



GLADSTONE
REGIONAL COUNCIL

GENERAL MEETING MINUTES

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

On Tuesday 1 June 2021

Commencing at 9.00am

Leisa Dowling
CHIEF EXECUTIVE OFFICER

Table of Contents

ITEM	PAGE
G/0.3.2. APOLOGIES AND LEAVE OF ABSENCE	4
G/0.3.3. MESSAGES OF CONDOLENCE	5
G/0.3.4. DECLARATION OF INTERESTS	6
G/1. MAYORAL STATEMENT OF CURRENT ISSUES	7
G/2. CONFIRMATION OF MINUTES	8
G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 18 MAY 2021	8
G/3. OFFICERS' REPORTS	9
G/3.1. DEVELOPMENT APPLICATION 37/2020 FOR A VARIATION REQUEST FOR A MATERIAL CHANGE OF USE OF PREMISES FOR A SHORT-TERM ACCOMMODATION USE AND A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE OF PREMISES FOR A THEATRE	9
G/3.2. COMMUNITY DEVELOPMENT STRATEGY	20
G/4. DEPUTATIONS	21
G/5. COUNCILLORS REPORT	22
G/6. URGENT BUSINESS	23
G/7. NOTICE OF MOTION	23
G/8. CONFIDENTIAL ITEMS	23

Elected Members

Councillor - Mayor M J Burnett
Councillor G G Churchill (via teams)
Councillor K Goodluck
Councillor R A Hansen
Councillor D V O'Grady
Councillor C A Trevor
Councillor N Muszkat (arrived at 9:05am)
Councillor C Cameron
Councillor D Branthwaite

Officers

Mrs L Dowling (Chief Executive Officer)
Mrs R Millett (Executive Secretary)
Mrs B Saunders (Manager Governance)
Mr M Holmes (General Manager Finance Governance and Risk)
Mr R Huth (General Manager Customer Experience)
Mr J Tumbers (General Manager Operations)
Ms K Lee (General Manager Community Development and Events)
Mr L Griffiths (Manager Engagement and Partnerships)
Ms H Robinson (Manager Development Services)
Mr M Francis (via teams)
Mr T Mienie (via teams)

G/0.3.2. APOLOGIES AND LEAVE OF ABSENCE

Nil.

G/0.3.3. MESSAGES OF CONDOLENCE

Mayor Burnett mentioned the passing of Aurora Clements Alexander. Aurora passed away on 30 May 2021, the weekend just gone. Aurora is the mother to Jay, Tate, Hollie, Brydie and Jorjia Alexander, a very well known family in the Gladstone region. Aurora's funeral will be on Friday 4 June at 10:00am at the Boyne Tannum Memorial Parklands Crematorium Chapel and everyone is asked to wear a shade of blue in her memory. The Alexander family have had a tough time, the children lost their father Paul last year as well. We send our condolences out to Jay, Tate, Hollie, Brydie, Jorjia and the entire Alexander family in Gladstone.

G/0.3.4. DECLARATION OF INTERESTS

Nil.

G/1. MAYORAL STATEMENT OF CURRENT ISSUES

Firstly I'll start with the hugely successful Santos GLNG Mayor's Charity Ball, right here at the Gladstone Entertainment Convention Centre (GECC) on Saturday night. Sold out event, sold out in 45 minutes, and approximately 450 people at the GECC had a fantastic night raising funds for our 4 local beneficiaries N hulundu Health Service, The Zonta Club of Gladstone, Gladstone MindCare and Roseberry Queensland. I think we are going to come pretty close to \$100,000, don't know for sure as they haven't done the final tallies, but we certainly raised a lot of money and the team did an amazing job. And not just the volunteer committee, not just the youth council but everybody else who got involved on the night but to Kylie Lee, General Manager Community Development and Events and the entire team here at the GECC, the way they transformed this building into the starry night, they certainly need to be congratulated. As per usual they just do a fantastic job. Thank you to everyone who purchased tickets, thank you to everyone who sponsored, there are too many sponsors, local businesses and industries to name. Our goal was to raise \$75,000 and we've definitely reached that, that's for sure.

Also, earlier in the month on the 20th May, I was in Brisbane, and Agnes Water and Seventeen Seventy was awarded the Queensland Top Tourism Small Town Award and is now onto the finals later next month. Noosa also won the Top Tourism Town Award for Queensland. Noosa and Agnes Water and Seventeen Seventy will represent Queensland at the finals and hopefully both our Queensland towns can take out the national awards. That weekend was also the Seventeen Seventy festival and the community was loving the fact that they won the Top Tourism Town Award and everyone was getting their photo taken with the trophy and the community spirit at Agnes Water and Seventeen Seventy was well and truly alive. On the 27th May, the Cancer Council Queensland hosted their Australia's Biggest Morning Tea, raising funds for the Cancer Council at the Gladstone Bowls Club. Their next big event is the Relay for Life. The Relay for Life this year is on Saturday 24 July and bit of a different event this year, they are hosting a 9 hour event, so if you can't walk for 24 hours and you can walk for 9, it starts at 12:00pm and goes to 9:00pm on Saturday 24 July at Chanel College.

Last night here at the entertainment centre, and there were many Councillors in attendance, thank you for that, we were honoured to induct Wes Walker into the GECC Hall of Fame, alongside Jeannine Butler. Congratulations Wes for all the work he has done for the Friends of the Theatre and the local entertainment sector here in the Gladstone region, he has given so much of his life to that so congratulations Wes. Our second inductee into the GECC Hall of Fame, as I mentioned, Jeannine Butler was first and COVID put it on hold for a bit, but now we're back. Congratulations Wes.

This weekend, heaps of things happening in the Gladstone Region, we have the Rally in the Valley in the Boyne Valley, Eco Fest on Sunday at Tondoon Botanic Gardens and Boyne Tannum Arts Business & Community Association (BTABC) are bringing back the Beach Arts Music (BAM) markets at Millennium Esplanade on Saturday after a year of hiatus.

I want to give a shout out to the CEO and team at the Callide Power Station. Andrew Bills, the CEO, advised that after the fire that occurred last week which basically blacked out around half a million homes and businesses in Queensland, that it is the company's intention to rebuild the C4 turbine which is fantastic news for our neighbours in Biloela. I know the Mayor of Banana Shire Council, Nev Ferrier, and his team will be very happy to hear that. 260 people employed at that power station and it's great to see that our neighbours won't be losing that very important part of their economy.

G/2. CONFIRMATION OF MINUTES

G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 18 MAY 2021

Responsible Officer: Chief Executive Officer

Council Meeting Date: 1 June 2021

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the General Meeting held on 18 May 2021.

Officer's Recommendation:

That the minutes of the General Meeting of Council held on 18 May 2021 be confirmed.

GM/21/4514 Council Resolution:

Moved Cr Goodluck
Seconded Cr Cameron

That the Officer's Recommendation be adopted.

CARRIED

G/3. OFFICERS' REPORTS

G/3.1. DEVELOPMENT APPLICATION 37/2020 FOR A VARIATION REQUEST FOR A MATERIAL CHANGE OF USE OF PREMISES FOR A SHORT-TERM ACCOMMODATION USE AND A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE OF PREMISES FOR A THEATRE

Responsible Officer: General Manager Customer Experience

Council Meeting Date: 1 June 2021

File Ref: DA/37/2020; DB1.7

Development Application:

Application Number:	DA/37/2020
Applicant:	Yaralla Sports Club Incorporated C/- Ben Lewis – Bartley Burns
Owner:	Yaralla Sports Club Incorporated
Confirmation Notice:	18 November 2020
Location:	20 O'Connell Street, Barney Point QLD 4680
RPD:	Lot 2 SP 247424
Area:	1.335 hectares
Current Use of Land:	Sports Club (Food, Gaming and Licensed Premises), Sport and Recreation Facility (Yaralla Fitness Centre) & Motel (60 rooms)
Zoning:	Sport and Recreation Zone
Proposal:	Variation Request – Short-term Accommodation Use & Development Permit – Material Change of Use - Theatre
Planning Scheme:	<i>Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2</i>
Public Notification Period:	10 December 2020 to 8 February 2021
Number Of Submissions:	Two (2) Properly Made Submissions

Purpose:

The purpose of this report is to assess Development Application 37/2020 for a Variation Request for a Material Change of Use of Premises for a Short-Term Accommodation Use and a Development Permit for a Material Change of Use of Premises for a Theatre (Cinema) located at 20 O'Connell Street, Barney Point QLD 4680.

Officer's Recommendation:

That Development Application 37/2020 for a Variation Request for a Material Change of Use of Premises for a Short-Term Accommodation Use be refused and the Development Permit for a Material Change of Use of Premises for a Theatre (Cinema) located at 20 O'Connell Street, Barney Point QLD 4680 be approved, subject to reasonable and relevant conditions.

Statement 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 Theatre (Cinema) located at 20 O'Connell Street, Barney Point QLD 4680.

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; and • Strategic Airports and Aviation Facilities.
<i>Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2</i>	<ul style="list-style-type: none"> • Strategic Framework; • Airport Environs Overlay Code; • Sport and Recreation 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 Variation Request conflicts with the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2* based on the common material submitted.
3. The Theatre does not comply with elements of the Strategic Framework or Sport and Recreation Zone Code. However, a balanced assessment with consideration of other relevant matters was conducted to determine no adverse impacts from the proposal, thus approving the Theatre at the subject site.

Reasons for refusal of the Variation Request component:

- Economic and Community Need for additional Short-term Accommodation in Gladstone has not been determined.
- The suitability of this site and zone as an appropriate location for (additional) Short-term Accommodation under the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2* has not been demonstrated.
- Location, size and scale of the proposed Short-term Accommodation has not been demonstrated via a Master Plan.
- The rights of the community should be protected in maintaining the right to view, consider/comment or make submission on development that has not addressed the above points.
- There is no community benefit to vary the Planning Scheme for this use type.
- The proposal is in conflict with the Strategic intent of the Planning Scheme.
- The proposal does not overcome the conflict with the Sport & Recreation Zone.

Reasons for approval of the Material Change of Use (Theatre) despite any non-compliance with certain benchmarks:

Benchmark reference:	Reasons for the approval despite non-compliance with benchmark:
Strategic Framework – Theme 3.3 – Gateway to the World	Consideration of other relevant matters to balance the noncompliance with the Strategic Framework.

Strategic Framework – Theme 3.4 – Community Living	Consideration of other relevant matters to balance the noncompliance with the Strategic Framework.
Strategic Framework – Theme 3.6 – Building it Better: Our Urban Areas	Consideration of other relevant matters to balance the noncompliance with the Strategic Framework.
Sport and Recreation Zone Code – Table 6.2.8.3.1 – Acceptable Outcome 4.1 and 4.2.	Compliance with Sport and Recreation Zone Code – Table 6.2.8.3.1 - Acceptable Outcome 4.1 and 4.2 via a condition.
Sport and Recreation Zone Code – Table 6.2.8.3.1 – Performance Outcome 6 and 7.	Consideration of other relevant matters to balance the noncompliance with the Zone Code were considered.
Sport and Recreation Zone Code – Table 6.2.8.3.1 – Performance Outcome 15.	Compliance with Sport and Recreation Zone Code – Table 6.2.8.3.1 – Performance Outcome 15 via a condition.
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 4.2.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 4.2 via a condition.
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 9.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 9 via a condition.
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 11.1.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 11.1 via a condition.
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 12.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 12 via a condition.
Development Design Code – Table 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 – Table 9.3.2.3.1 – Acceptable Outcome 21 and 22.1.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 21 and 22.1 via a condition.
Landscaping Code – Table 9.3.5.3.1 – Acceptable Outcome 2.2.	Compliance with Landscaping Code – Table 9.3.5.3.1 – Performance Outcome 2.2 via a condition.
Landscaping Code – Table 9.3.5.3.1 – Acceptable Outcome 7.1.	Compliance with Landscaping Code – Table 9.3.5.3.1 – Acceptable Outcome 7.1 via a condition.

Relevant matters for impact assessable development:

- The proposed development of a theatre (cinema) represents a logical, appropriate and complementary addition to approved lawful uses being undertaken on the Land in support of Sport & Recreation activities on site.
- The proposed development would not reduce the community’s access to an appropriate range of sport and recreation facilities at this site, or the wider region.
- The proposed development provides a public benefit by developing a modern and attractive cinema offering incorporating a purpose built facility designed for a regional community.
- The proposed development and associated parking would complement the adjoining sporting fields ability to operate with improved direct access and parking.
- The proposed development will not result in any adverse amenity outcomes to adjoining areas.

- The proposed development advances the purposes of the *Planning Act 2016* by providing for the cultural and social wellbeing of people and communities.
- The proposed development and conditions comply with the assessment benchmarks
- The proposed development has strong community support

Matters raised in submissions for impact assessable development:

Submission	Officer's Response
Application Status	
<p>The Traffic Impact Assessment report submitted relies upon carparking area and associated vehicle access that are situated on the adjoining lot. This lot is considered to be part of the Development Application and consequently, the Development Application was required to be accompanied by the written consent of the owner of that land. The application was not accompanied by such written consent and as a result, the Development Application is not a "properly made application" for the purposes of the Act.</p>	<p>The Development Application seeking new uses onsite is for Lot 2 on SP247424, which is owned by Yaralla Sports Club. The existence of an executed lease and easement over the adjoining lot demonstrated the lawful access and use of the car parking area. As such, the proposal is deemed Properly Made in accordance with the Act.</p>
Conflict with the Strategic Framework	
<p>Approval of the proposed cinema would be clearly inconsistent with the Planning Scheme's hierarchy of centres and the provisions of the Strategic Framework, which we note are the highest order provisions in the Planning Scheme and prevail over all other components of the Planning Scheme in the case of an impact assessment, as is the case here.</p> <p>The Planning Scheme's strategic framework outlines the centre hierarchy within the region.</p> <p>The approval of the proposed cinema would constitute the approval of a centre activity on non-centre zoned land, in clear conflict with the above discussed provisions of the Strategic Framework. It would also be inconsistent with the hierarchy of centres, by adversely impacting upon the ability of Gladstone Central to achieve the Planning Scheme's aspirations for the use of that site.</p> <p>Gladstone Central is included within the Centre zone and is identified by the Strategic Framework as a major shopping centre within its hierarchy of centres. The Strategic Framework also explicitly recognises the existence of a cinema within Gladstone Central and the role that cinema, amongst other uses, plays in Gladstone Central achieving the Planning Scheme's mixed-use aspirations for</p>	<p>Whilst the planning scheme makes reference to a 'cinema' in the Strategic Framework in relation to Gladstone Central, this was merely a description on the operating uses at the time of preparing the planning scheme. To date, several changes in tenancies has occurred, seeing a shift in the previous after-hours retailing destination.</p> <p>The Gladstone Central complex, one of many centre zoned locations in the planning scheme, enjoys several provisions of Accepted Development pertaining to entertainment and recreational uses to balance the tenancy mix they desire, and the planning scheme acknowledges. Linking the success of the centre to one of these uses not prescribed by the planning scheme.</p> <p>It is noted by the Applicant within the response to submissions that the opportunity exists for the potential tenancy to be repurposed or redeveloped for a number of suitable development types (as set out in the planning scheme). This repurposed tenancy may align with the suggested renovation and marketing overhaul conducted by the current owner.</p> <p>When reviewing provisions of entertainment facilities for a region with the current population, it is considered restrictive to assume that entertainment uses can only be accommodated</p>

<p>that centre (Gladstone Central) has been affected by the recent overall downturn in the local economy and is presently experiencing a number of vacancies, impacting its ability to function as a mixed-use centre in the way envisaged by the Planning Scheme.</p>	<p>in centre zones, which are generally dominated by retail/commercial establishments (each site to be considered relevant to its values and constraints for such a use). As such, it is considered that other matters have balanced the inconsistencies with the planning scheme, thus recommending the development for approval.</p>
<p>Economic and Community Need</p>	
<p>The Ethos Urban Economic Need Assessment report submitted as part of the Development Application concedes that there is only a present need for one cinema complex within the Gladstone region and that this is unlikely to change in the short term, with the inevitable consequence being that the approval of the proposed cinema will likely result in the loss of cinemas from Gladstone Central.</p>	<p>The planning scheme has considered all centre zones as potential suitable locations for a Theatre but does not influence commercial competition. The common material submitted does not provide a detailed site analysis of potential suitably zoned sites.</p> <p>It is acknowledged that both Economic Needs Assessment reports state the current population is suitable for one (1) Theatre operator. Additionally, the Applicant seeking the establishment of a Theatre at this location will result in the relocation from the existing site; maintaining one cinema operator in the region.</p> <p>As previously discussed, the proposal does not preclude future development or redevelopment of the Gladstone Central complex.</p> <p>Given the longstanding lifestyle package provided by Yaralla Sports Club that includes the cinema benefits with the current operator, the Applicant has proposed the subject site to acknowledge the existing relationship and build upon the Club's presence in the Gladstone community. This has been considered as a positive outcome which outweighed the negatives associated with the zoning requirements in the planning scheme.</p>
<p>Conflict with the Zone</p>	
<p>The Planning Scheme is clear that the only uses intended to be accommodated in the Sport and Recreation zone are sporting and active recreation uses, non-recreation uses that support such uses and compatible community-related activities. The proposed cinema cannot properly be characterised as any of those uses and the approval of the proposed cinema would consequently be inconsistent with the purpose, overall outcomes and performances outcomes in the Sport and Recreation zone code.</p>	<p>The non-compliance with the Sport and Recreation Zone is not sufficient to refuse the proposal without consideration of the existing uses on the site and other relevant matters. The proposal does not impact on the operation of the existing uses, including the sport and recreation components.</p> <p>In a regional context, the provision of alternative entertainment locations separate to centre orientated development promotes choice and variety of social activation where appropriately located. In response, although the proposal has not been envisaged in the current location or zone by the planning scheme, the Theatre will</p>

	not undermine the Sport and Recreation Zone intent and has balanced the merit of the proposal on this site to justify an approval.
Amenity	
The Development Application also fails to demonstrate that there will be no unreasonable amenity impacts from the proposed cinema (required for compliance with P05 of the Sport and Recreation zone) as a consequence of the extended trading hours (to 1 am), which we note is 3 hours later than the acceptable outcome of 10pm, in circumstances where the proposed development is located within an established low-density residential area.	The proposal complies with the built form requirements of the planning scheme and there is a clear absence of amenity impacts from the existing premises by virtue of the nature of the built form for the proposed use and integration with the existing established uses onsite. Impacts from the proposal are unlikely to be greater than the existing operation well known and accepted at this site with operation hours of 5am to 4am each day. Furthermore, the proposal is sufficiently separated from the residential land by either car parking, road reserve or the adjoining sporting fields to mitigate noise and lighting impacts.
Car parking	
The Traffic Assessment Report, that in the absence of the carparking areas on Lot 1, the carparking provision provided on Lot 2 is inadequate and consequently, the proposed development would be inconsistent with the purpose, overall outcomes and performances outcomes of the Development design code.	To demonstrate compliance against Acceptable Outcome 9 of the Development Design Code, a condition has been recommended for the Applicant to construct the minimum parking and bicycle spaces in accordance with the planning scheme policy. As such, the proposal complies with the relevant assessment benchmarks.
Relocation	
The current cinema complex is completely adequate for this city. It is purposely constructed and located in a city complex whereas Yaralla is basically a sports complex and should remain as such. Should Yaralla be given the approval sought the current cinema complex will probably end up another white elephant in our city centre. This is something we should avoid as we have so many empty complexes around town at present.	Given the array of suitable uses within the Centre Zone, there is foreseen opportunity to redevelop the tenancy, demonstrating that blight is an unlikely outcome at the current premises, noting the cinemas current location and street presence is not unique result in positive redevelopment outcomes.

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
A1.01	P2	Site Plans	BSPN Architects	20/10/2020
A1.11	P2	Ground Level Plan Part A – Existing + Demolition	BSPN Architects	20/10/2020
A1.12	P2	Ground level Plan Part B – Existing + Demolition	BSPN Architects	20/10/2020
A1.21	P2	Proposed Ground Floor Plan	BSPN Architects	20/10/2020
A1.22	P2	Proposed Level 1 Floor Plan / Catwalk Access	BSPN Architects	20/10/2020
A2.01	P2	Elevations – Sheet 1	BSPN Architects	20/10/2020
A2.02	P2	Elevations – Sheet 2	BSPN Architects	20/10/2020
A2.03	P2	Elevations – Sheet 3	BSPN Architects	20/10/2020
A3.01	P2	Sections	BSPN Architects	20/10/2020
A10.01	P2	3D Views	BSPN Architects	20/10/2020
A10.02	P2	3D Views	BSPN Architects	20/10/2020

Special Conditions

3. Prior to the lodgement of the first Development Permit for Building Works, the Applicant is to submit to Council for approval, an internal pedestrian network connectivity plan that achieves the desirable levels of Crime Prevention through Environmental Design.

Advisory Note: The guideline can be located in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.

4. Prior to the lodgement of the Development Permit for Operational Works, the Applicant must submit the followings plans for approval by Council in accordance with DA/32/2020 - Boundary realignment:
 - a. Detailed car parking layout plans in accordance with AS2890;
 - b. The location of disabled parking space and its associated shared space which comply with the requirements of AS2890;
 - c. The swept path diagram for a B99 vehicle manoeuvring throughout the site. The swept path shall not extend into any car parking spaces or footpath areas on the proposed curved roadway near the Club entrance in the vicinity of the proposed footpath widening; and
 - d. The location of bicycle parking.

Operational Works

5. A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction. The Development Application for Operational Works is to include the following:
 - a. Road works (including signage, footpaths and driveways);
 - b. Stormwater Management (quantity, flood and drainage control);
 - c. Car parking design;
 - d. Street lighting and electrical; and
 - e. Landscaping, environmental protection and associated works.
6. 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>.

Building, Plumbing and Drainage Works

7. 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.
8. 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.
9. Prior to the commencement of the use, 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.
10. As part of Building Works, all outdoor lighting is to comply with Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.
11. Prior to the commencement of the use, 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.

Water Infrastructure

12. Prior to the commencement of the use, any associated fire service infrastructure is to be located within the property boundary and determined by Queensland Fire Emergency Services (QFES).
13. Prior to the commencement of the use, 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>.

Stormwater Infrastructure

14. Upon commencement of the use, all stormwater runoff must be piped from roofed areas and discharged to a kerb and channel drainage system in a Council controlled road, or an approved inter allotment stormwater drainage system, in accordance with the *Queensland Urban Drainage Manual 2017*.

Transportation Services

15. Prior to the commencement of the use, an additional 78 car parking spaces are to be constructed, including designated disabled car parking spaces. These spaces and all 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.
16. At all times during the construction of the Theatre, the Applicant is to make available and maintain, at a minimum, the current provision of 250 car parking spaces.
17. Prior to the commencement of the use, an additional 4 bicycle spaces are to be constructed onsite within 30m walking distance to the entry of the use. All bicycle spaces are to be constructed in accordance with AS2890.3 (2015).
18. As part of Operational Works, the Applicant is to upgrade the existing crossover accessing the development site from O'Connell Street to a Type B2 (7m) and the existing crossover at Bell Street to a Type C1 or C2 in accordance with 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>.

19. 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>.

20. As part of Operational Works, a 2 metre wide concrete footpath for the full frontage of the subject site (O'Connell Street) connecting into the existing footpath terminating at the corner of O'Connell and Bell Street is to be constructed 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>.

21. As part of Operational Works, provision of sufficient street lighting must be constructed in conjunction with the concrete footpath connection.
22. Prior to the commencement of the use, all grassed footpath areas disturbed by the development are to be top dressed and turfed following completion of construction activity.

23. Provision is to be made for the loading and unloading of goods within the property. Goods delivery shall not be made from the street. No parking associated with the operation of the centre shall be permitted along O'Connell or Bell Street.

Landscaping

24. As part of Operational Works, a full 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 to all property boundaries. The full 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>.

25. As part of Operational Works, shade street trees are to be constructed within the designated vehicle parking area at a rate of 1 tree per 6 vehicle parking spaces 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. These are to be detailed in the revised car parking layout plan and full Landscaping Plan.

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>.

26. As part of Operational Works, 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 full Landscaping Plan.

Waste Management

27. Prior to the commencement of the use, the waste storage area/s 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 that the area can be easily and effectively cleaned.
28. Prior to the commencement of the use, 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.

29. Prior to the commencement of the use, the Applicant is required to obtain a Trade Waste Permit to discharge trade waste to the Sewer in accordance with Councils Trade Waste Approval Process prior to Plumbing Final being issued.

Advisory Note: Applications for Trade Waste Discharge can be found at <http://www.gladstone.qld.gov.au/trade-waste-approval-process>.

Environmental Health

30. A food business licence application is to be submitted to Council for approval in accordance with the *Food Act 2006*. This licence is required prior to the commencement of the use.

Advisory Note: Applications for Food Business Licenses can be found at <http://www.gladstone.qld.gov.au/forms>.

31. A Food Design Application is to be submitted to Council for approval in accordance with the *Food Act 2006*. This licence is required prior to the lodgement of any Development Application for Building Works.

Advisory Note: Applications for Food Business Licenses can be found at <http://www.gladstone.qld.gov.au/forms>.

Lawful Commencement

32. Prior to the commencement of this use, the Applicant is to request that a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.
33. Upon receipt of confirmation from Council that all conditions of this 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:

When large functions are operating as part of the existing established uses onsite, the Applicant is to ensure adequate overflow parking is provided to reduce the car parking impact for the Theatre.

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.

GM/21/4515 Council Resolution:

Moved Cr Goodluck
Seconded Cr Trevor

That the Officer's Recommendation be adopted.

CARRIED

G/3.2. COMMUNITY DEVELOPMENT STRATEGY

Responsible Officer: General Manager Community Development and Events

Council Meeting Date: 1 June 2021

File Ref: CC5.1

Purpose:

To seek Council's endorsement of the Gladstone Regional Council's Community Development Strategy 2021- 2026.

Officer's Recommendation:

That Council endorse the Community Development Strategy and Action Plan 2021 –2026.

GM/21/4516 Council Resolution:

Moved Cr Churchill

Seconded Cr O'Grady

That Council endorse the Community Development Strategy 2021 - 2026 with the following amendments:

1. Ageing in Place reference to be included in the context section within Priority Area 2 - Place and Priority Area 4 - Wellbeing.
2. Island Communities reference to be included in the commentary in The Gladstone Region section.

CARRIED

G/4. DEPUTATIONS

Nil.

G/5. COUNCILLORS REPORT

Councillor Kahn Goodluck mentioned that the Beach Arts Music (BAM) Festival is on this coming Saturday 5 June. Cr Goodluck advised that the Boyne Tannum Arts Business & Community Association (BTABC), which is the volunteer committee that runs BAM, hasn't been able to do so for well over a year due to the impacts of COVID and the committee has been working hard behind the scenes to get back to this point. Cr Goodluck further advised that it is really exciting for our community, so make sure everyone gets down there to Millennium Esplanade, Tannum Sands and enjoy the fantastic day as there are nearly 100 market stalls, lots of handmade fantastic creations, live music and great food vendors.

Councillor Desley O'Grady mentioned that the Rally in the Valley is on this weekend at Boyne Valley which starts on Saturday (5 June) morning at 9am at Nagoorin State School and ends up at Builyan State School with Dances through the Decades and live music by Sonny Coogan.

Councillor Glenn Churchill mentioned attending the Inland Rail Conference and advised a joint report with Garry Scanlan, Economic Development Specialist, will be forthcoming. Cr Churchill further advised that there is an upcoming Senate Enquiry coming to Gladstone. Cr Churchill advised that the conference was awesomely powerful and that some of the statistics provided at the conference were unbelievable. Cr Churchill advised that he was visiting the Parkes (NSW) National Logistics Inland Rail Freight Intermodal Centre and that feedback would be provided to Council.

Mayor Burnett confirmed that the Inland Rail Senate Enquiry would be held on Tuesday 8 June in Gladstone and that Mayor Burnett will be presenting the Central Queensland Inland Rail case along with Mayor Nev Ferrier, Banana Shire Council and Mayor Tony Williams, Rockhampton Regional Council.

G/6. URGENT BUSINESS

Nil.

G/7. NOTICE OF MOTION

Nil.

G/8. CONFIDENTIAL ITEMS

Nil.

There being no further business the Mayor formally closed the meeting.

THE MEETING CLOSED AT 9:47am

CERTIFICATION

I hereby confirm that I have read the minutes and they are a true and correct record of the proceedings of the meeting. I certify that these 23 pages form the official copy of Gladstone Regional Council General Meeting Minutes of the 1 June 2021.

.....
Mayor Matt Burnett

...../...../.....
Date