



GLADSTONE
REGIONAL COUNCIL

GENERAL MEETING MINUTES

**HELD AT THE COUNCIL CHAMBERS - CIVIC CENTRE
101 GOONDOON STREET, GLADSTONE**

On Tuesday 20 February 2024

Commencing at 9.00am

**Leisa Dowling
CHIEF EXECUTIVE OFFICER**

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Elected Members

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

Officers

Mrs L Dowling (Chief Executive Officer)
Mrs R Millett (Executive Secretary)
Mr M Holmes (General Manager Finance Governance and Risk)
Ms C Quinn (General Manager People and Strategy)
Mr J Tumbers (General Manager Operations)
Mr M Francis (General Manager Assets and Environment)
Mr R Huth (General Manager Customer Experience)
Mr M Harris (Media Advisor)
Ms T McDonald (Principal Planning Lead)
Ms H Robertson (Manager Development Services)
Ms C Canniffe (Planning Officer)

G/0.3.2. APOLOGIES AND LEAVE OF ABSENCE

Nil

G/0.3.3. MESSAGES OF CONDOLENCE

Councillor Desley O'Grady passed on a message of condolence to the De Maine family for the passing of James Alan Forester De Maine (Jim). Jim De Maine lived in the Calliope community and saw a need for the elderly. In the late 1970's, Jim built Alchera Park Nursing Home for the elderly. Jim was also instrumental as a developer and developed a lot of blocks around Calliope.

G/0.3.4. DECLARATION OF INTERESTS

Nil

G/1. MAYORAL STATEMENT OF CURRENT ISSUES

I would like to start by thanking and congratulating the volunteers at the Agnes Blues Roots and Rock Festival for a fantastic weekend of music and entertainment in Agnes Water and Seventeen Seventy over the weekend. The volunteers do an amazing job putting that show on every year. Congratulations to Amber and the team at the Discovery Coast Tourism and Commerce Inc (DCTC) and all of the other volunteers that participate in that event. And of course to all of our volunteers across the Gladstone Region that make our events memorable for residents to visit.

We also recently had a visit from the City of Palmerston. The Deputy Mayor and CEO headed up that delegation. They came to Gladstone to inspect the city and the region and find out more about our Economic Transition Plan and industrial ecosystem. They also met with all of the Councillors in the Chambers to highlight the priorities of the Gladstone Region to our visitors. Thank you to the CEO and Council team for organising that visit.

Coming up in the region, is the Welcome to Gladstone morning tea at the Millennium Esplanade, Tannum Sands from 10.00am until 12.00pm on Saturday 24 February 2024. The morning tea includes a free BBQ, children's activities, stalls and information for new residents in the Gladstone Region, welcoming our residents to the region and letting them know what's great about being in our region and how they can get involved in volunteering.

On the same day is the Miriam Vale Wood Chop at the Miriam Vale Hotel. An awesome event in Miriam Vale. I recommend if you haven't been before you should get there and enjoy that as well.

On the 6 - 17 March, get your tickets now if you haven't already, for the Combine Schools Musical The Little Mermaid. Tickets via the Gladstone Entertainment Convention Centre box office.

I would also like to take the opportunity to thank the Gladstone Region for returning me, unopposed, for the third term as Mayor. And congratulate the 15 candidates who have nominated for Council which will be elected on Saturday 16 March 2024.

G/2. CONFIRMATION OF MINUTES

G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 6 FEBRUARY 2024

Responsible Officer: Chief Executive Officer

Prepared By: Executive Secretary

Council Meeting Date: 20 February 2024

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the General Meeting held on 6 February 2024.

Officer's Recommendation:

That the minutes of the General Meeting of Council held on 6 February 2024 be confirmed.

GM/24/5161 Council Resolution:

Moved Cr Churchill

Seconded Cr Cameron

That the Officer's Recommendation be adopted.

CARRIED

G/3. DEPUTATIONS

Nil

G/4. OFFICERS' REPORTS

G/4.1. MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 31 JANUARY 2024

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: Management Accounting Specialist

Council Meeting Date: 20 February 2024

File Ref: FM15.1

Purpose:

This report seeks Council adoption of the Monthly Financial Statements for the year 2023-24 to date, for the period ended 31 January 2024.

Officer's Recommendation:

That Council adopt the Monthly Financial Statements attached to the officer's report for the year 2023-24 to date, for the period ended 31 January 2024 as required under Section 204 of the Local Government Regulation 2012.

GM/24/5162 Council Resolution:

Moved Cr Muszkat

Seconded Cr Hansen

That the Officer's Recommendation be adopted.

CARRIED

G/4.2. MINOR CHANGE REQUEST DA/28/2020 RETIREMENT FACILITY (SOLANA) AT 13 WATERMARK AVENUE, AGNES WATER

Responsible Officer: General Manager Customer Experience

Prepared by: Principal Planning Lead

Council meeting date: 20 February 2024

File ref: DA/28/2020, DB1.7

Development application:

Application number: DA/28/2020
Applicant: Stockwell Development Group Pty Ltd
Owner: Solana Agnes Water Pty Ltd
Date of receipt: 1 December 2023
Location: 13 Watermark Avenue, Agnes Water
RPD: Lot 300 on SP264827
Area: 10.53 hectares
Current use of land: Vacant land (under construction)
Zoning: Emerging community zone
Proposal: Retirement facility (Manufactured housing estate – 201 dwellings) (5 stages)
Submissions close date: 16 December 2020
Number of submissions: Seven (7) properly made submissions

Purpose:

The purpose of this report is to decide a minor change application to development approval DA/28/2020 Material change of use for Retirement facility (manufactured housing estate – 201 dwellings) (5 stages) on land at 13 Watermark Avenue, Agnes Water against the *State Planning Policy July 2017* and *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2*, under the *Planning Act 2016*.

Officer's Recommendation:

That the minor change application to development approval DA/28/2020 for Material change of use for Retirement facility (manufactured housing estate – 201 dwellings) (7 stages) on land 13 Watermark Avenue, Agnes Water be **approved, subject to reasonable and relevant conditions**. Amended conditions are identified in **bold**.

ASSESSMENT MANAGER CONDITIONS - DA/28/2020

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
WD-001	36	Site Plan	CPO Architects	29.11.23
WD-020	19	Staging Plan	CPO Architects	29.11.23

GLADSTONE REGIONAL COUNCIL GENERAL MEETING MINUTES 20 FEBRUARY 2024

WD-025	1	Easement Plan	CPO Architects	28.11.23
WD-032	14	External Works Plan – Main Entry	CPO Architects	28.11.23
WD-032B	4	External Works Plan – Main Entry	CPO Architects	28.11.23
WD-032C	5	External Works Plan – Main Entry	CPO Architects	28.11.23
WD-032D	6	External Works Plan – Main Entry	CPO Architects	28.11.23
WD-032E	1	External Works Plan – Occhilupo Circuit Entrance	CPO Architects	28.11.23
WD-030	10	Fencing Plan	CPO Architects	28.11.23
WD-031	9	Typical Fencing Details	CPO Architects	28.11.23
WD-031B	4	Typical Fencing Details	CPO Architects	28.11.23
DA-100	A	Livewell Centre	CPO Architects	-
DA-102	A	Livewell Centre – Elevations	CPO Architects	-
DA-103	A	Livewell Centre - Elevations	CPO Architects	-
C-SAW-00C-1	A	Site Plan – Skillion Façade	CPO Architects	22/07/2021
C-SAW-00C-2	A	Floor Plan – Skillion Façade	CPO Architects	22/07/2021
C-SAW-00C-4	A	Elevations – Skillion Façade	CPO Architects	22/07/2021
C-SAW-00C-5	A	Elevations – Skillion Façade	CPO Architects	22/07/2021
C-SAW-00F-1	A	Site Plan – Gable Façade	CPO Architects	24/08/2021
C-SAW-00F-2	A	Floor Plan – Gable Façade	CPO Architects	24/08/2021
C-SAW-00C-4	A	Elevations – Gable Façade	CPO Architects	24/08/2021
C-SAW-00F-5	A	Elevations – Gable Façade	CPO Architects	24/08/2021
C-SAW-00H-1	C	Site Plan – Hip Façade	CPO Architects	27/07/2021
C-SAW-00H-2	C	Floor Plan – Hip Façade	CPO Architects	27/07/2021
C-SAW-00H-4	C	Elevations – Hip Façade	CPO Architects	27/07/2021
C-SAW-00H-5	C	Elevations – Hip Façade	CPO Architects	27/07/2021
C-SAW-00K-1	C	Site Plan – Gable Façade	CPO Architects	03/08/2021
C-SAW-00K-2	C	Floor Plan – Gable Façade	CPO Architects	03/08/2021
C-SAW-00K-4	C	Elevations – Gable Façade	CPO Architects	03/08/2021
C-SAW-	C	Elevations – Gable Façade	CPO Architects	03/08/2021

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00K-5				
C-SAW-00R-1	C	Site Plan – Hip Façade	CPO Architects	30/07/2021
C-SAW-00R-2	C	Floor Plan – Hip Façade	CPO Architects	30/07/2021
C-SAW-00R-4	C	Elevations – Hip Façade	CPO Architects	30/07/2021
C-SAW-00R-5	C	Elevations – Hip Façade	CPO Architects	30/07/2021
C-SAW-00W-1	B	Site Plan – Gable Façade	CPO Architects	02/08/2021
C-SAW-00W-2	B	Floor Plan – Gable Façade	CPO Architects	02/08/2021
C-SAW-00W-4	B	Elevations – Gable Façade	CPO Architects	02/08/2021
C-SAW-00W-5	B	Elevations – Gable Façade	CPO Architects	02/08/2021

And supporting documents

Document Number	Revision	Description	Author	Date
PEG0467_L002	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
-	-	Response to GRC Approval Conditions	Access Traffic Consulting	6/10/2021

Special Conditions

2. At all times, the Retirement Facility must not exceed the development yield of 201 sites.
3. Prior to lodging the first Operational Works 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, **with the exception of dwelling/lot 96 as detailed on the approved Site Plan prepared by CPO Architects, drawing number WD-001, revision 36 and dated 29.11.23; 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 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. Deleted.
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 of each Retirement Dwelling, 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 use of each Retirement Dwelling, the Applicant must 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 use of each Retirement Dwelling, 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 of each Retirement Dwelling, 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 of each Retirement Dwelling, 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 use, all sanitary drainage is to drain into a new 1050mm diameter privately owned maintenance hole before 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. Prior to commencement of Stage 1, the Applicant is to dedicate the full Watermark Road Extension (the entire area as described within Easement B on SP 221743) as Road Reserve.
32. 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.

33. **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 15 visitor car parking, 38 RV parking, 2 bus and 1 manager 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 24 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 5, a minimum of 12 additional visitor car parking and 10 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 6, a minimum of 10 additional visitor car parking and 4 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.**
 - e. Prior to commencement of Stage 7, a minimum of 5 additional visitor car parking and 5 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.**
34. 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).
35. 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>.*
36. Prior to the commencement of the use of Stage 2, a 9m wide Type B2 Commercial Driveway is to be constructed in accordance with Council's Standard Drawing Urban Commercial/Industrial Driveway off Occhilupo 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>.*
37. 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>.*
38. 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.
39. 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.
40. Prior to the commencement of the use of Stage 1, 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

41. 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

42. 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>.

43. 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. Alternatively, a manual watering plan is to be provided to Council for approval detailing the intended water frequency to maintain landscaping on site.
44. 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>.

45. The Applicant is required to complete the following fencing requirements throughout the entire development and relevant stages:
 - a. As part of the first Development Application for Operational Works, the Applicant must construct a temporary fence with associated material screening to the full extent of the northern and western boundaries.
 - b. Prior to the commencement of the use of each stage, the Applicant must install a minimum of 1.8m high acoustic fencing in accordance with the Staging Plan. This acoustic fencing will replace the temporary fencing conducted in (a).

Waste Management

46. 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.

47. 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.
48. 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

49. 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.).
50. 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.

51. 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

52. Prior to commencement of Stage 1, the Lodgement of Survey Plan Endorsement must include the following to demonstrate compliance with the relevant conditions of this approval and the subsequent Operational Works:
 - 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>.

53. 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) subject to the final design and requirements of the Operational Works permit.

Lawful Commencement

54. 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.
55. 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.

GM/24/5163 Council Resolution:

Moved Cr Hansen
Seconded Cr Churchill

That the Officer's Recommendation be adopted.

CARRIED

G/4.3. LOCAL HOUSING ACTION PLAN

Responsible Officer: General Manager People and Strategy

Prepared By: Manager Strategy and Improvement (Acting)

Council Meeting Date: 20 February 2024

File Ref: ED6.1

Purpose:

The purpose of this report is to seek Council endorsement of the Gladstone Region Local Housing Action Plan.

Officer's Recommendation:

That Council endorse the Gladstone Region Local Housing Action Plan.

GM/24/5164 Council Resolution:

Moved Cr Goodluck
Seconded Cr Churchill

That the matter be deferred to the General Meeting of 5 March 2024.

CARRIED

G/5. COUNCILLORS REPORT

Councillor Desley O'Grady mentioned the Agnes Blues Roots and Rock Festival that was held recently noting that there were 1,000 tickets sold, which was fantastic, with 300 tickets provided to sponsors and volunteers. Cr O'Grady noted that there was a fantastic roll up and that the bands were amazing. Cr O'Grady acknowledged that it was a fantastic weekend at Agnes Water and Seventeen Seventy.

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 10.10am.