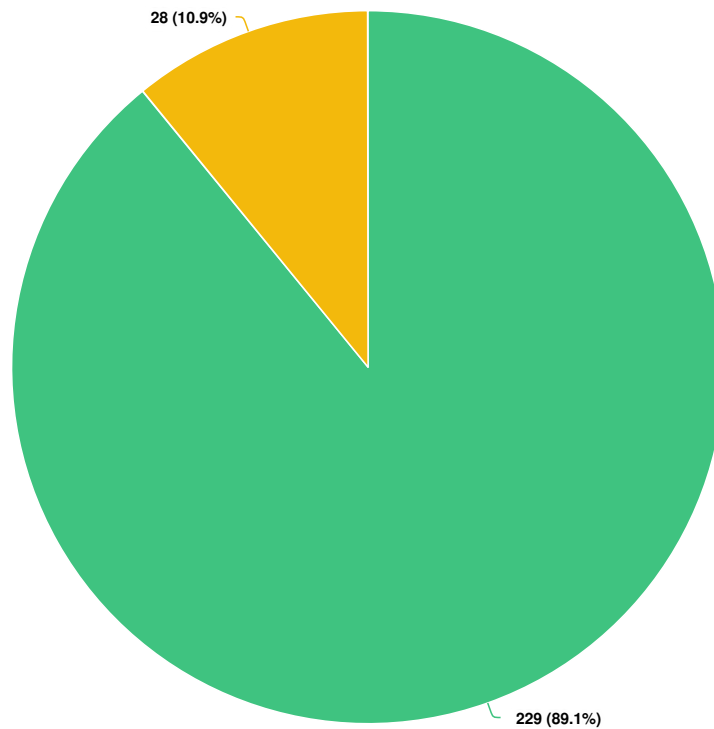
- The playground and picnic facilities
- Walking tracks
- Water based activities
- Mountain Biking trails
- Other (please specify)

Optional question (250 response(s), 9 skipped)
Question type: Radio Button Question

Mount Morgan Fossicking Survey : Survey Report for 31 May 2024 to 01 July 2024



Q4 Are you supportive of establishing a General Permission Area at Mount Morgan No. 7 Dam for fossicking?



Question options

- Yes
- No

Optional question (257 response(s), 2 skipped)
Question type: Radio Button Question

**MOUNT MORGAN FOSSICKING AREA
ESTABLISHMENT OF A GENERAL
PERMISSION AREA FOR
RECREATIONAL FOSSICKING**

**Draft sign content for fossicking at
No 7 Dam Mount Morgan**

Meeting Date: 11 March 2025

Attachment No: 2

Draft Sign content for 1200 x 600 sign

Fossicking in General Permission Areas

The Trustee for Mount Morgan No 7 Dam Reserve has given 'general permission' for recreation and tourist fossicking under the *Fossicking Act 1994*, subject to special conditions.

You are required to have a fossicking licence to fossick in this area. This can be purchased online through the Queensland Government website.

Areas of Exclusion

Fossicking must only occur within the General Permission Area (GPA) where it is safe to do so and is not permitted within, or in close proximity of, any dam infrastructure, roads, creeks and gullies, and private property, as per the map.

Fossicking is not permitted:

- Within the exclusion zones indicated on the map
- Within 50 metres of the external perimeter of the GPA, or any part of the dam wall, embankment or apron
- Within 10 metres of a public trail or infrastructure
- Within 20 metres of roads or recreational facilities
- Additional exclusion zones are detailed in the 'Special Conditions'

During the visit remember

You must

Only use hand tools, including metal detectors

Ensure excavations do not exceed dimensions of 2 metres x 1 metre and a depth of 0.5 metres

Have a current map and a copy of the 'Special Conditions' with you at all times

Comply with all requirements of the 'Special Conditions' and Local, State and Federal laws

Only drive vehicles on formed roads and tracks, and obey vehicles access signage

You must not

Excavate at the toe of the bank of a stream or in a gully

Excavate an earth face or create overhangs on steep land or river banks

Interfere with wildlife, flora, fauna, infrastructure or land improvements

Light any fires

Camp within the general permission area

You are responsible for

Following safe working practices

Your own health and safety including, bringing enough drinking water

Ensuring all children with you remain under adult supervision

Acknowledging that the GPA contains various hazards including but not limited to old workings, wildlife, natural terrain, bodies of water and built infrastructure

Complying with all signage and directions given by Rockhampton Regional Council and authorised Government departments

On leaving remember to

Refill all excavations

Correctly dispose of all rubbish, or take it with you

Cultural heritage duty of care

- **There is a cultural heritage duty of care which requires land users to take all reasonable and practicable measures to make sure their activities do not harm cultural heritage. There is a penalty for breaching the cultural heritage duty of care.**
- [Cultural heritage duty of care | Aboriginal and Torres Strait Islander peoples | Queensland Government](#)

In an emergency, call Triple Zero (000) immediately.

To report fossickers breaching these rules, contact the relevant State Government Department on 13 71 07

To report concerns related to amenities or facilities, contact Rockhampton Regional Council on 1300 22 55 77

|

Draft Sign content for 600 x 400 sign

Fossicking Area

Fossicking is permitted in this General Permission Area

- A fossicking licence is required
- Fossicking is permitted, subject to the terms and conditions specified in the Fossickers License
- Fossicking maps, showing the area where fossicking is permitted are available online at www.qld.gov.au

For more information, search 'fossicking' at www.qld.gov.au

The provisions of the Fossicking Act 1994 and Rockhampton Regional Council's Local Laws apply.

On the spot fines may be issued for offences.

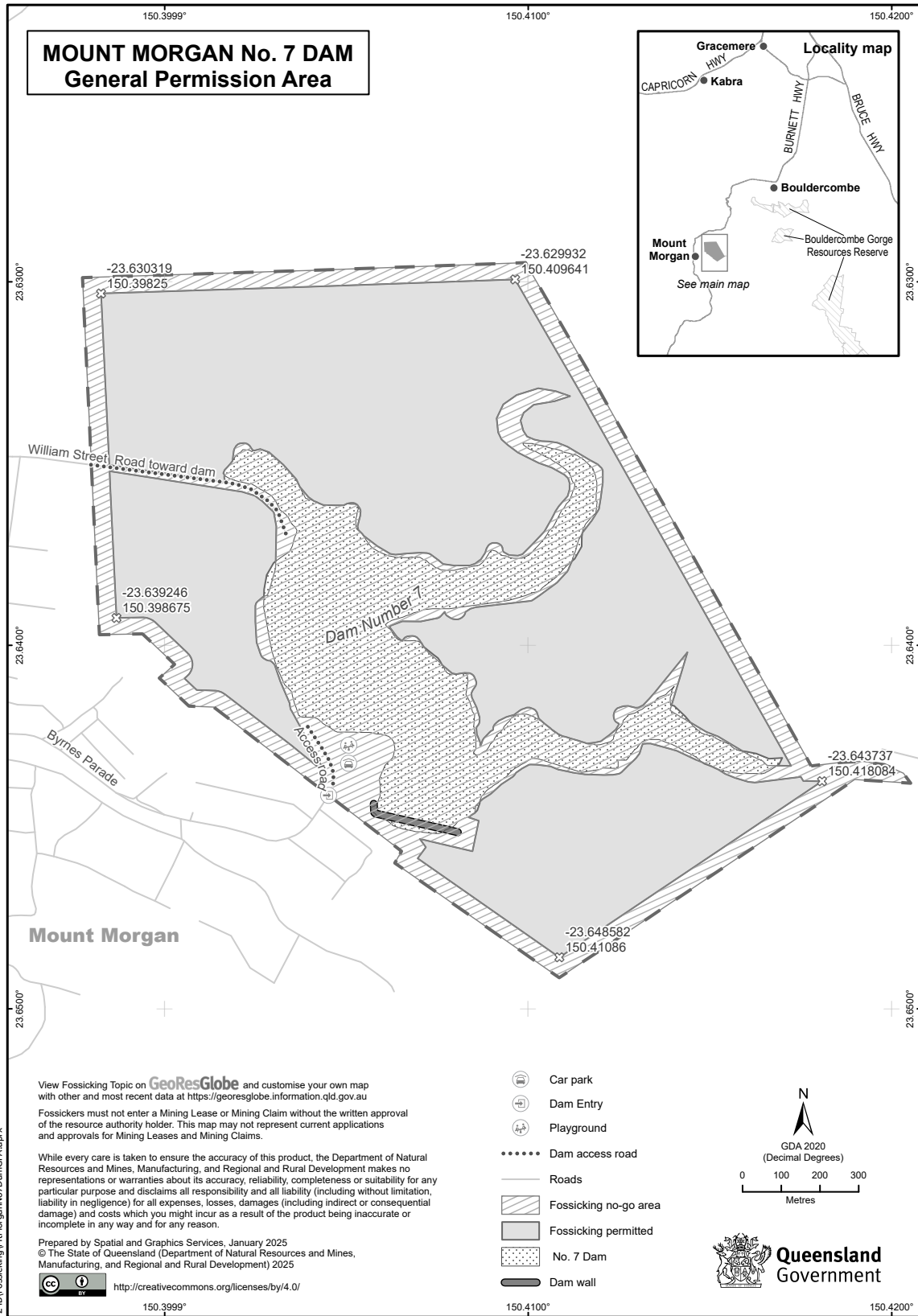
Please be responsible for your safety.

**MOUNT MORGAN FOSSICKING AREA
ESTABLISHMENT OF A GENERAL
PERMISSION AREA FOR
RECREATIONAL FOSSICKING**

**Map of GPA for fossicking at
No 7 Dam Mount Morgan**

Meeting Date: 11 March 2025

Attachment No: 3



**MOUNT MORGAN FOSSICKING AREA
ESTABLISHMENT OF A GENERAL
PERMISSION AREA FOR
RECREATIONAL FOSSICKING**

**Draft Special Conditions for fossicking
at No 7 Dam Mount Morgan**

Meeting Date: 11 March 2025

Attachment No: 4

DRAFT- Special Conditions

Fossicking in General Permission Areas

Mount Morgan

- Fossicking must only occur within the general permission area, where it is safe to do so and excluding any dam infrastructure, roads, creeks and gullies, as per the attached map.
- Fossicking is not permitted
 - within the exclusion zones indicated in the map
 - within 50 meters of the external perimeter
 - within 10 meters of a walking or mountain bike track/trail
 - within 20 meters of roads or recreational facilities.
 - Within 20 meters of for the highwater level mark of the dam as indicated in the map.
 - within 50 meters of any part of the dam wall, embankment or dam apron.
 - within 10 metres of any stock, infrastructure or improvements (including but not limited to fences, water bores, pump equipment, telecommunication towers, electricity transmitting towers, and gas, oil, or water pipelines).
- Do not excavate at the toe of the bank of a stream or in a gully.
- Do not excavate an earth face or create overhangs on steep land or river banks.
- Do not interfere with wildlife, flora, fauna, infrastructure or land improvements.
- Ensure excavations do not exceed dimensions of 2 metres x 1 metre and a depth of 0.5 metres. Refill excavations immediately after use to make them safe for other visitors and stock and contour excavations to the surrounding land surface. Replace material that came from depth at depth, and replace surface material on the surface.
- Fossickers must have a current map and a copy of the 'Special Conditions' with them.
- Fossickers must not enter private property.
- Fires are not permitted and should not be lit under any circumstances within the general permission area.
- Strictly no camping allowed within the general permission area.
- Use only safe working practices.
- Hand tools only are permitted (including metal detectors). Educator dredges, sluices, dry blowers or machinery of any other type are not permitted.
- The use of generators is not permitted. Remain at least 100 metres from registered apiary sites (whether hives are present or not). Apiary sites are indicated by signage.
- Carry all water supplies. No permanent potable water supply is available, and no water may be taken from dams, water bores, pump equipment, bodies of water etc.
- Ensure children are supervised by an adult at all times.
- Fossickers acknowledge that the GPA contains various hazards including but not limited to old workings, wildlife, natural terrain, bodies of water and built infrastructure .
- Leave gates as they are found (i.e. if gate is open – leave it open, if gate is closed, then open it to gain access then close immediately ensuring no animals pass through while open).
- Do not interfere with any vegetation, stock or wildlife.
- Keep noise and dust to a minimum.
- Where dogs are permitted, they must be on a lead and under control at all times. Dogs are not to cause nuisance, or annoy other visitors, stock or wildlife. All dog faeces must be removed from the area and disposed of legally.

27/02/2025 4:16 PM

- All rubbish (including organics) must be removed from the area and disposed of legally.
- As no toilet facilities are available within the GPA, bury human toilet waste in a hole dug into the topsoil at least 10-15cm deep and 100m away from watercourses (or any body of water) or walking tracks. Please fill, cover and disguise the hole.
- Keep motor vehicles to formed roads and tracks only, and bring no other machinery.
- Fossickers must comply with any directions given by a sign or notice by Rockhampton Regional Council, Department of Resources or any other authorised department.
- There is a cultural heritage duty of care which requires land users to take all reasonable and practicable measures to make sure their activities do not harm cultural heritage. There is a penalty for breaching the cultural heritage duty of care.
- [Cultural heritage duty of care | Aboriginal and Torres Strait Islander peoples | Queensland Government](#)

27/02/2025 4:16 PM

11.3 CAPRICORNIA PRINTMAKERS PROPOSAL REGARDING LEASE 0.7 OF WRCC

File No:	2210
Attachments:	1. CPI Proposal to RRC re WRCC lease ↓ 2. WRCC Floor Layouts 2022 ↓ 3. Layout Plan Walter Reid Centre ↓
Authorising Officer:	John Webb - Manager Communities and Culture Alicia Cutler - General Manager Community Services
Author:	Mark Millett - Coordinator Major Venues

SUMMARY

The Capricornia Printmakers Inc have provided Council a request / proposal to assume the lease of space 0.7 of the Walter Reid Cultural Centre expanding the Capricornia Printmaker's offerings to include the letterpress owned and operated by Derek Lamb (Officina Athelstane). Mr. Derek Lamb, the current leaseholder of 0.7, has not been renewed and is due to be vacated by 30 May 2025.

OFFICER'S RECOMMENDATION

THAT Council grant permission for Capricornia Printmakers Inc. to assume the lease of Walter Reid Cultural Centre space 0.7 (lease B) and authorises the Chief Executive Officer (through Manager Communities and Culture) to negotiate the terms and conditions of the agreement.

COMMENTARY

Capricornia Printmakers Inc (CPI) have written to Rockhampton Regional Council (RRC) proposing that CPI, the current lessee of space 0.8 (lease C), expand to encompass both space 0.8 and 0.7 (lease C and B respectively) of the Walter Reid Cultural Centre (WRCC).

Space 0.7 is currently leased by Mr Derek Lamb of Officina Athelstane. This lease was not renewed and was scheduled for expiration on 28 February 2025. In light of the CPI proposal, an extension has been granted to Mr Lamb until 30 May 2025.

CPI are interested in expanding their offerings to their members and the community by incorporating Mr Lamb's letterpress and expertise in letterpress arts, their practice and operations. Details are included in the attached proposal.

In taking advantage of spaces 0.7, 0.8 and the adjoining door between, the existing letterpress and equipment is intended to remain in situ. CPI as the leaseholder would manage both spaces, the equipment and offerings.

The proposal from CPI allows Mr Lamb to continue operating as a part of the CPI, and in turn allows members of the CPI to learn letterpress and combine creative practice styles.

The following options are available to Council:

Option one:

Council offer space, 0.7 to the wider community via an expression of community interest in keeping with the intended use of the WRCC. CPI would be invited to apply along with any potential new tenant.

This is option is consistent with the action taken in 2020 when Rockhampton Youth Orchestra (RYO) was successful in being granted space 1.3 adjacent to space 1.5.

RYO have approached council to request a larger space. It should be noted that space 0.7 would not meet these needs and is on a different level of the WRCC.

The Rockhampton Lapidary Club have previously approached council seeking to expand their operations, as they state that their current set space 1.8 has reached capacity. Space 0.7 would provide additional room but is not adjacent or on the same level as their current space.

Officers are not aware of other requests consistent with the intended use of WRCC.

Option two:

Council allows space 0.7 to become vacant. This would enable the space to be hired on an ad-hoc basis for short to medium term artist in residence development opportunities.

Space 0.9, the Front Gallery can be made available for this type of usage and updated fees and charges will be proposed for 25/26 to support this style of activation. These prospective new fees combined with the recent inclusion of access to WRCC gallery in tenant lease are expected to facilitate greater use of the front gallery without requiring the vacating of space 0.7.

Option three:

Grant CPI the lease to space 0.7. The existing lease cost structure associated with the space will be added to CPI's current lease. This option will allow for the letterpress to remain accessible to the community through the CPI group.

This will position the CPI as an organisation with multiple printing practices, similar to the Rockhampton Youth Orchestra (RYO) which operates 5 music groups under the umbrella of RYO.

This is also consistent with the use of space 1.1 where Royal Qld Art Society hold the lease with Embroiderers Guild and Patch Happy operating from the space with related practices

This umbrella style of operation maximizes usage of space at the WRCC and typically increases membership for orgs more broadly.

On consideration of these factors option three is recommended maintaining the current scope of creative activity while ensuring all lease holders are community groups.

BACKGROUND

In the mid 1970's the WRCC was converted into an Arts and Craft centre for the Rockhampton Community, with local community groups and arts and craft organisations operating within the centre for the past 49 years.

The centre was modified in the early 2000's to accommodate a gallery space and dedicated theatre of 130 seats following the demolition of the Municipal Theatre (800 seat).

In the early 2010's the centre was further modified to accommodate Council offices, reducing space available for community and cultural activities. The loss of leased space was partially off-set by reconfiguring the foyer/cabaret space to accommodate relocated tenants - lease spaces 0.7, 0.8 and 0.9.

On 19 November 2024, Council resolved to not renew the Lease of space 0.7 to Mr Derek Lamb, Officina Athelstane. This decision was based on the fact that Officina Athelstane is not a community group, but rather an individual artist/business, not in keeping with community group cultural objectives of WRCC.

Mr Lamb has made representations to Council and the community seeking to have the decision reconsidered.

CPI have been in discussion with Mr Lamb regarding the possibility of merging and following a meeting with their members CPI, have put forward a proposal to assume the lease of space 0.7 and merging with the Letterpress.

PREVIOUS DECISIONS

In September 2020, Council authorised the Chief Executive Officer to seek Expressions of Interest from the community for tenants that were a fit both for the capacity and amenity of the space that culturally support objectives of the Walter Reid Cultural Centre.

This decision was in response to the cessation of the Rockhampton Chamber Music Society occupying space 1.3. The use of space 1.3 was granted to the Rockhampton Youth Orchestra.

In April 2024 Council did not authorise the renewal of WRCC leases, seeking more data regarding usage and membership numbers of lessees prior to renewal.

In November 2024, Council resolved to renew all leases except lease space 0.7 – Officina Athelstane as this was not a community group.

BUDGET IMPLICATIONS

Nil implications if Council resolves to allow CPI to assume space 0.7 on established lease rates.

Should council resolve not to permit assumption of the lease there would be a minor pro rata budget impact of \$396.02 per annum until an alternative lessee or hirer is in place.

Existing lease incomes:

Annual Income from WRCC Lease space 0.7 (44m²) FY23/24 = \$396.02

Annual Income from WRCC Lease space 0.8 (143m²) FY 23/24 = \$792.03

LEGISLATIVE CONTEXT

Nil

LEGAL IMPLICATIONS

Nil

STAFFING IMPLICATIONS

Nil

RISK ASSESSMENT

Nil

CORPORATE/OPERATIONAL PLAN

Our community:

2.1.1 – We ensure community assets are utilised and appropriate for the needs of the community.

2.2.2 – We provide opportunities for people to contribute to their community.

2.2.3 – We support our people and community groups through our programs and resources.

2.3.1 – Our services, activities and community assets provide opportunities to celebrate our culture and creative arts and preserve the regions heritage.

CONCLUSION

Capricornia Printmakers Incorporated have presented a proposal to Council to assume the space 0.7 into their currently lease incorporating the outgoing tenant and creative practice into their organistaion. On consideration of the relevant factors, Council officers recommend accepting the proposal.

**CAPRICORNIA PRINTMAKERS
PROPOSAL REGARDING
LEASE 0.7 OF WRCC**

CPI Proposal to RRC re WRCC lease

Meeting Date: 11 March 2025

Attachment No: 1



Capricornia Printmakers Inc.
c/- 10 East Street. ROCKHAMPTON 4700
CapricorniaPrintmakers@gmail.com

To: Rockhampton Regional Council

From: Phillipa Sturgess, President of Capricornia Printmakers Inc

Re: Lease of room G 0.7 Walter Reid Cultural Centre

I am writing in reference to the lease on Room G 0.7 Walter Reid Cultural Centre which is currently leased to Derek Lamb as the Officina Athelstane studio. I understand that Derek was notified in November 2024 that his lease would not be renewed and he must vacate the studio by the end of February 2025.

My understanding is that if Derek is forced to put his equipment into storage he will not be able to continue his current artistic practice, which will be a loss to the arts community of Rockhampton in general and Walter Reid Cultural Centre in particular of a letterpress printer with substantial skill and reputation, locally, nationally and internationally.

Consequently, CPI as a group have voted to support the ongoing artistic practice of Derek as Officina Athelstane and to put forward the following proposal for your consideration.

On behalf of Capricornia Printmakers Inc (CPI), I would like to propose that CPI's lease of the adjoining studio (G 0.8) be expanded to include room G 0.7 which is currently leased to Derek Lamb as Officina Athelstane. Derek's letterpress equipment would stay in its current place allowing Derek to continue his letter press practice as a member of CPI and also open up collaborative opportunities for other members of CPI to expand their own printmaking practice to include book arts and letterpress printing.

Note that there is already an adjoining door between the two spaces so no alterations to the layout of the area would be required.

We see this proposal as being of mutual benefit. Although letterpress printing is a different process to the fine art print methods used by CPI members, such as relief printing, etching, screen printing, etc, there is a natural synergy between the practices. Integrating the techniques under the umbrella of CPI will provide opportunities for all parties to learn new skills and collaborate on projects. I expect that more experienced printmakers in particular will welcome this opportunity for professional development while newer members have already benefitted from Derek sharing his expertise and knowledge within the group.

The amalgamation will also have benefits in terms of public engagement. CPI holds three exhibitions of members' work each year, in addition to workshops and community events. Derek will benefit from these opportunities to increase his engagement with the public whilst having an artist of Derek's reputation associated with the group will help to raise public interest in CPI.

February 9, 2025

Page 1 of 2



Capricornia Printmakers Inc.
c/- 10 East Street. ROCKHAMPTON 4700
CapricorniaPrintmakers@gmail.com

We have already had several conversations with Derek about how this amalgamation could work to ensure that all parties benefit. This has included discussions about ensuring that CPI is not disadvantaged financially by the increased cost of an expanded lease. I am confident that there is sufficient good will on both sides to work through any issues that may arise to everyone's satisfaction.

Thank you for considering this proposal. I am available to respond to any requests for further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Sturgess', written over a light blue rectangular background.

Phillipa Sturgess

President
Capricornia Printmakers Inc.

E. capricorniaPrintmakers@gmail.com

Ph. 0418 700458

February 9, 2025

Page 2 of 2

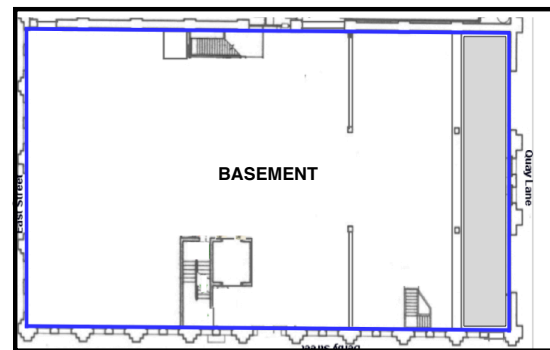
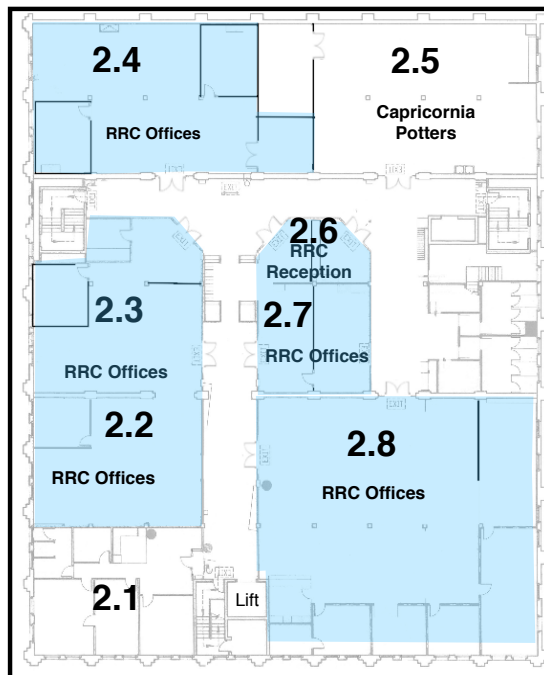
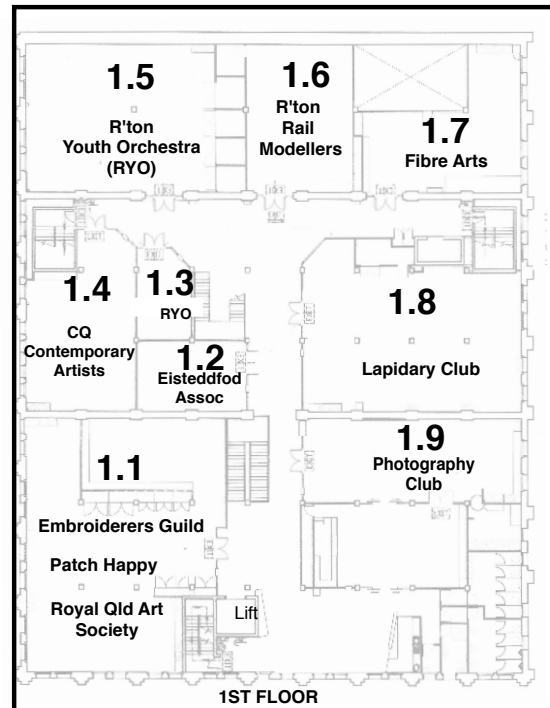
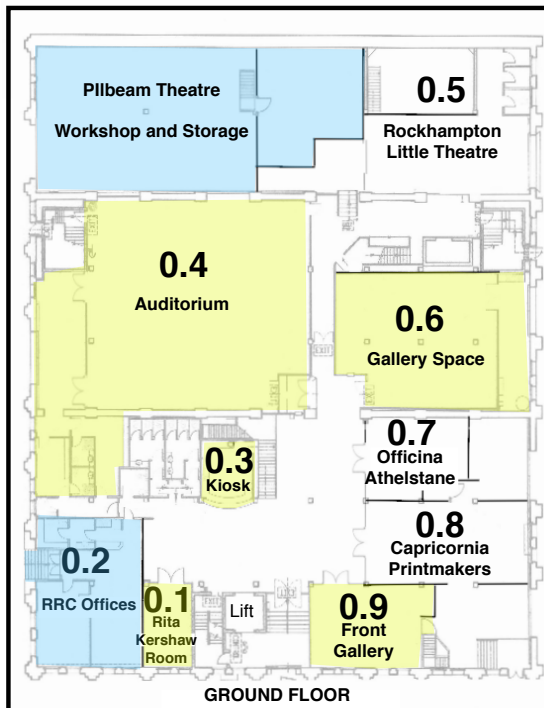
**CAPRICORNIA PRINTMAKERS
PROPOSAL REGARDING
LEASE 0.7 OF WRCC**

WRCC Floor Layouts 2022

Meeting Date: 11 March 2025

Attachment No: 2

Walter Reid Cultural Centre Floor Layouts (as at 2022)



- RRC Staff areas
- Rooms for hire.

PO Box 1860 Rockhampton QLD 4700 T. 07-49245600
 E. majorvenues@rrc.qld.gov.au
 Walter Reid Cultural Centre is owned and operated by Rockhampton Regional Council
www.seeitlive.com.au

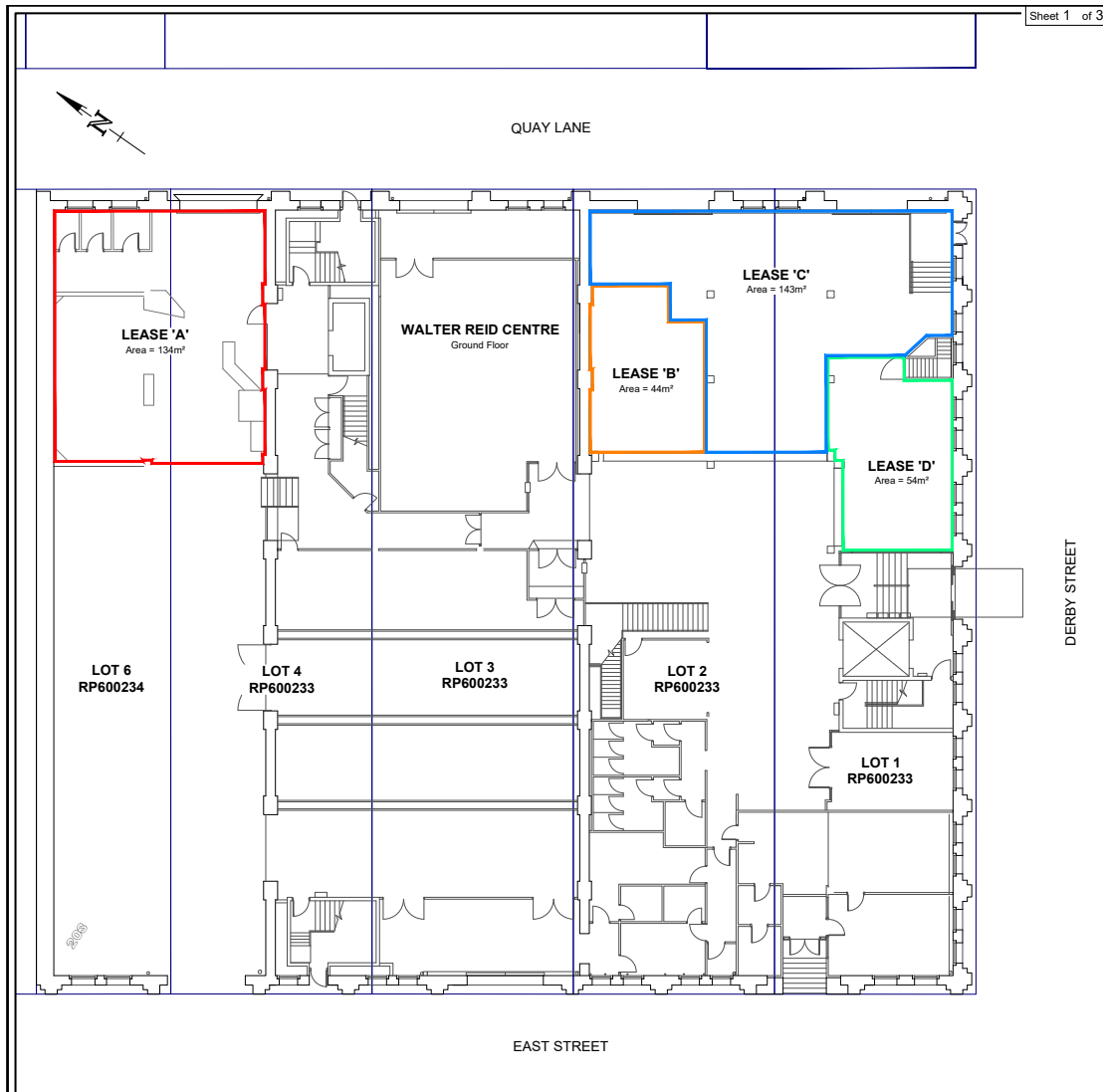


**CAPRICORNIA PRINTMAKERS
PROPOSAL REGARDING
LEASE 0.7 OF WRCC**

Layout Plan Walter Reid Centre

Meeting Date: 11 March 2025

Attachment No: 3



LAYOUT PLAN - WALTER REID CENTRE
(GROUND FLOOR)
Scale 1:200

PLAN OF: LEASE 'A' being part of the land in
LOT 6 on RP600234 & LOT 4 on RP600233, Rockhampton City

LEASE 'B' being part of the land in
LOT 2 on RP600233, Rockhampton City

LEASE 'C' being part of the land in
LOT 1 & LOT 2 on RP600233, Rockhampton City



LEASE 'D' being part of the land in
LOT 1 on RP600233, Rockhampton City

FOR THE: ROCKHAMPTON LITTLE THEATRE
LEASE 'A' Area = 134m²

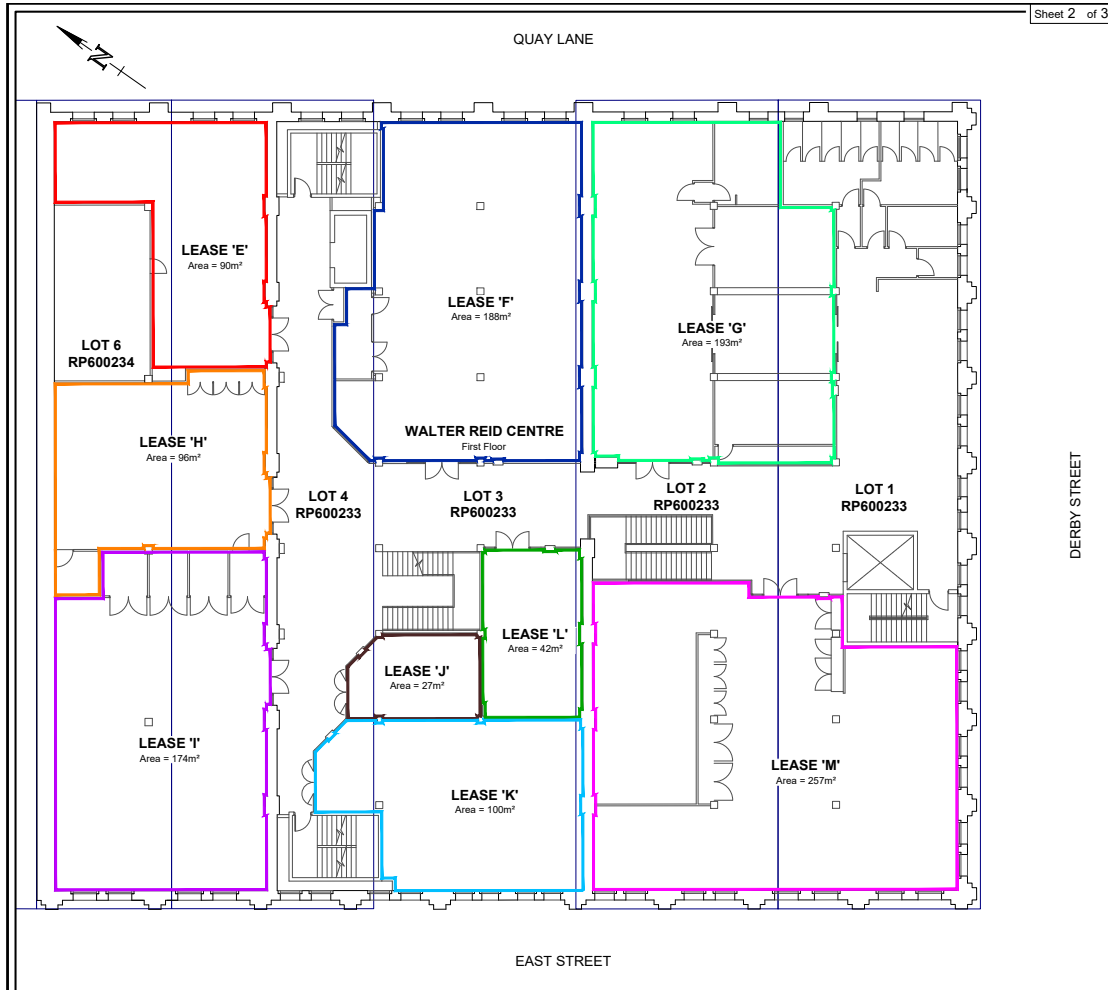
OFFICINA ATHELSTANE LETTER PRESS
LEASE 'B' Area = 44m²

CAPRICORNIA PRINTMAKERS
LEASE 'C' Area = 143m²

VACANT
LEASE 'D' Area = 54m²

MERIDIAN	RP600233	CHECKED GOV		Dwg No.	2015-024-01C
LOCAL GOVT.	ROCKHAMPTON REGIONAL COUNCIL	DATE		MAR '22	
LOCALITY	ROCKHAMPTON CITY	APPROVED		SCALE	AS SHOWN
PARISH	ROCKHAMPTON	DATE	22/06/2023	FULL SIZE	A3
COUNTY	LIVINGSTONE				

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LAYOUT PLAN - WALTER REID CENTRE
(FIRST FLOOR)
Scale 1:200

PLAN OF:

- LEASE 'E' being part of the land in LOT 6 on RP600234 & LOT 4 on RP600233, Rockhampton City
- LEASE 'F' being part of the land in LOT 3 & LOT 4 on RP600233, Rockhampton City
- LEASE 'G' being part of the land in LOT 1 & LOT 2 on RP600233, Rockhampton City
- LEASE 'H' being part of the land in LOT 6 on RP600234 & LOT 4 on RP600233, Rockhampton City
- LEASE 'I' being part of the land in LOT 6 on RP600234 & LOT 4 on RP600233, Rockhampton City
- LEASE 'J' being part of the land in LOT 3 & LOT 4 on RP600233, Rockhampton City
- LEASE 'K' being part of the land in LOT 3 & LOT 4 on RP600233, Rockhampton City
- LEASE 'L' being part of the land in LOT 3 on RP600233, Rockhampton City
- LEASE 'M' being part of the land in LOT 1 & LOT 2 on RP600233, Rockhampton City

FOR THE:

- ROCKHAMPTON FIBRE ARTS
LEASE 'E' Area = 90m²
- ROCKHAMPTON LAPIDARY CLUB INC.
LEASE 'F' Area = 188m²
- ROCKHAMPTON PHOTOGRAPHY CLUB INC.
LEASE 'G' Area = 193m²
- ROCKHAMPTON RAIL MODELERS ASSOCIATION INC.
LEASE 'H' Area = 96m²
- ROCKHAMPTON YOUTH ORCHESTRA INC.
LEASE 'I' Area = 174m²
- ROCKHAMPTON YOUTH ORCHESTRA INC.
LEASE 'J' Area = 27m²
- CQ CONTEMPORARY ARTISTS Incorporated
LEASE 'K' Area = 100m²
- ROCKHAMPTON EISTEDDFOD ASSOCIATION INC.
LEASE 'L' Area = 42m²
- ROYAL QUEENSLAND ARTS SOCIETY
LEASE 'M' Area = 257m²

MERIDIAN	RP600233	CHECKED	GOV		Dwg No.
LOCAL GOVT.	ROCKHAMPTON REGIONAL COUNCIL	DATE	MAR '22		2015-024-02B
LOCALITY	ROCKHAMPTON CITY	APPROVED			
PARISH	ROCKHAMPTON				
COUNTY	LIVINGSTONE	DATE	22/06/2023	SCALE	AS SHOWN
					FULL SIZE A3

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LAYOUT PLAN - WALTER REID CENTRE
(SECOND FLOOR)
Scale 1:200

PLAN OF: LEASE 'N' being part of the land in
LOT 6 on RP600234 & LOT 4 on RP600233, Rockhampton City

FOR THE: CAPRICORNIA POTTERS GROUP
LEASE 'N' Area = 207m²

MERIDIAN	RP600233	CHECKED	GOV
LOCAL GOVT.	ROCKHAMPTON REGIONAL COUNCIL	DATE	AUG '14
LOCALITY	ROCKHAMPTON CITY	APPROVED	
PARISH	ROCKHAMPTON	DATE	30-9-14
COUNTY	LIVINGSTONE		



Dwg No
2015-024-03

SCALE AS SHOWN FULL SIZE A3

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11.4 ADOPTION OF ROCKHAMPTON REGION PLANNING SCHEME MAJOR AMENDMENT

File No:	RRPS-PRO-2023/007-05
Attachments:	<ol style="list-style-type: none">1. Final Ministerial Approval for Packages A, B and C C2. Proposed Rockhampton Region Planning Scheme Version 5 – refer to separate attachment3. Sch. 2 Mapping – Strategic Framework maps – refer to separate attachment4. Sch. 2 Mapping – Zone and Precinct maps – refer to separate attachment5. Sch 2. Mapping – Overlay maps – refer to separate attachment
Authorising Officer:	Cameron Wyatt - Coordinator Strategic Planning Angus Russell - Executive Manager Advance Rockhampton
Author:	Alyce James - Strategic Planning Officer

SUMMARY

This report seeks the formal adoption of Major Amendment Packages A, B and C to the Rockhampton Region Planning Scheme.

OFFICER'S RECOMMENDATION

THAT Council adopt Major Amendment Packages A, B, and C to the Rockhampton Region Planning Scheme, to be known as Version 5.

THAT the Major Amendment Version 5 to the Rockhampton Region Planning Scheme commence on 28 March 2025.

COMMENTARY

The three amendment packages (A, B and C) were submitted to the Department of State Development, Infrastructure, Local Government and Planning for final ministerial review in August, September, and October 2024 respectively. The Department has recently advised that the proposed changes meet the requirements of the *Minister's Guidelines and Rules* and Council may adopt the proposed planning scheme amendments.

In accordance with Part 4, Section 22 of the *Ministers Guidelines and Rules*, Council must decide to adopt or not proceed with the proposed amendment. If Council decides to adopt the proposed amendment, Council must publish a public notice and within 10 business days of publishing a public notice, give the chief executive –

- a copy of the public notice; and
- a certified copy of the major amendment.

The process of adoption will involve a public notice in the local newspaper, updated information on Council's website (including Rock e Plan, planning enquiry and mapping) and publishing in the Queensland Government Gazette the name of the Local Government, the adoption date, the commencement date and where to inspect and purchase a copy of the amended planning scheme. Taking these factors into consideration, Friday, 28 March 2025 is recommended as the commencement date.

From commencement date, the current planning scheme version 4.4 will be superseded, and Packages A, B and C will collectively be known as version 5.

BACKGROUNDMajor Amendment Package A

The proposed amendment allows subdivision of land as code assessable development (currently impact assessable) within greenfield and infill areas that are impacted by the flood hazard overlay. This change will facilitate urban development as these areas are already zoned for residential development.

Under this amendment there are two key changes:

- A change to the level of assessment for reconfiguration of a lot within the flood hazard overlay; and
- Changes to the assessment benchmarks within the Flood Hazard Overlay Code to ensure the risk to people and property is avoided.

These changes will improve the regulatory efficiency of the planning scheme, strengthen assessment benchmarks, and ensure the planning scheme will continue to provide a robust and effective risk-based approach to management of development subject to the flood hazard overlay.

Major Amendment Package B

The 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 to reflect the outcome of a Council meeting resolution (16 August 2022);
- Changes to the tables of assessment within the Specialised Centre Zone – Yaamba Road Precinct to align with development approval D/77- 2022 – regarding the shopping centre and shops component (L25 on RP610513) located at 452-488 Yaamba Road, Norman Gardens; 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).

Major Amendment Package C

The proposed changes for Package C, 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 supply issues by providing more opportunities for residential development to occur.

The 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.

PREVIOUS DECISIONS

On 13 August 2024, Council resolved to submit a notice to the Minister of State Development, Manufacturing, Infrastructure and Planning requesting approval to adopt the proposed major amendment package A to the Planning Scheme in accordance with section 20 of the *Planning Act 2016*.

On 24 September 2024, Council resolved to submit a notice to the Minister of State Development, Manufacturing, Infrastructure and Planning requesting approval to adopt the proposed major amendment package B to the Planning Scheme in accordance with section 20 of the *Planning Act 2016*.

On 9 October 2024, Council resolved to submit a notice to the Minister of State Development, Manufacturing, Infrastructure 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*.

BUDGET IMPLICATIONS

The cost associated with the adoption of the planning scheme is currently funded in Council's 2024-25 Operational Budget.

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 *Minister's Guidelines and Rules*.

CORPORATE/OPERATIONAL PLAN

The amendments to the planning scheme align with the ***Operational Plan 2024–25*** by supporting and guiding growth and development of the Region.

CONCLUSION

To ensure the planning scheme remains up to date and current, it is recommended that Council adopt the proposed major amendments. The commencement of these major amendments is therefore proposed for Friday, 28 March 2025.

**ADOPTION OF ROCKHAMPTON
REGION PLANNING SCHEME
MAJOR AMENDMENT**

**Final Ministerial Approval for
Packages A, B and C**

Meeting Date: 11 March 2025

Attachment No: 1




Deputy Premier
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations

Our ref: MC24/3877

1 William Street
Brisbane Queensland 4000
GPO Box 611 Brisbane
Queensland Australia 4001
Telephone: +61 7 3719 7100
Email: deputy.premier@ministerial.qld.gov.au

24 JAN 2025

Mayor Tony Williams
Rockhampton Regional Council
mayor@rrc.qld.gov.au

Dear Mayor 

I refer to the letter of 9 October 2024 from the Rockhampton Regional Council (the Council) requesting approval to adopt the proposed Major Amendment Package C – Residential (the proposed amendment) to the *Rockhampton Region Planning Scheme 2015*.

The proposed amendment has been assessed against the requirements under chapter 2, part 4, section 21.4 of the Minister's Guidelines and Rules (MGR).

I am pleased to advise that in accordance with the MGR, I am satisfied the proposed amendment meets the requirements and the Council may now adopt the proposed amendment.

If you require any further information regarding this matter, please contact my Chief of Staff, Mr Nathan Ruhle, by email at nathan.ruhle@ministerial.qld.gov.au or by telephone on (07) 3719 7100.

Yours sincerely



JARROD BLEIJIE MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations



Honourable Jarrod Bleijie MP, Deputy Premier
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations

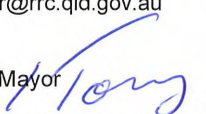
Our ref: MC24/2983

31 JAN 2025

1 William Street
Brisbane Queensland 4000
PO Box 15009
City East Queensland 4002
Telephone: +61 7 3719 7100
Email: deputy.premier@ministerial.qld.gov.au
Email: industrialrelations@ministerial.qld.gov.au

ABN 65 959 415 158

Mayor Tony Williams
Rockhampton Regional Council
mayor@rrc.qld.gov.au

Dear Mayor 

I refer to the letter of 14 August 2024 from the Rockhampton Regional Council (the Council) requesting approval to adopt the proposed Major Amendment Package A - Flood Hazard Overlay (the proposed amendment) to the *Rockhampton Region Planning Scheme 2015*.

The proposed amendment has been assessed against the requirements of chapter 2, part 4, section 21.4 of the Minister's Guidelines and Rules (MGR).

I am pleased to advise that I am satisfied the proposed amendment meets the requirements of the MGR and the Council may now adopt the proposed amendment.

If you require any further information regarding this matter, please contact my Chief of Staff, Mr Nathan Ruhle, by email at nathan.ruhle@ministerial.qld.gov.au or by telephone on (07) 3719 7100.

Yours sincerely



JARROD BLEIJIE MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations



Honourable Jarrod Bleijie MP, Deputy Premier
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations

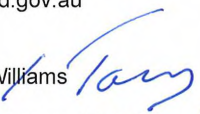
Our ref: MC24/3786

14 FEB 2025

Mayor Tony Williams
Rockhampton Regional Council
mayor@rrc.qld.gov.au

1 William Street
Brisbane Queensland 4000
PO Box 15009
City East Queensland 4002
Telephone: +61 7 3719 7100
Email: deputy.premier@ministerial.qld.gov.au
Email: industrialrelations@ministerial.qld.gov.au

ABN 65 959 415 158

Dear Mayor Williams 

I refer to the letter of 24 September 2024 from the Rockhampton Regional Council (the Council) requesting approval to adopt the proposed Major Amendment Package B - Commercial (the proposed amendment) to the *Rockhampton Region Planning Scheme 2015*.

The proposed amendment has been assessed against the requirements under chapter 2, part 4, section 21.4 of the Minister's Guidelines and Rules (MGR).

I am pleased to advise that in accordance with MGR, I am satisfied the proposed amendment meets the requirements and the Council may now adopt the proposed amendment.

If you require any further information regarding this matter, please contact my Chief of Staff, Mr Nathan Ruhle, by email at nathan.ruhle@ministerial.qld.gov.au or by telephone on (07) 3719 7100.

Yours sincerely



JARROD BLEIJIE MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations

11.5 LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND INC ANNUAL CONFERENCE, 20-22 OCTOBER 2025, GOLD COAST

File No: 8291
Attachments: Nil
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Evan Pardon - Chief Executive Officer

SUMMARY

Local Government Association of Queensland Inc advising the Annual Conference will be held at the Gold Coast Convention and Exhibition Centre from 20 to 22 October 2025.

OFFICER'S RECOMMENDATION

THAT:

1. Councillors _____ be authorised to attend the Local Government Association of Queensland's Annual Conference to be held at the Gold Coast Convention and Exhibition Centre from 20 to 22 October 2025 as a matter of Council business;
2. Councillor _____ and Councillor _____ be appointed as delegates with voting rights for Rockhampton Regional Council.

COMMENTARY

The Local Government Association of Queensland Inc (LGAQ) has advised that their annual conference will be held at the Gold Coast from 20 to 22 October 2025.

Additional information, including the Conference Program and closing date for motions, will be provided by LGAQ later in the year.

BUDGET IMPLICATIONS

Council's membership subscription includes a conference levy, entitling Council to be represented at the Annual Conference by two (2) delegates.

Should more than two delegates wish to attend, an observer registration fee will apply. Registration Fees for 2025 conference are not available yet, however for 2024 conference the Early Bird registration was \$1700 per person. The Gala Dinner is not included in the registration fee (was \$195 per person in 2024).

LGAQ have advised that accommodation discounts are available at The Star Gold Coast.

LEGISLATIVE CONTEXT

No known legislative implications.

LEGAL IMPLICATIONS

No known legal implications.

STAFFING IMPLICATIONS

No staff will be attending this conference.

CORPORATE/OPERATIONAL PLAN

Corporate Plan Outcomes 'Our Council:

- *We build strong and respectful working relationships with stakeholders in all levels of government*
- *We have productive and respectful relationships with stakeholders within neighbouring regions*

CONCLUSION

For consideration on attendance. Discussion on whether Council will be submitting any Motions will be listed for a future meeting.

11.6 SUMMARY OF PROPOSED CHANGES TO 2024-2025 FEES & CHARGES

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

SUMMARY

Chief Financial Officer submitting minor amendments to Council's Fees and Charges Schedule for the 2024-2025 financial year.

OFFICER'S RECOMMENDATION

THAT in accordance with the requirements of the *Local Government Act 2009*, Council adopts the amendments to the Fees and Charges Schedule for the 2024-2025 financial year as detailed in the report.

COMMENTARY

The proposed amendments to the Fees and Charges 2024-2025 are provided below.

Community Services**Regional Cemeteries**

The Australian Taxation Office (ATO) on 4 December 2024 released the Goods and Services Tax Determination (GSTD) 2024/2 *Goods and services tax: is the supply of a burial right in respect of a public cemetery subject to GST* which determined that the supply of burial rights made by a local, state, or territory government agency is not subject to GST.

As a result of the determination the fees or charges payable to Council for recording the granting or transfer of a burial right in our public cemeteries are not subject to GST. Burial rights fees are included in the sale or reservation of burial plots, niches and crypts at the below cemeteries:

- North Rockhampton
- Gracemere
- Mt Morgan
- Bajool
- Rockhampton Memorial Gardens

Council's fees and charges for burial rights currently include GST and must be changed in order to comply with the Determination. The ATO have allowed three months for the determination to be implemented, the timeframe applicable from 4 December 2024 to 4 March 2025. To ensure that Council complies with the Determination, steps have been taken to not include GST in the proposed fees and charges as identified below from 4 March 2025.

Current Fees

Fee number	Fee number	Item name	GST Authority	2024/2025 (incl GST) Descriptive if required	2024/2025 (incl GST) \$	Charge basis per unit (Optional)	Legislative Authority	Cost Recovery
CEM001	001	North Rockhampton Cemetery						
CEM002	002	North Rockhampton - Plot Sale (Right to Bury) Single only	Y		\$1,595.00	per plot	Local Government Act 2009	Commercial
CEM022	022	Gracemere Cemetery						
CEM023	023	Gracemere - Plot Sale (Right to Bury) Single only	Y		\$1,595.00	per plot	Local Government Act 2009	Commercial
CEM031	031	Ashes						
CEM032	032	Single Niche	Y		\$375.00	per niche	Local Government Act 2009	Commercial
CEM033	033	Double Niche	Y		\$752.00	per double	Local Government Act 2009	Commercial
CEM046	046	Plots	Y		\$352.00	each	Local Government Act 2009	Commercial
CEM051	051	Plots	Y		\$630.00	each	Local Government Act 2009	Commercial
CEM060	060	Mt Morgan Cemetery						
CEM061	061	Mt Morgan - Plot Sale (Right to Bury) Single only	Y		\$700.00	per plot	Local Government Act 2009	Commercial
CEM069	069	Ashes						
CEM070	070	Original Wall						
CEM071	071	Single Niche	Y		\$375.00	per niche	Local Government Act 2009	Commercial
CEM072	072	Double Niche	Y		\$752.00	per double	Local Government Act 2009	Commercial
CEM077	077	Columbarium Wall (Granite) Purchase of Single Niche (price includes Ashes interment and bronze plaque)	Y		\$1,020.00	per interment	Local Government Act 2009	Commercial
CEM078	078	Columbarium Wall (Granite) Purchase of Double Niche (price includes Ashes interment and bronze plaque)	Y		\$1,402.00	per interment	Local Government Act 2009	Commercial
CEM090	090	Bajool Cemetery						
CEM091	091	Bajool - Plot Sale (Right to Bury) Single only	Y		\$700.00	per plot	Local Government Act 2009	Commercial
CEM113	113	Rockhampton Memorial Gardens						
CEM115	115	Baby's Grave (Max size: 800mm)	Y		\$739.00	per site	Local Government Act 2009	Commercial
CEM147	147	Fee for Ashes in Gardens/Columbarium						
CEM148	148	Single Plots in any garden or edge:						
CEM149	149	Plots	Y		\$352.00	each	Local Government Act 2009	Commercial
CEM153	153	Double Plots in any garden or edge:						
CEM154	154	Plots	Y		\$630.00	each	Local Government Act 2009	Commercial
CEM158	158	Family Plots						
CEM159	159	Plots	Y		\$715.00	each	Local Government Act 2009	Commercial

Proposed Fees

Fee number	Fee number	Item name	GST Authority	2024/2025 (incl GST) Descriptive if required	2024/2025 (incl GST) \$	Charge basis per unit (Optional)	Legislative Authority	Cost Recovery
CEM001	001	North Rockhampton Cemetery						
CEM002	002	North Rockhampton - Plot Sale (Right to Bury) Single only	N		\$1,450.00	per plot	Local Government Act 2009	Commercial
CEM022	022	Gracemere Cemetery						
CEM023	023	Gracemere - Plot Sale (Right to Bury) Single only	N		\$1,450.00	per plot	Local Government Act 2009	Commercial
CEM031	031	Ashes						
CEM032	032	Single Niche	N		\$340.90	per niche	Local Government Act 2009	Commercial
CEM033	033	Double Niche	N		\$683.60	per double	Local Government Act 2009	Commercial
CEM046	046	Plots	N		\$320.00	each	Local Government Act 2009	Commercial
CEM051	051	Plots	N		\$572.70	each	Local Government Act 2009	Commercial
CEM060	060	Mt Morgan Cemetery						
CEM061	061	Mt Morgan - Plot Sale (Right to Bury) Single only	N		\$636.40	per plot	Local Government Act 2009	Commercial
CEM069	069	Ashes						
CEM070	070	Original Wall						
CEM071	071	Single Niche	N		\$340.90	per niche	Local Government Act 2009	Commercial
CEM072	072	Double Niche	N		\$683.60	per double	Local Government Act 2009	Commercial
CEM077	077	Columbarium Wall (Granite) Purchase of Single Niche (price includes Ashes interment and bronze plaque)	N		\$927.30	per interment	Local Government Act 2009	Commercial
CEM078	078	Columbarium Wall (Granite) Purchase of Double Niche (price includes Ashes interment and bronze plaque)	N		\$1,274.50	per interment	Local Government Act 2009	Commercial
CEM090	090	Bajool Cemetery						
CEM091	091	Bajool - Plot Sale (Right to Bury) Single only	N		\$636.40	per plot	Local Government Act 2009	Commercial
CEM113	113	Rockhampton Memorial Gardens						
CEM115	115	Baby's Grave (Max size: 800mm)	N		\$671.80	per site	Local Government Act 2009	Commercial
CEM147	147	Fee for Ashes in Gardens/Columbarium						
CEM148	148	Single Plots in any garden or edge:						
CEM149	149	Plots	N		\$320.00	each	Local Government Act 2009	Commercial
CEM153	153	Double Plots in any garden or edge:						
CEM154	154	Plots	N		\$572.70	each	Local Government Act 2009	Commercial
CEM158	158	Family Plots						
CEM159	159	Plots	N		\$650.00	each	Local Government Act 2009	Commercial

PREVIOUS DECISIONS

The 2024/2025 Fees and Charges schedule was adopted by Council on 28 May 2024.

BUDGET IMPLICATIONS

The effect of the changes will have minimal budget impact.

LEGISLATIVE CONTEXT

The fees and charges in the schedules can be amended at any time throughout the year in accordance with legislation.

CONCLUSION

These minor amendments are recommended for inclusion in the 2024/2025 Fees and Charges Schedule.

Upon approval by Council, these amendments to the 2024/2025 Fees and Charges Schedule are to be uploaded and presented on the Council website.

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 Leasing Matter

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 Future Bulk Water Supply Agreement between Rockhampton Regional Council and Livingstone Shire Council

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 CONFIDENTIAL REPORTS

16.1 LEASING MATTER

File No: 12407
Attachments: 1. Letter
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 a leasing matter.

16.2 FUTURE BULK WATER SUPPLY AGREEMENT BETWEEN ROCKHAMPTON REGIONAL COUNCIL AND LIVINGSTONE SHIRE COUNCIL

File No: 7037
Attachments: Nil
Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer
Author: Marnie Taylor - Chief Financial Officer

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

Report seeking Council's views on negotiating a new Bulk Water Supply Agreement with Livingstone Shire Council, commencing from 1 July 2025.

17 CLOSURE OF MEETING