



GLADSTONE REGIONAL COUNCIL

GENERAL MEETING NOTICE AND AGENDA

**TO BE HELD AT THE GLADSTONE ENTERTAINMENT CONVENTION CENTRE,
56 GOONDOON STREET, GLADSTONE**

On Tuesday 6 April 2021

Commencing at 9.00am

Notice Section 277E *Local Government Regulation 2012*: This meeting will be closed to the public, due to health and safety reasons associated with the public health emergency involving COVID-19. Live streaming will be available on Council's website.

**Leisa Dowling
CHIEF EXECUTIVE OFFICER**

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G/1. MAYORAL STATEMENT OF CURRENT ISSUES

G/2. CONFIRMATION OF MINUTES

G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 16 MARCH 2021

Responsible Officer: Chief Executive Officer

Council Meeting Date: 6 April 2021

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the General Meeting held on 16 March 2021.

Officer's Recommendation:

That the minutes of the General Meeting of Council held on 16 March 2021 be confirmed.

Attachments:

1. Minutes of the General Meeting of Council held on 16 March 2021.

Tabled Items:

Nil.

Report Prepared by: Executive Secretary

G/3. DEPUTATIONS

Nil.

G/4. OFFICERS' REPORTS

G/4.1. CENTRAL QUEENSLAND REGIONAL ORGANISATION OF COUNCILS (CQ ROC) FUNDING ARRANGEMENTS

Responsible Officer: Chief Executive Officer

Council Meeting Date: 6 April 2021

File Ref: GR9.1

Purpose:

To seek endorsement of the proposed contribution arrangement to fund the operation of the Central Queensland Regional Organisation of Councils (CQROC).

Officer's Recommendation:

That Council endorse the contribution of membership funds to the Central Queensland Regional Organisation of Councils (CQROC) in line with the funding formula outlined by CQROC in letter dated 2 March 2021.

Background:

Council has previously resolved to join with five other Central Queensland local governments to form Central Queensland Regional Organisation of Councils Ltd (CQROC). The newly constituted entity has now appointed an Executive Officer and formulated an annual budget.

Member Councils have agreed to share the funding of CQROC operations, calculated through a formula comprised of a flat rate base of \$5,000, coupled with variable components reflecting both population and operating budget. Respective contributions are as follows.

- Banana Shire Council - \$18,149
- Central Highlands Regional Council - \$31,201
- Gladstone Regional Council - \$51,066
- Livingstone Shire Council - \$28,969
- Rockhampton Regional Council - \$57,721
- Woorabinda Aboriginal Shire Council - \$7,894

Options, Risk and Opportunity Analysis:

The contribution arrangement to fund the operation of the company has been approved by the Councils of the CQROC. The employment of an Executive Officer allows for dedicated resourcing of priority initiatives as determined by the company directors.

As all other member Councils have consented to the proposed funding arrangements, the continued membership of Gladstone Regional Council would be at risk if Council determined not to endorse such a contribution.

Communication and Consultation:

Consultation has occurred with the CQROC membership.

Legal Strategy and Policy Implications:

As per the CQROC Company Constitution.

Financial and Resource Implications:

Council's contribution will be included in the proposed 2021/22 budget for the amount of \$51,066. The lump sum payment will be invoiced for the period April 2021 to June 2022.

Summary:

Nil

Anticipated Resolution Completion Date:

6 April 2021

Attachments:

1. CQROC Ltd Funding Agreement

Tabled Items:

Nil.

Report Prepared by: Chief Executive Officer

G/4.2. DEVELOPMENT APPLICATION 28/2020 FOR A MATERIAL CHANGE OF USE OF PREMISE FOR A RETIREMENT FACILITY (MANUFACTURED HOUSING ESTATE – 201 DWELLINGS) (STAGED) ON LAND AT LOT 300 OCCHILUPO CIRCUIT, AGNES WATER

Responsible Officer: General Manager Customer Experience

Council Meeting Date: 6 April 2021

File Ref: DA/28/2020; DB1.7

Development Application:

Application Number:	28/2020
Applicant:	Stockwell Shores Estate Pty Ltd C/- Steven Wright & Zone Planning Group
Owner:	Stockwell Shores Estate Pty Ltd
Confirmation Notice:	6 October 2020
Location:	Lot 300 SP 264827, Occhilupo Circuit, Agnes Water
RPD:	Lot 300 SP 264827
Area:	10.53 hectares
Current Use of Land:	Vacant Land
Zoning:	Emerging Community Zone
Proposal:	Retirement Facility (Manufactured Housing Estate – 201 Dwellings) (6 Stages)
Public Notification:	25 November to 16 December 2020
Number of Submissions:	Seven (7) Properly Made Submissions

Purpose:

The purpose of this report is to assess Development Application 28/2020 for Material Change of Use for a Retirement Facility (Manufactured Housing Estate – 201 Dwellings) (6 Stages) on land at Lot 300 Occhilupo Circuit, Agnes Water, against the *State Planning Policy July 2017*, and the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2* under the *Planning Act 2016*.

Executive Summary:

A Development Application for a Material Change of Use for a Retirement Facility (Manufactured Housing Estate – 201 Dwellings) (6 Stages) on land at Lot 300 Occhilupo Circuit, Agnes Water, was Confirmed on 6 October 2020. The application was prepared by Zone Planning Group for the establishment of a Retirement Facility within the Emerging Community Zone.

As per the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2* (the Planning Scheme), the proposal triggered Impact Assessment within the Emerging Community Zone. By virtue of the level of assessment, Public Notification was required and carried out by the Applicant from 25 November to 16 December 2020. During this period, seven (7) Properly Made Submissions were received. The relevant content raised by the submitters referenced points such as development density, onsite facilities and amenity of the adjoining low density residential and rural residential sites.

As per the *Planning Regulation 2017* (the Regulation) the application triggered referral to Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP), as it exceeds the referral trigger thresholds for residential development for state transport infrastructure. On 22 October 2020, DSDMIP

approved the proposed development subject to conditions stating the proposal does not compromise the safety and efficiency of the state-controlled road network.

Given the site is zoned Emerging Community, additional assessment criteria apply for certain development types.

Emerging Community Zone's purpose is to:

- identify and conserve land that may be suitable for urban development;
- manage the timely conversion of non-urban land to urban purposes when required to meet community needs; and
- ensure development for the purpose of new urban communities is undertaken only where there is overriding community and economic need.

This zone is often located on the urban fringe and sets a framework for development to be appropriately considered with respect to need and serviceability, i.e., is there a need for this type of development; is it available elsewhere in this location; is development of this nature premature given existing stock.

The Applicant details the development as a Retirement Facility (over 50s lifestyle resort) with single dwellings proposed on sites ranging between 269-387m².

As further detailed within this report, the proposal will reinstate a previous approval that can be appropriately acted upon to provide a retirement lifestyle product for the Urban Centre of Agnes Water and greater Gladstone Region community. This development type is supported by the provisions of the *Manufactured Homes (Residential Park) Act 2003* (Manufactured Homes Act) which sets the framework to regulate and promote fair trading practices in the operation of the park. On balance, the development is considered generally consistent with the Planning Scheme and is recommended for approval, subject to reasonable and relevant conditions.

Subject Site:

The subject site is located at Lot 300, Agnes Water which can be viewed via Figure One. The total area of the site is approximately 10.53 hectares with two (2) potential road frontages available.



Figure One: Aerial Image of Subject Sites

The site has the opportunity to connect to Council’s reticulated water and sewer services, as demonstrated in Figure Two. Furthermore, the lot is burdened by water and sewer infrastructure that service adjoining lots within the registered easements, and an access easement for the future extension of Watermark Avenue that provides lawful access to the adjoining lot (Lot 3 Watermark Avenue).

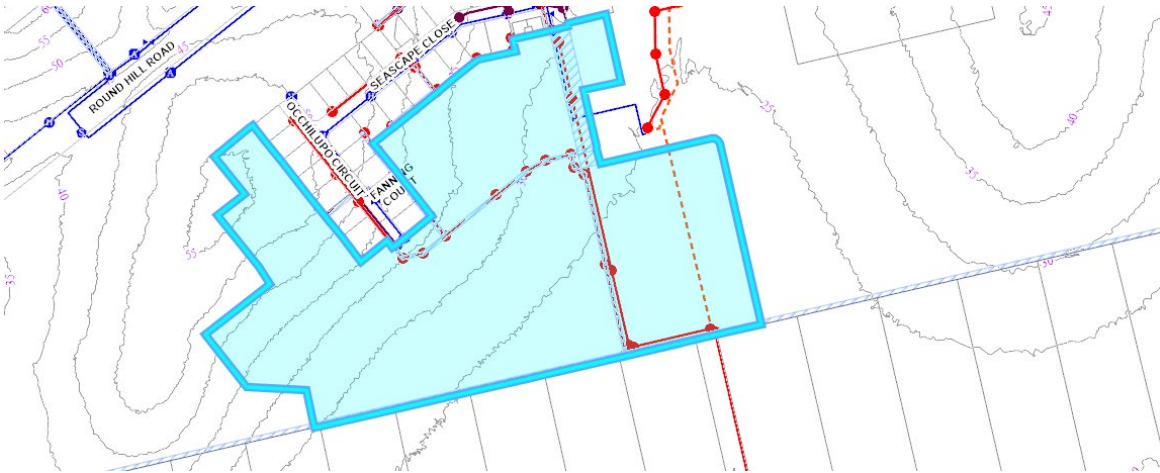


Figure Two: Council’s reticulated water and sewer infrastructure

The subject site is located within the Emerging Community Zone, as per Figure Three. The surrounding lots vary between Low Density Residential to Rural Residential zoning.

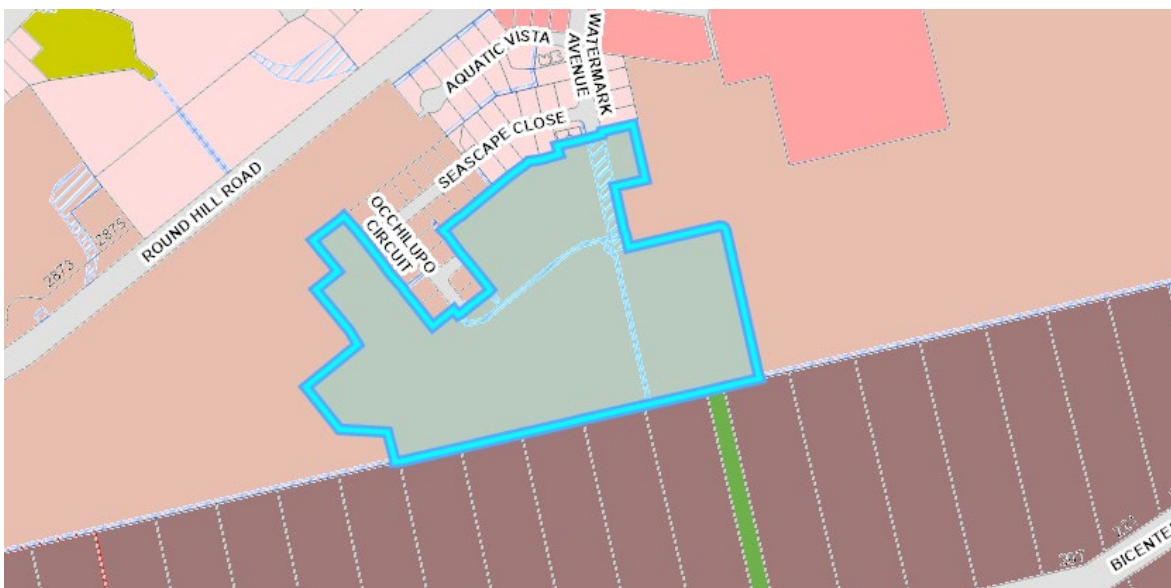


Figure Three: Zoning of the Subject Site

Background:

Previous Approvals/Applications

The subject site has two (2) Reconfiguring a Lot applications active which would result in further residential subdivision in the Agnes Water area. DA/44743/2009 was approved for a staged subdivision of 71 lots (shown in Figure Four), while DA/260/2016 was approved as a Preliminary Approval (Residential Zoning) and staged subdivision of 36 lots (Figure Five).

community services. Furthermore, provide evidence as to why an overall yield of 370 sites needs to be developed specifically in the Agnes Water region.

- As part of lodgement, the Applicant should include water, sewer, stormwater, waste management and traffic modelling to demonstrate compliance with the relevant standards and codes.

The Applicant then lodged a Development Application for a Material Change of Use of Premises for a Relocatable Home Park (Manufactured Housing Estate – 360 sites) (Staged) at Lot 3 and 300, Watermark Avenue, on 23 October 2018 (Ref: DA/39/2018). On 13 November 2018, Council issued an Information Request (IR) which covered concerns regarding the tailored market to ‘over 50’s’ but lodging under a Relocatable Home Park use, total yield of 360 sites, access to community and health care services, technical reports requiring amendment and connections to Council’s services.

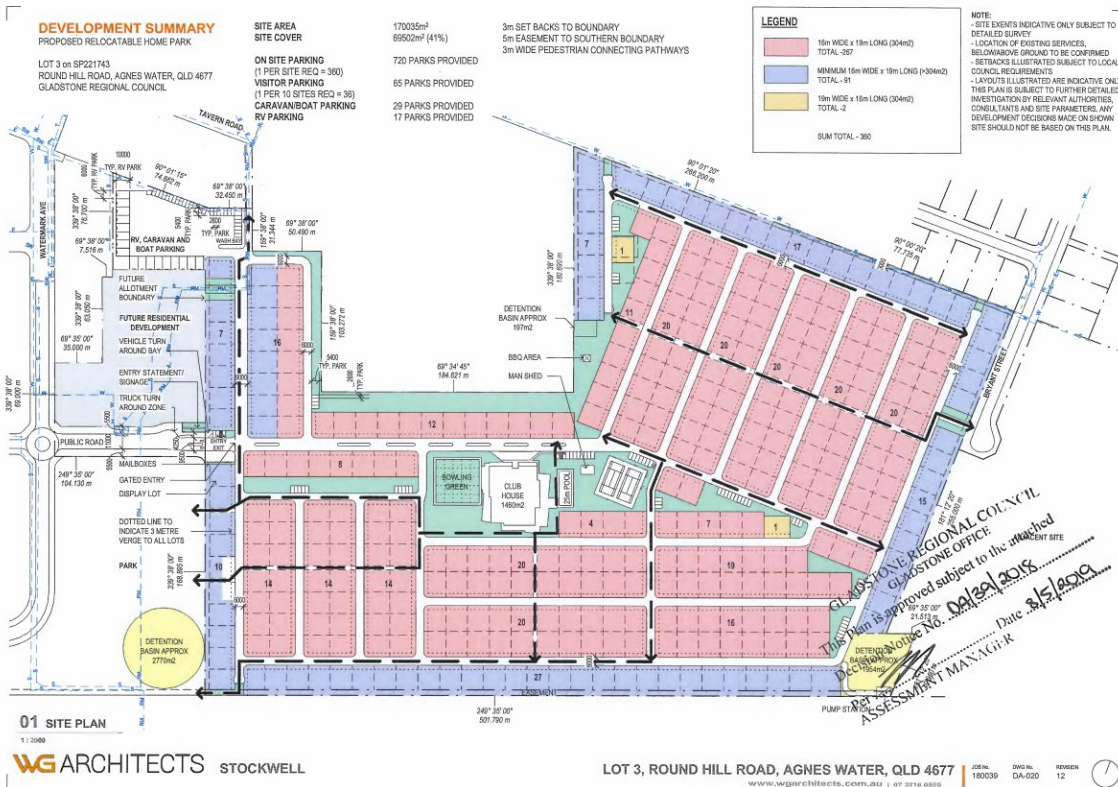


Figure Six: Approved Retirement Facility (DA/39/2018)

Council approved the Development Application at the 7 May 2019 General Meeting subject to reasonable and relevant conditions. The Applicant suspended the Applicant’s Appeal Period, however no representations were lodged. As such, the Decision Notice and associated Adopted Infrastructure Charge Notice issued on 8 May 2019 remains current. Despite the approval, the sale of the land was not finalised by the Applicant for Lot 3 Watermark Avenue rendering that approval unable to proceed.

The Applicant requested a pre-lodgement meeting with Council on 16 July 2020 to discuss the outcome of land sale, the existing approval (DA/39/2018) and how to progress achieving approval to construct a Retirement Facility (retirement lifestyle resort) on Lot 300 Occhilupo Circuit. As both of these applications are lodged over two separate parcels, each of which is under separate ownership, continuing or cancellation of either approval is not possible without consent from both owners. As a result, the Applicant is in a position where the proposed development for a Retirement Facility on the subject site will co-exist with the two existing approvals. Whilst it is noted that this may raise inconsistencies with conditions of the previous approvals, it is outlined that the Act allows specific provisions to override any inconsistencies, as outlined below by Section 66.

During the pre-lodgement meeting, Council outlined concerns with the proposed development application over Lot 300 in relation to the Planning Scheme requiring need to be adequately demonstrated within the Emerging Community Zone and infrastructure capacity shortfalls.

In response to Council's concerns, the Applicant has outlined as part of the current Development Application that the existing approval (DA/39/2018) cannot proceed to be implemented without the consent of both landowners or otherwise, would need to be changed to not be reliant on the other parcel which would also trigger the consent of both owners to make such a changed application request and as such, cannot proceed.

Current Application

Development Application 28/2020 was lodged with Council on 9 September 2020 with an Action Notice issued on 23 September 2020 relating to outstanding fees. On 6 October 2020, Council issued a Confirmation Notice confirming the application was properly made. Council issued an Information Request (IR) which covered concerns regarding the submitted needs assessment, development yield, access into the site and services on 20 October 2020.

Furthermore, the Applicant was required to refer the Development Application to DSDMIP – State Assessment Referral Agency (SARA) for matters pertaining to state controlled road thresholds. SARA reviewed the application material and approved the development on 22 October 2020.

On 20 November 2020, the Applicant responded to the IR in full and revised components of the supporting material. As the IR was responded to and SARA had approved the Referral Agency component, the Applicant conducted Public Notification between 25 November and 16 December 2020. During this Public Notification Period, seven (7) submissions were received.

Proposal:

The proposal seeks to develop 201 manufactured homes as a Retirement Facility in Agnes Water. The Planning Scheme defines a Retirement Facility as the following:

A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.

The Applicant has proposed to stage the development in 6 stages which includes onsite community facilities such as a Community Centre, Bowling Green, Pool and Tennis Court (Figure Seven below includes an overall site plan). These community facilities will be constructed within Stage 1 and are only available to the gated development (i.e. will not be available for hire by the general community). The proposed elevation for the Clubhouse has been illustrated below in Figure Eight and Nine.

Figure 1.2: Site Plan, November 2020
1.0 SITE PLANS / 1:00 SITE PLAN

LOT 200 of SP24627
ROUND HILL ROAD, AGNES WATER, QLD 4677

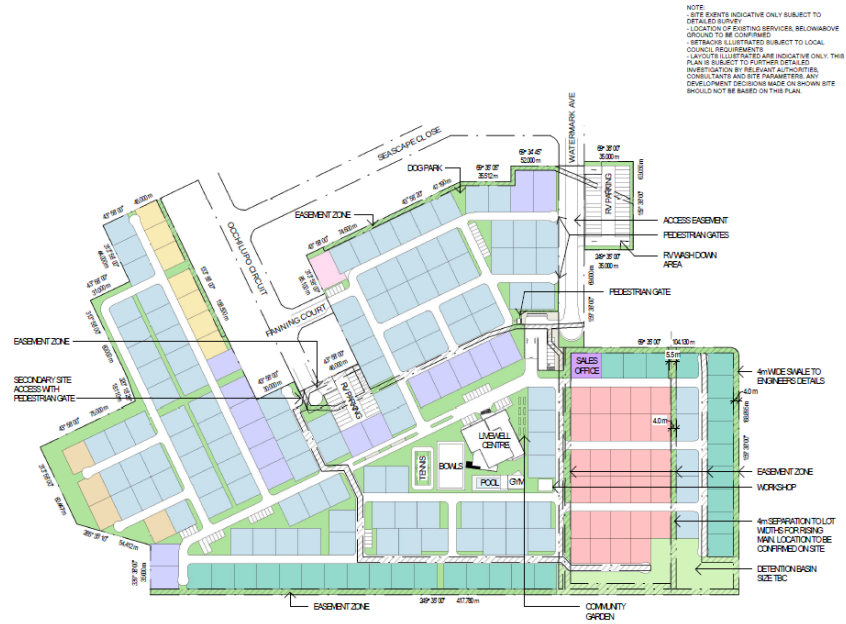
SITE DATA

TOTAL SITE AREA	106,319m ²
SITE COVER	33,309m ² (31.2%)
RECREATION COEFFICIENT	940m ²
LOT TYPE A (19m x 19m)	304m ² TOTAL = 113
LOT TYPE B (19m x 20m MIN)	MIN 320m ² TOTAL = 17
LOT TYPE C (17m x 19m)	323m ² TOTAL = 4
LOT TYPE D (19m x 19m Access)	MIN 304m ² TOTAL = 1
LOT TYPE E (19m x 17m)	272m ² TOTAL = 7
LOT TYPE F (19m x 19m)	289m ² TOTAL = 20
LOT TYPE G (14.2m x 19m)	289m ² TOTAL = 20
LOT TYPE H (21.9m x 19m Sites Only)	363m ² TOTAL = 1
TOTAL LOTS	201

PARKING

PARKING SPACES	201 MIN
CAR RATIO REQUIRED	1 PER SITE
VISITOR PARKING SPACES	50
CAR RATIO REQUIRED	1 PER 10 SITES (21 PARKS)
RV PARKING SPACES	50
CAR RATIO REQUIRED	1 PER 4 SITES (61 PARKS)

1 SITE PLAN
1: 2000



NOTE:
- SITE EVENTS INDICATIVE ONLY SUBJECT TO DETAIL SURVEY
- LOCATION OF EXISTING SERVICES BELOW ABOVE GROUND TO BE CONFIRMED
- SETBACKS ILLUSTRATED SUBJECT TO LOCAL COUNCIL REQUIREMENTS
- LAYOUTS ILLUSTRATED ARE INDICATIVE ONLY. THIS PLAN IS SUBJECT TO FURTHER DETAILED INVESTIGATION BY RELEVANT AUTHORITIES, CONSULTANTS AND SITE PARAMETERS. ANY DEVELOPMENT DECISIONS MADE ON THIS PLAN SHOULD NOT BE BASED ON THIS PLAN.

Figure Seven: Proposed Site Plan

2.0 BUILDING DETAILS / 2:00 LIVWELL CENTRE

LEGEND

RH	RENDERED FINISH	WB1	HORIZONTAL CLADDING TYPE 1
SA1	VERTICAL CLADDING TYPE 1	WB2	HORIZONTAL CLADDING TYPE 2
SA2	VERTICAL CLADDING TYPE 2	MRS	METAL ROOF SHEETING
FS	FEATURE STONE		

NOTE: ALTERNATIVE FACADE AND EXTERNAL COLOUR SCHEMES TO BE SELECTED BY PURCHASERS

NOTE:
- SITE EVENTS INDICATIVE ONLY SUBJECT TO DETAIL SURVEY
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A LIVWELL CENTRE - ELEVATION A
1: 200



B LIVWELL CENTRE - ELEVATION B
1: 200

Figure Eight: Proposed Clubhouse Elevations



Figure Nine: Proposed Clubhouse Elevations

A further break down of the staging has been included in the below table:

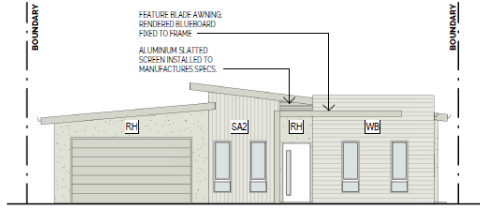
Stage One	<ul style="list-style-type: none"> • Main entry road and entrance statement • All applicable services connected to the property • 18 dwellings + 1 sales office • Communal recreational facilities • 32 RV parking spaces • 24 visitor parking spaces
Stage Two	<ul style="list-style-type: none"> • 20 dwellings • 10 visitor parking spaces
Stage Three	<ul style="list-style-type: none"> • Second access extension and entry point • 40 Dwellings • 20 RV parking spaces • 12 visitor parking spaces
Stage Four	<ul style="list-style-type: none"> • 40 Dwellings
Stage Five	<ul style="list-style-type: none"> • 40 Dwellings • 12 visitor parking spaces
Stage Six	<ul style="list-style-type: none"> • 42 Dwellings • 5 visitor parking spaces

Additionally, the development will operate under the *Manufactured Homes (Residential Parks) Act 2003* which permits the Applicant to construct relocatable Dwelling Houses and lease each dwelling out to a potential customer. Below in Figures Ten to 14 are the submitted Building Plans for the Retirement Facility. Furthermore, it should be noted that the proposed Dwelling House plans (floor plan and number of bedrooms) are not finalised until a purchaser is engaged. As such, the submitted plans are indicative only.

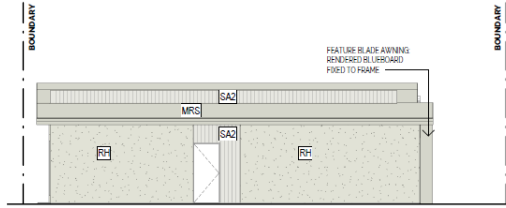
LEGEND

RH	RENDERED FINISH	WB1	HORIZONTAL CLADDING TYPE 1
SA1	VERTICAL CLADDING TYPE 1	WB2	HORIZONTAL CLADDING TYPE 2
SA2	VERTICAL CLADDING TYPE 2	MRS	METAL ROOF SHEETING
FS	FEATURE STONE	NOTE: ALTERNATIVE FACADE AND EXTERNAL COLOUR SCHEMES TO BE SELECTED BY PURCHASERS	

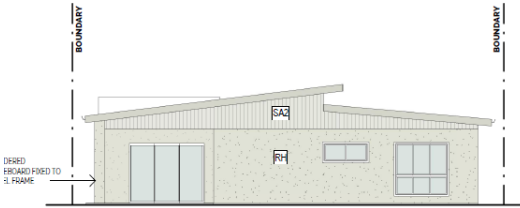
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A GREY HERON - ELEVATION A
 1:1000 EXTERNAL COLOUR SCHEME - OPTION 1



B GREY HERON - ELEVATION B
 1:1000 EXTERNAL COLOUR SCHEME - OPTION 1



C GREY HERON - ELEVATION C
 1:1000 EXTERNAL COLOUR SCHEME - OPTION 1



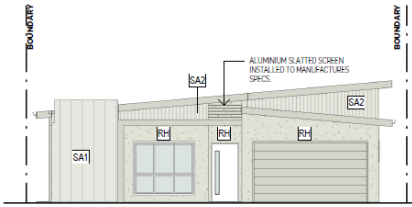
D GREY HERON - ELEVATION D
 1:1000 EXTERNAL COLOUR SCHEME - OPTION 1

Figure Ten: Proposed Building Type – Grey Heron

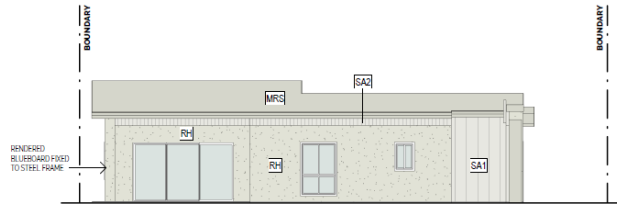
LEGEND

RH	RENDERED FINISH	WB1	HORIZONTAL CLADDING TYPE 1
SA1	VERTICAL CLADDING TYPE 1	WB2	HORIZONTAL CLADDING TYPE 2
SA2	VERTICAL CLADDING TYPE 2	MRS	METAL ROOF SHEETING
FS	FEATURE STONE	NOTE: ALTERNATIVE FACADE AND EXTERNAL COLOUR SCHEMES TO BE SELECTED BY PURCHASERS	

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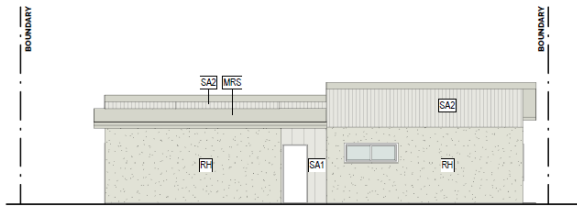
A FANTAIL - ELEVATION A
 1:1000 EXTERNAL COLOUR SCHEME - OPTION 1



B FANTAIL - ELEVATION B
 1:1000 EXTERNAL COLOUR SCHEME - OPTION 1



C FANTAIL - ELEVATION C
 1:1000 EXTERNAL COLOUR SCHEME - OPTION 1



D FANTAIL - ELEVATION D
 1:1000 EXTERNAL COLOUR SCHEME - OPTION 1

Figure 11: Proposed Building Type - Fantail



Figure 12: Proposed Building Type – Kookabura



Figure 13: Proposed Building Type - Monarch



Figure 14: Proposed Building Type - Wren

Adopted Infrastructure Charges Notice:

The Applicant has outlined that the site will be developed into a Retirement Facility over 6 stages with ancillary facilities. As per the *Gladstone Regional Council Adopted Infrastructure Charges Resolution (No.1) – 2015 Version 2*, the following breakdown is provided below:

Existing Lawful Use		Proposed Use		
Planning Scheme Definition	GFA	Planning Scheme Definition	GFA	Stage
Vacant Lot	N/A	Accommodation (Long Term) (1-2 Bedroom)	16 Dwellings = \$323,556.80	Stage One
		Accommodation (Long term) (3+ Bedrooms)	4 Dwellings = \$113,244.80	
		Accommodation (Long Term) (1-2 Bedroom)	16 Dwellings = \$323,556.80	Stage Two
		Accommodation (Long term) (3+ Bedrooms)	4 Dwellings = \$113,244.80	
		Accommodation (Long Term) (1-2 Bedroom)	32 Dwellings = \$647,113.60	Stage Three
		Accommodation (Long term) (3+ Bedrooms)	8 Dwellings = \$226,489.60	
		Accommodation (Long Term) (1-2 Bedroom)	32 Dwellings = \$647,113.60	Stage Four

	Accommodation (Long term) (3+ Bedrooms)	8 Dwellings = \$226,489.60	
	Accommodation (Long Term) (1-2 Bedroom)	32 Dwellings = \$647,113.60	Stage Five
	Accommodation (Long term) (3+ Bedrooms)	8 Dwellings = \$226,489.60	
	Accommodation (Long Term) (1-2 Bedroom)	33 Dwellings = \$667,335.90	Stage Six
	Accommodation (Long term) (3+ Bedrooms)	8 Dwellings = \$226,489.60	
		Total: \$4,388,238.30	

As part of any Decision Notice, an Adopted Infrastructure Charge Notice (AIC) will be issued in accordance with the Act. As per the AIC, the proposed development charge of \$4,388,238.30 minus the applicable credit of \$28,311.20 will receive a total AIC charge of \$4,359,927.10. The notice will be staged and payable upon completion of each stage.

Referral:

The Applicant was required to refer the application to DSDMIP – SARA given the development exceeded the minimum threshold for state controlled roads. SARA advised the Applicant that no Information Request would be issued and approved the development on 22 October 2020. The Referral Agency approval reflects the previous approval issued for DA/39/2018 as SARA have no requirements given the proposed development has minimal potential impact on the state transport network and complied with the relevant State Code.

Assessment:

Consideration of the proposed development will be undertaken within the requirements of the Act and assessed against the benchmarks within the SPP and the Planning Scheme. The assessment will focus on areas where the proposal fails to comply with the relevant outcomes as well as identifying where relevant conditions can mitigate impacts.

Statutory Planning:

The SPP articulates the State Interests that have been identified as critical to protecting and enhancing Queensland and delivering developments. The SPP has effect throughout Queensland and sits above regional plans and Planning Schemes in the hierarchy of planning instruments. An assessment against Part E: Assessment Benchmarks will be required as the Planning Scheme has not been integrated with the current SPP state interest policies. An assessment has been carried out against each applicable State Interest.

State Interest	Trigger	Assessment
Natural Hazards, Risk and Resilience	Flood Hazard Area	Complies – The proposal is located within the SPP mapping; however, the Planning Scheme does not include identified flood hazard areas for the Agnes Water region. As part of the revised Stormwater Management Plan, the modelling of the conceptual design data suggests that it is possible to mitigate any negative effect to the surrounding sites and convey

		<p>the increased flows from the site in such a way that it will not negatively affect the existing stormwater infrastructure or downstream catchments. The Applicant has acknowledged that further investigation will be required in the Operational Works stage in order to assess the internal site drainage with finished surface levels and final road grading.</p> <p>As a result, it is determined that the development has adequately demonstrated that there is no potential or increase of flood risk to the development, property or people.</p>
	Bushfire Prone Area	<p>Complies – The subject site is located within Potential Impact Buffer to High Potential Bushfire. This is determined by vegetation onsite and adjoining (i.e. vegetation density), contours, species and wind/rain calculations. As the development requires vegetation clearing and earthworks, the subject site’s bushfire intensity will be reduced.</p> <p>In addition to vegetation clearing, the development will connect to reticulated water and construct internal road networks. Furthermore, the proposal will require fire hydrants to be installed, and for the Retirement Facility to operate within the parameters of the Bushfire Management Plan. With these requirements occurring, the risk for people and property on the site has been reduced to mitigate the risk.</p>
Biodiversity	Water Quality	<p>Complies – The proposal triggers assessment against the Water Quality benchmark as the Material Change of Use (MCU) includes more than six (6) dwellings and associated Operational Works that will involve a land area greater than 2,500m². The Applicant has submitted a Stormwater Management Plan as part of the MCU, however, an Operational Works application will be required to ensure the construction phase and operation phase meet the minimum standards for stormwater design and reduce any potential impacts on the environment. As such, a condition has been recommended that an Operational Works application is lodged and assessed, prior to any works commencing onsite. This will ensure the development mitigates adverse impacts on environmental values (altered stormwater, waste water).</p>

Planning Scheme:

In accordance with the Planning Scheme Table of Assessment, the proposal triggers Impact Assessment against the whole of the Planning Scheme including the following Planning Scheme provisions:

- Strategic Framework;
- Biodiversity Overlay Code;

- Bushfire Hazard Overlay Code;
- Steep Land Overlay Code;
- Emerging Community Zone Code;
- Development Design Code; and
- Landscaping Code.

Strategic Framework – 3.4 Community Living

Strategic Outcome 3.4.1 (1) states that *new housing is located with ready access to employment and services, providing affordable living options in the region*. The proposed development is approximately 650 meters from the Agnes Water town centre, which provides small-scale localised employment options and lower order services for residents. Within the Town Planning Report, the Applicant has stated that the development is targeted at the over 50's demographic (i.e. predominantly retirees), meaning that the need for co-locating with employment opportunities is reduced. Additionally, as demonstrated in the economic needs assessment, the proposal supports the diversification of the region's housing market to cater for an underlying demand.

The Applicant has also referenced within the common material that there are currently limited health and community services available within Agnes Water, those existing services are commensurate to the existing permanent population of the township. It is noted that Council has previously granted approval for a Preliminary Approval (s242) for a health and wellbeing precinct on Captain Cook Drive between Agnes Water and 1770 which makes allowance for the construction of a hospital on the site. Such infrastructure will be dictated by the permanent population in the district to sustain such a service. Therefore, the proposed development is likely to assist in supporting the continued growth of health and community services within the Agnes Water area as it develops.

Strategic Outcome 3.4.1 (4) states that *residential development within the region occurs where it can be demonstrated that there is both overwhelming community and economic need*. The Emerging Community Zone Code requires that development for the purpose of new urban communities is undertaken only where there is overriding community and economic need and in accordance with a Plan of Development.

The revised Economic Needs Assessment conducted by Foresight (dated 17 November 2020) concludes that there *"is a strong need for the proposed development, which is an efficient and appropriate use of the site and well-placed to provide retirement living in Agnes Water that can be staged in response to market demand. Even when fully developed, the proposal and likely pipeline supply are unlikely to fully accommodate future demand for retirement dwellings in the Gladstone region, and therefore will not have a significant impact on existing retirement accommodation"*. As such, it is considered the proposed development complies with 3.4.1 (4).

Strategic Outcome 3.4.1 (7) outlines that *a diverse range of housing types in new neighbourhoods, urban revitalisation neighbourhoods, mixed use centres and the Gladstone CBD is provided to meet the needs of people who live in, work in, and visit the Gladstone region*. The proposal facilitates the creation of adaptable housing typology specifically designed and targeted at the over 50's demographic. As identified through the economic needs assessment, there is a clearly defined need for such product due to the current limited supply within the district and broader Gladstone region.

Ageing in place is facilitated through wider housing and accommodation choices, including those that meet the needs of older people, as highlighted in Strategic Outcome 3.4.1(8). The proposed development supports ageing in place by providing a development targeted at the over 50's demographic while including the opportunity for local residents to continue to reside in the community as they age. Though the development format does not provide medical care, it nonetheless facilitates aging in place until a higher degree of regular/ongoing care is required. This is further articulated by the Applicant within the supporting material that the proposed Retirement Facility is aligned with a lifestyle resort operation instead of a traditional retirement care facility.

Furthermore, Strategic Element 3.4.2 - Housing Growth outlines *residential development in new neighbourhoods must achieve an average density of 15 dwellings per hectare net. This is to enable a range of housing forms and densities. It also contributes towards establishing well balanced and functional urban communities that support a range of household compositions and people from different backgrounds.* This was raised in the IR for the Applicant to provide further justification as to why it should exceed the average density. As part of the IR response, the Applicant mentioned the above specifically relates to a minimum average residential density, not a maximum density. Additionally, the development type further supports the diversification of housing stock in the Agnes Water locality. The Applicant has proposed five (5) dwelling types (each type has two colour treatment options) within the development to provide a mix of household compositions. As such, the proposal is considered to generally comply.

Strategic Framework - Connecting Our Place

Strategic Outcome 3.5.1 (1) states that *communities are well connected to each other. Neighbourhoods are linked to centres, employment and recreation areas by an integrated transport system across a mix of modes that meets a range of mobility needs and offers choice about how to move around the region.* Access via mixed transport modes for recreational and community services will be fundamental for the development to integrate within the region. The nearest bus stop is located in the Agnes Water township which is coordinated by a commercial operator (Grey Hound Bus).

Furthermore, Agnes Water has various footpath networks connecting residents to the beach and commercial/community services as shown in Figure 15. To further facilitate pedestrian connectivity, it is recommended that the Applicant construct a footpath from the subject site connecting into the existing footpath network along Tavern Road. This will provide additional options for residents to move around the urban centre while complying with Strategic Outcome (5) which highlights that *pedestrian and cycle networks are fundamental to the movement functions of neighbourhoods and centres throughout the region. They are essential components of new neighbourhoods, urban revitalisation neighbourhoods and other urban place types.*

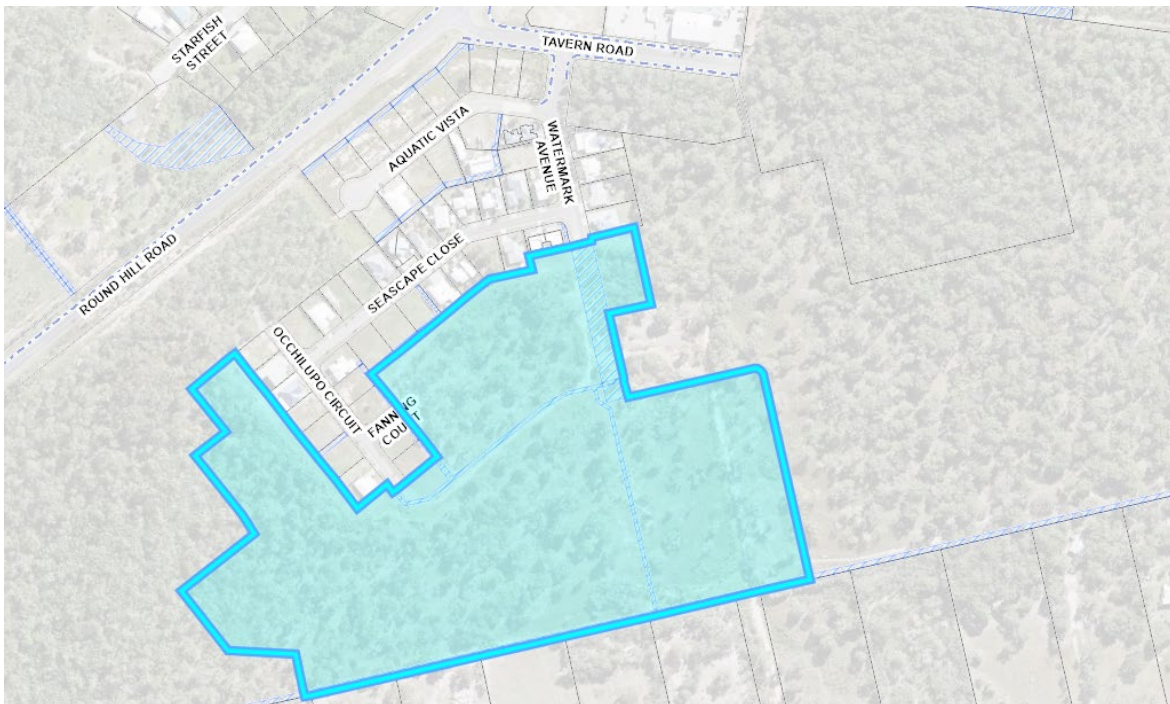


Figure 15: Agnes Water existing Pedestrian Footpath Network

Strategic Framework 3.6 – Building it better

Strategic Outcome 3.6.1 (5) requires that *the design of the region's new neighbourhoods provide a range of housing choices, are characterised by walkability and have a neighbourhood structure with a central focus such as a park or shop*. The proposal has included a community centre which is for the exclusive use of residents. The scale and operation of the community centre is unlikely to compete with existing commercial premises based on the limited proposed footprint and restrictions on access to the general public to these facilities.

As highlighted, the proposal will be required to construct a connecting pedestrian footpath as part of Stage One, promoting walkability to the town centre and existing services. Therefore, the proposal generally complies with Strategic Outcome (5).

Strategic Outcome 3.6.1 (8) requires that *infrastructure planning and investment is organised to support development in an efficient and timely manner*. The site is partly within the Priority Infrastructure Area (PIA). Council's preliminary modelling suggests there is adequate capacity within the network, however, further analysis is required in relation to availability. The Local Government Infrastructure Plan (LGIP) has identified upgrades to sewer infrastructure in this area. Therefore, the required upgrades, sizing and timing would be considered within subsequent applications to determine if any trunk infrastructure offsets are applicable.

Strategic Element 3.6.2 - Building it better: New neighbourhoods states that residential development in new neighbourhoods provides for a minimum average of 15 dwellings per hectare net which is a moderately increased number of dwellings per hectare of land compared to existing conventional suburban development in the region. The Applicant has proposed a higher density than typically considered. Within the Applicant's response, it was advised that the proposed development will appropriately integrate with the surrounding approved development density.

Existing residential development located on similar contours will further assist in reducing the perceived visual impacts from Round Hill Road and Agnes Water township. To assist in reducing the visual bulk from Bicentennial Drive given the topography, landscape buffers, solid boundary fencing and single storey typography with varying architecturally designed buildings will be required.

In addition to density, the Strategic Element seeks a diverse range of low–medium residential detached and attached housing types in new neighbourhoods. This is consistent with the character of the low–medium density residential zone elsewhere in the region. These housing types include dwelling houses on narrow lots, dual occupancy and some townhouse style multiple dwellings. Residential buildings in these areas must complement neighbourhood character, present to the street and include design elements that reduce building bulk, minimise overshadowing and create pleasant living environments.

In response, the proposed development will contribute to the expansion of the settlement pattern through efficient use of land and infrastructure in Agnes Water specifically. The unique residential product type will facilitate a transitional downsizing step between standard residential subdivision and retirement facilities. This is further supported as the development will provide for a range of housing types while avoiding large tracts of one (1) housing type.

Biodiversity Overlay Code

The subject site is located within the mapped Matters of State Environmental Significance (MSES) for potential wildlife habitat as per the Planning Scheme (Figure 16). The Applicant has proposed clearing of vegetation over the site within the mapped MSES area. As such, the proposal does not comply with Acceptable Outcome 1 which states *development locates outside of an area supporting MSES (Matters of State Environmental Significance)*.

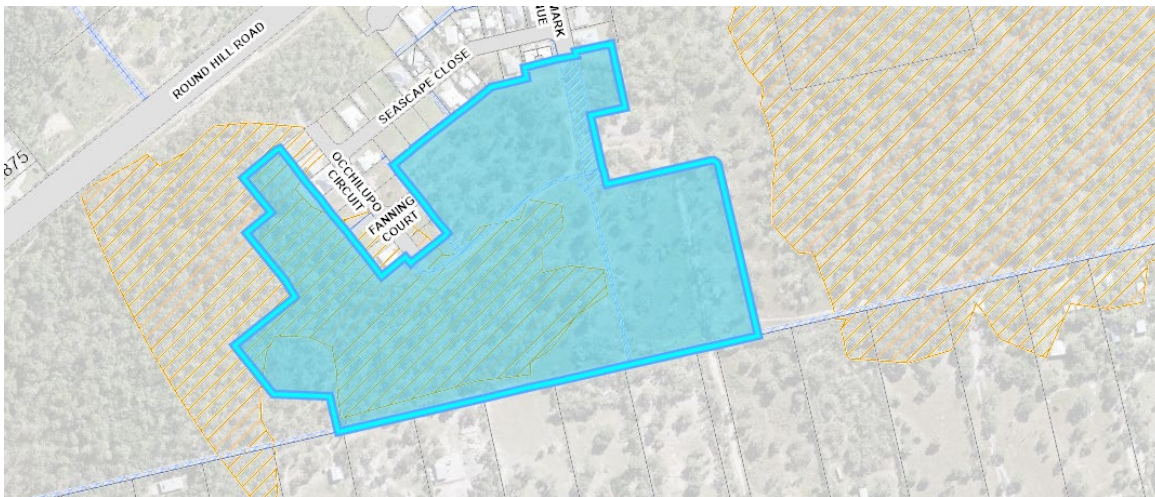


Figure 16: Biodiversity Overlay Code (MSES – Wildlife Habitat)

As part of the common material, the Applicant submitted an Ecological Assessment Report (EA) for the subject sites to ground truth the mapped data and provide recommendations for this development. As part of the report, the consultant identified the following:

- that there were no habitat values unique to the area,
- nor important ecological functions,
- no significant fauna species,
- no vegetation communities that are threatened or near threatened, but there were three (3) identified communities (A - white stringybark, B - bastard stringybark and C – non-remnant vegetation), and
- all understorey vegetation has been historically cleared with regular ongoing maintenance.

From these findings, the report recommended several mitigation measures. To ensure the Applicant effectively manages the onsite impacts to the ecological system, it is recommended to endorse the EA and include a condition pertaining to the mitigation list. As such, no further assessment is required against the Biodiversity Overlay Code.

Bushfire Hazard Overlay Code

The Applicant submitted a Bushfire Hazard Assessment and Bushfire Management Plan (BHA and BMP) in accordance with the Bushfire Hazard Overlay Code. The development has proposed to clear the majority of the vegetation; however, the vegetation of the adjoining lots is within the Bushfire Hazard High to Medium Bushfire Intensity and have a potential bushfire risk to the proposed development (Figure 17).

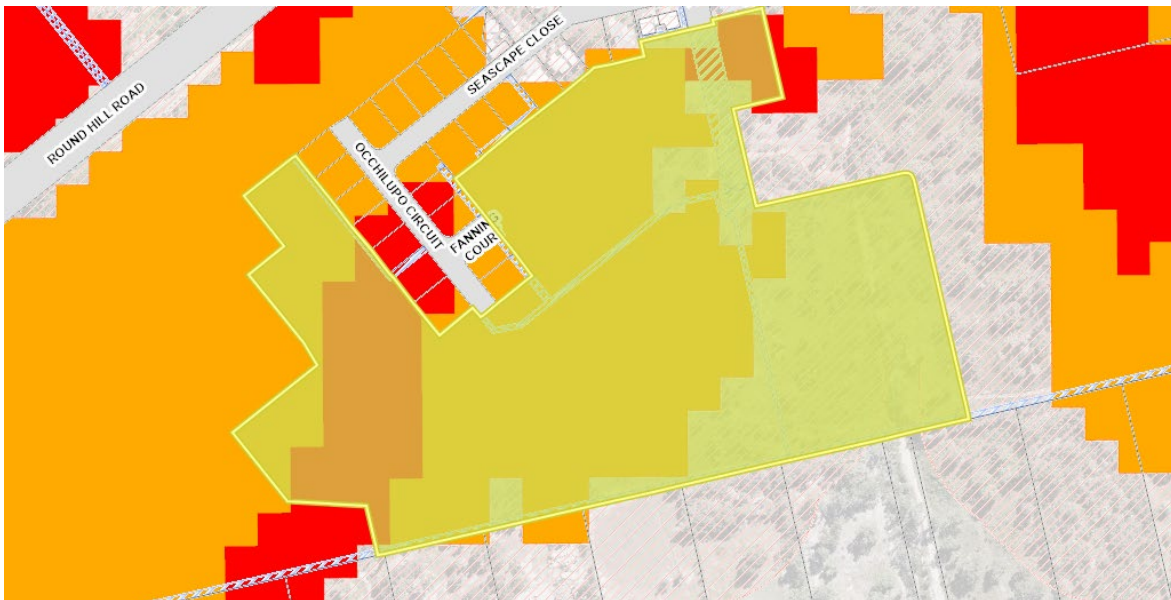


Figure 17: Bushfire Hazard Overlay Code (Potential to High Bushfire Hazard)

With reference to Acceptable Outcome 2, particular uses should not be located within land confirmed as medium to very high bushfire hazard (i.e. Retirement Facility is a listed use). Therefore, the development will be assessed against Performance Outcome 2 which stipulates *development does not result in a higher concentration of people living, working or congregating in a high or very high bushfire hazard area unless it can be demonstrated there is an overriding community need in the public interest, and no other site is suitable and reasonably available*. The BHA acknowledged that the development will conduct vegetation clearing over the two lots, which would reduce the bushfire hazard from medium to high, to a low to medium hazard assessment. It is acknowledged that the development will increase people congregating within this area, however, the bushfire hazard will be reduced from vegetation clearing and additional measures as recommended in this report. These measures will ensure the safety of people and property are protected in the case of an emergency. As a result, the proposal complies with Performance Outcome 2.

Acceptable Outcomes 3, 4.1 to 4.2 outline the requirements for water supply; such as, sustained water pressure, identifiable and adequate onsite water storage. The development will be required to demonstrate within the subsequent Operational Works applications that the minimum water pressure and location of fire hydrants are adequate for this type of development.

The proposed internal road/pedestrian network and the two (2) access/exit points, with one being on Watermark Avenue and the other located on Occhilupo Circuit. The BMP has stated that the main egress and access routes are to be landscaped with fire resistant landscaping. Both exit paths must be kept clear of any fuels and remain traversable with regular maintenance. Subsequently, Acceptable Outcome 5.1 to 5.3 requires the development to construct roads and fire access trail to ensure the evacuation routes have low intensity exposure and allows for suitable vehicular access/exit for both people and emergency services. To ensure the development achieves appropriate internal road design and operates within the BMP recommendations, the BHP and BMP will be endorsed with associated conditions included as part of the development approval.

Steep Land Overlay Code

The proposal will require an Operational Works application for Bulk Earthworks to ensure the site is cleared of vegetation and formed for residential infrastructure. As part of Operational Works, the Applicant will be required to demonstrate all cut/fill onsite and how the earthworks are in accordance with the Steep Land Overlay Code. A condition has been recommended within the Development Permit for the Applicant to lodge subsequent Operational Works applications. As a result, no further assessment is required against the Steep Land Overlay Code.

Emerging Community Zone Code

Acceptable Outcome 2.1 stipulates that a Sales Office should not be in place for more than two years. Although the development currently meets the provisions for Accepted Development, an Advisory Note has been included to outline if a Sales Office is to operate for more than two years, a separate Development Permit for a Material Change of Use will be required.

Acceptable Outcome 4.1 states that *residential density is limited to one dwelling house per allotment (including one secondary dwelling)*. The proposed development will operate under the Manufactured Homes Act, which does not require subdivision (residential lots or strata titling). As a result, there will be 201 Dwelling Houses on one allotment. Therefore, the development will be assessed against the Performance Outcome.

Performance Outcome 4 outlines that the *development reflects the low density character of the area*. As previously mentioned, the Applicant has proposed a higher density than typically considered in low density areas which seeks on average 15 dwellings per hectare. Within the Applicant's response to the Information Request, it was reiterated that the proposed development will appropriately integrate with the surrounding approved development of the adjoining residential estate and Relocatable Home Park (Ref: DA/26/2018 - located at Bryant Street, Agnes Water).

The approved adjoining Relocatable Home Park located to the east, included a condition to reduce any perceived bulk from the southern boundary (Rural Residential properties), such that the rear boundary setback was a minimum of 5m with the inclusion of landscaping and a solid screen fence. This was a method of mitigating impacts of the visual building bulk considering the minimum house lots size were 280m². It is appropriate that the same considerations apply for this development site.

This proposed development has included a rear setback of 4m while incorporating landscaping, a screen fence with an average house lot size of 280m². Within the Public Notification period, several submitters raised concerns regarding the interface between Rural Residential properties and the subject site resulting in perceived amenity impacts. A condition has been recommended that the site plan be amended to increase the southern boundary (rear) landscaping setback to a minimum of 5m (consistent with adjoining development approval) and have all sites that directly adjoin the Rural Residential Zone be a minimum of 300m² in size. This amendment to the site plan will further mitigate the perceived density and amenity impacts from adjoining lots by being more sensitive to the interface between the development and the existing low density character of the adjoining rural residential lots and their existing amenity; thus generally complying with Performance Outcome 4.

To determine appropriate land uses within the Emerging Community Zone, Acceptable Outcome 6.1 requests a Community and Economic Needs Assessment (CENA) be provided. As part of the submitted material, the Applicant provided a detailed CENA for retirement living in the Gladstone region which highlighted the current 'gap'. From the provided report, it is determined that there is a need for Retirement Facilities in the region, therefore, the release of future urban land is supported.

Performance Outcome 7 seeks that development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use. As part of subsequent applications, the Applicant will be required to submit detailed technical reports to demonstrate integration and ensure non-worsening of overland flow on surrounding low-lying properties.

Performance 8 stipulates that development maintains a high level of amenity within the site and minimises impacts on surrounding areas. The proposal retains the intended residential nature of the area by proposing a residential use that reflects a similar amenity and density of adjoining developments whilst mitigating conditions address the interface between the subject site and the adjoining Rural Residential landholders.

Development Design Code

Acceptable Outcomes 1.1 – 3.2 require the development to provide services such as water, sewer, electricity and telecommunication connections. The submitted Engineering Services report has outlined the potential connections; however, it was identified that the capacity of Council's water and sewer infrastructure would need to be modelled to determine the demand from the proposed development. Due to the detailed data required from both parties (Council and Applicant), it is recommended to include conditions requiring the data as part of the Operational Works application.

Meanwhile, Acceptable Outcomes 4.1 and 4.2 require the development to ensure the appropriate firefighting infrastructure is located within the property and is maintained by the Applicant/Owner. As the capacity of the water connection for the development is currently under review, it is unknown what additional requirements will be needed to ensure the development has adequate water pressure for firefighting services. As such, it is requested that the Applicant provide detailed plans, certified by a suitably qualified Registered Professional Engineer of Queensland that is experienced in that type of work, that states the site meets the minimum requirements under the relevant legislation for fire services (hydrants, onsite water storage, water pressure, water fittings, etc.).

The Applicant submitted a Stormwater Management Plan to demonstrate that the development is in accordance with the requirements of the Engineering Design Planning Scheme Policy (as per Acceptable Outcomes 5.2 and 6). The proposed stormwater treatment system is considered acceptable. A condition has been recommended that all future works are generally in accordance with the Site Based Stormwater Management Plan.

To ensure the development complies with the minimum requirements for onsite earthworks, a condition has been recommended for the Applicant to lodge an Operational Works application for earthworks. As part of this application, the Applicant will be required to provide detailed cut/fill plans that demonstrate compliance with the Planning Scheme. This requirement will satisfy Acceptable Outcome 8.1 to 8.3 of the Development Design Code.

With reference to the proposed site plan, the Applicant has identified the following parking rates:

- A minimum of 1 vehicle space per dwelling site (overall minimum of 201)
- 52 RV dedicated parking spaces located off Watermark Avenue and Occhilupo Circuit
- 63 Visitor parking spaces

This is compliant with the Parking Rates Planning Scheme Policy; however, a condition has been included to reflect the minimum number of car parking spaces that should be constructed at various stages throughout the development.

An internal road network is proposed to provide access to each individual site. The proposed internal circulation roads will have a 6 metre pavement width. The longitudinal gradient of the internal roads will generally comply with the Capricorn Municipal Development Guidelines and AS2890.1:2004. These will be detailed on the civil engineering drawings as per the Operational Works condition. As outlined in the Traffic Impact Assessment Report, the terminating road treatments have been designed to allow a B85 vehicle to turn around with a short correction (reverse) movement. The proposed internal road network will function as a shared zone where pedestrians are able to share the road space safely with vehicular traffic. Appropriate Shared Zone signage and speed control signage will be distributed throughout the site, with residents required to adhere with those provisions as part of the site agreement under the Manufactured Homes Act.

Furthermore, the proposed entry driveway will be constructed off the new cul-de-sac, with the entry gate allowing up to 6 vehicles to queue inside the boundary. The proposal also provides a short term visitor car park near the sales office allowing visitors to park away from Watermark Avenue and clear of incoming traffic. As such, the proposal will comply with Acceptable Outcome 12.

Regarding the surrounding uses (residential and commercial), there is an existing footpath along Tavern Road and partly constructed along Watermark Avenue. As per Acceptable Outcome 13, a footpath should be provided in accordance with the Engineering Design Planning Scheme Policy and connect to the existing footpath network. Due to the nature of the development and proximity to commercial uses, a condition has been recommended to construct a footpath from the existing network as part of the first Operational Works application.

Acceptable Outcomes 21 to 22 reference waste management practices onsite. Within the Waste Management Plan submitted, the Applicant has stated that each unit will have access to 1 x 240L waste and 1 x 240L recycling bin which will be stored at the respective dwelling. Waste and recycling bulk bins for the community centre will be contained within the storage area associated with the building, with site management responsible for placing bins at the kerbside for servicing. To achieve compliance with the planning scheme, it is recommended that to approve the Waste Management Plan. Additionally, the waste management plan did not detail reference later Trade Waste Licencing components. As such, a condition has been recommended to ensure the relevant licence is obtained by the Applicant.

The Applicant will be required to extend Watermark Avenue for the full length of the registered easement and dedicate it as Road. A cul-de-sac will be constructed at the end of Watermark Avenue allowing service vehicles to turn at the end of the street. Given that primary access to the site is gained via Watermark Avenue, the Applicant conducted a roadway capacity analysis to demonstrate that the estimated traffic demand is within the design capacity of the local road network. In accordance with the Gladstone Planning Scheme, Watermark Avenue is classified as an Urban Residential / Commercial Collector Road; the daily traffic carrying function of Watermark Avenue is up to 3,000 vehicle movements per day. It is estimated that Watermark Avenue currently services up to 55 lots, which are estimated to generate in the order of 550 movements per day. The combined traffic generation estimate by the approved and proposed development is in the order of 1,120 vehicle movements per day. Therefore, it is estimated that the traffic generated by the proposal combined with the existing and the current approval will be in the order of 1,670 movements per day, resulting in a spare capacity of 1,330 movements. Given the expected vehicle numbers on the connecting road networks and sufficient capacity as per the road hierarchy, it should be noted that the intersection is adequately designed to cater for this development and the existing residential lots.

The proposed entry driveway will be constructed off the new cul-de-sac, with the entry gate allowing up to 6 vehicles to queue inside the boundary. The proposal also provides a short term visitor car park near the sales office allowing visitors to park away from Watermark Avenue. It is considered that the primary access design is suitable for the proposed development and will adequately accommodate any queuing associated with the site.

A secondary access is proposed to be provided off Occhiluppo Circuit. It is intended that the access will provide for ingress and egress movements for those already residing on the property. This access will also terminate in a cul-de-sac and have parking available within the site. To ensure the external road constructions and terminating cul-de-sacs comply with the minimum standards, a condition has been recommended for the full design and construction within the subsequent Operational Works application. This will demonstrate compliance with Acceptable Outcome 31.

Landscaping Code

The Applicant submitted a Landscape Intent Plan to demonstrate the potential concept of the areas within the subject site which can be viewed in Figure 18. The proposed planting and species will be installed and maintained by the property owner as the development will not be formally subdivided.



Figure 18: Proposed Landscaping Intent

Furthermore, as part of the Operational Works application it will be requested that the Applicant submit detailed Landscaping Plan for each relevant stage.

Public Notification and Submissions:

Public Notification was triggered as per the Planning Scheme and the Act. The Public Notification period occurred between 25 November to 16 December 2020. During the Public Notification period, a total of seven (7) Properly Made submissions were received by Council. The submissions and Officer’s response have been summarised below.

Submission	Officer's Response
<p>The Shores Estate</p> <p>The intent of the Shores Estate was for residential lots that had a building covenant on them to ensure minimum development standards were upheld by the purchaser.</p>	<p>The Shores Estate Development Permit was approved to facilitate residential lots complemented by future dwelling houses. The Development Permit did not include a Plan of Development or Code to further restrict Dwelling Houses; this is generally regulated by the developer through the sale of the land.</p> <p>Notwithstanding this, the subject site is located within the Emerging Community Zone under the Planning Scheme which seeks to facilitate land for future urban development that is managed in a timely conversion. The planning scheme provides guidance on housing stock, density and ultimately the transition of the land for urban purposes. The proposed development has demonstrated compliance with the planning scheme which will provide further housing mix in the form of a retirement facility (lifestyle resort) and</p>

	complementary building designs via five themes (each with two varying colour/treatments options).
Vegetation clearing in the balance parcel will destroy the bushland and habitat. How will the impacts of the clearing be handled to reduce nuisance on the residents living next door?	The subject site is located within the Emerging Community Zone which is considered under the Planning Regulation as urban zoned land. As such, the vegetation clearing proposed in conjunction with the conducted environment impact study is considered to comply with the vegetation clearing codes. However, to ensure adequate measures are installed to reduce impacts from clearing, a condition has been recommended that the works are conducted within the subsequent Operational Works permit. This will ensure appropriate hours of operation, sediment control measures and dust separation are considered during the site clearing and earthworks phase.
Access to community and medical facilities	
There are limited medical services in town.	There is an existing approval (DA/53/2017) for a Hospital, Retirement Facility and Reconfiguring of Lot (1 into 2) at Lot 2 SP 117407, Agnes Water. This approval seeks to allow future construction of facilities such as, a Hospital, Health Care Services and Residential Care Facilities. Those future services would offer additional medical facilities for the Agnes Water and Seventeen Seventy area. The provision of services comes with the increase in demand and Council's role is to support the growth in line with the provisions of the planning scheme.
There is a shortage of rentals, which may result in future difficulties for staff.	The planning scheme's structure plan for Agnes Water has included appropriate zoning for commercial, industrial and community development to occur. To date, approvals which may provide further employment diversification for the Urban Centre remain current, awaiting construction. With the increase of permanent residents in the Agnes Water area, this may assist in future investment. Notwithstanding this, employment opportunities may arise from the construction and/or ongoing maintenance of this development.
The gated community includes a tennis court/bowls green area and other recreational facilities that will be developed in stage 1. The residents living in this gated community and their visiting guests will have exclusive use of these recreational facilities. Approximately 2.5kms away is the established 1770 Bowls Club Incorporated located along Captain Cook Drive, opposite the Edge on Beaches Resort. Unlike the proposed green, which looks like it would	The Applicant has advised that products similar to this nature generally include low scale facilities to increase internal amenities and landscaped areas. It should be noted that the scale and operation of the internal amenities are considered low scale and would not compete with the existing commercial and community facilities within the area.

<p>only consist of a few rinks, the 1770 Bowls Club has a full size green (eight rinks) in excellent condition, has retractable shade over the green and facilities (club house) that are well maintained.</p> <p>New members, both new to the game and those who already play, are always welcome to join the club. The club play regularly, conduct tournaments, have club visits, and offer coaching. It is a great place to meet, enjoy other people and participate in an outdoor activity. The club has a presence in the community.</p> <p>Allowing a private bowls green to go ahead would encourage residents of this development to become closed, in that there is no encouragement for them to integrate with the existing community. This would be in conflict with councils five-year Community Development Strategy and Action Plan.</p>	
<p>Design and siting</p>	
<p>The proposed development is not in line with the average density of 15 per hectare net. The development should consider a minimum 4m wide easement to ensure a setback buffer, boundary fences of minimum 2.4 m high on the southern side to counteract the sloping land (fences must be uniform style and colour for all adjoining southern properties), and plant mature buffer trees at Stage 1 of the development. These are to be planted directly behind the fence on the southern side of the proposed development, to minimise disruption to existing properties and block light and noise pollution.</p>	<p>The Applicant states that the lot sizes are suited for the demographic, namely downsizers and able-bodied travellers, who do not wish to maintain a large, landscaped backyards. The proposal has included internal pocket parks and landscaping outside of the residential lots which are maintained by the onsite manager for the residents to enjoy.</p> <p>The recommended conditions regarding setbacks, fencing, landscaping and general siting of the development all assist to ensure the development integrates with the approved/emerging residential form within the neighbourhood and advances the residential intent conveyed by the Planning Scheme.</p>
<p>Light disruptions, especially due to the slope of the land to be given greater consideration. The development should consider lighting for night activities associated with the tennis court, bowling green or pool area, as well as other areas such as the caravan storage and parking area.</p>	<p>The Landscaping Intent package has indicated lighting around the proposed community facilities and parking areas. This is to ensure the internal movements within the subject site comply with Crime Prevention Through Environment Design (CPTED). However, to achieve the Australian Standards for outdoor lighting, a condition has been recommended to achieve the AS standard and install the necessary shades on downlit lighting. These design elements will assist in reducing any adverse lighting impacts on the adjoining residents.</p>
<p>The development would have the appearance of an abandoned caravan park.</p>	<p>The staged delivery of the development along with the architectural design themes proposed for the</p>

	<p>dwelling ensures the development will not have the appearance of an “abandoned caravan park.”</p>
Road Network	
<p>The density of the proposed development will result in an increase in the volume of traffic on both Watermark Avenue and Tavern Road.</p>	<p>The Traffic Impact Assessment prepared by Rytenskild Traffic Engineering notes Watermark Avenue is classified as an Urban Residential Collector Road, in accordance with the Gladstone Planning Scheme. The traffic carrying functions of an Urban Collector Road is 3000 trips per day.</p> <p>As part of the conducted Traffic Impact Assessment, the projected trip generation from the proposed development is in the order of 1600 trips per day. Therefore, the proposed development is in accordance with the expected trips for that road classification as depicted within the Road Hierarchy Policy.</p>
<p>The proposed parking area and washdown facility is located over the watercourse with a setback of less than 1m to the adjoining residents.</p>	<p>The parking facility located off Occhiluppo Circuit does not depict any landscaping buffers similar to the parking area off Watermark Avenue. As such, it is recommended that the Landscaping Plan include a landscape buffer of 4m between parking areas and external site boundaries.</p>
<p>The proposed plan does not include areas for people with boats etc, which is a major recreational activity in the area.</p>	<p>Residents will have the option to store boats in the designated secured RV Parking area as managed by the onsite property managers. Furthermore, residents within the proposed Retirement Facility and within the Agnes Water Urban Centre can consider offsite storage areas within the industrial estate.</p>
Infrastructure and Services	
<p>The water supply at Agnes Water is limited. The proposed density will severely impact on water and sewer services. Will additional upgrades cost the ratepayer?</p>	<p>As part of the Development Application for Operational Works, the Applicant is required to submit for approval a Sewer and Water Master Plan for the entire development, with consideration regarding staging. This technical report will provide additional information regarding the appropriate sizing and location of any connections to Council’s networks. Any upgrades as a result of the development will be delivered at the Applicant’s expense.</p>
<p>We also request the current ‘swale/drain’ located behind the properties to remain and not be blocked nor filled.</p>	<p>As per the recommended condition, the Applicant is required to install and maintain the engineer designed swale drains for the purpose of stormwater management within the subject site.</p>

The Applicant advised Council during the Assessment Period that some of the submitters were contacted after the public notification period in early January (2021) to discuss their submissions.

Summary:

The proposed development will result in a residential product occurring in the Emerging Community Zone which will accommodate a short fall for early retirement, specifically in the Agnes Water Urban Centre.

Concerns raised by the submitters regarding residential density and amenity impacts have been addressed with recommended conditions. As such, the proposed development is considered to comply with the Planning Scheme.

Officer's Recommendation:

That Development Application 28/2020 for a Material Change of Use of premises for a Retirement Facility (Manufactured Housing Estate – 201 Dwellings) (6 Stages) on land at Lot 300 Occhiluppo Circuit, Agnes Water, be approved. The approval is supported by a Notice of Reasons and subject to reasonable and relevant conditions.

Notice of Reasons:

The following provides the Notice of Reasons under section 63(5) of the *Planning Act 2016*:

Description of the development:

The approved development is for a Material Change of Use of premises for a Retirement Facility.

Assessment benchmarks:

Benchmarks applying to the development:	Benchmark reference:
<i>State Planning Policy July 2017</i>	<ul style="list-style-type: none"> State Interest – Natural Hazards, Risk and Resilience.
<i>Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2</i>	<ul style="list-style-type: none"> Strategic Framework; Biodiversity Overlay Code; Bushfire Hazard Overlay Code; Steep Land Overlay Code; Emerging Community Zone Code; Development Design Code; and Landscaping Code.

Reasons for the assessment managers decision:

1. The Application was properly made in accordance with the *Planning Act 2016* and the Development Assessment Rules; and
2. The Application is deemed compliant with the relevant benchmarks of the *State Planning Policy July 2017* and the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2*.

Reasons for approval despite any non-compliance with certain benchmarks:

Benchmark reference:	Reasons for the approval despite non-compliance with benchmark:
Biodiversity Overlay Code - Table 8.2.3.3.1 – Assessment Benchmarks	Compliance with Biodiversity Overlay Code – Table 8.2.4.3.1 via endorsed Ecological Assessment Report.
Bushfire Hazard Overlay Code - Table 8.2.4.3.1 – Acceptable Outcome 2.	Compliance with Bushfire Hazard Overlay Code – Table 8.2.4.3.1 – Performance Outcome 2 via a condition.
Bushfire Hazard Overlay Code - Table 8.2.4.3.1 – Acceptable Outcome 3, 4.1 and 4.2.	Compliance with Bushfire Hazard Overlay Code – Table 8.2.4.3.1 – Acceptable Outcome 3, 4.1 and 4.2 via a condition.

Bushfire Hazard Overlay Code - Table 8.2.4.3.1 – Acceptable Outcome 5.1 to 5.3.	Compliance with Bushfire Hazard Overlay Code – Table 8.2.4.3.1 – Acceptable Outcome 5.1 to 5.3 via a condition.
Steep Land Overlay Code – Table 8.2.12.3.1 – Assessment Benchmarks	Compliance with Steep Land Overlay Code – Table 8.2.12.3.1 – via a condition.
Emerging Community Zone Code – 6.2.19.3.1 – Acceptable Outcome 4.1.	Compliance with Emerging Community Zone Code – 6.2.19.3.1 – Performance Outcome 4.
Development Design Code – 9.3.2.3.1 – Acceptable Outcome 1.1 to 3.2.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 1.1 to 3.2 via a condition.
Development Design Code – 9.3.2.3.1 – Acceptable Outcome 5.2 and 6.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 5.2 and via a condition.
Development Design Code – 9.3.2.3.1 – Acceptable Outcome 8.1 to 8.3.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 8.1 to 8.3 10 via a condition.
Development Design Code – 9.3.2.3.1 – Acceptable Outcome 13.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 13 via a condition.
Development Design Code – 9.3.2.3.1 – Acceptable Outcome 31.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 31 via a condition.
Landscaping Code – 9.3.5.3.1 – Assessment Benchmarks.	Compliance with Landscaping Code – Table 9.3.5.3.1 – via a condition.

Relevant Matters under Section 45(5)(b) of the Act that the Development was Assessed Against:

N/A

Matters raised in Submissions and Council’s response in dealing with these matters:

Matters prescribed by a Regulation:

1. The *State Planning Policy – July 2017 – Part E*;
2. The *Central Queensland Regional Plan*; and
3. The *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2*.

Conditions of Approval:

The following provides the conditions of approval under Section 63(5) of the *Planning Act 2016*:

Approved Documentation

1. Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval:

Drawing Number	Revision	Description	Author	Date
DA-020	G	Site Plan	CPO Architects	-
DA-021	E	Staging Plan	CPO Architects	-
DA-021A	C	Easement Plan	CPO Architects	-
DA-022	E	Entrance Details	CPO Architects	-

DA-023	C	Parking Details 1	CPO Architects	-
DA-024	C	Parking Details 2	CPO Architects	-
DA-100	A	Livewell Centre	CPO Architects	-
DA-102	A	Livewell Centre – Elevations	CPO Architects	-
DA-103	A	Livewell Centre - Elevations	CPO Architects	-
DA-200	A	Housing Types - Cockatoo	CPO Architects	-
DA-201	A	Housing Types – Cockatoo - Elevations 1	CPO Architects	-
DA-201A	A	Housing Types – Cockatoo - Elevations 2	CPO Architects	-
DA-202	A	Housing Types – Rosella	CPO Architects	-
DA-203	A	Housing Types – Rosella – Elevations 1	CPO Architects	-
DA-203A	A	Housing Types – Rosella – Elevations 2	CPO Architects	-
DA-204	A	Housing Types – Grey Heron	CPO Architects	-
DA-205	A	Housing Types – Grey Heron – Elevations 1	CPO Architects	-
DA-205A	A	Housing Types – Grey Heron – Elevations 2	CPO Architects	-
DA-206	A	Housing Types – Fantail	CPO Architects	-
DA-207	A	Housing Types – Fantail – Elevations 1	CPO Architects	-
DA-207	A	Housing Types – Grey Heron – Elevations 2	CPO Architects	-
DA-206	A	Housing Types – Fantail	CPO Architects	-
DA-205	A	Housing Types – Grey Heron – Elevations 1	CPO Architects	-
DA-205A	A	Housing Types – Grey Heron – Elevations 2	CPO Architects	-

And supporting documents

Document Number	Revision	Description	Author	Date
PEG0467_L 002	10	Engineering Services Report	Pinnacle Engineering Group	November 2020
20110	2	Traffic Impact Assessment	Rytenskild Traffic Engineering	18/11/2020
Z20156	-	Waste Management Plan	Zone Planning Group	12/11/2020
PEG0467	10	Site Based Stormwater Management Plan	Pinnacle Engineering Group	18/11/2020
-	-	Landscape Intent Package	Green Synthesis Design	-
-	-	Economic Need Assessment	Foresight Partners Pty Ltd	17/11/2020

Special Conditions

2. At all times, the Retirement Facility must not exceed the development yield of 201 sites.
3. Prior to lodging the first Development Application to Council, the Applicant must amend the Site Plan to include the following changes:
 - a. Each dwelling site adjoining a Rural Residential Zone must be a minimum of 300m² in area; and
 - b. The proposed rear landscape buffer directly adjoining the Rural Residential Zone is to be increased to 5m off the boundary. The relevant dwellings must maintain a minimum offset of 1.5m off the dwelling site boundary in addition to the landscape buffer
 - c. The proposed parking area off Occhilupo Circuit should include a landscape buffer a minimum of 4m from the adjoining residential common boundary.
4. At all times, the Retirement Facility must operate in accordance with the *Manufactured Homes (Residential Uses) Act 2003*.
5. At all times, strata titling of individual sites will not be permitted.
6. Communal facilities must be accessible for the sole use of the residents and their guests and must be provided in a central location. Construction shall be in accordance with the *Disability Discrimination Act 1992*.
7. Upon commencement of the use, the identified RV parking must remain as ancillary parking for the Retirement Facility residents.

Operational Works

8. A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction of each applicable stage. The Development Application for Operational Works is to include the following:
 - a. Vegetation Clearing;
 - b. Earthworks (including retaining walls) (as applicable);
 - c. Road works (including signage and footpaths) (as applicable);
 - d. Water Infrastructure (Stage 1);
 - e. Sewer Infrastructure (Stage 1);
 - f. Stormwater Management (quantity, quality, flood and drainage control) (as applicable);
 - g. Erosion and Sediment Control (as applicable);
 - h. Construction Management;
 - i. Street lighting, electrical and telecommunications (Stage 1); and
 - j. Landscaping, environmental protection and associated works (as applicable).
9. Development Applications for Operational Works shall be designed and constructed in accordance with Australian Standards, the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* or any other applicable standards at the time of lodgement. Prior to the commencement of the use, all Operational Works conditioned by this approval must be accepted "on maintenance" by Council.

Advisory Note: The Capricorn Municipal Development Guidelines within the Engineering Design Planning Scheme Policy is the current document for preparing any Development Application for Operational Works which is found at <http://www.cmdg.com.au/index.htm>.

Bushfire Hazard

10. The Applicant is to construct all internal roads with a minimum formed width of 6m and with a maximum grade of 12.5%.
11. As part of the first Development Application for Operational Works, the Applicant must ensure adequate firefighting protection is available from the onsite firefighting equipment for the proposed development at each stage. The firefighting strategy for the entire development must be designed and approved by a hydraulic engineer or other suitably qualified person. The strategy must demonstrate each stage is adequately serviced.

Biodiversity

12. As part of any Development Application for Operational Works, the Applicant must implement the Mitigation Measures outlined in the approved Ecological Assessment Report.

Building, Plumbing and Drainage Works

13. Prior to the commencement of the use for each stage, the Applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016*. Construction is to comply with the *Building Act 1975*, the National Construction Code and the requirements of other relevant authorities.
14. Prior to the commencement of the use for each stage, the Applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Planning Act 2016*. Construction is to comply with the *Plumbing and Drainage Act 2018* and the requirements of other relevant authorities.
15. Prior to the commencement of the use for each stage, all plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.
16. Prior to the commencement of the use for each stage, the development is to incorporate a variety of at least four different textures, colours and designs within the external façade of the building. Details of the proposed colour scheme, materials and finishes for all external areas of the building are to be submitted to Council for approval prior to the issue of a Development Permit for Building Works.
17. As part of Building Works, all outdoor lighting is to comply with Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.
18. Prior to the commencement of the use for each stage, all lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining sites.
19. As part of any Building Works, the location of the proposed buildings shall comply with Council Policy P-2015/36 Building Over or Adjacent to Council Infrastructure.
20. As part of any Building Works, where a habitable room window is within 9m of another habitable room window or private open space of another Dwelling adjacent to the premises:
 - a. Windows are provided with fixed translucent glazing, such as frosted or textured glazing, for any part of the window less than 1.5m above floor level; or
 - b. Windows are provided with fixed with permanent external screens that are:

- i. Solid translucent screens; or
- ii. Perforated panels or trellises that have a maximum of 50% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable; and
- iii. Offset a minimum of 300mm from the wall of the building.

Water Infrastructure

21. As part of the first Development Application for Operational Works, the Applicant is to provide a Water Master Plan (including modelling) for approval by Council for the entire development site. The assessment shall include a staging assessment to ensure all infrastructure is appropriately sized.
22. As part of the first Development Application for Operational Works, a water service connection is to be provided from Council's water supply infrastructure to the front property boundary (Watermark Avenue). Council's water supply infrastructure is to be extended to the front property boundary. The location and size of the water service (and any associated fire service) is to be determined in consultation with Council.
23. As part of the first Development Application for Operational Works, the proposed development must provide a master meter at the property boundary and sub meters for each dwelling in accordance with the Queensland Plumbing and Drainage Code. Sub-meters must be purchased from Council.

Note: Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface level and must be provided with heavy duty trafficable lids.

24. As part of the first Development Application for Operational Works, connections to Council's live water reticulation network must be carried out by Council. The cost of these works is to be borne by the Applicant.

Advisory Note: Council's Application for Water Service is found at <http://www.gladstone.qld.gov.au/forms>.

Sewerage Infrastructure

25. As part of the first Development Application for Operational Works, the Applicant is to provide a Sewer Master Plan (including modelling) for the approval by Council for the entire development site prior to the lodgement of the first Development Application for Operational Works. The assessment shall include a staging assessment to ensure all infrastructure is appropriately sized.
26. As part of the first Development Application for Operational Works, the Applicant is to construct a new sewer main from Sewer Manhole 217069 to a new manhole adjacent to the property boundary of Lot 3 SP221743.
27. Prior to the commencement of the use, all sanitary drainage is to drain into a new 1050mm diameter privately owned maintenance hole prior to connecting to Council's sewerage infrastructure. The location and size of the sewer service is to be determined in consultation with Council.
28. Prior to the commencement of the use, connections to Council's live sewerage network must be carried out under the supervision of Council. The cost of these works are to be borne by the Applicant.

Advisory Note: Council's Application for Sewer is found at <http://www.gladstone.qld.gov.au/forms>.

Stormwater Infrastructure

29. Prior to the commencement of the use, all stormwater infrastructure is to be constructed on the site generally in accordance with the approved Site Based Stormwater Management Plan outlined in Condition 1 and any associated Operational Works approval, including quality and quantity infrastructure. The stormwater infrastructure is to be in accordance with the Engineering Design Planning Scheme Policy under the Gladstone Regional Planning Scheme, State Planning Policy and Queensland Urban Drainage Manual.
30. As part of the Development Application for Operational Works for each stage, the retention basins must be constructed at the applicable stages of the development.

Transportation Services

31. Where Watermark Avenue has not already been extended, the Applicant is to extend Watermark Avenue as an 11m wide Residential Collector, within a 22m (minimum) road reserve, 120m (min) to the south of the existing seal and construct an 11m wide Residential Collector, within a 22m (min) road reserve, from the extended portion of Watermark Avenue to an appropriately designed cul-de-sac adjacent to the primary access to the Development, on the alignment shown on the approved drawings. This is to form part of the first Development Application for Operational Works

OR

Where Watermark Avenue has already been extended, the Applicant is to construct an 11m wide Residential Collector, within a 22m (minimum) road reserve, from Watermark Avenue to an appropriately designed cul-de-sac adjacent to the primary access to the Development, on the alignment shown on the approved drawings. This is to form part of the first Development Application for Operational Works.

32. Prior to the commencement of the use of the relevant stages, the following car parking spaces must be provided in accordance with the approved plans.
 - a. Prior to commencement of Stage 1, a minimum of 24 visitor car parking, 32 RV parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. The communal spaces and associated vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and AS2890.1.
 - b. Prior to commencement of Stage 2, a minimum of 10 additional visitor car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. The communal spaces and associated vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and AS2890.1.
 - c. Prior to commencement of Stage 3, a minimum of 12 additional visitor car parking spaces and 20 RV parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. The communal spaces and associated vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and AS2890.1.
 - d. Prior to commencement of Stage 5, a minimum of 12 additional visitor car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. The communal spaces and associated vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and

maintained in accordance with the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and AS2890.1.

- e. Prior to commencement of Stage 6, a minimum of 5 additional visitor car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. The communal spaces and associated vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and AS2890.1.

- 33. Prior to the commencement of the use of Stage 1, a minimum of four (4) bicycle spaces are to be constructed onsite within walking distance to the communal facilities. All bicycle spaces are to be constructed in accordance with AS2890.3 (2015).

- 34. Prior to the commencement of the use of Stage 1, a 9m wide Type B2 Commercial Driveway is to be constructed in accordance with Council's Standard Drawing Urban Commercial/Industrial Driveway off Watermark Avenue.

Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.

- 35. Prior to the commencement of the use of Stage 3, a 9m wide Type B2 Commercial Driveway is to be constructed in accordance with Council's Standard Drawing Urban Commercial/Industrial Driveway off Occhiluppo Circuit.

Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.

- 36. Prior to the commencement of the use, any damage to the driveway crossing and kerb and channel shall be repaired at the owner's expense and to Council's Standard Drawing Urban Commercial/Industrial Driveway.

Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.

- 37. Prior to the commencement of the use for each stage, all grassed footpath areas disturbed by the development are to be top dressed and turfed following completion of construction activity.

- 38. Prior to the commencement of the use, any manholes located on the proposed driveway are to be covered with Class D Covers to AS 3996, and are to be maintained at finished surface levels and remain accessible at all times.

- 39. As part of the first Development Application for Operational Works, the Applicant must construct a 2 metre wide concrete footpath for the full extent of Watermark Avenue and the new proposed road, from the existing footpath to the front of the development, in accordance with Council's Standard Drawing Concrete Pathway/Bikeway Details.

Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.

Retaining Walls

- 40. As part any Development Application for Operational Works, any new retaining walls which are visible from the road reserve, must receive a surface treatment such as rendering or cladding to

maintain the visual amenity of the streetscape. The treatments must complement with the proposed colour pallet of the proposed buildings.

Landscaping

41. As part of the first Development Application for Operational Works, a Master Landscaping Plan is to be provided in accordance with Table 9.3.5.3.2 - Plant Species List of the Landscaping Code of the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and the Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification. The Master Landscaping Plan is to be certified by a Landscape Architect.

Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.

42. Prior to commencement of the use for each stage, all landscaping areas are to be constructed with an appropriate irrigation system. Details of the irrigation system are to be provided as part of the Master Landscaping Plan.
43. Prior the commencement of Stage 1, street trees are to be constructed along Watermark Avenue, at a rate of 1 tree per 10m in accordance with Table 9.3.4.3.2 - Plant Species List of the Landscaping Code of the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and the Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification.

Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.

44. As part of the first Development Application for Operational Works, the Applicant must construct a minimum of 1.8m high solid acoustic fence to all property boundaries.

Waste Management

45. Prior to the commencement of the use of each stage, refuse bins are to be provided in accordance with the approved Waste Management at a rate of:
 - a. Residential Dwellings: 1 x 240L General Waste wheelie bin and 1 x 240L Recyclable Waste wheelie bin per dwelling; and
 - b. Club House: 1 x 1.1m³ General Waste Bulk Bins and 1 x 1.1m³ Recyclable Waste Bulk Bins.
46. Prior to the commencement of the use of each stage, the waste storage area/s at the community facilities are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted in close proximity to the enclosure to ensure the area can be easily and effectively cleaned.
47. Prior to the commencement of the use of each stage, open storage areas shall be adequately screened so as not to detract from the visual amenity of the area. One way of achieving compliance with this condition is as follows:
 - a. Outdoor storage areas are situated in locations not visible from the street; and
 - b. A 1.8m solid screen fence is located around storage areas.

Electrical, Telecommunication and Gas services

48. As part of any Development Application for Operational Works, all electrical (and telecommunication) conduits are to be installed (including conduits under roads, under concrete pathways and beneath retaining walls etc.) together with the associated infrastructure (including electrical pits, light pole and sub-station footings etc.).
49. Prior to the commencement of Stage 1, a Certificate of Supply shall be provided to demonstrate connection of electricity supply to the subject site.

Advisory Note: The Ergon Energy Rockhampton Office are available on (07) 49311012.

50. Prior to commencement of Stage 1, a Certificate of Supply shall be provided to demonstrate connection of telecommunication supply to the subject site.

Advisory Note: The Telstra Smart Communities Team are available on 1800 226 543.

Survey Plan Endorsement

51. As part of the lodgement for Survey Plan Endorsement, the Applicant is to provide at no cost to Council, one copy of the fully executed Easement Documentation (in accordance with Councils Standard Easement Document) for the following:
52. Lodgement of Survey Plan Endorsement must include the following:
 - a. Completion of Council's Request - Assessment and Endorsement of a Survey Plan Form;
 - b. All survey marks in their correct position in accordance with the Survey Plan;
 - c. A Compliance Report demonstrating compliance with all associated Development Permit(s);
 - d. One copy of the Survey Plan and Easement Documentation, each fully executed for the lodgement with the Titles Office;
 - e. Payment of any outstanding rates and charges in accordance with Schedule 18, Item 2(1)(c) of the *Planning Regulation 2017*; and
 - f. Payment of any outstanding Adopted Infrastructure Charges.

Advisory Note: Council's Request - Assessment and Endorsement of a Survey Plan Form is found at <http://www.gladstone.qld.gov.au/forms>.

Lawful Commencement

53. Prior to the commencement of the use for each stage, the Applicant is to request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.
54. Upon receipt of confirmation from Council that the relevant conditions of this staged Development Permit are considered compliant, the Applicant is to notify Council within 20 business days that this approved use has lawfully commenced.

Advice to Applicant:

The Applicant is required to comply with the Acceptable Outcomes within the Emerging Community Zone Code for a Sales Office at all times. If the Sales Office operates outside of the minimum requirements, a Material Change of Use of premises for a Sales Office will be required.

A Food Business Licence and Design Application may be required in accordance with the *Food Act 2006*. If this licence is applicable, it is required to be lodged to Council prior to the commencement of the use and

remain current for the life of the Retirement Facility use. Furthermore, a Trade Waste Licence may be required.

Council provides a certification service for any Building Certification requirements.

An Adopted Infrastructure Charge Notice in relation to the infrastructure charges applicable to this development has been provided separately. Council's Infrastructure Charges Incentive Policy may be applicable to this development. Please see the full Policy on Council's website.

Attachments:

1. DA/28/2020 - Combined Submissions Received

Tabled Items:

Nil

Report Prepared by: Development Services

G/4.3. APPLICATION TO ADD NAME TO APPROVED PLACE NAMES REGISTER AND UTILISE ON COUNCIL ASSET - BOYLE

Responsible Officer: General Manager Customer Experience

Council Meeting Date: 6 April 2021

File Ref: CR13.1

Purpose:

The purpose of this report is to allow Council to consider a request to add 'Boyle' to the Approved Place Names Register and utilise the name for an unnamed road off Boyles Road, West Stowe, between Lot 46 CTN and Lot 47 CTN 198.

Officer's Recommendation:

That Council decline the application to name an unnamed road off Boyles Road between Lot 46 CTN198 and Lot 47 CTN198, West Stowe as Boyle Lane as the name Boyle is a name already in use.

Background:

Council received an application to name an unnamed road between Lot 46 CTN198 and Lot 47 CTN198, West Stowe, 'Boyle Lane'.

The Boyle family were some of the first pioneers to the Yarwun/West Stowe District in early 1900's. Three brothers (Harry, Alfred and George Boyle) took up some of the first lots surveyed in the area, where the original homestead still sits on Lot 88. Surrounding properties have been taken up by family as they became available, which have a dividing unnamed lane separating them.

One of the brothers, Alfred Boyle worked on the original Calliope River Rail Bridge – he was tasked to supply a large number of timber girders for the bridge which was sourced in the local area. The other brother, George Boyle was the Calliope Shire Chairman during the 1930's.

Options, Risk and Opportunity Analysis:

The application has been assessed against the requirements of Council's Naming of Infrastructure Assets Policy (P-2020-17) and Corporate Standard (CS-2020-20).

Assessment Criteria	Compliance with Criteria	Comment
Uniqueness of Name	Not Compliant	Boyle is already on the Approved Place Names Register.
Source of Name	Compliant	Original Settler
Spelling and Form of Name	Compliant	
Intended Use	Compliant	Appropriate to the physical and historical area.
Status of Name	Not Compliant	Boyle already used for Street asset within the area.
Need to Name the Infrastructure	Not Compliant	Road not needing to be named for addressing

Complies with Australian Standard 4819:2011 Rural and Urban Addressing	Not Compliant	purposes. Supporting evidence not provided with application.
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Figure One: Aerial view of unnamed road, proposed to be Boyle Lane (red) and established Boyles Road (Yellow).

Although the proposal is appropriate to the physical and historical area, the name ‘Boyle’ is already on the Approved Place Names Register and being utilised within the Yarwun township as listed on the attached GRC Approved Place Names Register Extract. This does not comply with the Corporate Standard in that names are not to be duplicated for the same infrastructure asset type.

Additionally, this is an unformed, unmade road, which does not require naming for addressing purposes and therefore does not comply with the Australian Standards.

Communication and Consultation:

Relevant Business Units have been consulted and have commented that there is no requirement to name the road for addressing purposes due to:

- Three (3) parcels of land are adjacent to this unnamed road.
 - Only one (1) property contains a structure and currently utilises Boyles Road for addressing purposes,
 - One (1) property is owned by the State and therefore does not need to be addressed,

- One (1) property does not front the unnamed road, does not contain any structures and currently utilises Boyles Road for addressing purposes.

In addition:

- As per Standards (AS 4819:2011), unmade roads should not be named unless required for addressing purposes, to aid emergency services or assist in locating facilities.
- The use of the same primary name causes confusion for emergency and other essential services and therefore is avoided where possible.
- The road currently has a road hierarchy as 6R – Road Reserve (unformed track), which is not maintained by Council.
- The superseded Australian Standard allowed for duplicate naming of roads, which resulted in Oaka St and Oaka Lane being adopted, however the current standard does not allow duplications and in this instance “Boyle” should not be used.

Legal Strategy and Policy Implications:

The application has been assessed against the requirements of Council’s Naming of Infrastructure Assets Policy (P-2020-17) and Corporate Standard (CS-2020-20) as outlined in the table above.

Financial and Resource Implications:

Nil.

Summary:

Nil.

Anticipated Resolution Completion Date:

20 April 2021

Attachments:

1. Approved Place Names Register Extract

Tabled Items:

Nil.

Report Prepared by: Customer Solutions Team Leader

G/4.4. APPLICATION TO ADD NAME TO APPROVED PLACE NAMES REGISTER AND UTILISE ON COUNCIL ASSET - JOHN MORRIS

Responsible Officer: General Manager Customer Experience

Council Meeting Date: 6 April 2021

File Ref: CR13.1

Purpose:

The purpose of this report is to allow Council to consider a request to add either the name 'John Morris' or 'Morris' to the Approved Place Names Register and utilise either to rename:

- Radar Hill Park or
- the Reservoir Loop, currently known as Goondoon Street, Gladstone.

Officer's Recommendation:

That Council:

1. Approve the application to add 'John Morris' to the Approved Place Names Register for future use and decline 'Morris';
2. Decline the application to rename Radar Hill Park and Reservoir Loop, currently known as Goondoon Street, Gladstone.

Background:

Council received an application with several proposals to either:

1. Rename upper Goondoon Street to John Morris Way or;
2. Rename Radar Hill Park to John Morris Reserve, John Morris Park or Morris Park.

John Douglas Morris and his family resided at 224 Goondoon Street, Gladstone from 1965 to 1986. The park opposite this address, known as Radar Hill Park was used on a daily basis by John's seven (7) children.

John contributed to the community by:

- Johns company, K D Morris & Sons had a major role in the Gladstone Power Station and Gladstone Swimming Pool construction.
- Founder and owner of Gladstone Compressor Hire (7 Lyons Street, Gladstone)
- Involved in the establishment of the Port Curtis Building Society
- A member of the Gladstone and Calliope Turf Clubs and Gladstone Catholic Parish

Options, Risk and Opportunity Analysis:

The application has been assessed against the requirements of Council's Naming of Infrastructure Assets Policy (P-2020-17) to name the park or reservoir loop (road) in memorial of John Douglas Morris.

Assessment Criteria	Compliance	Comments
Uniqueness of Name: <ul style="list-style-type: none"> • 'Morris • 'John Morris' 	Not Compliant Compliant	'Morris' is already an approved name on the Approved Place Names Register.
Source of Name	Compliant	Significant contributions to community.
Spelling of Name	Compliant	
Form of Name	Compliant	Within character limit and does not include hyphens/roman or Arabic numerals.
Status of Name: <ul style="list-style-type: none"> • 'Morris • 'John Morris' 	Not Compliant Compliant	'Morris' is utilised on a road in Calliope.
Need to name Infrastructure	Not Compliant	The Infrastructure is already named.
Need to rename Infrastructure: <ul style="list-style-type: none"> • Duplication or dishonour of name • Name no longer appropriate • Construction of new infrastructure 	Not Compliant	The criteria not met to warrant the infrastructure to be renamed.

Whilst evidence shows John Douglas Morris provided significant contributions to the community and source of the name is compliant, the name 'Morris' is already on the Approved Place Names Register and utilised for a road asset in Calliope – 'Morris Avenue, Calliope' and therefore cannot be used for the same asset type. Refer to attached GRC Approved Place Names Register Extract.

Additionally, in reference to the spelling 'John Morris', road names generally should consist of one name however use of a given and surname may be used in recognition of a person.

The park in this location is named, Radar Hill Park and road, Goondoon Street, Gladstone and does not fit the criteria to be renamed.



Figure One: Aerial view of location proposing to be named, currently known as 'Radar Hill'.

Communication and Consultation:

Councils relevant Business Units were consulted and provided the below response in relation to the application:

- This section of the road is known as Goondoon Street and is a gazetted road on survey plans, which includes 'service roads'
- All existing properties on this section of road have the address as Goondoon Street
- The reservoir onsite is named Radar Reservoir
- The existing park is named Radar Hill Park and hill locally known as Radar Hill, which is referenced on a number of external documentations and maps
- Historically, there used to be a lookout called Radar Hill lookout however has since been removed due to tree growth
- 'Morris' Avenue, Calliope already exists.

Legal Strategy and Policy Implications:

Criteria assessed against compliance with Councils Naming of Infrastructure Assets Policy (P-2020-17) and Corporate Standard (CS-2020-20).

Financial and Resource Implications:

To rename the park or road, the name would require updating across all organisations and outlets and maps. If the road name was to change, this would impact homeowners along this section of road, utility companies, Department Natural Resources and Mines, Electoral Commission, Australia Post and Emergency Services.

Summary:

Nil.

Anticipated Resolution Completion Date:

20 April 2021

Attachments:

1. GRC Approved Place Names Register Extract

Tabled Items:

Nil.

Report Prepared by: Customer Solutions Team Leader

G/4.5. COMMUNITY INVESTMENT PROGRAM - REGIONAL ENHANCEMENT FUND - JUMPSTART CITY HEART

Responsible Officer: General Manager Community Development & Events

Council Meeting Date: 06 April 2021

File Ref: GS3.1

Purpose:

Consider the recommendation of the Community Investment Panel on one application received under the Regional Enhancement Fund – Jumpstart City Heart initiative.

Officer's Recommendation:

That Council: -

1. Adopt the Community Investment Panel recommendation of funding for one application received under the category of funding tabled below:

Regional Enhancement Fund – Jumpstart City Heart

Applicant	Project	Recommendation
Gladstone Area Promotion Development Limited	Fashion Friday	\$2,000.00

2. Authorise the Chief Executive Officer (or delegate) to finalise and execute a grant and/or funding agreement (detailing entitlements and conditions) with the successful applicant.

Background:

The Community Investment Program offers six (6) key funding streams including the Regional Enhancement Fund.

The Regional Enhancement Fund – Jumpstart City Heart initiative has been opened for applications to be received year-round.

Eligible applications are assessed by a Community Investment Panel (the Panel) with recommendations presented to Council at a General Meeting for decision.

Regional Enhancement Fund – Jumpstart City Heart

Jumpstart City Heart funding supports initiatives of community organisations, CBD businesses, and individuals that contribute to encouraging visitation, overall aesthetics of the CBD, stimulate economy, and engage community and visitors.

The Jumpstart City Heart objectives are: -

- Re-establishing Goondoon Street as Gladstone's main street by improving economic and development opportunities within the CBD.*
- Creating a CBD destination that provides entertainment for the entire Gladstone Region.*
- Creating a unique identity for the CBD and achieving a sense of arrival.*
- Recognising the city's heritage as an important asset and improving the quality of public spaces and streets.*

- Investigating alternative transport options for ease of access into and throughout the CBD.
- Converting grey space to green space and improving connectivity to active open spaces.

The details of the application is tabled below;

Applicant	Project	Location	Request
Gladstone Area Promotion Development Limited	Fashion Friday	Goondoon Street, Gladstone	\$2,000.00

Panel Assessment Process

In accordance with the Community Investment Policy (P-2019-08) and Community Investment Corporate Standard (CS-2019-09), eligible applications are assessed by the Community Investment Panel (the Panel).

Panel assessment is undertaken using an assessment matrix to score each application against Key Selection Criteria (KSC) - derived from the funding objectives to determine an order of merit.

The overall score (ranking) is used to inform the recommendation. The tables below define the KSC, weighting and definition of scores applied in the assessment matrix.

Funding Category	Key Selection Criteria	Weighting (Out of 100%)
Regional Enhancement Fund – Jumpstart City Heart	KSC 1: Re-establishing Goondoon Street as Gladstone’s main street by improving economic and development opportunities within the CBD.	20%
	KSC 2: Creating a CBD destination that provides entertainment for the entire Gladstone Region	15%
	KSC 3: Creating a unique identity for the CBD and achieving a sense of arrival.	20%
	KSC 4: Recognising the city’s heritage as an important asset and improving the quality of public spaces and streets.	15%
	KSC 5: Investigating alternative transport options for ease of access into and throughout the CBD.	10%
	KSC 6: Converting grey space to green space and improving connectivity to active open spaces.	20%
Overall Score	Definition	
65% and above	An overall score of 65.5% and above demonstrates that an application has met or exceeded all KSC. The Assessment Panel may favorably recommend the application.	
Between 50.5% to 65%	An overall score between 51% to 65% demonstrates that an application has met or exceeded a KSC but mostly marginal evidence in others. The Assessment Panel may choose to recommend funding the application based on scores received for KSC with high weighting and overall alignment to the Jumpstart City Heart objectives.	
50% or Less	An overall score of 50% or less demonstrates that an application has mostly provided marginal evidence across all KSC. The Assessment Panel may still choose to recommend the application for part funding based on some evidence of meeting the objectives of Jumpstart City Heart objectives.	

Options, Risk and Opportunity Analysis:

Panel assessment was undertaken in March 2021. Individual panel member scores are captured within an assessment matrix.

The Community Investment Panel recommendation is summarised within this table.

Applicant Name	Project	Location	Applicant Request	Panel Score	Panel Recommendation
Gladstone Area Promotion Development Limited	Fashion Friday	Goondoon Street, Gladstone	\$2000.00	61%	\$2,000.00

Panel commentary that supports the Panel recommendation is included below.

Fashion Friday – Gladstone Area Promotion Development Limited	
Date:	Friday 14. 21 & 27 May
Location:	Goondoon Street, City Centre Plaza
Applicant:	Gladstone Area Promotion Development Limited
Funding Request:	\$2,000.00 to be used toward the costs associated with running the Fashion Friday market event. This request equates to a 50% contribution to the total event cost.
Event Summary:	Fashion Friday will be an extension of the GAPDL Sundowner Markets that were held in December 2020. The Fashion Friday event is designed for local fashion retailers to display their winter and spring fashions. This event will provide retailers an opportunity to demonstrate their collections. Market stall holders who sell accessories and supporting products will complement each other adding value and atmosphere to the event.
Assessment Score:	61%
Panel Comment:	The panel scored this application favorably against Key Selection Criteria relating to reestablishing the CBD as Gladstone’s main street, creating a CBD destination that creates a unique identity for the CBD, provides entertainment and creates a sense of arrival to visitors of the event. The panel recognised the success and public appetite for previously successful markets hosted in this space and were excited about the potential for local businesses to leverage from the Fashion Friday events.
Panel Recommendation:	The panel recommends full funding of this application to the requested value of \$2,000.00

Communication and Consultation:

As detailed within the Community Investment Corporate Standard the assessment panel consisted of the following delegated Officers:

- General Manager Community Development & Events
- Manager Engagement & Partnerships
- Manager Brand
- Manager Events & Entertainment

Legal Strategy and Policy Implications:

The application has been assessed against Council’s Community Investment Program (P-2019- 08), Community Investment Corporate Standard (CS-2019-09) and published Regional Enhancement Fund – Jumpstart City Heart funding guideline.

On favorable adoption of the Panel’s recommendations detailed in this report, authorised officers will proceed to enter into a grant and or funding agreement (detailing entitlements and conditions) with the successful applicant.

Financial and Resource Implications:

In 2020/21, Council budgeted \$268,000.00 to fund recommended applications received through the Regional Enhancement Fund, with specifically \$15,000 allocated to the Jumpstart City Heart initiative.

A summary of the budget position for this fund is included below for Council’s information.

Applicant Name	Project	Location	Date	Cash	In-kind
BUDGETED FUNDS				\$15,000.00	
COMMITMENTS					
Gladstone Area Promotion Development Limited	Sundowner Market	Gladstone	December 2020	\$2,000.00	
IMMY – Imogene’s Movement Massage & Yoga	HIIT in the City	Gladstone	March 2021	\$750.00	
RECOMMENDATIONS CONTAINED IN THIS REPORT					
Gladstone Area Promotion Development Limited	Fashion Friday	Gladstone	May 2021	\$2,000.00	
BALANCE of remaining funds				\$12,250.00	

Upon endorsement of the officer’s recommendation within this report \$12,250.00 will remain in the Jumpstart City Heart initiative budget.

Summary:

Nil.

Anticipated Resolution Completion Date:

01 August 2021

Attachments:

Nil.

Tabled Items:

Nil.

Report Prepared by: Community Investment Officer

G/4.6. COMMUNITY INVESTMENT PROGRAM - COMMUNITY CELEBRATION FUND - IMPACT EVENT

Responsible Officer: General Manager Community Development and Events

Council Meeting Date: 06 April 2021

File Ref: GS3.1

Purpose:

Consider the recommendation of the Community Investment Panel on the application received under the Community Celebration Fund – Impact Event initiative.

Officer's Recommendation:

That Council: -

1. Adopt the Community Investment Panel recommendation of funding for the application received under the category of funding tabled below:

Applicant	Event	Date	Recommendation	
			Cash	In-kind
Boyne Tannum Arts Business & Community Association	Under the Trees Music & Arts Festival	17 – 18 September 2021	\$24,000.00	\$1,000.00
Gladstone Ports Corporation Limited	2021 Port to Park FunD Run	15 August 2021		\$15,000.00
Mt Larcom & District Show Society	Mt Larcom & District Show 2021	19 – 20 June 2021	\$15,000.00	

2. Authorise the Chief Executive Officer (or delegate) to finalise and execute a grant and/or funding agreement (detailing entitlements and conditions) with the successful applicant.

Background:

The Community Investment Program offers six (6) key funding streams including the Community Celebration Fund.

On 1 January, the Community Celebration Fund – Impact initiative was open for application and closed 31 January 2021. This round was specifically for events scheduled to be held August to November 2021. A total of two (2) eligible applications were received. An opportunity was also afforded to the Mt Larcom Show Society to submit an out of round application for their event to be held in June this year. This request was granted as when the applicable round was open the organization was not able to apply for funding as at that time the event details were uncertain.

The three (3) eligible applications have been assessed by a Community Investment Panel (the Panel) with the recommendation presented to Council at this General Meeting for decision.

Community Celebration Fund – Impact Event

Impact Event funding supports events that demonstrate tourism and regional economy benefits and attract 2,500 to 5,000 participants, with 10% out-of-region visitors. The Impact Event objectives are:

- *Social & Community - Drives social and community outcomes, including community pride and cohesion.*
- *Destination - Enhances the profile and appeal of the Gladstone Region.*
- *Economic Impact - Generates economic activity in the Gladstone Region.*
- *Financial Sustainability - Demonstrates financial sustainability.*
- *Environmental Sustainability - Demonstrates environmental sustainability.*
- *Overnight Visitation - Attracts external visitation specifically generating overnight visitor expenditure.*

Panel Assessment Process

In accordance with the Community Investment Policy (P-2019-08) and Community Investment Corporate Standard (CS-2019-09), the eligible applications has been assessed by the Panel.

Panel assessment is undertaken using an assessment matrix to score each application against Key Selection Criteria (KSC) to determine an order of merit.

The overall score (ranking) is used to inform the recommendation. The table below defines the KSC, weighting and definition of score applied in the assessment matrix.

Funding Category	Key Selection Criteria	Weighting (Out of 100%)
Community Celebration Fund – Impact Event	KSC 1: Drives social and community outcomes, including community pride and cohesion.	20%
	KSC 2: Enhance the profile and appeal of the Gladstone region.	20%
	KSC 3: Generates economic activity in the Gladstone region.	20%
	KSC 4: Demonstrates financial sustainability.	10%
	KSC 5: Demonstrated environmental sustainability	10%
	KSC 6: Attracts external visitation specifically generating overnight visitor expenditure	20%
Overall Score	Definition	
65% and above	An overall score of 65.5% and above demonstrates that an application has met or exceeded all KSC. The Assessment Panel may favorably recommend the application.	
Between 50.5% to 65%	An overall score between 51% to 65% demonstrates that an application has met or exceeded a KSC but mostly marginal evidence in others. The Assessment Panel may choose to recommend funding the application based on scores received for KSC with high weighting and overall alignment to the Community Celebration Fund objectives.	
50% or Less	An overall score of 50% or less demonstrates that an application has mostly provided marginal evidence across all KSC. The Assessment Panel may still choose to recommend the application for part funding based on some evidence of meeting the objectives of Community Celebration Fund objectives.	

Options, Risk and Opportunity Analysis:

Panel assessment was undertaken in March 2021. Individual panel member scores are captured within an assessment matrix.

The Community Investment Panel recommendation is summarised within this table.

Applicant Name	Project	Location	Applicant Request		Panel Score	Recommendation	
			Cash	In-kind		Cash	In-kind
Boyne Tannum Arts Business & Community Association	Under the Trees Music & Arts Festival	Boyne Island	\$25,000.00	\$1,000.00	83%	\$24,000.00	\$1,000.00
Gladstone Ports Corporation Limited	2021 Port to Park FunD Run	Gladstone		\$15,000.00	66%		\$15,000.00
Mt Larcom & District Show Society	Mt Larcom & District Show 2021	Mount Larcom	\$15,000.00		78%	\$15,000.00	

Panel commentary that supports the Panel recommendation is included below.

Under the Trees Music & Arts Festival	
Date:	17 th & 18 th September 2021
Location:	Jacaranda Drive, Boyne Island
Applicant:	Boyne Tannum Arts Business & Community Assoc Inc
Sponsorship Request:	<p>\$26,000.00 Total \$25,000.00 cash - toward the sponsorship of artists for The Nest Main Stage. \$1,000.00 in kind – site preparations and + VMB hire for promotions</p> <p>Request equates to 14% contribution towards the total event cost.</p>
Event Summary:	<p>Under the Trees (UTT) continues to be a feast of the senses - sight, sound, taste and touch come alive with amazing art and lighting across site, rhythmic sounds across different music genres. UTT reflects the lifestyle of Boyne Tannum, but also the lifestyle of the region - relaxed, family friendly, beach/river side living, in a fairly carefree environment.</p> <p>The event is extending this year to include a Friday night event to allow those that aren't able to attend on Saturday to enjoy the extensive art on show and enjoy some great live music with wine and cheese.</p> <p>2 stages will be operating on Saturday with quality national bands on The Nest (main stage) and local/regional emerging artists on the Shrubbery Stage. The success of the 2019 event's Art Gallery has ensured it will again be a feature of the event, showcasing and selling local artists' work.</p>

Participation Projection	<ul style="list-style-type: none"> • 120 Volunteers • 8 Store Holders • 120 Paid Suppliers • 2,000 Gladstone Region Residents • 500 Intrastate Visitors • 20 Interstate Visitors • 0 International Visitors • TOTAL 2,768
Assessment Score	83%
Panel Comment	The panel commended the organisation on submission of a comprehensive and thorough application. Panel scoring reflects the quality of the submission which clearly identifies and describes how the event will meet Impact Event funding objectives. Mention was made in relation to driving social and community outcomes including community pride and cohesion and enhancing the profile and appeal of the Gladstone region. The scoring also recognises the event organisers efforts in relation to demonstrating environmental sustainability and generating economic activity in the Gladstone Region.
Panel Recommendation	<p>The panel recommends funding of the application to the total value available through the Impact Event fund, \$24,000.00 cash + \$1,000.00 in-kind support.</p> <p>Please note that under the Impact Event funding stream, \$25,000 is the maximum funding limit.</p>

Port to Park FunD Run	
Date:	Sunday, 15 th August 2021
Location:	GPC East Shores and Marina Parklands Gladstone CBD + Goondoon Street
Applicant:	Gladstone Ports Corporation Limited
Sponsorship Request:	<p>\$15,000.00</p> <p>\$15,000.00 in kind – for Staging, PA, sound and lighting equipment, potential support of race coverage for a check in point on course, assistance with programming and management of East Shores Outdoor Cinema, tables, chairs, marquees/shade, labour/staffing, delivery, set-up and pack down for event day, Sunday 15 August 2021, noting that some items may be required earlier than Sunday (please provide 2021 estimate for recording purposes):</p> <ul style="list-style-type: none"> • \$5,149.09 (exc. GST) Two (2) x LED Trailer signs – one near the Gladstone Marina Bridge and another agreed location - for three (3) weeks including event day, Sunday 15 August for promotion and traffic management purposes;

	<ul style="list-style-type: none"> • \$290.91 (exc. GST) Static slide on the LED Wall in the GECC Courtyard for four (4) x weeks during the registration campaign; • \$318.18 (exc. GST) - E-Blast to GECC Database of over 6,000; • \$300 (exc. GST) - Provision of 3 x \$100 GECC Gift Vouchers to be used as prizes. <p>Request equates to 10% contribution towards the total event cost.</p>
Event Summary:	<p>Port to Park FunD Run is an event for all ages and abilities that promotes healthy lifestyles. The event provides GPC and event partners an opportunity to engage with and support the community in which we operate. The event is not-for-profit, with funds raised injected back into regional schools and a selected community beneficiary.</p>
Participation Projection	<ul style="list-style-type: none"> • 110 Volunteers • 12 Store Holders • 26 Paid Suppliers • 3,500 Gladstone Region Residents • 120 Intrastate Visitors • 0 Interstate Visitors • 0 International Visitors • TOTAL 3,768
Assessment Score	66%
Panel Comment	<p>The panel scored this application strongest against KSC relating to driving community pride and social cohesion. There is potential for the application to provide greater details and evidence to support the economic benefit this event brings. The panel recognise the importance of this local event on the event calendar and discussed the benefits in wellbeing and community pride this event fosters.</p>
Panel Recommendation	<p>The panel recommends in-kind support for the following; \$15,019.40 – GECC in-kind support and services negotiated \$290.91 (exc. GST) Static slide on the LED Wall in the GECC Courtyard for four (4) x weeks during the registration campaign; \$318.18 (exc. GST) - E-Blast to GECC Database of over 6,000; \$300 (exc. GST) - Provision of 3 x \$100 GECC Gift Vouchers to be used as prizes.</p> <p>Total In-Kind Support to be provided \$15,000.00</p>

Mt Larcom & District Show 2021

Date:	19 th & 20 th June 2021
Location:	21 The Narrows Road, Mt Larcom
Applicant:	Mt Larcom & District Show Society

Sponsorship Request:	<p>\$25,000.00 – cash support toward costs associated with the entertainment and marquee and equipment required for the Children’s area of the show.</p> <p>Request equates to 82% contribution towards the total event cost. (Total cost of the Children’s Area @ Mt Larcom Show)</p>
Event Summary:	<p>The Mt Larcom & District Show is an annual agricultural show that occurs every June in Mt Larcom. This event has wide appeal as it includes various events and entertainment to attract all ages, genders and interests.</p> <p>As a committee The Mt Larcom & District Show Society aims to keep to their traditional roots and to become the premium show in the Gladstone region.</p>
Participation Projection	<ul style="list-style-type: none"> • 250 Volunteers • 180 Store Holders • 80 Paid Suppliers • 6,500 Gladstone Region Residents • 100 Intrastate Visitors • 0 Interstate Visitors • 0 International Visitors • TOTAL 7,110
Assessment Score	77%
Panel Comment	<p>The panel scored this application favourably across all key selection criteria and recognised the effort that had been put in to submit a quality application that clearly addresses how the event meets key selection criteria. As identified by the applicant greater detail would be encouraged surrounding how the event generation overnight visitation. The panel would encourage the show society to work toward gathering further data to support applications for funding in the future.</p> <p>The panel noted the application made reference to the amount of funding requested being more suitable to the show society’s needs but was unable to extend support beyond previous offerings as there was no evidence provided on how the funds would future proof the event. The application references additional support requested for the show will reduce costs incurred by the Show Society to host the event, therefore allowing ongoing maintenance of the facility, however this does not align with the intent of the Community Celebration Fund.</p>
Panel Recommendation	The panel recommends partial funding for this application to the value of \$15,000.00.

Communication and Consultation:

As detailed within the Community Investment Corporate Standard the assessment panel consisted of the following delegated Officers:

- General Manager Community Development & Events
- Manager, Engagement & Partnerships
- Manager, Brand
- Manager, Events & Entertainment

Legal Strategy and Policy Implications:

The application has been assessed against Council’s Community Investment Program (P-2019- 08), Community Investment Corporate Standard (CS-2019-09) and published Community Celebration Fund – Impact Event funding guideline.

On favorable adoption of the Panel’s recommendations detailed in this report, authorised officers will proceed to enter into a grant and or funding agreement (detailing entitlements and conditions) with the successful applicant.

Financial and Resource Implications:

In 2020/21, Council budgeted \$460,000.00 to fund recommended applications received through the Community Celebration Fund, with specifically \$80,000.00 allocated to the Impact Event initiative.

The budget position of the Community Celebration Fund and each respective initiative prior to the assessment of applications received in the most recent round is summarised below.

Community Investment Program	Stream	BUDGETED AMOUNT	BUDGET REMAINING
Community Celebration Fund	Ignite Event	\$80,000.00	\$6,940.00
	Impact Event	\$80,000.00	\$38,500.00
	Destination Event	\$80,000.00	\$46,667.00
	Signature Event	\$200,000.00	\$70,000.00
	Community Event	\$20,000.00	\$8,415.00

Upon endorsement of the officer’s recommendation within this report the Impact Event initiative will have a remaining balance of \$2000.00.

The table below summarises the overall budget position of the Community Celebration Fund –Impact Event initiative.

Applicant Name	Project	Location	Date	Cash	In-kind
BUDGETED FUNDS				\$80,000.00	
COMMITMENTS					
Discovery Coast Tourism & Commerce Inc	Agnes Blues Roots & Rock 2021	Seventeen Seventy	19-21 Feb 2021	\$24,000.00	\$1,000.00
Moogool Enterprises	Wrapt In Mugul	Colosseum	01 July to 30 September 2021	\$15,000.00	
RECOMMENDATIONS CONTAINED IN THIS REPORT					

Boyne Tannum Arts Business & Community Association	Under the Trees Music & Arts Festival	Boyne Island	17 – 18 September 2021	\$24,000.00	\$1,000.00
Gladstone Ports Corporation Limited	2021 Port to Park FunD Run	Gladstone	15 August 2021		\$15,000.00
Mt Larcom & District Show Society	Mt Larcom & District Show 2021	Mount Larcom	19 – 20 June 2021	\$15,000.00	
BALANCE of remaining funds				\$2,000.00	

Summary:

Nil.

Anticipated Resolution Completion Date:

31 December 2021

Attachments:

Nil.

Tabled Items:

Nil.

Report Prepared by: Community Investment Officer

G/4.7. COMMUNITY INVESTMENT PROGRAM - COMMUNITY CELEBRATION FUND - DESTINATION EVENT

Responsible Officer: General Manager Community Development and Events

Council Meeting Date: 06 April 2021

File Ref: GS3.1

Purpose:

Consider the recommendation of the Community Investment Panel on the application received under the Community Celebration Fund – Destination Event initiative.

Officer's Recommendation:

That Council: -

1. Adopt the Community Investment Panel recommendation of funding for the application received under the category of funding tabled below:

Applicant	Event	Date	Recommendation
Gidarjil Development Corporation	1770 Cultural Immersion Festival	2-3 October 2021 (inclusive)	\$35,000.00

2. Authorise the Chief Executive Officer (or delegate) to finalise and execute a grant and/or funding agreement (detailing entitlements and conditions) with the successful applicant.

Background:

The Community Investment Program offers six (6) key funding streams including the Community Celebration Fund.

On 1 January, the Community Celebration Fund – Destination Event initiative was open for application and closed 31 January 2021. A total of one (1) application was received. The eligible application has been assessed by a Community Investment Panel (the Panel) with the recommendation presented to Council at this General Meeting for decision.

Community Celebration Fund – Destination Event

Destination Event funding supports events that are well established, well designed, and clearly demonstrate return on investment building community pride, return visitation, regional profile, economic stimulus and attract over 5,000 participants, with 15% out-of-region visitors.

The Destination Event objectives are: -

- Destination - Enhances the profile and appeal of the Gladstone Region.*
- Economic Impact - Generates economic activity in the Gladstone Region.*
- Overnight Visitation - Attracts external visitation specifically generating overnight visitor expenditure.*
- Financial Sustainability - Demonstrates financial sustainability.*
- Environmental Sustainability - Demonstrates environmental sustainability.*

· *Social & Community - Drives social and community outcomes, including community pride and cohesion*

Panel Assessment Process

In accordance with the Community Investment Policy (P-2019-08) and Community Investment Corporate Standard (CS-2019-09), the eligible application has been assessed by the Panel.

Panel assessment is undertaken using an assessment matrix to score each application against Key Selection Criteria (KSC) to determine an order of merit.

The overall score (ranking) is used to inform the recommendation. The table below defines the KSC, weighting and definition of score applied in the assessment matrix.

Funding Category	Key Selection Criteria	Weighting (Out of 100%)
Community Celebration Fund – Destination Event	KSC 1: Drives social and community outcomes, including community pride and cohesion.	25%
	KSC 2: Enhance the profile and appeal of the Gladstone region.	25%
	KSC 3: Generates economic activity in the Gladstone region.	20%
	KSC 4: Demonstrates financial sustainability.	7.5%
	KSC 5: Demonstrated environmental sustainability	7.5%
	KSC 6: Attracts external visitation specifically generating overnight visitor expenditure	15%
Overall Score	Definition	
65% and above	An overall score of 65.5% and above demonstrates that an application has met or exceeded all KSC. The Assessment Panel may favorably recommend the application.	
Between 50.5% to 65%	An overall score between 51% to 65% demonstrates that an application has met or exceeded a KSC but mostly marginal evidence in others. The Assessment Panel may choose to recommend funding the application based on scores received for KSC with high weighting and overall alignment to the Community Celebration Fund objectives.	
50% or Less	An overall score of 50% or less demonstrates that an application has mostly provided marginal evidence across all KSC. The Assessment Panel may still choose to recommend the application for part funding based on some evidence of meeting the objectives of Community Celebration Fund objectives.	

Options, Risk and Opportunity Analysis:

Panel assessment was undertaken in March 2021. Individual panel member scores are captured within an assessment matrix.

The Community Investment Panel recommendation is summarised within this table.

Applicant Name	Project	Location	Applicant Request	Panel Score	Panel Recommendation
Gidarjil Development Corporation	1770 Cultural Immersion Festival	Seventeen Seventy	\$50,000.00	56%	\$35,000.00

Panel commentary that supports the Panel recommendation is included below.

1770 Cultural Connections Immersion Festival	
Date:	2 – 3 October 2021 (inclusive)
Location:	SES Grounds 1770
Applicant:	Gidarjil Development Corporation
Funding Request:	<p>\$50,000.00 cash for support toward: -</p> <p>Advertising - \$5,000</p> <p>Accommodation - \$5,000</p> <p>Entertainment - \$15,000</p> <p>Consultant/artists - \$25,000</p> <p>This request equates to a 17% contribution to the total event cost.</p>
Event Summary:	<p>The event focuses on the ongoing development and delivery of a major regional 2-day Cultural Immersion Festival to be held in October 2021 as the vehicle to showcase the history, culture, contribution and achievement of the Aboriginal (and Torres Strait Islander peoples) of the region. The festival will showcase Aboriginal history prior to 1770; the encounter with the Cook voyage and the survival of our peoples and cultures through to the present, including the work underway to maintain and strengthen language and culture, and the many economic development projects underway in the region.</p> <p>Culturally relevant workshops festival workshops that will be delivered by traditional artisans will include:</p> <ul style="list-style-type: none"> • guest speakers • music and cultural performances • arts/crafts workshops • language lessons • kids entertainment • food stalls <p>The lead up to the Festival will involve significant engagement with the local community and key non-Indigenous stakeholders to strengthen cultural knowledge to showcase at the event, and in the logistics for the event.</p>
Participation Projection	<ul style="list-style-type: none"> • 70 Volunteers • 50 Store Holders • 25 Paid Suppliers • 3,000 Gladstone Region Residents • 250 Intrastate Visitors • 20 Interstate Visitors • 20 International Visitors • TOTAL 5,415

Assessment Score	56%
Panel Comment	<p>The panel scored this application highest against KSC related to driving social and community outcomes through increasing awareness of Aboriginal history, culture and contribution to the region and strengthening pride in identity. The potential for the event to attract external visitation and generate overnight visitor expenditure in the region was also noted.</p> <p>The panel also recognised the events role in providing education through culturally relevant workshops that will be delivered throughout the festival which will also work toward strengthening skills and awareness of traditional language and culture.</p>
Panel Recommendation	The panel recommends partial funding for this event to the value of \$35,000.00 to be used toward costs associated entertainment and consultants and artists to attend the event.

Communication and Consultation:

As detailed within the Community Investment Corporate Standard the assessment panel consisted of the following delegated Officers:

- General Manager Community Development & Events
- Manager, Engagement & Partnerships
- Manager, Brand
- Manager, Events & Entertainment

Legal Strategy and Policy Implications:

The application has been assessed against Council's Community Investment Program (P-2019- 08), Community Investment Corporate Standard (CS-2019-09) and published Community Celebration Fund – Destination Event funding guideline.

On favorable adoption of the Panel's recommendations detailed in this report, authorised officers will proceed to enter into a grant and or funding agreement (detailing entitlements and conditions) with the successful applicant.

Financial and Resource Implications:

In 2020/21, Council budgeted \$460,000.00 to fund recommended applications received through the Community Celebration Fund, with specifically \$80,000.00 allocated to the Destination Event initiative.

The budget position of the Community Celebration Fund and each respective initiative prior to the assessment of applications received in the most recent round is summarised below.

Community Investment Program	Initiative	BUDGETED AMOUNT	BUDGET REMAINING
Community Celebration Fund	Ignite Event	\$80,000.00	\$6,940.00
	Impact Event	\$80,000.00	\$38,500.00
	Destination Event	\$80,000.00	\$46,667.00

	Signature Event	\$200,000.00	\$70,000.00
	Community Event	\$20,000.00	\$8,415.00

Upon endorsement of the officer's recommendation within this report the Destination Event initiative will have a remaining balance of \$11,667.00.

The table below summarises the overall budget position of the Community Celebration Fund – Destination Event initiative.

Applicant Name	Project	Location	Date	Cash	In-kind
BUDGETED FUNDS				\$80,000.00	
COMMITMENTS					
Boyne Tannum Hook Up Association 2021	Boyne Tannum Hook Up 2021	Boyne Island	30 April 2021	\$33,333.00	
RECOMMENDATIONS CONTAINED IN THIS REPORT					
Gidarjil Development Corporation	1770 Cultural Immersion Festival	Seventeen Seventy	2-3 October 2021 (inclusive)	\$35,000.00	
BALANCE of remaining funds				\$11,667.00	

As there are no further scheduled rounds for Destination Event initiatives officers will seek to transfer this remaining balance to the Ignite Event initiative budget to support Panel recommendations contained within future reports.

Summary:

Nil

Anticipated Resolution Completion Date:

31 December 2021

Attachments:

Nil.

Tabled Items:

Nil.

Report Prepared by: Community Investment Officer

**G/4.8. COMMUNITY INVESTMENT PROGRAM - COMMUNITY CELEBRATION FUND -
IGNITE EVENT**

Responsible Officer: General Manager Community Development and Events

Council Meeting Date: 06 April 2021

File Ref: GS3.1

Purpose:

Consider the recommendation of the Community Investment Panel on the application received under the Community Celebration Fund – Ignite Event initiative.

Officer's Recommendation:

That Council: -

1. Adopt the Community Investment Panel recommendation of funding for the application received under the category of funding tabled below:

Applicant	Event	Date	Recommendation	
			Cash	In-kind
Calliope Rodeo & Specialty Events	Calliope Rodeo	24/25.9.21	\$5,000	
Raw Movement CrossFit Tannum Sands	The Beachside Mixer	7/8.8.21	\$2,500	
Benaraby Progress Association	Lake Awoonga Adventure Race	23.10.21	\$2,940	\$220
Integreat Queensland Inc (WIN)	Flourish in Gladstone	28.8.21	\$4,000	
Football Central Queensland Inc	Female Festival of Football	16/17.10.21	\$5,000	
Gladstone Multicultural Association Inc	Application to support 2021 Gladstone Multicultural Festival	28.8.21		\$4,400
The Community Shed Boyne Valley Inc	The Boyne Valley Showcase - 2021	10 - 12.9.21	\$3,000	
1770 Dragons Inc.	Round 1 Greater Wide Bay Dragon Boat Regatta	29.5.21	\$750	
Gladstone Netball Association	Annual Pam Moore Carnival	5-6.06.21	\$2,000	
Rotary Club of Calliope	Calliope Community Carols	26.11.21	\$3,116	
BITS Junior Golf Club	BITS Junior Golf Open	16.10.21	\$700	

Gladstone Tennis and Squash Association	2021 Gladstone Open Tennis Tournament	11-13.6.21	\$666	
RACQ Capricorn Helicopter Rescue	Colour Me Capricorn Gladstone	17.10.21	\$1,666	

2. Authorise the Chief Executive Officer (or delegate) to finalise and execute a grant and/or funding agreement (detailing entitlements and conditions) with the successful applicant.

Background:

The Community Investment Program offers six (6) key funding streams including the Community Celebration Fund.

On 1 January, the Community Celebration Fund – Ignite initiative was open for application and closed 31 January 2021. This round was specifically for events scheduled to be held August to November 2021. A total of fifteen (15) eligible applications were received. An opportunity was also afforded to the Gladstone Netball Association to submit an out of round application for their event to the held in June this year. This request was granted.

The sixteen (16) eligible applications have been assessed by a Community Investment Panel (the Panel) with the recommendation presented to Council at this General Meeting for decision.

Community Celebration Fund – Ignite Event

Ignite Event funding supports events that contribute to community pride/social outcomes and regional economy that attract up to 2500 participants.

The Ignite Event objectives are: -

- *Social & Community - Drives social and community outcomes, including community pride and cohesion.*
- *Destination - Enhances the profile and appeal of the Gladstone Region.*
- *Economic Impact - Generates economic activity in the Gladstone Region.*
- *Financial Sustainability - Demonstrates financial sustainability.*
- *Environmental Sustainability - Demonstrates environmental sustainability.*
- *Overnight Visitation - Attracts external visitation specifically generating overnight visitor expenditure.*

Panel Assessment Process

In accordance with the Community Investment Policy (P-2019-08) and Community Investment Corporate Standard (CS-2019-09), the eligible applications has been assessed by the Panel.

Panel assessment is undertaken using an assessment matrix to score each application against Key Selection Criteria (KSC) to determine an order of merit.

The overall score (ranking) is used to inform the recommendation. The table below defines the KSC, weighting and definition of score applied in the assessment matrix.

Funding Category	Key Selection Criteria	Weighting (Out of 100%)
Community Celebration Fund – Ignite Event	KSC 1: Drives social and community outcomes, including community pride and cohesion.	35%
	KSC 2: Enhance the profile and appeal of the Gladstone region.	30%
	KSC 3: Generates economic activity in the Gladstone region.	10%

	KSC 4: Demonstrates financial sustainability.	7.5%
	KSC 5: Demonstrated environmental sustainability	7.5%
	KSC 6: Attracts external visitation specifically generating overnight visitor expenditure	10%
Overall Score	Definition	
65% and above	An overall score of 65.5% and above demonstrates that an application has met or exceeded all KSC. The Assessment Panel may favorably recommend the application.	
Between 50.5% to 65%	An overall score between 51% to 65% demonstrates that an application has met or exceeded a KSC but mostly marginal evidence in others. The Assessment Panel may choose to recommend funding the application based on scores received for KSC with high weighting and overall alignment to the Community Celebration Fund objectives.	
50% or Less	An overall score of 50% or less demonstrates that an application has mostly provided marginal evidence across all KSC. The Assessment Panel may still choose to recommend the application for part funding based on some evidence of meeting the objectives of Community Celebration Fund objectives.	

Options, Risk and Opportunity Analysis:

Panel assessment was undertaken in March 2021. Individual panel member scores are captured within an assessment matrix.

The Community Investment Panel recommendation is summarised within this table. The rationale behind the decisions below considers the overall budget position and;

- Recommends to fund applications that have scored above 65.5% be supported to the value of 50% of the amount requested unless otherwise noted in the panel comments.
- Recommends to fund applications that have scored between 51% to 65% to be supported at one third of the total value requested unless otherwise noted in the panel comments.

Applicant Name	Project	Location	Applicant Request		Panel Score	Recommendation	
			Cash	In-kind		Cash	In-kind
Calliope Rodeo & Specialty Events	Calliope Rodeo	Calliope	\$10,000		71%	\$5,000	0.00
Raw Movement CrossFit Tannum Sands	The Beachside Mixer	Boyne Island	\$5,000.00		70%	\$2,500	
Benaraby Progress Association	Lake Awoonga Adventure Race	Benaraby	\$5880.00	\$220.00	69%	\$2,940	\$220

Integreat Queensland Inc (WIN)	Flourish in Gladstone	Gladstone	\$8000.00	\$2000.00	68%	\$4,000	\$0
Football Central Queensland Inc	Female Festival of Football	Gladstone	\$10,000.00		68%	\$5,000	
Gladstone Multicultural Association Inc	2021 Gladstone Multicultural Festival	Gladstone	\$5600.00	\$4400.00	67%		\$4,400
The Community Shed Boyne Valley Inc	The Boyne Valley Showcase - 2021	Boyne Valley	\$3000.00		67%	\$3,000	
1770 Dragons Inc.	Round 1 Greater Wide Bay Dragon Boat Regatta	Seventeen Seventy	\$2000.00		62%	\$750	
Gladstone Netball Association	Annual Pam Moore Carnival	Gladstone	\$6000.00		61%	\$2,000	
Rotary Club of Calliope	Calliope Community Carols	Calliope	\$9350.00		61%	\$3,116	
BITS Junior Golf Club	BITS Junior Golf Open	Boyne Island	\$2100.00		60%	\$700	
Gladstone Tennis and Squash Association	2021 Gladstone Open Tennis Tournament	Gladstone	\$2000.00		56%	\$666	
CrossFit Gladstone	CQ Classic	Gladstone	4000.00		55%	\$0	
RACQ Capricorn Helicopter Rescue	Colour Me Capricorn Gladstone	Gladstone	\$5000.00		54%	\$1,666	
Gladstone Netball Association	Gladstone Netball Association Grandfinal Day, Presentation and Family Fun Day	Gladstone	\$5000.00		46%	\$0	

Panel commentary that supports the Panel recommendation is included with this report as an attachment due to the volume of applications received. The panel recommendations take into account the overall budget position of the Community Celebration Fund.

Communication and Consultation:

As detailed within the Community Investment Corporate Standard the assessment panel consisted of the following delegated Officers:

- General Manager Community Development & Events
- Manager, Engagement & Partnerships
- Manager, Brand
- Manager, Events & Entertainment

Legal Strategy and Policy Implications:

The application has been assessed against Council’s Community Investment Program (P-2019- 08), Community Investment Corporate Standard (CS-2019-09) and published Community Celebration Fund – Impact Event funding guideline.

On favorable adoption of the Panel’s recommendations detailed in this report, authorised officers will proceed to enter into a grant and or funding agreement (detailing entitlements and conditions) with the successful applicant.

Financial and Resource Implications:

In 2020/21, Council budgeted \$460,000.00 to fund recommended applications received through the Community Celebration Fund, with specifically \$80,000.00 allocated to the Ignite Event initiative.

The budget position of the Community Celebration Fund and each respective initiative prior to the assessment of applications received in the most recent round is summarised below.

Community Investment Program	Stream	BUDGETED AMOUNT	BUDGET REMAINING
Community Celebration Fund	Ignite Event	\$80,000	\$6,940
	Impact Event	\$80,000	\$41,500
	Destination Event	\$80,000	\$46,667
	Signature Event	\$200,000	\$70,000
	Community Event	\$20,000	\$8,415

The rationale behind the panel recommendations for this round considers the overall budget position and;

- Recommends to fund applications that have scored above 65.5% be supported to the value of 50% of the amount requested unless otherwise noted in the panel comments.
- Recommends to fund applications that have scored between 51% to 65% to be supported at one third of the total value requested unless otherwise noted in the panel comments.

The table below summarises the overall budget position of the Community Celebration Fund –Ignite Event initiative.

Applicant Name	Project	Location	Date	Cash	In-kind
BUDGETED FUNDS				\$80,000	\$20,000
COMMITTED FUNDS				\$73,060	\$5,440
RECOMMENDATIONS CONTAINED IN THIS REPORT					
Calliope Rodeo & Specialty Events	Calliope Rodeo	24/25.9.21		\$5,000	
Raw Movement CrossFit Tannum Sands	The Beachside Mixer	7/8.8.21		\$2,500	
Benaraby Progress Association	Lake Awoonga Adventure Race	23.10.21		\$2,940	\$220
Integreat Queensland Inc (WIN)	Flourish in Gladstone	28.8.21		\$4,000	

Football Central Queensland Inc	Female Festival of Football	16/17.10.21		\$5,000	
Gladstone Multicultural Association Inc	Application to support 2021 Gladstone Multicultural Festival	28.8.21			\$4,400
The Community Shed Boyne Valley Inc	The Boyne Valley Showcase - 2021	10 - 12.9.21		\$3,000	
1770 Dragons Inc.	Round 1 Greater Wide Bay Dragon Boat Regatta	29.5.21		\$750	
Gladstone Netball Association	Annual Pam Moore Carnival	5-6.06.21		\$2,000	
Rotary Club of Calliope	Calliope Community Carols	26.11.21		\$3,116	
BITS Junior Golf Club	BITS Junior Golf Open	16.10.21		\$700	
Gladstone Tennis and Squash Association	2021 Gladstone Open Tennis Tournament	11-13.6.21		\$666	
RACQ Capricorn Helicopter Rescue	Colour Me Capricorn Gladstone	17.10.21		\$1,666	
BALANCE OF REMAINING FUNDS				-\$24,398	\$4,620

Considering the volume of applications received to this round and the overall Community Celebration Fund budget position following the previously considered funding recommendations for Impact and Destination Events considered earlier within this General Meeting it is recommended that remaining unspent funds from the Signature Event (\$70,000) and Destination Event (\$11,667) initiatives is redistributed to support the recommended applications within this funding round.

Community Investment Program	Stream	BUDGETED AMOUNT	BUDGET REMAINING
Community Celebration Fund	Ignite Event	\$80,000.00	\$6,940.00
	Impact Event	\$80,000.00	-\$500.00
	Destination Event	\$80,000.00	\$11,667.00
	Signature Event	\$200,000.00	\$70,000.00
	Community Event	\$20,000.00	\$8415.00
	TOTAL	\$460,000.00	\$96,522.00

Following all recommended applications as detailed above being funded as recommended by the panel a balance of \$68,184.00 will remain in the Community Celebration Fund to be expended in upcoming funding rounds for both the Ignite, Impact and Community Event initiatives.

The next round of Ignite and Impact Event funding is scheduled to open in on May 1 closing May 31 for events to be held December 2021 to March 2022. A round of Community Event funding is also due to open on 1 June to 30 June for events to be held September to December 2022.

Summary:

Nil.

Anticipated Resolution Completion Date:

31 December 2021

Attachments:

1. Ignite - Round 2- Panel Comment

Tabled Items:

Nil.

Report Prepared by: Community Investment Officer

G/4.9. YOUTH COUNCIL ADVISORY COMMITTEE 2021

Responsible Officer: General Manager Community Development and Events

Council Meeting Date: 6 April 2021

File Ref: CC9.10

Purpose:

The purpose of this report is to seek Council's endorsement to appoint nine (9) young community members to the 2021 Gladstone Region Youth Council, as recommended by the Selection Panel.

Officer's Recommendation:

That Council adopt the Selection Panel's recommendation to appoint the following applicants to the Gladstone Region Youth Council in 2021:

- Aaron Yea
- Alexa Marxsen
- Brooke Assman
- Charlise Falconer
- Layla Dow
- Rommiel Malig
- Stella Porter
- Tayla Cubis
- William Patrick
- Gypsy Cantwell

Background:

The Gladstone Region Youth Council's annual term is aligned with the Queensland school year. As per the Gladstone Region Youth Council Advisory Terms of Reference, item 4.2 states that members will be sought via an expressions of interest process. Additionally, existing members can seek re-appointment for subsequent terms. Expressions of interest were distributed via multiple communications channels and throughout community networks.

Following the Expressions of Interest process, the Selection Panel consisting of two (2) Community Development Officers interviewed applicants to determine those who best align with the positions. The candidates were scored against their knowledge of issues faced within the region, their alignment of personal strengths and experiences with the role of Youth Council Member, their creative and critical thinking skills in suggesting positive changes for youth in the region and their ability to commit to the attendance expected of them as Youth Council representatives. With the diversity of interests, values, strengths and demographics observed in the interview process, the Selection Panel is confident that the proposed 2021 membership will further strengthen and energise the Youth Council committee. Amongst the recommended members are school leaders, house captains, sporting enthusiasts, ambassadors of Science Technology Engineering and Mathematics, participants of Boyne Smelter Limited's Zenith Enrichment Program, community volunteers and a returning 2019 Youth Council member.

It is believed that the nine (9) recommended applicants possess desirable qualities to be a voice for young people on Council related matters and bring a variety of knowledge, skills, diversity and passion to the 2021 Youth Council group, continuing the valuable work of Youth Council.

In addition, the 2021 committee comprises of members located in Agnes Water, Gladstone, Calliope, Burua, Tannum Sands and Boyne Island, providing a voice for the wider youth population in the Gladstone Region.

Options, Risk and Opportunity Analysis:

Ten youth expressed interest in joining the 2021 Youth Council, with all ten accepting interviews. The Selection Panel unanimously decided to offer all nominees a position on the committee based on their willingness to commit to the required responsibilities of Youth Council, their ability to identify current issues that youth in the region are faced with, including, but not limited to mental health, domestic violence, inclusion, disability and affordable housing and their motivation towards applying for the position.

One applicant did not accept the offer on the basis that they could not commit to the expected responsibilities of Youth Council whilst completing their final year of schooling. This applicant can apply for future positions within the committee as they find appropriate.

The recommended nine (9) applicants demonstrated these qualities, expressing genuine interest in being a voice for youth in the wider community with clear grasps of positive changes that could be implemented to initiate change and growth.

Communication and Consultation:

A broad consultation program was executed to support the recruitment of the 2021 Youth Council, including local businesses, secondary and tertiary education institutions, events, community organisations, multicultural organisations, and youth clubs.

In addition, a marketing campaign has been implemented to promote the opportunity to interested candidates and to ensure broad regional distribution could be achieved with the youth council members.

Legal Strategy and Policy Implications:

The Expression of Interest for membership process was implemented as outlined in the Gladstone Region Youth Council Terms of Reference. All members located within the Gladstone Region, aged 15-25 were given the opportunity to nominate and express their interest to be a part of the 2021 committee.

The recommended Youth Council members will complete a statement and consent form (signed by their parent/guardian where the members are under 18 years of age), giving permission for their name, photographs and videos to be included in minutes of meetings, videos, newspaper articles, social media and Council website.

Financial and Resource Implications:

Administration and Secretarial cost for the Gladstone Region Youth Council are absorbed as part of the existing operation budget of Engagement and Partnerships.

Summary:

It is recommended the nine (9) selected representatives are appointed to the 2021 Youth Council. The proposed activities planned for the year include, but are not limited to, a governance workshop on formal meeting structure, chairing the Mayor's Youth Breakfast, participating in the Youth Ally Pilot Program against domestic and family violence, as well as consultation and involvement in Youth Week, Volunteer's Week, Senior's Week and Mental Health Week. It is anticipated the selected representatives have the desirable qualities to continue the valuable work of Youth Council.

Anticipated Resolution Completion Date:

6 April 2021

Attachments:

Nil.

Tabled Items:

Nil.

Report Prepared by: Community Development Officer

G/4.10. EOI - PUMP STATION EFFICIENCY

Responsible Officer: General Manager Operations

Council Meeting Date: 6 April 2021

File Ref: PE1.1

Purpose:

This report seeks a resolution from Council to make use of the provisions in s228(2)(b) of the *Local Government Regulation 2012*, that allows for the invitation of expressions of interest before considering whether to invite written tenders. This resolution is sought in relation to a pump optimisation pilot project for Councils waste-water network.

Officer's Recommendation:

That in accordance with Section 228(3) of the *Local Government Regulation 2012*, it would be in the public interest to invite expressions of interest from suppliers of sewerage network control enhancement technologies, before inviting written tenders, on the basis that Council wishes to identify options available to it, without making a commitment, for the purpose of thorough option analysis and planning.

Background:

Council's sewerage system is designed to transfer sewage and wastewater from each home or business to the waste-water treatment plants via house drains, sewers and pumping stations. Council is responsible for the maintenance, collection and disposal of sewerage from properties throughout the Gladstone Region. The way sewerage is dealt with is dependent on a property's location within the region.

Council has identified that current practices around pump station operations are not providing value for money with energy and maintenance costs being significant contributors to the council operational expenditure.

As part of its quest to seek improvement opportunities that will identify potential savings on maintaining and operating sewer services, and optimal control enhancements, Council wishes to investigate costed options for sewer pump stations and evaluation of pumping arrangements with the aim of:

- Identifying potential savings (maintenance, electricity etc.); and
- Optimal control strategy opportunities.

Options, Risk and Opportunity Analysis:

An Expression of Interest ('EOI') is intended to seek information from prospective contractors which will demonstrate the capacity to evaluate Council's current arrangements and propose optimal control enhancements for the waste-water and sewerage network and can result in a negotiation for a contract or development of a shortlist for a subsequent tender.

An EOI process will provide the following benefits:

- An opportunity to capture the entire market;
- View the technology range available, noting that this is a rapidly transforming technology space;
- Allow opportunity for proponents to present a fit for purpose solution based on our current infrastructure;

- The process would allow the flexibility to shortlist and refine the solution in a more collaborative nature with proponents;
- The parameters of a pilot program, could be clearly defined and options investigated based on the recommendations of industry experts; and
- Rather than Council specifying technology requirements, we would advise our objectives and current infrastructure specifications to allow experts in the field to analyse available options and advise the most prudent and efficient solution.

This is to be delivered within a single EOI document for Council's consideration, without making any commitments, until such time as an Invitation to Tender is issued and Council accepts an offer.

Communication and Consultation:

The Asset Performance and Monitoring Team have undertaken both internal and external engagements during investigation of options for optimisation of Council's sewerage and waste-water network.

The SCADA Team have been engaged in development of the scope and will also be included in evaluation of the proposals received, to ensure viability and compatibility with existing infrastructure and technology.

The Asset Performance and Monitoring Team have sought feedback from Rockhampton Regional Council and have been provided 'lessons learned' information about the deployment of their pump optimisation program.

Legal Strategy and Policy Implications:

Section 228(3) of the *Local Government Regulation 2012* states that the local government may invite expressions of interest only if it:

- a) decides, by resolution, that it would be in the public interest to invite expressions of interest before inviting written tenders; and*
- b) records its reasons for making the resolution in the minutes of the meeting at which the resolution was made.*

Additionally, Section 228(6) states that if the local government invites expressions of interest, the local government may:

- a) prepare a short list from the persons who respond to the invitation for expressions of interest; and*
- b) invite written tenders from those persons.*

Financial and Resource Implications:

There will be no cost incurred by Council for conducting the EOI, except for resource time in the preparation, management, evaluation and closure of the EOI, and LG Tenderbox advertising expense.

Summary:

Nil.

Anticipated Resolution Completion Date:

The intended release of the Expression of Interest will be in April 2020.

Attachments:

Nil.

Tabled Items:

Nil.

Report Prepared by: Manager Contracts and Procurement.

G/4.11. PSA 141-21 SUPPLY AND DELIVERY OF FILTERS

Responsible Officer: General Manager Operations

Council Meeting Date: 6 April 2021

File Ref: PE1.1

Purpose:

This report seeks resolution from Council to enter into a preferred supplier arrangement (PSA) with GPC Asia Pacific Pty Ltd Trading as Repco, for the supply and delivery of vehicle and heavy machinery filters.

Officer's Recommendation:

That Council:

1. Endorse the tender evaluation panel's recommendation and accept the offer from GPC Asia Pacific Pty Ltd Trading as Repco for PSA 141-21 Supply and Delivery of Filters; and
2. Authorise the Chief Executive Officer to enter into a 2-year contract with three 1-year extension options, with GPC Asia Pacific Pty Ltd Trading as Repco.

Background:

Council requires the supply, delivery and across the counter sales, of genuine and non-genuine filters for vehicles and heavy machinery. Filter requirements extend from small plant items such as saws and brush cutters through to larger items such as loaders and graders.

The supply of these filters supports in-house maintenance activities carried out at workshops in Gladstone, Calliope and Miriam Vale.

The supply of filters was previously included under PSA 19-19 Mechanical Parts and Accessories which has expired.

Options, Risk and Opportunity Analysis:

In accordance with section 233 of the Local Government Regulation 2012, a PSA will present the best longer-term value for Council over the proposed term, by reducing the preparation and evaluation of invitations every time the services are needed and by accumulating the demand for the service.

On 23 January 2021, Council released an Invitation to Tender ('ITT') to the open market via LG Tenderbox, in accordance with the tender process requirements set out in section 228 of the Local Government Regulation 2012.

The tender closed on 16 February 2021, with five (5) conforming submissions received. The offers were evaluated by a panel of subject matter experts, based on the criteria disclosed in the ITT which included:

Objective Evaluation Criteria	Weighting
Proposed Program/Schedule meets GRC timing requirements	20%
Offer demonstrates understanding of the scope and GRC's requirements	20%
Proposed resourcing addresses all aspects of the scope and GRC's requirements	10%
Nominated past projects performed meet GRC's experience requirements	10%
Price	25%
Local Content	15%

The offers were scored against the evaluation criteria as follows:

	Score (before Local Content)	Score (after Local Content)
GPC Asia Pacific PTY LTD.T/as Repco	68	83
Maxiparts QLD Pty Ltd	58	73
BURSON AUTOMOTIVE PTY LTD trading as BURSON AUTO PARTS	40	55
Komatsu Australia Pty Limited	30	45
BDS Mechanical Repairs Pty Ltd	39	39

The submission from GPC Asia Pacific PTY LTD.T/as Repco ("Repco") scored the highest overall, with a detailed conforming tender. The offer presented quality experience, understanding and methodology. Repco also nominated numerous dedicated delivery drivers and a parts interpreter, therefore also scored well for resourcing.

The tender evaluation panel recommends awarding to Repco as their submission presents the best overall offer to Council.

Communication and Consultation:

Communication throughout the term of this contract will occur between Council's workshops team and the supplier.

Legal Strategy and Policy Implications:

Council sought offers via LG Tenderbox in accordance with the Local Government Regulation 2012, Local Government Act 2009 and Council's Procurement Policy P-2018-12.

Council's endorsement of this tender award is in accordance with the Register of Delegations - Exercise of Statutory Powers and Financial Delegation Register.

The Officer's recommendation is based on the evaluation methodology and criteria in the ITT. There are risks associated with Council awarding a contract contrary to the officer's recommendation.

If Council is not satisfied with the evaluation methodology and criteria or the application thereof, Council may refer the matter back to officers for re-evaluation.

In the interests of probity, an amendment to the evaluation methodology and/or criteria may require referral back to tenderers so that they can each have the opportunity to make any changes to their offers having regard to the amended criteria prior to re-evaluation.

Financial and Resource Implications:

Council's annual expenditure for filters has been approximately \$920,000 and is a cost which is contained within approved budgets. It is however accepted by tenderers making offers for a PSA, that selection for the PSA gives no guarantee or representation as to the volume or value of orders to be issued by Council.

Summary:

Repco's submission was evaluated as presenting the best value to Council.

Anticipated Resolution Completion Date:

The contract will be executed in April 2021.

Attachments:

1. CONFIDENTIAL PSA 141-21 Offer Evaluation Report.

Tabled Items:

Nil.

Report Prepared by: Manager Contracts and Procurement.

G/4.12. PSA 145-21 MECHANICAL VENTILATION SERVICING & MAINTENANCE

Responsible Officer: General Manager Operations

Council Meeting Date: 6 April 2021

File Ref: PE1.1

Purpose:

This report seeks resolution from Council to enter into a preferred supplier arrangement (PSA) with Arama Investments (CQ) Pty Ltd as Trustee for Mada Family Trust trading as AC AIRE for the provision of mechanical ventilation servicing and maintenance.

Officer's Recommendation:

That Council:

1. Endorse the tender evaluation panel's recommendation and accept the offer from Arama Investments (CQ) Pty Ltd as Trustee for Mada Family Trust trading as AC AIRE for PSA 145-21 Mechanical Ventilation Servicing and Maintenance; and
2. Authorise the Chief Executive Officer to enter into a 2-year contract with three 1-year extension options with Arama Investments (CQ) Pty Ltd as Trustee for Mada Family Trust trading as AC AIRE.

Background:

Council requires a suitably qualified and experienced service provider to provide ongoing monthly servicing, reactive maintenance and installations as required for mechanical ventilation systems throughout the Gladstone Region.

Examples of the mechanical ventilation systems included within this specification are:

- Air-conditioning systems;
- Air handling equipment, including air handling units, fan coil units, fans (ceiling fans, wall fans, window fans, roof ventilators and evaporative air coolers);
- Ice Machines;
- Plantrooms;
- Ductwork;
- Fire Dampers;
- Electrical controls and interlocks; and
- Essential service mechanical systems.

Servicing of mechanical ventilation systems is specialised work as it must be competed in accordance with Australian Standards, HVAC Manual, Workplace Health and Safety Act, Fire and Rescue Services Act, Building Fire Safety Regulations, Building Act and Regulations, Building Code of Australia, AS/NZS 3666.2, AS 1851.6, Electrical Safety Act and Regulations, HB 40, the manufacturer's recommendations and other associated relevant codes, Acts and Regulations. The Art Gallery and the Entertainment Centre also require 1hr response times.

Options, Risk and Opportunity Analysis:

In accordance with section 233 of the Local Government Regulation 2012, a PSA will present the best longer-term value for Council over the proposed term, by reducing the preparation and evaluation of invitations every time the services are needed and by accumulating the demand for the service.

On 6 February 2021, Council released an Invitation to Tender ('ITT') to the open market via LG Tenderbox, in accordance with the tender process requirements set out in section 228 of the Local Government Regulation 2012.

The tender closed on 19 February 2021, with four (4) conforming submissions received. The offers were evaluated by a panel of subject matter experts, based on the criteria disclosed in the ITT which included:

Objective Evaluation Criteria	Weighting
Proposed Program/Schedule meets GRC timing requirements	10%
Proposed Program/Schedule addresses GRC's defined requirements	10%
Offer demonstrates understanding of the scope and GRC's requirements	15%
Proposed resourcing addresses all aspects of the scope and GRC's requirements	10%
Nominated past projects performed meet GRC's experience requirements	10%
Proposed Key Personnel have the qualifications and experience required by GRC	10%
Price	15%
Local Content	20%

The offers were scored against the evaluation criteria as follows:

	Score (before Local Content)	Score (after Local Content)
Arama Investments (CQ) Pty Ltd as Trustee for Mada Family Trust trading as AC AIRE	74	94
CANN, JOSHUA RYAN trading as Helicore Services	26	46
ENGIE Mechanical Service (Qld) Pty Ltd	39	44
Trane Thermo King Pty Ltd	28	33

The submission from Arama Investments (CQ) Pty Ltd as Trustee for Mada Family Trust trading as AC AIRE ("AC AIRE") scored the highest overall, with a detailed conforming tender. The offer excelled across all technical criteria, with a comprehensive program and response plans for callouts.

The head office of AC AIRE is in the Gladstone local government area.

The tender evaluation panel recommends the submission for AC AIRE as it presents the best overall offer to Council.

Communication and Consultation:

Communication throughout the term of this contract will occur between Council's property team and the supplier.

Legal Strategy and Policy Implications:

Council sought offers via LG Tenderbox in accordance with the Local Government Regulation 2012, Local Government Act 2009 and Council's Procurement Policy P-2018-12.

Council's endorsement of this tender award is in accordance with the Register of Delegations - Exercise of Statutory Powers and Financial Delegation Register.

The Officer's recommendation is based on the evaluation methodology and criteria in the ITT. There are risks associated with Council awarding a contract contrary to the officer's recommendation.

If Council is not satisfied with the evaluation methodology and criteria or the application thereof, Council may refer the matter back to officers for re-evaluation.

In the interests of probity, an amendment to the evaluation methodology and/or criteria may require referral back to tenderers so that they can each have the opportunity to make any changes to their offers having regard to the amended criteria prior to re-evaluation.

Financial and Resource Implications:

Council's annual expenditure for mechanical ventilation servicing and maintenance has been approximately \$240,000 and is a cost which is contained within approved budgets. It is however accepted by tenderers making offers for a PSA, that selection for the PSA gives no guarantee or representation as to the volume or value of orders to be issued by Council.

Summary:

AC AIRE's submission was evaluated as presenting the best value to Council.

Anticipated Resolution Completion Date:

The contract will be awarded in April 2021.

Attachments:

1. CONFIDENTIAL PSA 145-21 Offer Evaluation Report.

Tabled Items:

Nil.

Report Prepared by: Manager Contracts and Procurement.

G/4.13. TENDER 184-21 CAPTAIN COOK DRIVE RESURFACING

Responsible Officer: General Manager Operations

Council Meeting Date: 6 April 2021

File Ref: PE1.1

Purpose:

This report seeks resolution from Council to enter into a contract with Fulton Hogan Industries Pty Ltd to complete asphalt overlay works on Captain Cook Drive, Agnes Water to Seventeen Seventy.

Officer's Recommendation:

That Council:

1. Endorse the tender evaluation panel's recommendation and accept the offer from Fulton Hogan Industries Pty Ltd for tender 184-21 Captain Cook Drive Resurfacing; and
2. Authorise the Chief Executive Officer to enter into a contract and associated contract variations within the approved budget, with Fulton Hogan Industries Pty Ltd for tender 184-21 Captain Cook Drive Resurfacing.

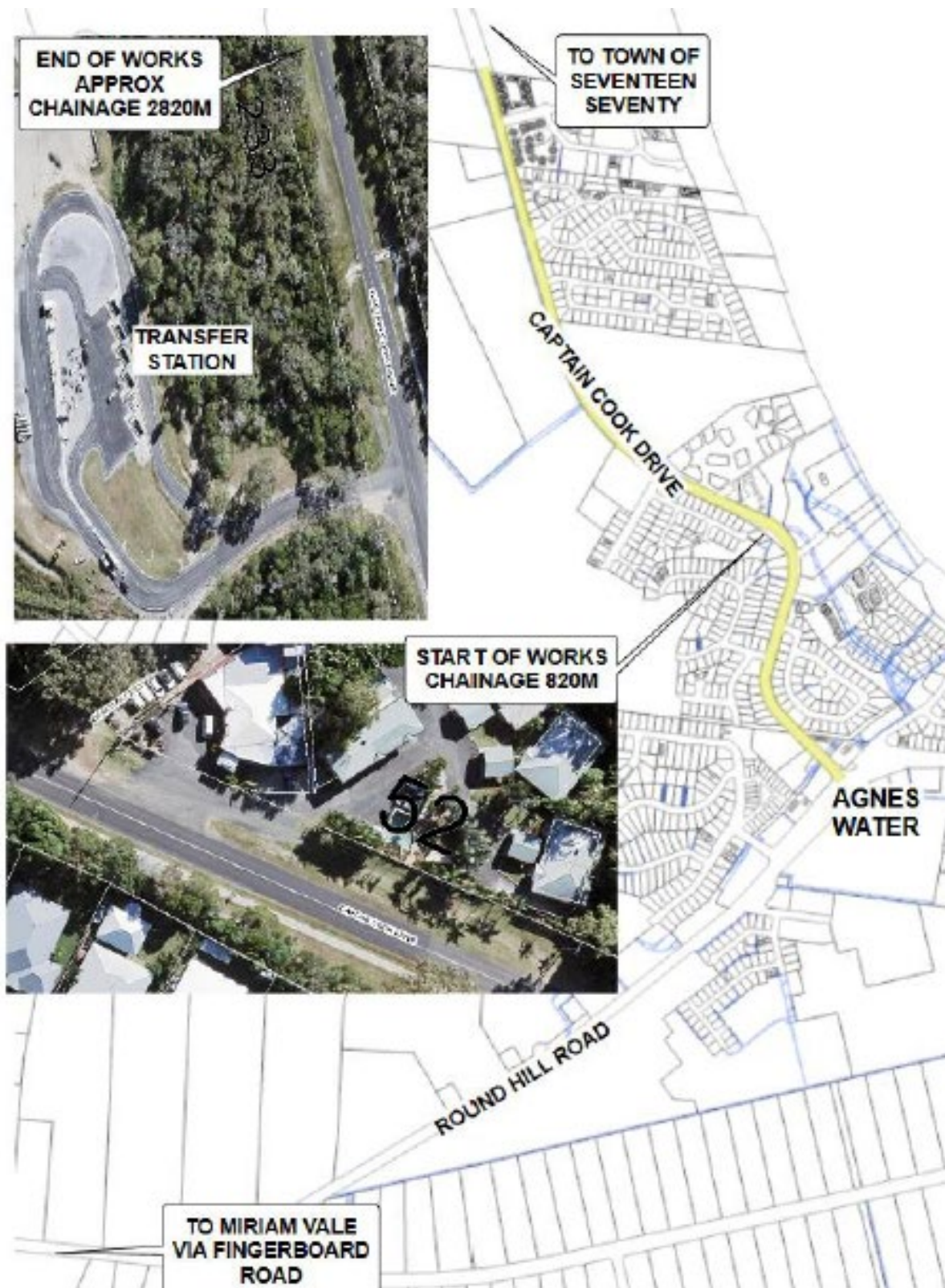
Background:

Council requires a suitably qualified contractor to repair, renew and upgrade existing road surfaces on Captain Cook Drive, Agnes Water to Seventeen Seventy. Captain Cook Drive is the sole access road servicing the community of Seventeen Seventy. Currently there exist varying surfaces, road widths, road hierarchy and speed environs with multi-purpose road and side accesses to residential, semi-urban and commercial properties.

Works include but are not limited to:

- Prepare existing road surfaces;
- Profiling edges and milling of unsuitable pavements;
- Sealing exposed pavement areas;
- Various Areas requiring full width SAMI seals prior to; and
- Asphalt overlays to Department of Transport and Main Roads (DTMR) standards and specifications.

This is a Works for Queensland funded project.



Options, Risk and Opportunity Analysis:

On 23 February 2021, Council released a Request for Quote ('RFQ') to three (3) contractors on LocalBuy BUS270, in accordance with the exception for LGA arrangement as set out in section 234 of the *Local Government Regulation 2012*.

The quote closed on 23 February 2021, with three (3) conforming submissions received.

The offers were evaluated by a panel of subject matter experts based on the criteria disclosed in the RFQ which included:

Objective Evaluation Criteria	Weighting
Proposed Program/Schedule meets GRC timing requirements	15%
Proposed Program/Schedule addresses GRC's defined requirements	10%
Offer demonstrates understanding of the scope and GRC's requirements	15%
Proposed resourcing addresses all aspects of the scope and GRC's requirements	10%
Nominated past projects performed meet GRC's experience requirements	15%
Proposed Key Personnel have the qualifications and experience required by GRC	10%
Price	10%
Local Content	15%

The offers were scored against the evaluation criteria as follows:

	Score (before Local Content)	Score (after Local Content)
Fulton Hogan Industries Pty Ltd	63	78
Boral Resources (QLD) Pty Ltd	52	52
COLAS Queensland Pty Ltd	38	38

The submission from Fulton Hogan Industries Pty Ltd ("Fulton Hogan") scored the highest overall, with a detailed conforming tender. The Fulton Hogan offer presented quality experience and personnel, in addition to an excellent level of detail and planning throughout the program. Fulton Hogan also have a strong presence in the Gladstone Region.

The tender evaluation panel recommends the submission for Fulton Hogan as it presents the best overall offer to Council.

Communication and Consultation:

Regular meetings between the project team, stakeholders and the contractor will take place throughout the delivery of the project.

Legal Strategy and Policy Implications:

Council sought offers via LG Tenderbox in accordance with the Local Government Regulation 2012, Local Government Act 2009 and Council's Procurement Policy P-2018-12.

Council's endorsement of this tender award is in accordance with the Register of Delegations - Exercise of Statutory Powers and Financial Delegation Register.

The Officer's recommendation is based on the evaluation methodology and criteria in the ITT. There are risks associated with Council awarding a contract contrary to the officer's recommendation.

If Council is not satisfied with the evaluation methodology and criteria or the application thereof, Council may refer the matter back to officers for re-evaluation.

In the interests of probity, an amendment to the evaluation methodology and/or criteria may require referral back to tenderers so that they can each have the opportunity to make any changes to their offers having regard to the amended criteria prior to re-evaluation.

Financial and Resource Implications:

The offer made by Fulton Hogan Industries Pty Ltd for \$914,452.57 ex GST is fully funded by Works for Queensland funding.

Summary:

Fulton Hogan Industries Pty Ltd's submission was evaluated as presenting the best value to Council.

Anticipated Resolution Completion Date:

The contract will be awarded in April 2021.

Attachments:

1. CONFIDENTIAL 184-21 Offer Evaluation Report.

Tabled Items:

Nil.

Report Prepared by: Manager Contracts and Procurement.

G/4.14. BIOSECURITY PROGRAM (SURVEILLANCE) WINTER 2021

Responsible Officer: General Manager Customer Experience

Council Meeting Date: 6 April 2021

File Ref: EM12.6

Purpose:

To seek Council approval by resolution to implement a Biosecurity Program (Surveillance) under the *Biosecurity Act 2014 (Qld)* to monitor the compliance of landholders with restricted and prohibited matter of African Tulip Tree, Giant Rat's Tail Grass, Groundsel Bush, Harrisia Cactus, Mesquite, Parkinsonia, Parthenium, Prickly Pear spp., Rubber Vine and Tilapia in the Gladstone Region.

Officer's Recommendation:

That in accordance with section 235 of the *Biosecurity Act 2014*, Council authorise the attached Biosecurity Program (Surveillance) for the period 1 May 2021 to 31 October 2021.

Background:

The *Biosecurity Act 2014* (the Act) allows local governments to adopt 'Biosecurity Programs' to manage biosecurity risks within their local government area. Section 232 of the Act provides for a local government to undertake two types of biosecurity programs, being:

Surveillance program

Used to monitor compliance with the Act; confirm the presence, absence, levels of extent of a biosecurity matter; and monitor the effectiveness of risk response measures by stakeholders.

A prevention and control program

Used when biosecurity matter is in an area that poses a significant biosecurity risk and may be used to prevent the entry, establishment or spread of biosecurity matter, or manage, reduce or eradicate biosecurity matter.

Under Gladstone Regional Council's Biosecurity Plan 2021-2025, success indicator 1.4 - 1.4.3 and 2.3 - 2.3.1 requires Council to implement biosecurity programs to target priority invasive species within the Gladstone region. The biannual program is proposed to be implemented based on the following framework:

- When Gladstone Regional Council's weather is less influenced by rainfall events (i.e. when cold fronts and high-pressure systems are more dominant) and priority invasive species are less active, Council will target localities adjacent to core infestations of priority invasive species and attempt to identify outlying infestations. The results from these inspections will feed back into compliance activities when biosecurity matters are more active.
- When Gladstone Regional Council's weather is more influenced by rainfall events (i.e. when monsoonal troughs and low-pressure systems are more dominant) and priority invasive species are more active, Council will target localities with core infestations of priority invasive species for compliance activities.

Options, Risk and Opportunity Analysis:

Council has a statutory obligation to monitor compliance with the Act to ensure landholders are discharging their General Biosecurity Obligation on their properties to prevent the spread of restricted and prohibited

material. The proposed 2021 Winter Biosecurity Surveillance Program (Attachment 1) undertaken from 01 May 2021 to 31 October 2021 aims to

- Monitor landholder compliance in accordance with the Act;
- Identify other areas in the region where the target species exist and/or are absent; and
- Enable the Pest Management team to undertake proactive work.

These invasive species are identified in Council's Biosecurity Plan 2021-2025 as Prevention, Eradication and Containment Invasive Species; are the most active invasive species during winter and the dry season and have been attributed to the most customer service requests for the 2019-20 period. The species are considered the biggest concern to the region's industry, landholders and customers specifically:

- African Tulip Tree
- Giant Rats Tail Grass;
- Groundsel Bush;
- Harrisia Cactus;
- Mesquite
- Parkinsonia;
- Parthenium;
- Prickly Pear Spp.;
- Rubber Vine and
- Tilapia

The program will focus on all localities in the region as:

- The Pest Management Team is dispersed in the Southern, Central and Northern parts of the region, therefore provide coverage of the whole region;
- Reactive work is undertaken in areas that contain known active infestations and performing compliance; and
- It enables Proactive work, whereby we can inspect and survey other areas to determine the presence and absence of target species.

The Proactive work will allow the species to be mapped, compliance to be undertaken and will also provide insight and information to design programs and schedules that are efficient and effective, and further our progress towards the Biosecurity Program Success Indicators.

Option One

The program contained in the recommendation is tabled for consideration.

Option Two

Develop a new program, that lists specific locations. This would allow the community to know what areas we are targeting. The risk being where a property lies outside this location officers are to seek consent to allow entry to inspect or alternatively a new program be developed and return to Council for endorsement.

Option Three

Do Nothing. This would mean officers seek consent to allow entry to all properties to inspect and carry out compliance, rather than an overarching program that allows this for all locations.

Communication and Consultation:

Relevant officers in Customer Experience and Strategic Asset Performance have been consulted in the development of the proposed Biosecurity Program (Surveillance).

As required under the section 239 (2) of the Act, consultation with the Chief Executive of the Department of Agriculture and Fisheries regarding the biosecurity program occurred on 26 February 2021.

External notification in accordance with the requirements of the *Biosecurity Act 2014* will be made following Council resolution.

Legal Strategy and Policy Implications:

Section 235 (2)(b) of the Act outlines that the authorisation of a biosecurity program made by a local government must be authorised by resolution of the local government.

Financial and Resource Implications:

The costs of undertaking the proposed Biosecurity Program (Surveillance) are incorporated within the existing operational budget for the Pest Management cost centre.

Summary:

The Biosecurity Program (Surveillance) assists in meeting Council's obligation to monitor the provisions of the *Biosecurity Act 2014*.

Anticipated Resolution Completion Date:

1 May 2021 to allow Council to provide fourteen (14) days public notice, including notification to:

- Each department or government owned corporation responsible for land in the area to which the biosecurity program relates; and
- The public via Council's website.

Attachments:

1. 2021 Winter Biosecurity Surveillance Program

Tabled Items:

Nil.

Report Prepared by: Manager Biosecurity and Environmental Health

G/5. COUNCILLORS REPORT

Nil.

G/6. URGENT BUSINESS

Nil.

G/7. NOTICE OF MOTION

Nil.

G/8. CONFIDENTIAL ITEMS

Nil.