



GLADSTONE
REGIONAL COUNCIL

**GENERAL MEETING NOTICE
AND AGENDA**

**TO BE HELD AT THE COUNCIL CHAMBERS – CIVIC CENTRE
101 GOONDOON STREET, GLADSTONE**

On Tuesday 17 December 2024

Commencing at 9.00am

**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 3 DECEMBER 2024

Responsible Officer: Chief Executive Officer

Prepared By: Executive Secretary

Council Meeting Date: 17 December 2024

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the General Meeting held on 3 December 2024.

Officer's Recommendation:

That the minutes of the General Meeting of Council held on 3 December 2024 be confirmed.

Attachments:

1. Minutes of the General Meeting of Council held on 3 December 2024.

G/3. DEPUTATIONS

G/4. OFFICERS' REPORTS

G/4.1. CONSIDERATION OF ELECTORAL DIVISIONS

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 17 December 2024

File Ref:

Purpose:

The purpose of this report is to provide Council with an opportunity to consider the merit of recommending the introduction of electoral divisions to the Local Government Minister for consideration prior to the 2028 Local Government Election.

Officer's Recommendation:

That Council provides direction with respect to the next steps to be taken with regard to the consideration of divisions.

Summary:

The implementation of electoral divisions is considered a major change to local government electoral arrangements and is a process that is prescribed under the Local Government Act 2009 to be assessed by the independent Local Government Change Commission, with whom the final decision rests.

The first step in this process is for the relevant Council to develop a proposal for change with the balance of the steps the responsibility for the Minister of Local Government and if the matter is considered to have merit by the Minister a formal and final assessment is performed by the Change Commission.

The Local Government Act 2009, Local Government Regulation 2012 and the Local Government Electoral Act 2011 provide the legislative framework for the establishment of electoral divisions in a Local Government area.

Key points for consideration are:

1. Gladstone Regional Council currently has 9 Councillors including the Mayor and is undivided;
2. Each Local Government area may be divided or undivided;
3. If the region is divided, each division must have a reasonable proportion of the electors;
4. Any decision to request establishment of divisions must be finalised prior to March 2026 (24) twenty-four months prior to the next local government election.
5. A request for divisions must be made to the Minister.
6. The Minister may refer a request to the Change Commissioner.
7. The Change Commissioner must assess if the introduction of divisions is in the public interest.
8. The Change Commission requires that the community be extensively consulted and that the proposal has a "reasonable" level of support.

Link to Corporate Plan:

Accountable Council - We are providing good stewardship built on a foundation of trust.

Background:

The implementation of divisions will require an application to government approximately 24 months prior to the electoral period in which it is to be implemented for the Minister, Change Commissioner and if successful, the Electoral Commission of Queensland to consider and implement the change for the March 2028 election.

Gladstone Regional Council was established in March 2008 and following consultation of the three Councils at the time, a decision was made by the Local Transition Committee to recommend to the State that Gladstone Regional Council be established as an undivided Council.

The division matter was considered in prior terms of Gladstone Regional Council in February 2014 and November 2016.

The 2014 consideration saw a report brought forward to the General Meeting on 18 February 2014, at which Council resolved that the Chief Executive Officer provide a report on the mechanics of electoral divisions. In response to that request, a report was provided to Council which enabled detailed analysis of the options for introducing electoral divisions. As a result of this analysis, it was determined that electoral divisions could not be constructed in a way that would be in the public interest, so no further action was taken.

In November 2016, the matter was further considered by the Finance and Corporate Governance Committee at which it was resolved that the introduction of electoral divisions would be contrary to the public interest.

More broadly, there have been sporadic applications to the Change Commission by other local authorities with the only recent determinations with respect to divisional makeup limited to Ipswich City Council in 2019, post the appointment of administration, moving from 10 single members divisions to 4 multiple member divisions of 2 members each. This position was held into the 2024 election and continued to be supported despite an application by Ipswich City Council to increase to 5 multi-member divisions of 2 members each in February 2023.

There have been no decisions or even applications made to the Change Commission to consider moving from undivided to divided following the local government reforms of 2008.

Risk Management Summary:

The matter of electoral divisions does not directly have a risk lens to be applied, as this is a matter for the body politic with respect to community representation.

Options and Opportunity Analysis:

In recent years, there has been intermittent interest in establishing electoral divisions in the Gladstone region, as demonstrated above. Predominantly, the matter has been raised in response to perceptions that the rural and remote parts of the regions are not adequately represented by the current undivided arrangements, this was again raised during the 2024 Local Government Election campaign and the informing candidate forums.

The counter to this argument is that all parts of the region are equally represented with each of the eight Councillors and Mayor representing the entire region, it is this principle that underlines all Council decisions and indeed in a divided Council setting the Local Government Principles will still be required to be followed which requires Councillor to make decisions in the best interest of the region as a whole.

It is noted within the Change Guide that local government should not be seeking local government changes as an option to address concerns with ordinary local government decisions including perceptions about the level of rates charged or about service standards delivered by councils.

For the sake of informing this report, it is assumed that the purpose of a review of electoral arrangements is to create a divisional structure that provides for several rural or remote divisions.

At the 2024 Local government Elections, the Gladstone Region had 47,149 electors enrolled across an estimated 66,835 population.

In terms of engagement in the electoral process the engagement rate for the 2024 Local Government election for Councillors was 38,946 or 82.6% (in alignment with the state turnout of 82.31%), of which 3,777 or 9.7% of votes were deemed informal with approximately two thirds of those being assessed as being intentional, the state average for Councillor elections in 2024 was an informal rate of 5%. The informal rate in 2024 for Councillor elections in the Gladstone Region mirrors the 2020 result of 9.52%.

Assuming Council wishes to retain 8 Councillors, each division would be required to have a reasonable proportion of electors, i.e., 5,893 electors, plus or minus 10% (5,893 electors equates to a population of about 8,350). It is a requirement of the electoral commission that the divisions be configured such that divisions with low population growth have larger populations and high growth divisions have smaller populations. This means the lower growth areas would be aggregated into a division with 6482 electors (average plus 10%) or 9,200 residents. The reason for this is to enable the high growth divisions to grow without exceeding their quota and thereby avoid having to change the boundaries of divisions at each election.

The practical implication of this requirement is that the entire regional population that currently resides outside of the principal urban areas (Gladstone, Boyne Tannum and Calliope) would only be sufficient to populate one electoral division. This would mean that it would not be possible to satisfy the objective of creating multiple rural and remote divisions. It would be impractical and unreasonable for one Councillor to represent more than 97% of the land mass of the region.

It is important to note that a candidate must reside in the Council area to nominate for that division.

The process of creating electoral divisions is based off the smallest subset of statistical areas (called SA1s) by the Australian Bureau of Statistics. The nation is divided into a mosaic of small areas which may be aggregated to create electoral divisions. These predefined statistical areas (called SA1s) are of irregular size, shape, and population. A total of 150 SA1s make up the Gladstone Region. The creation of statistical divisions would require these SA1s to be aggregated in a configuration that creates 8 divisions, assuming the current level of representation is not proposed to be changed.

Currently only 22 of the 77 Local Governments have divisions, although interestingly 18 of the largest 25 Councils are divided. Only Toowoomba and Mackay Regional Councils are larger than Gladstone Regional Council and remain undivided.

Council has two options with respect to the progression of this matter:

Option 1

If Council wish to continue to explore the concept of divisions, Council may resolve:

“That Council proceed with the development of a comprehensive engagement strategy to inform a submission to the Minister for Local Government to consider a major electoral change in the form of electoral divisions.”

Option 2

If Council no longer wish to proceed with the concept of divisions, Council may resolve:

“That Council does not proceed further with the consideration of electoral divisions.”

Stakeholder Engagement:

Should Council be of a mind to adopt Option 1 then a comprehensive Engagement Strategy will be developed to ensure that community sentiment is incorporated into the final decision paper and that such engagement is of a scale that it satisfies the requirements of the Change Commission and provides a succinct summation of the differences of “divided” and “undivided” to inform residents. Before broader community engagement on the matter, a sample map of what divisions may look like will be developed to inform the consultation.

A summation of the advantages and disadvantages of the options being considered are provided in the table below:

Advantages of Divisional Representation	Disadvantages of Divisional Representation
1. Candidates generally have a close relationship with the divisional area because they are a resident, conduct a business or are involved in groups or activities in the area and are frequently personally known to the electors (Note: it is not necessary for a Divisional Councillor to live in their division).	1. There is a need to ensure the achievement of divisional quotas (certain number of electors), resulting in more divisions in heavily populated centres and less divisions in large unpopulated areas, risking the perception of imbalanced representation.
2. Electors of a division may feel more able to identify with a Councillor elected from their division as their local representative.	2. Divisions offer a reduced choice of candidates for the electors as electors can only vote in a division for which they are enrolled. This prevents the opportunity for electors to choose their representatives from the total list of candidates.
3. Divisions are seen to result in better direct representation of areas, communities, and local interests within the council area.	3. Community expectation or mistaken perception that divisions will mean ‘individuality’, that is not only having their Councillor but individual budget allocations and funding will be provided for their division, that divisional rating structures will be implemented, and policies will be divisional.
4. The community feels that it has a direct representative who will take care of local interests and/or issues, which may be overlooked in the large ‘council-wide’ picture. Divisions provide clear and identifiable lines of communication and responsibility with Council through divisional representatives.	4. Dissent and disconnect in the community favouring divisional progress over what is in the interest of the community as a whole.
5. The costs of running a campaign in a divisional election are likely to be less than for an area-wide election, which may encourage more candidates to stand for divisional elections than a council-wide election.	5. In some instances, due to quota provisions, some divisions can become larger than others, therefore the workload of single member divisions can be extremely demanding in competition.

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Advantages of Undivided Representation	Disadvantages of Undivided Representation
1. Delivers a more unified, region-wide, strategic focus to council governance and decision making.	1. There are risks that most councillors will be elected from a single part of the local government area and that some 'communities of interest' could be unrepresented.
2. Gives voters a selection of councillors they can approach with their concerns.	2. A councillors capacity for local engagement and representation may be diminished if they become inaccessible to residents in parts of the local government area.
3. Promotes councillors addressing issues in the best interests of all residents in the local government area (in accordance with the Local Government Act), as opposed to a 'my backyard/division' approach.	3. Councillors responsibilities may become confused and their efforts duplicated if there is no clarity around roles and representation among the councillors.
4. Leads to more integrated and comprehensive policy making.	4. It can be more costly for candidates to campaign across the entire local government area, as opposed to a division.
5. Allows voters to express a preference for every candidate in the council election.	5. It may make it difficult for voters to assess the performances of individual councillors across the local government area.
6. Allows voters to select candidates based on their capabilities as community leaders and decision makers across the whole local government area rather than just on their geographic associations.	
7. Allows for the appointment of the next-placed candidates should a Councillor resign in the first 12 months of service	
8. Avoids the requirement for regular divisional reviews / realignments (reviews are required to ensure the proportion of councillors to voters does not vary by more than 10 percent between any division in the local government area)	

Broader community engagement through Electoral Commission of Queensland and Australian Electoral Commission is not an option due to the specialised nature of their respective systems. There are private election providers that would be able to provide electoral services to Council, via any combination of online, postal or in person.

Should Option 2 be resolved, relevant communication would need to follow to the community.

Legal and Regulatory Implications:

The process for major electoral change is highly regulated under the Local Government Act as highlighted and is included in Attachment 1 for information in full.

It will be necessary for the submission for change, should it be supported, to demonstrate how the change aligns with Local Government Principles as per Attachment 2.

Financial and Resource Implications:

Budget for consideration of divisions was allowed within the Governance Budget totalling \$100,000 for 2024-2025.

Anticipated Resolution Completion Date:

31 March 2025

Attachments:

1. Guide to Local Government Change Proposals
2. Local Government Principles

G/4.2. EXPENDITURE APPROVAL - TRILITY - AGNES WATER - WATER AND WASTEWATER UTILITIES SERVICES

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: Manager Contracts and Procurement

Council Meeting Date: 17 December 2024

File Ref: FM21.1

Purpose:

This report seeks a resolution from Council, in accordance with the Council's Register of Financial Delegations to approve expenditure for the engagement of Trility Pty Limited ("Trility") for the provision of Water and Wastewater Utilities Services.

Officer's Recommendation:

That Council approves the estimated expenditure of \$13,406,166 ex GST with Trility Pty Limited for Water and Wastewater Utilities Services at Seventeen Seventy and Agnes Water across the next five (5) years, dated 1 January 2025 to 31 December 2029.

Summary:

Pursuant to clause 2.5 (a) of the Water and Wastewater Utilities Services Agreement ("WWUSA") dated 16 June 2015, on the 28 June 2024, Council issued a formal notice extension of term for a further term of five years, commencing 1 January 2025 to 31 December 2029 and to continue contract negotiations and finalise prior to 31 December 2024.

Due to the total cumulative value of the five years being greater than the Chief Executive Officer financials delegation limit, the expenditure requires Council resolution in accordance with the Financial Delegation Register.

Link to Corporate Plan:

Accountable Council - We are providing good stewardship built on a foundation of trust.
Delivering Value - We work efficiently to deliver value for your rates.

Background:

Council resolved and appointed Trility on 17 December 2007 as the responsible operator for water and wastewater facilities in Seventeen Seventy and Agnes Water. Trility is engaged under Agreement, Water and Wastewater Utilities Services Agreement ("WWUSA") for the provision of the following services:

- a) operate existing water and wastewater facilities in Seventeen Seventy and Agnes Water;
- b) operate and update the existing lagoon sewerage treatment plant at Agnes Water;
- c) design, construct and operate new water and waste water treatment facilities and a desalination facility;
- d) design and construct all necessary infrastructure to provide reticulated water and sewerage to Seventeen Seventy;
- e) be available to undertake additional water and wastewater related services and works for and on behalf of Council; and
- f) undertake an operations, maintenance and asset replacement of monthly and annual 'tolls'.

Summary of Contracts under this resolution are as following:

Contract	Description of Services	Contract Dated
Original Agreement	Water and Wastewater Utilities Services Agreement (WWUSA) Including Existing Agnes Water WTP, the Red Pit Facility and the Lagoon	16 January 2008
Deed of Progression of Works	Desalination Works and the Agnes Water Treatment Plant	7 December 2009
Second Deed of Progression of Works and Amendment	Desalination Works and the Agnes Water Treatment Plant	20 April 2010
Third Deed of Progression of Works	Desalination Works and Agnes Water WTP Work, the 1770 Water Pipeline Works and the 1770 Wastewater Pipeline Works	11 October 2010
Fourth Deed of Progression of Works	Operator - Sewerage Treatment Plants Works	15 June 2015

With the Fourth Deed of Progression of works, the Contract term is for ten years, and that Council may extend the WWUSA for two further terms of five years each.

On the 23 October 2023, Council issued a notice to Trility pursuant to extend the WWUSA for a further term of five years and to commence negotiations to uplift clauses and pricing renewal.

On the 28 June 2024, a formal notification was issued to Trility to confirm renewal of the first extension period of five years commencing 1 January 2025 to 31 December 2029. The breakdown of costs for the renewal term are as follows:

Contract	Term	*Estimated Value (ex GST)
Year 1	1 January 2025 to 31 December 2025	\$2,500,000
Year 2	1 January 2026 to 31 December 2026	\$2,587,500
Year 3	1 January 2027 to 31 December 2027	\$2,678,063
Year 4	1 January 2028 to 31 December 2028	\$2,771,795
Year 5	1 January 2029 to 31 December 2029	\$2,868,808

*CPI – 3.5% year on year.

The annual costs are broken down into the following categories:

Fixed and Variable Tolls

- Wastewater Services Toll
- Operations and Maintenance – Effluent Disposal System Toll
- Water Services Toll – Integrated Water Treatment Plant (“IWTP”)
- Water Services Toll – Groundwater Ultrafiltration System (“GWUF”)

New Asset Replacement Tolls

- Annual Asset Replacement Toll Water (IWTP & GWUF)
- Annual Asset Replacement Toll Wastewater

To raise a Purchase Order for the five-year renewal term of the Contract, Council resolution is required.

Risk Management Summary:

Extending the contract with Trility enables and ensures the continuance of a reliable and trusted service provider until the end of the contract period. This enables the continuity of water and wastewater services at Agnes Water and Seventeen Seventy. This decision is in line with the Corporate Standard.

Options and Opportunity Analysis:

Council has entered into a Contract term of ten years, with the option to extend the WWUSA for two further terms of five years each. A formal notification was issued on 28 June 2024 to extend by five years commencing 1 January 2025 to 31 December 2029.

Stakeholder Engagement:

Consultation has occurred with workshops and relevant leaders' consultations over the course of the last 12 months including negotiations with Trility. The General Manager Operations and the Water Program Delivery Manager have been involved throughout the negotiations.

Legal and Regulatory Implications:

Council's approval of this estimate expenditure is in accordance with the Financial Delegation Register.

Financial and Resource Implications:

The expenditure of \$13,406,166 ex GST across the five years is included within the annual Water Program operational budget.

Anticipated Resolution Completion Date:

14 January 2025.

Attachments:

Nil

G/4.3. MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 30 NOVEMBER 2024

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: Management Accounting Specialist

Council Meeting Date: 17 December 2024

File Ref: FM15.1

Purpose:

This report seeks Council adoption of the Monthly Financial Statements for the year 2024-25 to date, for the period ended 30 November 2024.

Officer's Recommendation:

That Council adopt the Monthly Financial Statements attached to the officer's report for 2024-25 year to date, for the period ended 30 November 2024 as required under Section 204 Local Government Regulation 2012.

Summary:

N/A

Link to Corporate Plan:

Accountable Council - We are providing good stewardship built on a foundation of trust.

Background:

The 2024-25 budget was adopted on 16 July 2024. Council officers have undertaken a forecasting process, resulting in a forecast operating surplus of \$1.1m compared to the budgeted operating surplus of \$3.0m.

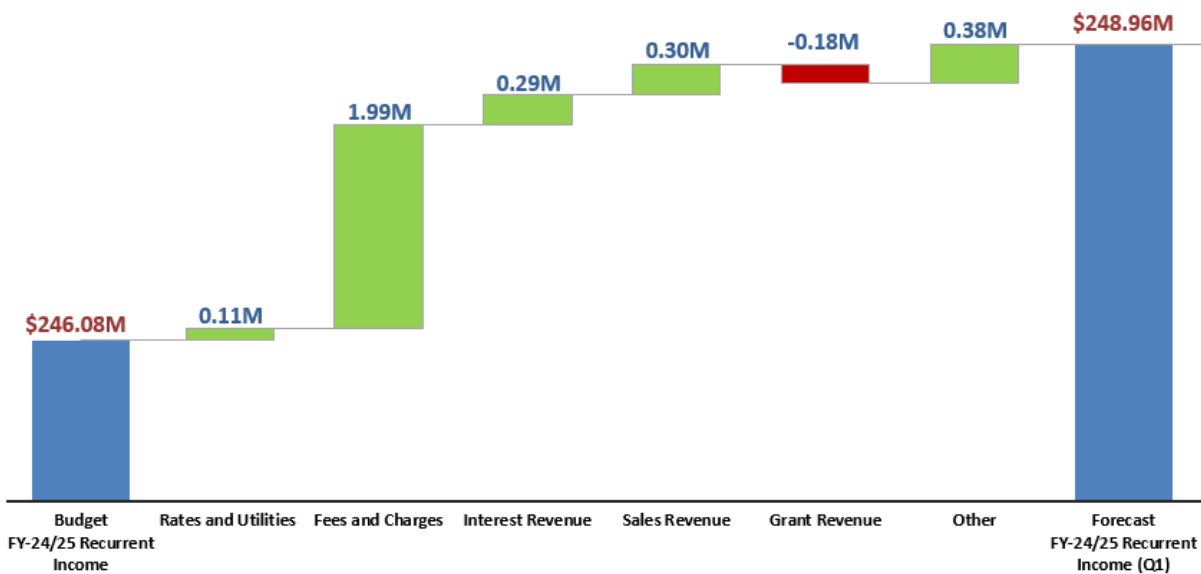
Major movements between budget and forecast are as follows:

Operating Revenue \$2.9m favorable:

- Rate and utilities \$0.1m favorable variance, predominantly:
 - \$372k - Uplift in general rates following generation and an adjustment in forecasted revenue from industrial rates and charges.
 - (\$261k) - Increase to discounts and pensioner rebates.
- Fees and charges \$2.0m favorable variance, predominantly:
 - \$1.1m - Internal charges between the Gladstone Wastewater Treatment Plant (GWWTP) and Yarwun Wastewater Treatment Plant for processing trucked wastewater resulting in an increase to internal charges. (Offset by costs to industrial sewerage scheme).
 - \$540k - Higher than anticipated development application revenue, due to large development submissions.
- Interest revenue \$0.3m favorable variance, predominantly:
 - \$346k - Interest revenue from cash held with QTC has increased.
- Sales revenue \$0.3m favorable variance, predominantly:
 - \$200k Additional income relating to Road Maintenance Performance Contract (RMPC) work for replacement of fence at Lions Park separate to base RMPC contract.

- Grant revenue (\$0.2m) unfavorable variance, predominantly:
 - -\$450k reduction in federal assistance grant income. At the time of budgeting, a prepayment from 25-26 was expected, with no prepayment for 24-25, as it was anticipated to have been received in June 2024.
 - \$421k increase to State Government grant income, including approved funding for Enhance Resilience Officer role and Agnes Water drainage study.
- Other revenue \$0.4m favorable variance, predominantly:
 - \$180k increase in rental income from Seventeen Seventy campgrounds with new agreement executed, along with increase to rental income from GRC land holdings and commercial leases.

Budget to Forecast (Q1) Revenue Bridge (Major Movements)

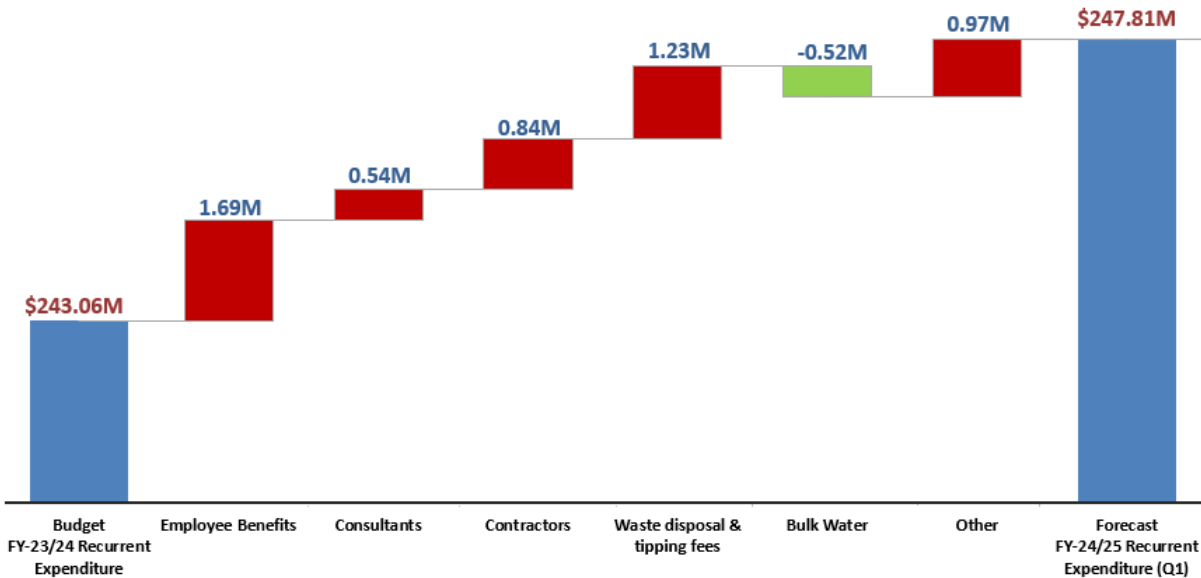


Operating Expenditure \$4.8m unfavorable variance:

- Employee benefits \$1.7m unfavorable variance, predominantly:
 - ~ \$400k - 5% uplift in original budget replaced with 6% as agreed in the Certified Agreement (CA).
 - \$250k - Overtime increase (including recoverable and emergency works).
 - ~ \$612k - Introduction of new positions.
- Consultants \$0.5m unfavorable variance, predominantly:
 - \$300k - Uplift in Transformation for Procure to Pay (P2P), partly offset by reduced wages.
 - \$100k - Asset Planning for Agnes water drainage study, offset by grant funding.
- Contractors \$0.9m unfavorable variance, predominantly:
 - \$465k - Derby St asbestos removal.
 - \$38k - YWWTP trucking of sewage to Gladstone increase of \$335K, offset by decreases in contractors in other areas of Water and Sewerage.
 - \$441k - increase in aquatic centre costs, partly offset by decrease in fees and charges.
- Waste and tipping fees \$1.2m unfavorable variance, predominantly:
 - \$343k - Derby Street asbestos removal increase.
 - \$897k - YWWTP increase for sewerage disposal and processing fees at Gladstone WWTP. Both are offset by internal revenue fees and charges.
- Bulk water -\$0.5m favorable variance
 - Bulk water purchases from Gladstone Area Water Board (GAWB) revised down. Water leaks in FY-23/24 have been fixed plus updated amounts to reflect July-September actual water purchase trends.

- Other expenses \$1.0m unfavorable variance predominantly:
 - \$523k Increases to other materials and services, including subscriptions, legal fees and chemicals.
 - \$387k Equipment expenses for internal plant and additional fleet hire costs.
 - \$150k Software expenses increase.

Budget to Forecast (Q1) Expenditure Bridge (Major Movements)



Comparatives in both the Statement of Income & Expenditure and Statement of Financial Position have been updated and are reflecting the 30 June 2024 audited Financial Statements.

To allow for greater transparency and scrutiny of Councils operating position throughout the year, annual rating revenue and service charges have been applied across the year rather than in the period of the rates generation.

The percentage of year passed (pro-rata rate) as at 30 November 2024 is 41.92%

Major movements and variances from forecast are as follows:

Statement of Income and Expenditure

Income

Recurrent Revenue

Total recurrent revenue	2024-25	Actual as %
Actual	\$91.3m	
Budget	\$246.1m	37.09%
Forecast	\$249.0m	36.66%

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Of note:

Net rates and utility charges	2024-25	Actual as %
Actual	\$62.0m	
Budget	\$194.5m	31.90%
Forecast	\$194.6m	31.88%

Council's primary source of recurrent revenue is the generation of annual rates, along with access charges for water, sewerage and waste. This generation was completed in July, with notices issued to ratepayers in August. These charges have been split across the course of the year, to align with the delivery of these services.

To date discounts of \$15.5m have been granted in 2024-25 for payments received by the due date, 97.68% of forecast. Rate discounts are applied in the period received, not split across the year.

Water consumption revenue is raised upon completion of the bi-annual water meter reading cycles during the year (July-December 2024 and January-June 2025).

Total interest revenue	2024-25	Actual as %
Actual	\$4.0m	
Budget	\$6.8m	58.55%
Forecast	\$7.1m	56.19%

Interest revenue at a rate of 5.08% has been received from Queensland Treasury Corporation for the month of July and current term deposit rates are yielding up to a 5.09% return to Council. Rates are expected to drop from approximately February 2025, resulting in more modest results forecast for the final quarter of the year.

Sales revenue	2024-25	Actual as %
Actual	\$2.2m	
Budget	\$3.8m	57.75%
Forecast	\$4.1m	53.53%

To date \$1.7m has been claimed for RMPC recoverable works compared to the budgeted amount of \$2.7m. Additional revenue for fencing at Lions Park is included. Revenue will be offset by the associated operating expenditure relating to recoverable work activities.

Income tax equivalents	2024-25	Actual as %
Actual	\$0.1m	
Budget	\$4.6m	1.26%
Forecast	\$4.6m	1.26%

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The income tax equivalents forecast for 2024-25 includes \$4.0m from the Gladstone Area Water Board (GAWB), this income is generally confirmed and paid in the final quarter of the year.

The remaining forecast relates to income tax equivalents from the Gladstone Airport Corporation (GAC), which are received and recognised after the end of each quarter.

Other operating income	2024-25	Actual as %
Actual	\$2.9m	
Budget	\$4.9m	58.46%
Forecast	\$5.3m	54.32%

The new lease agreement for the 1770 Campground has been executed, and the forecast updated. Further additional rental income has been received with increased rental for land and commercial leases.

Additionally, 100% of the fire levy commission was received in October 2024.

General purpose grant	2024-25	Actual as %
Actual	\$9.1m	
Budget	\$10.3m	88.34%
Forecast	\$9.8m	92.32%

Council received a payment of \$8.3 million from the Department of State Development on 2 July 2024 for the 2024-25 Financial Assistance Grant. This amount represents circa 85% of the 2024-25 allocation.

The budget for 2024-25 was based on the assumption that the above prepayment for the 2024-25 allocation would be received in June 24. With the balance expected in the 24-25 FY along with a prepayment of 25-26 financial assistance grant allocation. Adjustments have been reflected in the Q1 forecast.

Capital Revenue

Capital revenue	2024-25	Actual as %
Actual	\$19.3m	
Budget	\$50.10m	38.52%
Forecast	\$41.1m	47.03%

Capital grants revenue is recognised as project milestones are met. Therefore, the revenue recognised on the Statement of Income and Expenditure does not necessarily reflect the funding received during the year. Where milestones are still to be achieved, revenue is recognised as a contract liability on the Statement of Financial Position.

Capital grants revenue budgeted, forecast and recognised for significant projects is detailed below along with the corresponding expenses for these funded projects.

GLADSTONE REGIONAL COUNCIL GENERAL MEETING AGENDA - 17 DECEMBER 2024

Project	Revenue YTD Actual	Expense YTD Actual
State Government Grants & Subsidies		
TBG - Bonsai House Utility Services	\$1.5m	\$1.6m
Captain Cook Drive, Agnes Water - Relocate sewer main	\$0.0m	\$0.0m
Stage 2 - GWWTP Inlet Distribution Structure Replacement	\$0.0m	\$0.2m
REPA Projects (see REPA breakdown) Joint Federal/ State funded	\$10.8m	\$12.3m
Round Hill 2 Reservoir	\$0.0m	\$0.0m
Other State Government Funding	\$0.9m	\$1.4m
TOTAL State Government Funding	\$13.2m	\$15.6m

Project	Revenue YTD Actual	Expense YTD Actual
Federal Government Grants & Subsidies		
Glenlyon/Tank - traffic calming scheme	\$0.0m	\$0.0m
Lowmead Road Safety and Sealing Upgrade	\$4.6m	\$7.6m
Gravel Road Resheeting	\$0.0m	\$0.0m
Agnes Water Skate Park	\$0.0m	\$0.0m
Turtleway - Pedestrian bridge replacements	\$0.0m	\$0.0m
Other Federal Government Funding	\$0.2m	\$0.1m
TOTAL Federal Government Funding	\$4.8m	\$7.8m
TOTAL State and Federal Funding	\$18.0m	\$23.3m

Expenditure

Recurrent expenditure

Total recurrent expenditure	2024-25	Actual as %
Actual	\$99.4m	
Budget	\$243.1m	40.88%
Forecast	\$247.8m	40.09%

Of note:

Employee benefits	2024-25	Actual as %
Actual	\$32.5m	
Budget	\$77.5m	41.97%
Forecast	\$79.2m	41.07%

Employee benefits are the largest component of Councils recurrent expenditure. A vacancy rate of 7.5% has been factored into the 2024-25 budget. The average vacancy rate YTD for the 24-25 FY is 7.2%.

Consultants	2024-25	Actual as %
Actual	\$1.4m	
Budget	\$6.2m	21.90%
Forecast	\$6.8m	20.16%

Significant consultant forecast and spend include:

- Asset management - Forecast \$1.7m, spend \$0.3m
- Strategic Information and Technology - Forecast \$0.6m, spend \$0.0m
- Transformation - Forecast \$1.8m, spend \$0.3m
- Environment - Forecast \$0.4m, spend \$0.1m
- Finance - Forecast \$0.4m, spend \$0.1m
- Governance and Risk - Forecast \$0.2m, spend \$0.0m
- Water and Sewerage - Forecast \$0.2m, spend \$0.1m
- Waste - Forecast \$0.1m, spend \$0.1m

Contractors	2024-25	Actual as %
Actual	\$11.7m	
Budget	\$26.6m	44.02%
Forecast	\$27.4m	42.67%

Activities with significant contractor forecasts include:

- Water & Sewerage - Forecast \$8.0m, spend \$3.5m
- Waste - Forecast \$6.8m, spend \$2.3m
- Parks & Cemeteries - Forecast \$2.9m, spend \$1.3m
- Roads, Bridges, Stormwater - Forecast \$2.2m, spend \$0.9m
- Recoverable Works - Forecast \$1.3m, spend \$0.9m.
- Entertainment and Events - Forecast \$1.6m, spend \$0.4m
- Corporate and Community Buildings maintenance - Forecast \$0.9m, spend \$0.8m.

Waste disposal and tipping fees	2024-25	Actual as %
Actual	\$4.6m	
Budget	\$8.5m	54.86%
Forecast	\$9.7m	47.87%

Spending on waste disposal fees trends high YTD predominantly due to costs for disposal of unexpected asbestos removal at Derby Street, and disposal and processing of Yarwun Wastewater Treatment Plant (WWTP) sewerage at Gladstone WWTP. These are both internal disposal fees and are offset by relevant revenue.

Statement of Financial Position

	Current Value	Budget	Variance (Actual to Budget)	Forecast	Variance (Actual to Forecast)
Year-to-date Assets	\$3.0b	\$2.9b	3.34%	\$3.0b	-0.66%
Year-to-date Liabilities	\$298.1m	\$179.7m	65.91%	\$193.8m	53.80%
Year-to-date Liabilities (excl. unearned rates revenue)	\$188.3m	\$179.7m	4.79%	\$193.8m	-2.86%

Liabilities have been presented both including and excluding unearned rates revenue. The two will converge and be the same by June 2025, as all rates revenue is recognised on the profit and loss.

The budget for assets and liabilities reflects the expected positions at 30 June 2025.

Significant balance sheet movement is still expected to occur throughout the year:

- Cash to decrease as expenses are incurred and loan repayments are made.
- Receivables to decrease as rates are paid.
- Property, plant and equipment balances to move based on in year capital additions and disposals.
- Unearned rates revenue to decrease as recognised on the profit and loss each month.
- Borrowings to decrease as loan repayments are made.

Capital Expenditure

Regular forecasting is undertaken by the Capital Program team. The estimate for capital expenditure for the 2024-25 year is \$116.5m

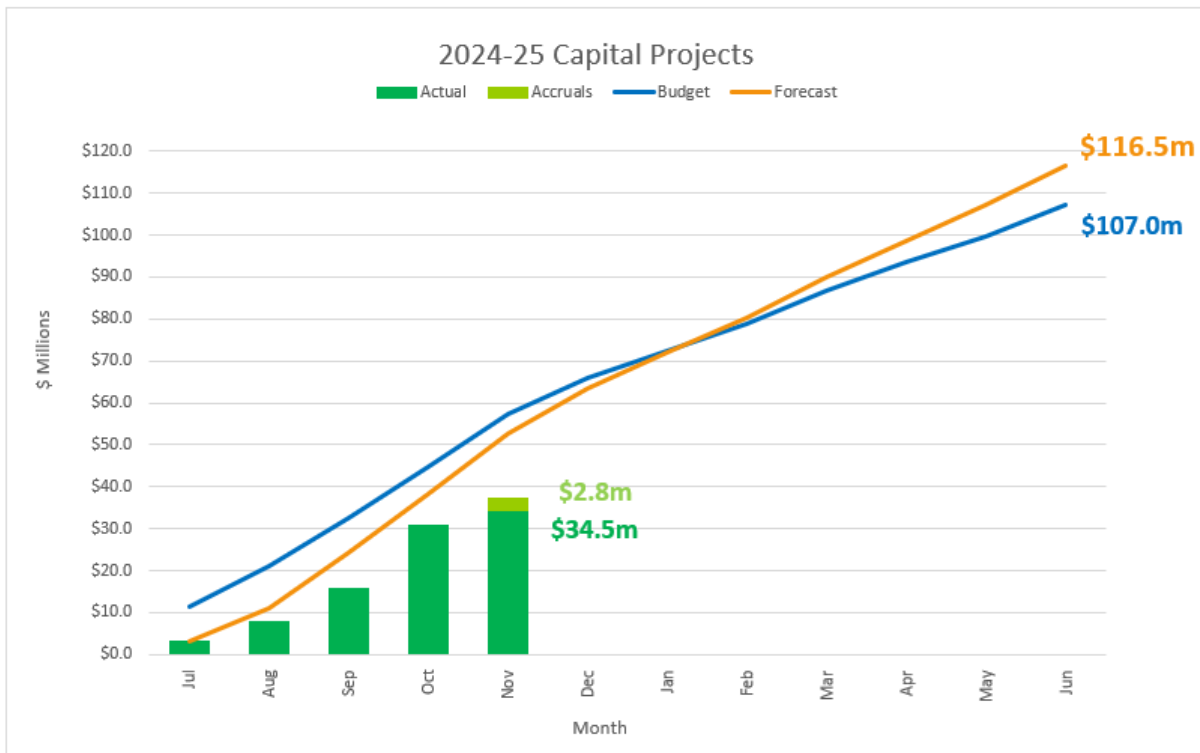
Capital YTD expenditure, budget and forecast is provided throughout the tables and graphs below.

	Actual	Budget	Actual as % of Budget	Forecast	Actual as % of Forecast
Year to date capital expenditure	\$37.3m	\$107.0m	34.84%	\$116.5m	32.02%

Capital expenditure against groups with significant capital expenditure budgets are shown in the table below:

Group	YTD Actual	Budget	Actual as % of Budget	Forecast	Actual as % of Forecast
Roads	\$22.1m	\$51.7m	43%	\$56.9m	39%
Sewerage	\$3.8m	\$25.9m	15%	\$21.9m	17%
Delivery Support and Performance	\$1.1m	\$6.1m	19%	\$6.3m	18%
Property Assets	\$1.6m	\$1.3m	122%	\$1.7m	97%
Asset Governance	\$0.0m	\$3.3m	0%	\$3.3m	-
Waste	\$0.9m	\$3.8m	23%	\$6.0m	14%
Parks	\$0.5m	\$3.3m	15%	\$1.7m	28%
Community & Lifestyle	\$0.1m	\$0.8m	17%	\$0.3m	39%
Water	\$0.9m	\$7.5m	12%	\$8.7m	10%
Strategic Projects	\$0.2m	\$2.1m	8%	\$2.1m	9%
Other	\$6.1m	\$1.3m	474%	\$7.7m	79%
Total	\$37.3m	\$107.0m	34.84%	\$116.5m	32.02%

Accrual estimates of \$2.8m have been included in the actuals, to account for major claims relating to November work.



Reconstruction of Essential Public Assets (REPA)

REPA projects in progress are detailed below (capital and operating):

Submission	Life of Project Funding	24-25 Funding Carryover	24-25 Expense Forecast	24-25 YTD Expenditure	24-25 YTD Claims Received	YTD work yet to be claimed	Percent complete
South	\$14.3m	\$2.9m	\$6.2m	\$4.3m	\$3.1m	\$1.2m	69.08%
Central	\$1.5m	\$0.2m	\$0.2m	\$0.1m	\$0.1m	-	59.07%
Western	\$12.1m	\$6.2m	\$8.9m	\$6.1m	\$6.1m	-	67.95%
Sealed Roads	\$1.6m	\$1.0m	\$1.5m	\$0.7m	\$0.7m	-	42.27%
Granite Creek (Lowmead Rd)	\$6.7m	\$6.4m	\$4.9m	\$1.6m	\$1.2m	\$0.3m	31.67%
TOTAL	\$36.3m	\$16.7m	\$21.7m	\$12.7m	\$11.2m	\$1.5m	58.56%

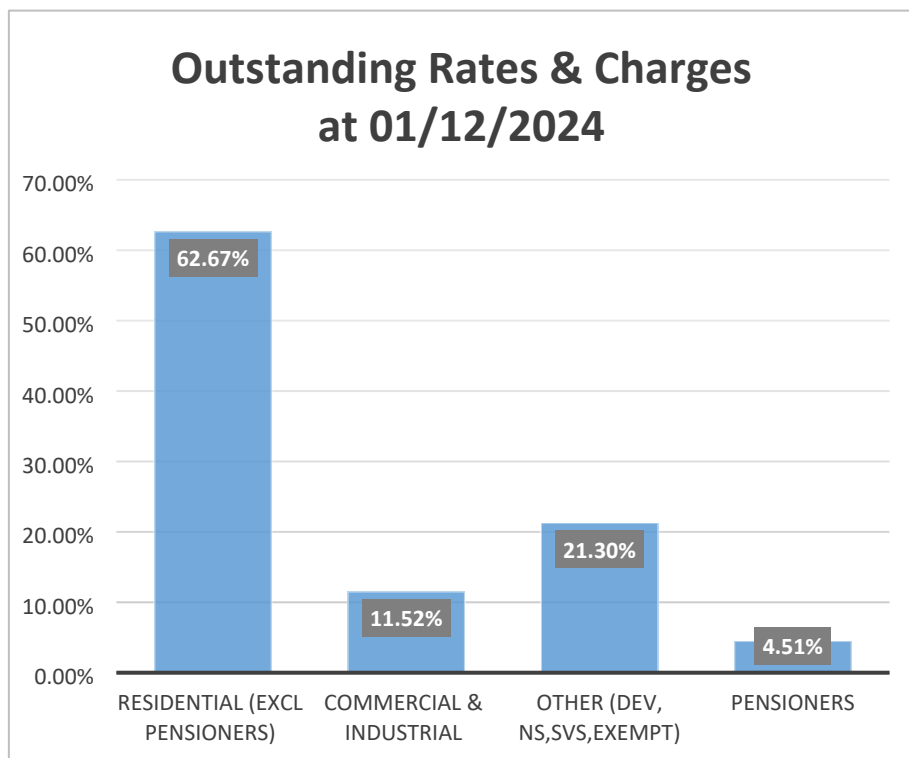
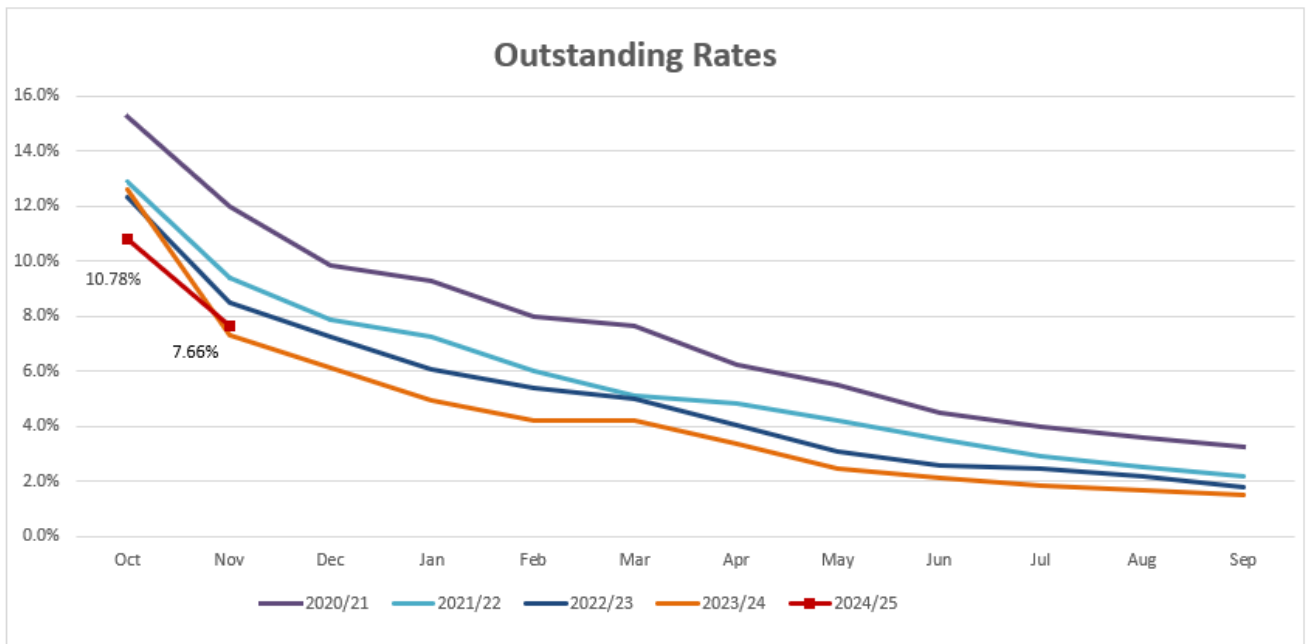
Outstanding Rates

Outstanding rates, as a percentage of gross rates levied 2024-25, and collectible, is at 7.66% at the end of November 2024, compared to 7.32% for the same period last year 2023-24. The slight increase on last year is a result of the state tax equivalency portion being still outstanding.

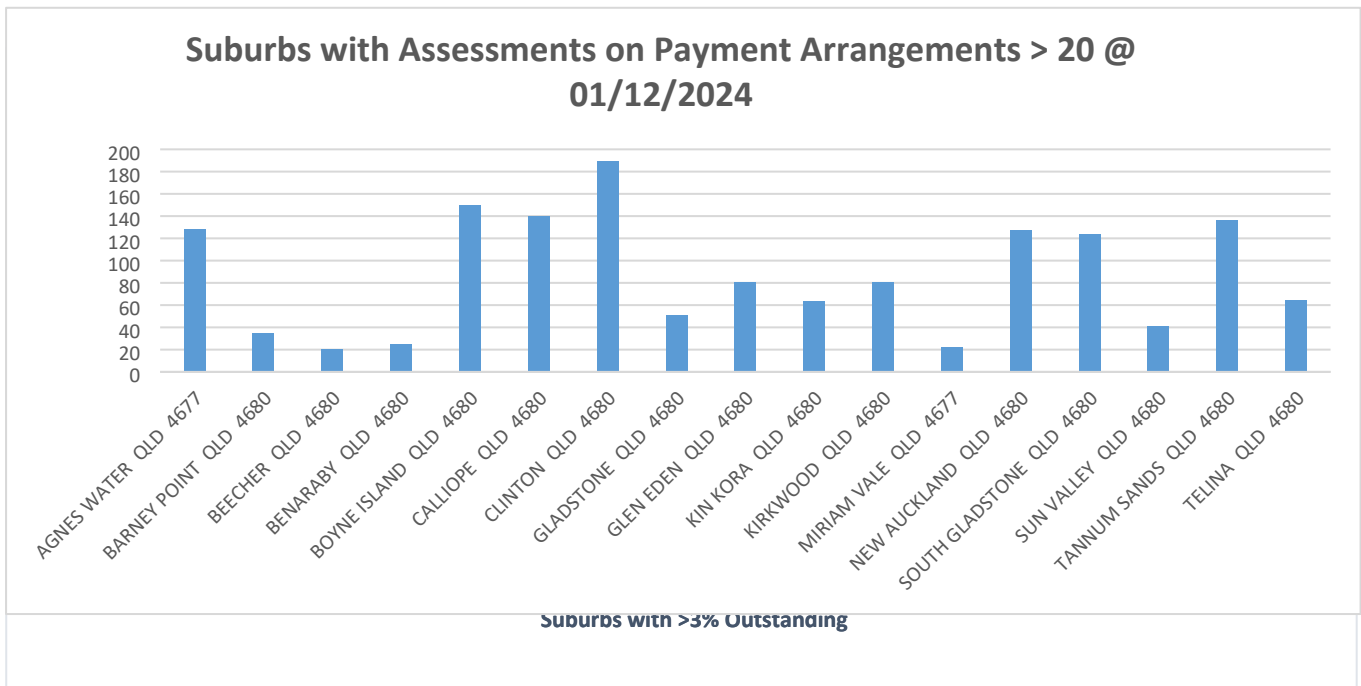
Of the \$16.1m of outstanding rates 11.52% relates to commercial/ industrial assessments and 88.48% represents residential assessments.

These figures include \$6.34m of rates that are currently being repaid under an authorised payment plan, of which there were 42 commercial/industrial assessments and 1923 residential assessments. A total of 1965 assessments, which is an increase from 1551 assessments in October 2024 (this movement is a result of new arrangements entered into since notices were issued).

There were 5265 ratepayers who had paid their rates in advance, totalling \$5.5m.



Suburb's Residential >3% Outstanding	Amt Outstanding	% Outstanding	Count o/s balance >\$50	Payment Arrangements
Clinton	\$1.13m	6.99%	312	189
Tannum Sands	\$0.93m	5.78%	213	136
West Gladstone	\$0.90m	5.62%	254	171
Agnes Water	\$0.79m	4.90%	213	128
Boyne Island	\$0.79m	4.89%	210	150
Calliope	\$0.73m	4.55%	211	140
New Auckland	\$0.70m	4.37%	194	127
South Gladstone	\$0.68m	4.19%	189	124



Sustainability Ratios

Financial ratios provide a useful snapshot of Council’s financial status and emerging trends. Individual ratios do not provide enough information to form a comprehensive opinion of Council's financial position and performance, but when the right mix of ratios are considered together, they become a valuable tool in analysing Council's overall financial performance.

In recognition of the diversity of local governments throughout Queensland a new Financial Management (Sustainability) Guideline 2024 has been released.

Eight of the nine ratio measures will be reported in 2024-25, with the ninth measure to be introduced in the 2025-26 annual statutory financial reporting period.

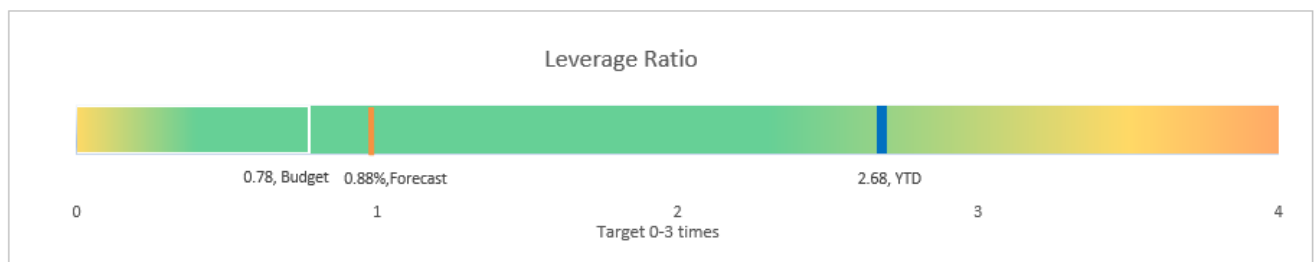
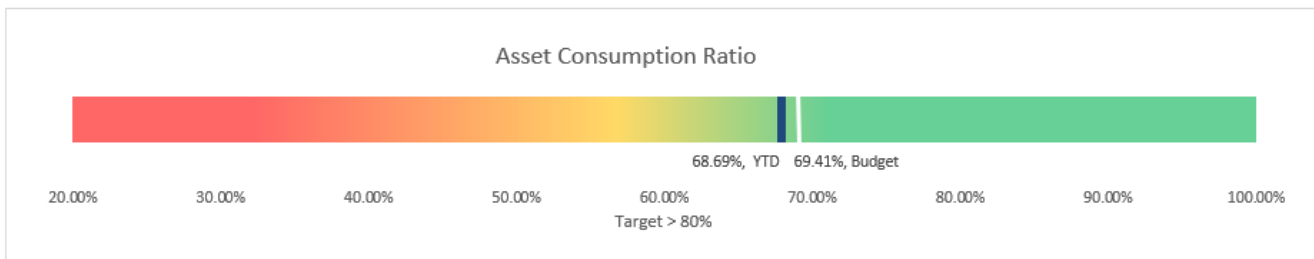
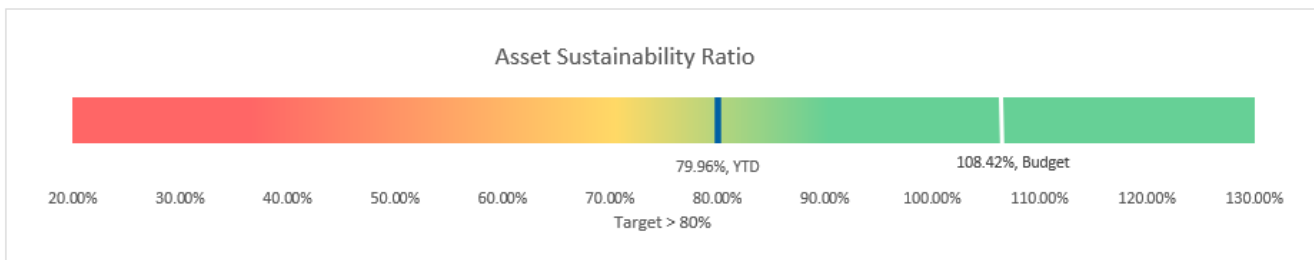
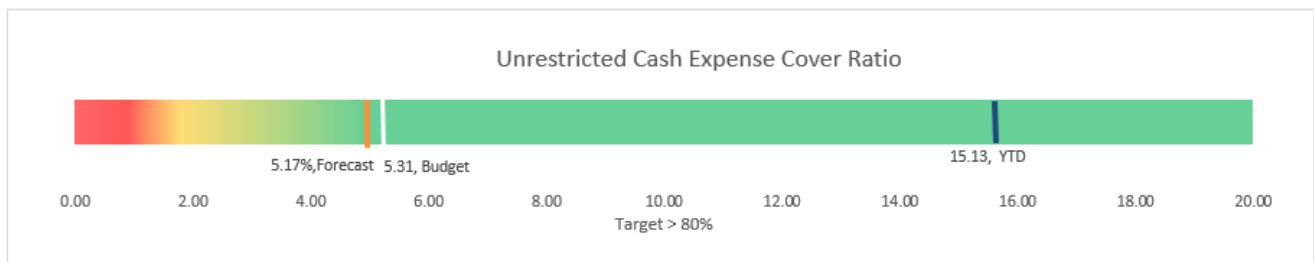
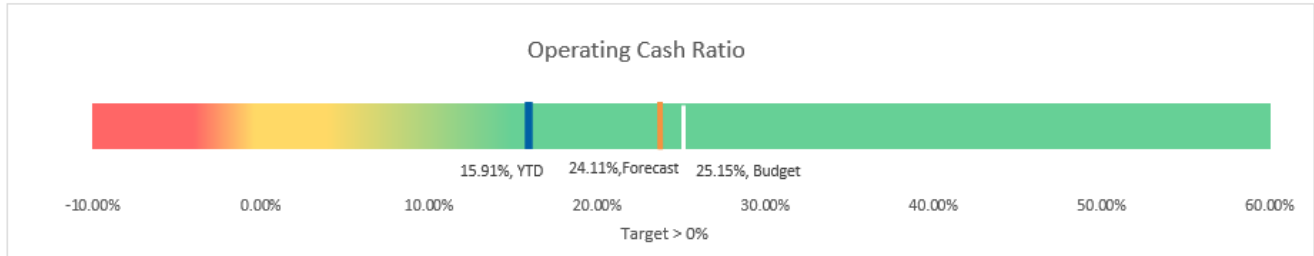
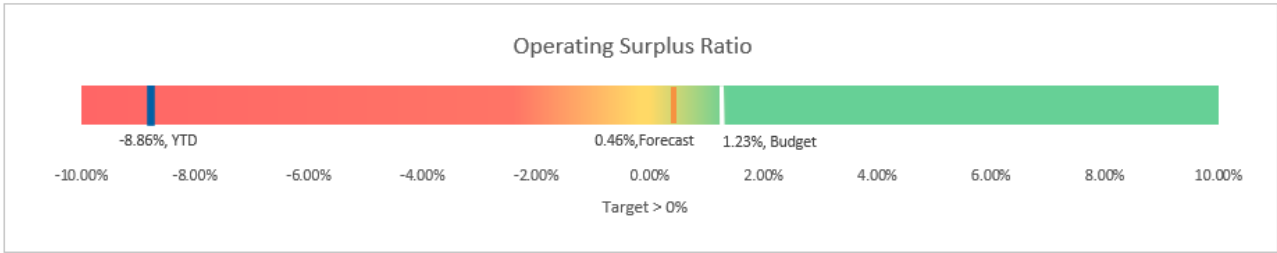
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Ratio Explanation	Target	2024 -25 Budget	2023-24 Forecast	Current YTD		5 Year Average		Commentary
Financial Capacity								
<p>Council Controlled Revenue Ratio: Council controlled revenue is an indicator of councils financial flexibility, ability to influence its operating income, and capacity to respond to unexpected financial shocks.</p> <p>A higher council-controlled ratio indicates a stronger ability to generate revenue without relying on external sources. Councils with a high ratio generally have a healthy rate base and are better able to respond to unexpected financial obligations such as natural disaster recovery. A lower council-controlled revenue ratio indicates that a council has limited capacity to influence its operating revenue and that it is more reliant on external (and usually less reliable) sources of income such as grant funding, sales and recoverable works contracts and rental income.</p> <p>This ratio is contextual only therefore has no target measure</p>		86.62%	86.46%	78.76%		82.19%		Although there is no target for this ratio, the high 5 year average and current YTD indicates Council's strong position to generate revenue without heavy reliance on other external sources.
<p>Population Growth Ratio: Population growth is an annual measure and is a key driver of councils operating income, service needs and infrastructure requirements into the future.</p> <p>A growing council indicates a greater capacity to source its own revenue through rates and statutory charges. Population growth also puts additional pressure on councils to invest in new community infrastructure to support service needs</p> <p>This ratio is contextual only therefore has no target measure Ratio is measured annually</p>		2.35%		2.35%		1.17%		<p>The population growth ratio for Gladstone will significantly impact Council's financial sustainability, especially as the region faces periods of both rapid growth and stagnation. During growth phases, increased demand for infrastructure and services will provide opportunities for revenue growth and possibly also strain Council's financial resources, requiring careful management to avoid overextension. Conversely, in periods of slower growth or population decline, maintaining existing infrastructure and service levels can become a financial burden without corresponding increases in revenue.</p> <p>Emphasis on the population growth ratio is on a rolling 5-year average thus will help Council smooth out the financial impacts of any fluctuations, providing a clearer picture of long-term sustainability.</p> <p>Overall, for Gladstone, maintaining financial sustainability amidst its unique population growth patterns will require a balanced approach, integrating both proactive infrastructure investment and cautious financial management.</p>
Operating Performance								
<p>Operating Surplus Ratio: The operating surplus ratio is an indicator of the extent to which operating revenues generated cover operational expenses. Any operating surplus would be available for capital funding or other purposes.</p> <p>An operating surplus ratio below 0% is an indication that a councils operating expenses exceed its revenue. An operation deficit in any one year is not a cause for concern if, over the long term, a council achieves a balanced operating result or small surplus.</p> <p>Target measured over a five-year average</p>	> 0%	1.23%	0.46%	-8.86%	●	-6.05%	●	<p>The negative 5-year average is primarily due to the QTC loan restructure and recognition of a deferred liability for bulk water purchases in 2020-21. These were both one-off events.</p> <p>The YTD ratio result shows a negative operating surplus primarily due to rate discounts. Rates are applied across the year, however, rate discounts are applied in the period received. The ratio will trend closer to the forecasted positive operating surplus as the year progresses.</p>
<p>Operating Cash Ratio: The operating cash ratio is a measure of a councils ability to cover its core operational expenses and generate a cash surplus excluding depreciation, amortisation and finance costs.</p> <p>A positive operating surplus indicates that a council is generating surplus cash from its core operations, which suggests that council has the ability to self-fund expenditure requirements. A negative operating cash ratio is a significant indicator of financial sustainability challenges and potential future liquidity issues as , all other things being equal, a negative result means that a councils cash position is declining and revenue are not offsetting the cost of core operational requirements</p> <p>Target measured over a five-year average</p>	> 0%	25.15%	24.11%	15.91%	●	19.37%	●	Both the YTD and 5 year average result of this ratio reflects the continuing strong cash position of Council proportional to operating costs.

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Liquidity								
<p>Unrestricted Cash Expense Cover Ratio: The unrestricted cash expense cover ratio is an indicator of the unconstrained liquidity available to a council to meet ongoing and emergent financial demands, which is a key component to solvency. It represents the number of months a council can continue operating based on current monthly expenses</p> <p>A higher unrestricted cash expense cover ratio indicates that a council has sufficient free cash available to contribute to the cost of future planned and unplanned expenditure such as infrastructure investment or disaster recovery. An excessively high ratio may be indicative of hoarding, poor cash management or large upcoming capital investment requirements.</p> <p>A low ratio suggests limited unconstrained liquidity available to council to use for capital investment or in an emergency. For councils with efficient cash management practices or strong borrowing capacity this is not a concern. Where council also has a negative operating cash ratio a very low or negative unrestricted cash expense cover ratio is an indicator of potential solvency concerns.</p> <p>Target measured over a single-year</p>	> 3 mths	5.31	5.17	15.13	●	NA	NA	<p>The high budget and YTD result of this ratio shows Council is in a strong cash position to cover planned and unplanned expenditure into the future.</p> <p>The payment of the Financial Assistant Grant in July 2024 has resulted in the higher YTD ratio. The results are expected to trend closer to the budget as the year progresses, and expenses are realised.</p>
Asset Management								
<p>Asset Sustainability Ratio: The asset sustainability ratio approximates the extent to which the infrastructure assets managed by council are being replaced as they reach the end of their useful lives</p> <p>An asset sustainability ratio close to 100% suggests that a council is spending enough on the renewal of its assets to compensate for the deterioration in its asset base as loosely proxied by its reported depreciation, with outcomes too far below this level being potentially indicative of underspending against capital replacement requirements</p> <p>Target measured over a five-year average</p>	> 80%	108.42%	108.42%	79.96%	●	86.79%	●	<p>Infrastructure renewals have accounted for 48.44% of capital expenditure YTD with the balance on new and upgrade projects.</p> <p>It is typical for capital spending to be lower in the first quarter of the year. As capital spending progresses the ratio is expected to trend closer to budget.</p> <p>Councils capital program has increased in 2024-25, as indicated by the budgeted ratio result.</p>
<p>Asset Consumption Ratio: The asset consumption ratio approximates the extent to which councils infrastructure assets have been consumed compared to what it would cost to build a new asset with the same benefit to the community.</p> <p>The minimum target of 60% indicates that a councils assets are being broadly consumed in line with their estimated useful lives.</p> <p>Councils with lower than target ratio will need to invest more in those assets (in terms of replacement or maintenance) to ensure they are maintained at a standard that will meet the needs of the community. On the other hand if the ratio is much higher than the target ratio, councils may need to revisit their asset management plans to assess their current service levels or whether their estimates of the assets' useful lives are appropriate</p> <p>Target measured over a five-year average</p>	> 60%	69.41%	69.41%	68.69%	●	70.82%	●	<p>Both the YTD and budgeted ratio results indicates that Councils assets are being broadly consumed in line with their estimated useful lives.</p>
Debt Servicing Capacity								
<p>Leverage Ratio: The leverage ratio is an indicator of a councils ability to repay its existing debt. It measures the relative size of the councils debt to its operating performance.</p> <p>A higher leverage ratio indicates an increasingly limited capacity to support additional borrowings due to already high debt levels and/or decreasing operational performance, while a lower ratio indicates the opposite.</p> <p>Target measured over a five-year average</p>	0-3 times	0.78	0.88	2.68	●	0.39	●	<p>Both the YTD and 5 year average result of this ratio reflect Councils ongoing ability to manage its debt.</p> <p>This position is reinforced with each year that no new borrowings are undertaken.</p>

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Stakeholder Engagement:

This report seeks specialist input from relevant internal sources.

Legal and Regulatory Implications:

Council is required to receive an update at least monthly relative to its financial position, Section 204 Local Government Regulation 2012.

Anticipated Resolution Completion Date:

N/A

Attachments:

1. Monthly Financial Statements for the period ending 30 November 2024
2. Operating Statements for the month end 30 November 2024

G/4.4. ANIMAL INSPECTION PROGRAM 2025

Responsible Officer: General Manager Customer Experience

Prepared By: Manager Local Laws

Council Meeting Date: 17 December 2024

File Ref: LE2.1

Purpose:

To seek Council approval to implement a Systematic Approved Inspection Program under the *Animal Management (Cats & Dogs) Act 2008* (the Act) for dogs.

Officer's Recommendation:

That Council adopt the Approved Systematic Inspection Program - Animal Inspection Program for the period 1 February 2025 to 30 July 2025.

Summary:

Animal Registrations and meeting conditions of the Regulated Dogs is a requirement of the *Animal Management (Cats and Dogs) Act 2008* (the Act). Council currently has an annual registration period, and each year undertakes an Approved Systematic Inspection Program - Animal Inspection Program (AIP) (attachment 1) to check animals within the region are registered and registration details are current.

Local Laws team are seeking a resolution to deliver the AIP from February to July 2025 with the objectives of carry out house-to-house inspections on Regulated Dogs and unregistered dogs that were registered in the previous registration period to identify if these dogs are being kept and registered in accordance with the requirements of the Act and Councils *Local Law No. 2 (Animal Management) 2011*.

Link to Corporate Plan:

Delivering Value - We work efficiently to deliver value for your rates.

Background:

The report seeks a resolution under section 111 and 113 of the Act to approve a program (an approved inspection program) where Authorised person may enter a place to monitor compliance of section 46 and 56 of the Act. This will include compliance check for registration, registration details, microchipping and to ensure that the dog is being kept as per the conditions of a Dangerous Dog Declaration, Menacing Dog Declaration, Restricted Dog Permit or Compliance Notice.

In this application, it is proposed to undertake the AIP with Authorised Officers who will be pursuing enquiries with owners who had dogs registered in 2023/2024 and have not renewed registration for the current registration period 2024/2025 as well as annual inspections of dogs registered with Council as a Regulated Dog to ensure that they are complying and being kept as per the conditions of their notice.

The AIP duration will be six months commencing on 01 February 2025 and concluding on 30 July 2025, this allows compliance action to be completed prior to the next annual registration cycle which operationally commences in September each year. The AIP will extend to all areas of the Gladstone region.

Options, Risks and Opportunity Analysis:

Council has a responsibility and statutory obligation to enforce animal registration and ensure that regulated dogs are being kept in accordance with their conditions which contributes to an effective animal management program and overall safety to the community.

Accurate registration records reveal ownership details so that animals may be re-united with owners and also the type and number of dogs on premises which assists with control measures.

The first column in Table One below displays the Current Registration Period from 1 October to 9 December 2024, the Early Bird Discount Registration Renewals paid for the upcoming periods are included and AIP is excluded.

Please note the Animal Registration period is from 1 October to 30 September annually.

	30/09/24 to 9/12/204 (YTD)	01/10/23 to 30/09/2024	01/10/22 to 30/09/23	01/10/21 to 30/09/22	01/10/20 to 30/09/21	01/10/19 to 30/09/20
Renewal Notices Issued	12495	12033	12199	11700	12168	12218
Renewals Paid	10030	10809	10623	9452	10932	9867
New Registrations	422	1794	1860	2051	1703	1556
Cancellations	132	1508	2765	3534	4330	5128
Total Dogs Registered	10452	12603	12483	11503	12635	11423
Overdue Notices Issued	2333	3145	3721	3153	1348	2996

Table One: Dog Restriction Figures for the past six consecutive registration periods.

Based on this the options available are:

Option One

Proceed with the Officers recommendation to approve and undertake the AIP. It is noted that this comes with Reputational risk however Council have delivered for a number of years and have suitable controls and a communication plan to support delivery.

Option Two

Do not proceed with the AIP. Noting this comes with reputational and legal risk in not fulfilling legislative obligations. Additionally, it may be difficult to contact animal owners when delivering our Animal Control services.

Communication and Consultation:

Council issues both an Annual Animal Registration Renewal Notices and an Overdue reminder renewal notice to animal owners that had previously registered an animal in 2023/2024 reminding them to renew their animal registration for 2024/2025. Throughout the renewal period Council undertakes an Annual Communication Plan including Social Media posts, Media Releases, Public Notices and use of Council’s Web Promotional Banner to remind animal owners to pay their registration fee and to notify Council of any change of address.

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The Overdue Reminder Notices for the Annual Animal Renewal Registration Period also include a reminder that Council undertakes an AIP each year and that animal owners will receive a fine if found that the animal is still residing at their property unregistered and if the animal remains unregistered may incur a further higher fine and possible legal action.

14 days' notice is required to be given of the proposed AIP, and no more than 28 days before the AIP commences. Notice of the AIP must be published in a newspaper circulating generally in the local government's area and must be placed on Council's website.

The AIP will be advertised in the 16 January 2025 edition of Gladstone Today, subject to resolution by Council. It will also be advertised on Council's website for the duration of the AIP.

Communication will also be provided via Media Release, Social Media platforms and reminder texts and emails to animal owners who have not renewed or updated their registration details. This will include notification that fines will be issued for failing to register if found to be in possession of an unregistered animal and the fine amounts.

Legal and Regulatory Implications:

Council has an obligation to enforce sections 46 and 56 of the Act. An approved AIP provides the necessary powers of entry enabling collection of evidence for enforcing animal registration requirements.

Pursuant to section 113 of the Act, Council may, by resolution, approve an AIP under which an authorised person may enter a place to monitor compliance with the Act or an aspect of the Act.

Enforcement action is considered appropriate given the high numbers of people failing to register animals, even after reminders have been sent, and upon inspection of those persons who have previously registered animals and cannot provide a lawful reason for failing to do so. Enforcement will also extend to those who have failed to microchip, as both are State mandated requirements under the Act.

Financial and Resource Implications:

This AIP is included within the existing resources within the Local Law team and budget. It will also include increased registration which generates additional income to offset operating expenditure associated with delivering Council's animal control services.

Anticipated Resolution Completion Date:

30 July 2025

Attachments:

1. Animal Inspection Program 2025

G/4.5. 2024 YOUTH COUNCIL ANNUAL REPORT

Responsible Officer: General Manager Community and Lifestyle

Prepared By: Community Development Officer

Council Meeting Date: 17 December 2024

File Ref: CC9.10

Purpose:

To present an overview of the work and achievements of the Gladstone Region Youth Council Advisory Committee (Youth Council) in 2024.

Officer's Recommendation:

That Council receive the 2024 Gladstone Region Youth Council Advisory Committee Annual Report.

Summary:

The 2024 Gladstone Region Youth Council Advisory Committee (Youth Council) have been actively involved in meetings, training workshops, and events to better their understanding of local issues, to actively represent young people in the region and to contribute positively to the community.

Link to Corporate Plan:

Connecting Communities - We work with you and for you, supporting the success of our communities.

Background:

The 2024 Youth Council commenced the year with comprehensive onboarding activities, including training on governance, local government procedures, and team-building skills, and a Meet and Greet Event with the Councillor group and Executive Leadership team. The onboarding and welcoming to Council are key steps in preparing the team for a productive year to come.

Leadership roles were established through a group election in March, with Rosharne Cakau and Holly Morton selected as Chairperson and Vice Chairperson. Throughout the year, the Youth Council conducted 12 formal meetings, participated in over 20 community events, and advocated for issues such as mental health, sustainability, and social justice.

Highlights included:

- leading Youth Week activities
- creating an innovative environmental awareness project for Ecofest
- hosting the Mayor's Youth Dinner.

A mid-year strategic review with input from the Youth Council led to a new structure for 2025, establishing separate groups for advocacy and event planning, broadening opportunities for youth participation.

Recruitment for the 2025 Youth Council, supported by media campaigns and school outreach, attracted very strong interest, ensuring a diverse and dynamic 2025 cohort.

The Youth Council's 2024 efforts exemplified leadership, creativity, and commitment to community, making significant contributions to the social, cultural, and environmental fabric of the Gladstone Region while championing youth agency in the Gladstone Region.

Risk Management Summary:

Council has a moderate appetite for Reputational risk, and a moderate appetite for Regulatory and Legal risk. The Youth Council advocate on behalf of young people, actively engage with young people and the broader community, and collaborate with others to create awareness and opportunities to participate to build the confidence and capability of young people in the region.

Options and Opportunity Analysis:

The Youth Council Annual report is presented to Council for informational purposes and highlights the commitment of the Youth Council team to continue to act on behalf of young people in the Gladstone Region.

The Youth Council provide the opportunity for young people to influence the public governance within their Local Government and also aligns with the Gladstone Regional Council Corporate Plan goal of Connecting Communities and the Community Development Strategy 2021 - 2026 namely the objective to 'Partner and empower advisory groups, community organisations and individuals to develop initiatives that strengthen the region.'

Stakeholder Engagement:

Expressions of interest for committee membership for 2024 were sought in several ways including social media, Gladstone Regional Council Website, local school newsletters, email distribution through local networks and community groups, and flyer distribution through 2023 members. As advised in 2022 by Council's Governance Advisor, an interview process is unnecessary for returning members who have already demonstrated their commitment. New members attended an interview with an existing Youth Council member and representatives of Council's Community Partnerships team.

Legal and Regulatory Implications:

On 23 April 2024 Gladstone Regional Council endorsed the re-establishment of the Gladstone Region Youth Council. The Gladstone Region Youth Council is a formal Advisory Committee to Gladstone Regional Council and is recognised under the *Local Government Regulation 2012*, ss. 264-265.

Financial and Resource Implications:

In 2024/25 Council has allocated a budget of \$10,000 for the Youth Council activities and Council maintains control of finances, accounting, and administration of these funds. The Committee may recommend through delegated Officers how these funds will be apportioned to the Committee's annual program of activities.

Anticipated Resolution Completion Date:

24 December 2024

Attachments:

1. 2024 Youth Council Annual Report
2. 2024 Youth Council Pictures

G/4.6. LEASE RENEWAL - GLADSTONE BOXING CLUB

Responsible Officer: General Manager Community and Lifestyle

Prepared By: Community Leasing Officer

Council Meeting Date: 17 December 2024

File Ref: CP8.2

Purpose:

To allow Council to consider the renewal of the lease to Gladstone Amateur Boxing Club Inc over Lot 18 RP 609798, situated at 24 Moura Crescent, being freehold land owned by Council.

Officer's Recommendation:

That Council:

1. Resolves that 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed lease of 24 Moura Crescent, Barney Point (Lot 18 RP 609798) to Gladstone Amateur Boxing Club Inc.
2. Authorises the Chief Executive Officer to enter into a Lease with the Gladstone Amateur Boxing Club Inc for a period of 10 years at a rental of \$1.00 per annum.

Summary:

A community lease renewal has been assessed by a Council Officer in line with Council's Land Transaction Policy (P-2023-02) with a recommendation presented for Council's consideration.

Link to Corporate Plan:

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Resilient Economy - We play our part in supporting the success of our region.

Background:

Council is the owner of freehold land described as Lot 18 RP 609798 situated at 24 Moura Crescent, Barney Point, which is zoned for Sport and Recreation.

The Gladstone Amateur Boxing Club Inc leases the land from Council under a registered lease . The lease area is shown in Image 1 below, shaded blue. The current lease commenced on 1 July 1999 and expired on 30 June 2024 ("the Lease").



Image 1 – 24 Moura Crescent, Gladstone

Risk Management Summary:

The proposed recommendation is made in accordance with Council’s Land Transaction Policy and is consistent with Council’s Minimal appetite for Reputational risk.

Options and Opportunity Analysis:

It is the Officer’s recommendation that Council resolve to renew the Gladstone Amateur Boxing Club Inc lease for a further term of 10 years.

It is proposed that subject to negotiations with the Gladstone Amateur Boxing Club Inc, the lease will be on the following terms:

- Lease Area: As per the current lease;
- Term: 10 years;
- Rent: \$1.00 per annum payable on request;
- Outgoings: The responsibility of the Lessee;
- Building Maintenance and Insurance: The responsibility for the Lessee including all structural repairs. Council to have no obligations whatsoever regarding asset or grounds maintenance within the Lease Area; and
- Conditions: Standard community lease conditions.

The opportunities associated with the Officer's recommendation are:

- Security of tenure for Gladstone Amateur Boxing Club Inc;
- The Officer's recommendation is consistent with Council's current policy; and
- Generally, 10 years is sufficient to secure government funding where the land is owned or managed by Council in addition, Council regularly provides letters of support to assist organisations with funding opportunities.
- Provides clarity of the responsibilities of the lessee and of Council.
- Enables Council to continue to provide the land to Gladstone Amateur Boxing Club Inc at a peppercorn rate, supporting the provision of sport and recreation activities in Gladstone.

Stakeholder Engagement:

Engagement with stakeholders was included in the lease negotiation process, including:-

- a. Gladstone Amateur Boxing Club Inc
- b. General Manager Community and Lifestyle
- c. Manager Community Partnerships
- d. Community Leasing Officer

Legal and Regulatory Implications:

Under s227 of the *Local Government Regulation 2012* ("LGR"), Council cannot dispose of a valuable noncurrent asset contract (a contract for the lease or sale of freehold land) unless it first invites written tenders or offers the non-current asset for sale by auction. In this instance there are two applicable exceptions to s227 of the LGR:

- Section 236(1)(b)(ii): where the valuable non-current asset is disposed of to ... a community organisation; and Section 236 (1)(c)(iii), for the purpose of renewing the lease of land to the existing tenant of the land.

By virtue of s236(1)(b)(ii), Council can enter into a lease with the lessee without first inviting written tenders or sale by auction, and for a value below market value because the Lessee is a community organisation.

Financial and Resource Implications:

The renewal of the lease will be undertaken by the Community Leasing Team and will not require any unbudgeted resources (financial or otherwise).

Anticipated Resolution Completion Date:

It is estimated that a new lease could be negotiated and executed by 1 March 2025.

Attachments:

Nil

G/4.7. LEASE RENEWAL - CQ TRIALS CLUB

Responsible Officer: General Manager Community and Lifestyle

Prepared By: Community Leasing Officer

Council Meeting Date: 17 December 2024

File Ref: CP8.2

Purpose:

To allow Council to consider the renewal of the lease to Central Queensland Trials Club Inc over part Lease CQ on SP 257858, situated at 160 Jono Porter Drive, Benaraby, being Freehold land owned by Council.

Officer's Recommendation:

That Council:

1. Resolves that 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed lease of part of 114 Jono Porter Drive, Benaraby (Lot 1 on RP902548) described as Lease CQ on SP257858.
2. Authorises the Chief Executive Officer to enter into a Lease with Central Queensland Trials Club Inc for a period of 10 years at a rental of \$1.00 per annum.

Summary:

A community lease renewal has been assessed by a Council Officer in line with Council's Land Transaction Policy (P-2023-02) with a recommendation presented for Council's consideration.

Link to Corporate Plan:

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Resilient Economy - We play our part in supporting the success of our region.

Background:

Council is the owner of land described as Lease CQ on SP 257858 situated at 114 Jono Porter Drive, Benaraby, which is a Council freehold property zoned for Sport and Recreation.

The Central Queensland Trials Club Inc leases land from Council under a registered lease over part of Lot 1 RP902548 known as Lease CQ on SP257858 ("the Lease Area"). The Lease Area is shown in Image 1 below, shaded blue. The current lease commenced on 1 April 2013 and expired on 31 March 2023 ("the Lease").

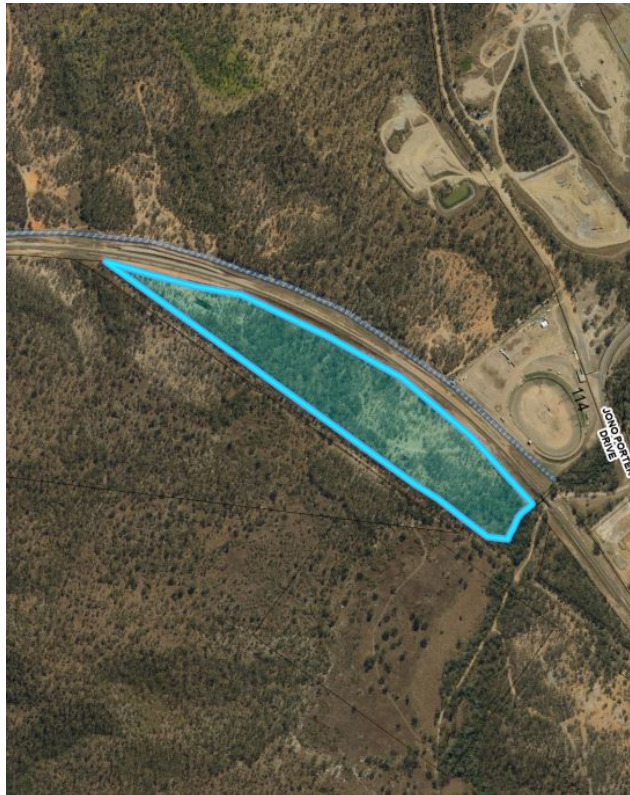


Image 1 – Lease CQ on SP257858

Risk Management Summary:

The proposed recommendation is made in accordance with Council’s Land Transaction Policy and is consistent with Council’s Minimal appetite for Reputational risk.

Options and Opportunity Analysis:

It is the Officer’s Recommendation that, in line with Council’s current policy, Council resolve to renew the Central Queensland Trials Club Inc lease for a further term of 10 years.

It is proposed that subject to negotiations with the Central Queensland Trials Club Inc, the lease will be on the following terms:

- Lease Area: As per the current lease;
- Term: 10 years (If, towards the end of the 10-year lease, both parties are happy to continue the arrangement, Council would consider a further 10-year lease);
- Rent: \$1.00 per annum payable on request;
- Outgoings: The responsibility of the Lessee;
- Building Maintenance and Insurance: The responsibility for the Lessee including all structural repairs. Council to have no obligations whatsoever regarding asset or grounds maintenance within the Lease Area; and
- Conditions: Standard community lease conditions.

The opportunities associated with the Officer's Recommendation are:

- Security of tenure for Central Queensland Trials Club Inc;
- The Officer's Recommendation is consistent with Council's current policy; and
- Generally, 10 years is sufficient to secure government funding where the land is owned or managed by Council in addition, Council regularly provides letters of support to assist organisations with funding opportunities.
- Provides clarity of the responsibilities of the lessee and of Council.
- Enables Council to continue to provide the land to Central Queensland Trials Club Inc at a peppercorn rate, supporting the provision of Sport and Recreation in Gladstone.

Stakeholder Engagement:

Engagement with stakeholders was included in the lease negotiation process, including:

- a. Central Queensland Trials Club Inc
- b. General Manager Community and Lifestyle
- c. Manager Community Partnerships
- d. Community Leasing Officer

Legal and Regulatory Implications:

The Policy currently provides for a maximum term of 10 years determined on a case-by-case basis. By exception, Council may consider a lease term of up to thirty (30) years.

Under s227 of the *Local Government Regulation 2012* ("LGR"), Council cannot dispose of a valuable noncurrent asset contract (a contract for the lease or sale of freehold land) unless it first invites written tenders or offers the non-current asset for sale by auction. In this instance there are two applicable exceptions to s227 of the LGR:

- Section 236(1)(b)(ii): where the valuable non-current asset is disposed of to ... a community organisation; and Section 236(1)(c)(iii), for the purpose of renewing the lease of land to the existing tenant of the land.

By virtue of s236(1)(b)(ii), Council is able to enter into a lease with the lessee without first inviting written tenders or sale by auction, and for a value below market value because the Lessee is a Community Organisation.

Financial and Resource Implications:

The renewal of the lease will be undertaken by the Community Leasing Team and will not require any unbudgeted resources (financial or otherwise).

Anticipated Resolution Completion Date:

It is estimated that a new lease could be negotiated and executed by 1 March 2025.

Attachments:

Nil

G/4.8. LEASE RENEWAL - CQ MOTORSPORTS BENARABY

Responsible Officer: General Manager Community and Lifestyle

Prepared By: Community Leasing Officer

Council Meeting Date: 17 December 2024

File Ref: CP8.2

Purpose:

To allow Council to consider the renewal of the lease to Central Queensland Motorsports - Benaraby Inc over part Lease E on SP 264990 and Lease B on SP 193641, situated at 160 Jono Porter Drive, Benaraby, being Freehold land owned by Council.

Officer's Recommendation:

That Council:

1. Resolves that 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed lease of part of 160 Jono Porter Drive, Benaraby (Lot 3 on RP902547) described as Lease E on SP264990 and Lease B on SP193641 to Central Queensland Motorsports Benaraby Inc.
2. Authorises the Chief Executive Officer to enter into a Lease with Central Queensland Motorsports – Benaraby Inc for a term of 10 years at a rental of \$1.00.

Summary:

A community lease renewal has been assessed by a Council Officer in line with Council's Land Transaction Policy (P-2023-02) with a recommendation presented for Council's consideration.

Link to Corporate Plan:

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Background:

Council is the owner of land described as Lease E on SP 264990 and Lease B on SP 193641 situated at 160 Jono Porter Drive, Benaraby, which is a Council freehold property zoned for Sport and Recreation.

The Central Queensland Motorsports - Benaraby Inc. leases land from Council under a registered lease over part of Lot 3 RP 902547 known as Lease E on SP 264990 & Lease B on SP 193641 ("the Lease Area"). The Lease Area is shown in Image 1 below, shaded blue. The current lease commenced on 1 March 2014 and expired on 30 June 2019 ("the Lease").



Image 1 – 160 Jono Porter Drive, Benaraby

Risk Management Summary:

The proposed recommendation is made in accordance with Council's Land Transaction Policy and is consistent with Council's Minimal appetite for Reputational risk.

Options and Opportunity Analysis:

It is the Officer's Recommendation that, in line with Council's current policy, Council resolve to renew the Central Queensland Motorsports - Benaraby Inc lease for a further term of 10 years.

It is proposed that subject to negotiations with the Central Queensland Motorsports - Benaraby Inc, the lease will be on the following terms:

- Lease Area: As per the current lease;
- Term: 10 years (If, towards the end of the 10-year lease, both parties are happy to continue the arrangement, Council would consider a further 10-year lease);
- Rent: \$1.00 per annum payable on request;
- Outgoings: The responsibility of the Lessee;
- Building Maintenance and Insurance: The responsibility for the Lessee including all structural repairs. Council to have no obligations whatsoever regarding asset or grounds maintenance within the Lease Area; and
- Conditions: Standard community lease conditions.

The opportunities associated with the Officer's Recommendation are:

- Security of tenure for Central Queensland Motorsports - Benaraby Inc;
- The Officer's Recommendation is consistent with Council's current policy; and
- Generally, 10 years is sufficient to secure government funding where the land is owned or managed by Council in addition, Council regularly provides letters of support to assist organisations with funding opportunities.
- Provides clarity of the responsibilities of the lessee and of Council.
- Enables Council to continue to provide the land to Central Queensland Motorsports - Benaraby Inc at a peppercorn rate, supporting the provision of Sport and Recreation in Gladstone.

Stakeholder Engagement:

Engagement with stakeholders was included in the lease negotiation process, including:

- a. Central Queensland Motorsports - Benaraby Inc
- b. General Manager Community and Lifestyle
- c. Manager Community Partnerships
- d. Community Leasing Officer

Legal and Regulatory Implications:

The Policy currently provides for a maximum term of 10 years determined on a case-by-case basis. By exception, Council may consider a lease term of up to thirty (30) years.

Under s227 of the *Local Government Regulation 2012* ("LGR"), Council cannot dispose of a valuable noncurrent asset contract (a contract for the lease or sale of freehold land) unless it first invites written tenders or offers the non-current asset for sale by auction. In this instance there are two applicable exceptions to s227 of the LGR:

- Section 236(1)(b)(ii): where the valuable non-current asset is disposed of to ... a community organisation; and Section 236(1)(c)(iii), for the purpose of renewing the lease of land to the existing tenant of the land.

By virtue of s236(1)(b)(ii), Council is able to enter into a lease with the lessee without first inviting written tenders or sale by auction, and for a value below market value because the lessee is a community organisation.

Financial and Resource Implications:

The renewal of the lease will be undertaken by the Community Leasing Team and will not require any unbudgeted resources (financial or otherwise).

Anticipated Resolution Completion Date:

It is estimated that a new lease could be negotiated and executed by 1 March 2025.

Attachments:

Nil

G/4.9. LEASE RENEWAL - OZCARE

Responsible Officer: General Manager Community and Lifestyle

Prepared By: Community Leasing Officer

Council Meeting Date: 17 December 2024

File Ref: CP8.2

Purpose:

To allow Council to consider the renewal of the lease to OzCare over Lot 1 RP 612529, situated at 38 Roe Street, Miriam Vale, being Freehold land owned by Council.

Officer's Recommendation:

That Council:

1. Resolves that 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed lease of Lot 1 RP 612529, situated at 38 Roe Street, Miriam Vale to Ozcare.
2. Authorises the Chief Executive Officer (or delegate) to enter into a Lease with Ozcare, for a period of three years with an option to extend for a further three years at a rental of \$1.00 per annum.

Summary:

A community lease renewal has been assessed by a Council Officer in line with Council's Land Transaction Policy (P-2023-02) with a recommendation presented for Council's consideration.

Link to Corporate Plan:

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Background:

Council is the owner of land described as Lot 1 RP 612529 situated at 38 Roe Street, Miriam Vale, which is a Council freehold property.

OzCare leases land from Council under a registered lease of Lot 1 RP 612529 ("the Lease Area"). The Lease Area is shown in Image 1 below, shaded blue. The current agreement commenced on 1 July 2019 and expired on 30 June 2022 ("the Lease").

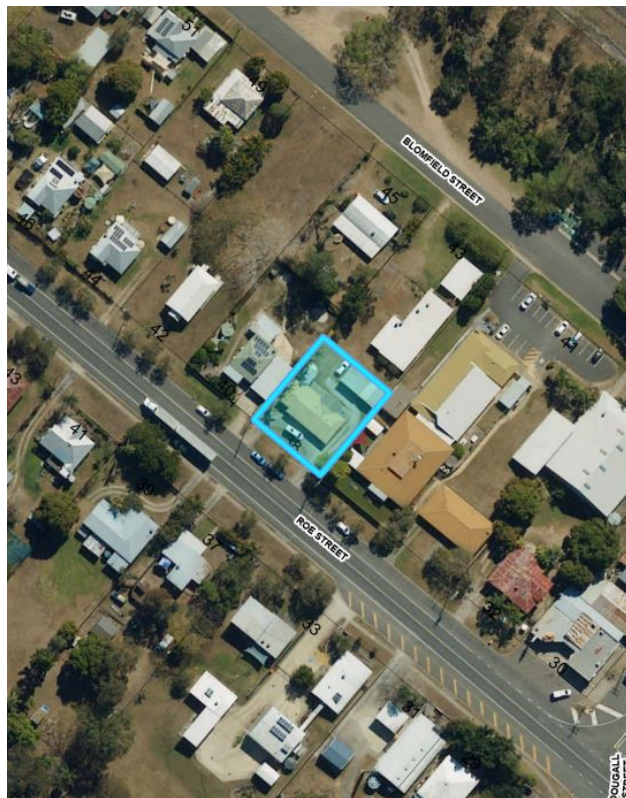


Image 1 - 38 Roe Street, Miriam Vale

Risk Management Summary:

There may be other community organisations who would not have the opportunity to express an interest in leasing the land, however, the Local Government Act Regulations enables Council to dispose of (lease) a valuable non-current asset in this way.

Options and Opportunity Analysis:

It is the Officer’s Recommendation that, in line with Council’s current policy, Council resolve to renew the OzCare lease for a further term of 3 years, with an option for an additional 2 x 3-year leases.

During consultation with OzCare, a shorter lease term with an option to extend was the preferred option.

It is proposed that subject to negotiations with OzCare, the lease will be on the following terms:

- Lease Area: whole of the land;
- Term: 3 years (If, towards the end of the 3-year lease, both parties are happy to continue the arrangement, Council would consider a further option of a 3-year lease);
- Rent: \$1.00 per annum payable on request;
- Outgoings: The responsibility of the Lessee;
- Building Maintenance: The responsibility for the Lessee including all structural repairs. Council to have no obligations whatsoever regarding asset or grounds maintenance within the Lease Area; and
- Conditions: Standard community lease conditions.

The opportunities associated with the Officer's Recommendation are:

- Security of tenure for OzCare;
- The Officer's Recommendation is consistent with Council's current policy; and
- Generally, up to 10 years is sufficient to secure government funding where the land is owned or managed by Council in addition, Council regularly provides letters of support to assist organisations with funding opportunities.
- Provides clarity of the responsibilities of the lessee and of Council.
- Enables Council to continue to provide the land to OzCare at a peppercorn rate, supporting the provision of aged care services and ancillary uses in the Gladstone region.

Stakeholder Engagement:

Engagement with stakeholders was included in the lease negotiation process, including:

- a. OzCare
- b. General Manager Community and Lifestyle
- c. Manager Community Partnerships
- d. Community Leasing Officer

Legal and Regulatory Implications:

The Policy currently provides for a maximum term of 10 years, however, in this instance the lessee has indicated a preference for a shorter lease term with an option to extend.

Under s227 of the *Local Government Regulation 2012* ("LGR"), Council cannot dispose of a valuable noncurrent asset contract (a contract for the lease or sale of freehold land) unless it first invites written tenders or offers the non-current asset for sale by auction. In this instance there are two applicable exceptions to s227 of the LGR:

- Section 236(1)(b)(ii): where the valuable non-current asset is disposed of to ... a community organisation; and Section 236 (1) (c) (iii), for the purpose of renewing the lease of land to the existing tenant of the land.

By virtue of s236(1)(b)(ii), Council is able to enter into a lease with the lessee without first inviting written tenders or sale by auction, and for a value below market value as the lessee is a community organisation.

Financial and Resource Implications:

The renewal of the lease will be undertaken by the Community Leasing Team and will not require any unbudgeted resources (financial or otherwise).

Anticipated Resolution Completion Date:

It is estimated that a new lease could be negotiated and executed by 1 March 2025.

Attachments:

Nil

G/4.10. LEASE RENEWAL - CURTIS COAST NETBALL

Responsible Officer: General Manager Community and Lifestyle

Prepared By: Community Leasing Officer

Council Meeting Date: 17 December 2024

File Ref: CP8.2

Purpose:

To allow Council to consider the renewal of the lease to Curtis Coast Dolphins Netball Association Inc over part of 35 Pioneer Drive, Boyne Island (Lot 1 on RP612614) described as Lease D on SP241823, situated at 35 Pioneer Drive, Boyne Island, being freehold land owned by Council.

Officer's Recommendation:

That Council:

1. Resolves that 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed lease of part of 35 Pioneer Drive, Boyne Island (Lot 1 on RP612614) described as Lease D on SP241823, situated at 35 Pioneer Drive, Boyne Island.

Summary:

A community lease renewal has been assessed by a Council Officer in line with Council's Land Transaction Policy (P-2023-02) with a recommendation presented for Council's consideration.

Link to Corporate Plan:

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Background:

Council is the owner of land described as Lease D on SP 241823 situated at 35 Pioneer Drive, Boyne Island, which is a Council freehold property zoned for Sport and Recreation.

The Curtis Coast Dolphins Netball Association Inc leases land from Council under a registered lease over part of 1 RP 612614 known as Lease D on SP 241823 ("the Lease Area"). The Lease Area is shown in Image 1 below, shaded blue. The current lease commenced on 1 November 2010 and expired on 31 October 2020 ("the Lease").



Image 1 – 35 Pioneer Drive, Boyne Island

Risk Management Summary:

The proposed recommendation is made in accordance with Council’s Land Transaction Policy and is consistent with Council’s Minimal appetite for Reputational risk.

Options and Opportunity Analysis:

It is the Officer’s Recommendation that, in line with Council’s current policy, Council resolve to renew the Curtis Coast Dolphins Netball Association Inc lease for a further term of 10 years.

It is proposed that subject to negotiations with the Curtis Coast Dolphins Netball Association Inc, the lease will be on the following terms:

- Lease Area: As per the current lease;
- Term: 10 years (If, towards the end of the 10-year lease, both parties are happy to continue the arrangement, Council would consider a further 10-year lease);
- Rent: \$1.00 per annum payable on request;
- Outgoings: The responsibility of the Lessee;
- Building Maintenance and Insurance: The responsibility for the Lessee including all structural repairs. Council to have no obligations whatsoever regarding asset or grounds maintenance within the Lease Area; and
- Conditions: Standard community lease conditions.

The opportunities associated with the Officer's Recommendation are:

- Security of tenure for Curtis Coast Dolphins Netball Association Inc;
- The Officer's Recommendation is consistent with Council's current policy; and
- Generally, 10 years is sufficient to secure government funding where the land is owned or managed by Council in addition, Council regularly provides letters of support to assist organisations with funding opportunities.
- Provides clarity of the responsibilities of the lessee and of Council.
- Enables Council to continue to provide the land to Curtis Coast Dolphins Netball Association Inc at a peppercorn rate, supporting the provision of Sport and Recreation in Gladstone.

Stakeholder Engagement:

Engagement with stakeholders was a component of the lease negotiation process, including:

- a. Curtis Coast Dolphins Netball Association Inc
- b. General Manager Community and Lifestyle
- c. Manager Community Partnerships
- d. Community Leasing Officer

Legal and Regulatory Implications:

The Policy currently provides for a maximum term of 10 years determined on a case-by-case basis. By exception, Council may consider a lease term of up to thirty (30) years.

Under s227 of the *Local Government Regulation 2012* ("LGR"), Council cannot dispose of a valuable noncurrent asset contract (a contract for the lease or sale of freehold land) unless it first invites written tenders or offers the non-current asset for sale by auction. In this instance there are two applicable exceptions to s227 of the LGR:

- Section 236(1)(b)(ii): where the valuable non-current asset is disposed of to ... a community organisation; and Section 236 (1) (c) (iii), for the purpose of renewing the lease of land to the existing tenant of the land.

By virtue of s236(1)(b)(ii), Council is able to enter into a lease with the lessee without first inviting written tenders or sale by auction, and for a value below market value because the Lessee is a community organisation.

Financial and Resource Implications:

The renewal of the lease will be undertaken by the Community Leasing Team and will not require any unbudgeted resources (financial or otherwise).

Anticipated Resolution Completion Date:

It is estimated that a new lease could be negotiated and executed by 1 March 2025.

Attachments:

Nil

G/4.11. LEASE RENEWAL - BITS AFL / CRICKET CLUBS

Responsible Officer: General Manager Community and Lifestyle

Prepared By: Community Leasing Officer

Council Meeting Date: 17 December 2024

File Ref: CP8.2

Purpose:

To allow Council to consider the renewal of the lease to BITS Saints Australian Rules Football Club and Boyne Tannum Cricket Club Inc over part of Lease C on SP 346101, situated at Jacaranda Drive, Boyne Island, being Freehold land owned by Council.

Officer's Recommendation:

That Council:

1. Resolves that 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed lease of part of Lot 1 on SP150256 described as Lease C on SP346101, situated at Jacaranda Drive, Boyne Island to BITS Saints Australian Rules Football Club and Boyne Tanum Cricket Club Inc.
2. Authorises the Chief Executive Officer to enter into a Lease with the BITS Saints Australian Rules Football Club and Boyne Tannum Cricket Club Inc for a period of 10 years at a rental of \$1.00 per annum.

Summary:

A community lease renewal has been assessed by a Council Officer in line with Council's Land Transaction Policy (P-2023-02) with a recommendation presented for Council's consideration.

Link to Corporate Plan:

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Background:

Council is the owner of land described as Lease C on SP 346101 situated at Jacaranda Drive, Boyne Island, which is a Council freehold property zoned for Sport and Recreation.

The BITS Saints Australian Rules Football Club and Boyne Tannum Cricket Club Inc lease land from Council under a registered lease over part of 1 SP 150256 known as Lease C on SP 346101 ("the Lease Area"). The Lease Area is shown in Image 1 below, shaded blue. The current lease commenced on 1 September 2024 and expires on 31 August 2034 ("the Lease"). Although this lease is current, a new lease is required as the Lease Area was recently re-surveyed to include an additional piece of land.



Image 1: Lease C on SP346101

Risk Management Summary:

The proposed recommendation is made in accordance with Council's Land Transaction Policy and is consistent with Council's Minimal appetite for Reputational risk.

Options and Opportunity Analysis:

It is the Officer's Recommendation that, in line with Council's current policy, Council resolve to renew the BITS Saints Australian Rules Football Club and Boyne Tannum Cricket Club Inc lease for a further term of 10 years.

It is proposed that subject to negotiations with the BITS Saints Australian Rules Football Club and Boyne Tannum Cricket Club Inc, the lease will be on the following terms:

- Lease Area: As per the current lease;
- Term: 10 years (If, towards the end of the 10-year lease, both parties are happy to continue the arrangement, Council would consider a further 10-year lease);
- Rent: \$1.00 per annum payable on request;
- Outgoings: The responsibility of the Lessee;
- Building Maintenance and Insurance: The responsibility for the Lessee including all structural repairs. Council to have no obligations whatsoever regarding asset or grounds maintenance within the Lease Area; and
- Conditions: Standard community lease conditions.

The opportunities associated with the Officer's Recommendation are:

- Security of tenure for BITS Saints Australian Rules Football Club and Boyne Tannum Cricket Club Inc;
- The Officer's Recommendation is consistent with Council's current policy; and
- Generally, 10 years is sufficient to secure government funding where the land is owned or managed by Council in addition, Council regularly provides letters of support to assist organisations with funding opportunities.
- Provides clarity of the responsibilities of the lessee and of Council.
- Enables Council to continue to provide the land to BITS Saints Australian Rules Football Club and Boyne Tannum Cricket Club Inc at a peppercorn rate, supporting the provision of Sport and Recreation in Gladstone.

Stakeholder Engagement:

Engagement with stakeholders was a component of the lease negotiation process, including:

- a. BITS Australian Football Club
- b. Boyne Tannum Cricket Club
- c. General Manager Assets and Environment
- d. Manager Governance
- e. Manager Community Partnerships
- f. Community Leasing Officer

Legal and Regulatory Implications:

The Policy currently provides for a maximum term of 10 years determined on a case-by-case basis. By exception, Council may consider a lease term of up to thirty (30) years.

Under s227 of the *Local Government Regulation 2012* ("LGR"), Council cannot dispose of a valuable noncurrent asset contract (a contract for the lease or sale of freehold land) unless it first invites written tenders or offers the non-current asset for sale by auction. In this instance there are two applicable exceptions to s227 of the LGR:

- Section 236(1)(b)(ii): where the valuable non-current asset is disposed of to ... a community organisation; and Section 236 (1) (c) (iii), for the purpose of renewing the lease of land to the existing tenant of the land.

By virtue of s236(1)(b)(ii), Council is able to enter into a lease with the lessee without first inviting written tenders or sale by auction, and for a value below market value because the Lessee is a community organisation.

Financial and Resource Implications:

The renewal of the lease will be undertaken by the Community Leasing Team and will not require any unbudgeted resources (financial or otherwise).

Anticipated Resolution Completion Date:

It is estimated that a new lease could be negotiated and executed by 1 March 2025.

Attachments:

Nil

G/4.12. LEASE RENEWAL - TANNUM RUGBY LEAGUE SENIORS

Responsible Officer: General Manager Community and Lifestyle

Prepared By: Community Leasing Officer

Council Meeting Date: 17 December 2024

File Ref: CP8.2

Purpose:

To allow Council to consider the renewal of the lease to Tannum Sands Rugby League Inc (Seniors) over part Lease C on SP 228462, situated at 35 Pioneer Drive, Boyne Island, being Freehold land owned by Council.

Officer's Recommendation:

That Council:

1. Resolves that 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed lease of part of 35 Pioneer Drive, Boyne Island (Lot 1 on RP612614) described as Lease C on SP 228462, to Tannum Sands Rugby League Inc (Seniors).
2. Authorises the Chief Executive Officer to enter into a Lease with Tannum Sands Rugby League Inc (Seniors) for a period of ten years at a rental of \$1.00 per annum.

Summary:

A community lease renewal has been assessed by a Council Officer in line with Council's Land Transaction Policy (P-2023-02) with a recommendation presented for Council's consideration.

Link to Corporate Plan:

Accountable Council - We are providing good stewardship built on a foundation of trust.
Connecting Communities - We work with you and for you, supporting the success of our communities.
Delivering Value - We work efficiently to deliver value for your rates.
Resilient Economy - We play our part in supporting the success of our region.

Background:

Council is the owner of land described as Lease C on SP 228462 situated at 35 Pioneer Drive, Boyne Island, which is a Council freehold property zoned for Sport and Recreation.

The Tannum Sands Rugby League Inc (Seniors) leases land from Council under a registered lease over part of 1 RP 612614 known as Lease C on SP 228462 ("the Lease Area"). The Lease Area is shown in Image 1 below, shaded blue. The current lease commenced on 1 March 2013 and expired on 28 February 2020 ("the Lease").



Image 1 – 35 Pioneer Drive, Boyne Island

Risk Management Summary:

The proposed recommendation is made in accordance with Council’s Land Transaction Policy and is consistent with Council’s Minimal appetite for Reputational risk.

Options and Opportunity Analysis:

It is the Officer’s Recommendation that, in line with Council’s current policy, Council resolve to renew the Tannum Sands Rugby League Inc (Seniors) lease for a further term of 10 years.

It is proposed that subject to negotiations with the Tannum Sands Rugby League Inc (Seniors), the lease will be on the following terms:

- Lease Area: As per the current lease;
- Term: 10 years (If, towards the end of the 10-year lease, both parties are happy to continue the arrangement, Council would consider a further 10-year lease);
- Rent: \$1.00 per annum payable on request;
- Outgoings: The responsibility of the Lessee;
- Building Maintenance and Insurance: The responsibility for the Lessee including all structural repairs. Council to have no obligations whatsoever regarding asset or grounds maintenance within the Lease Area; and
- Conditions: Standard community lease conditions.

The opportunities associated with the Officer's Recommendation are:

- Security of tenure for Tannum Sands Rugby League Inc (Seniors);
- The Officer's Recommendation is consistent with Council's current policy; and
- Generally, 10 years is sufficient to secure government funding where the land is owned or managed by Council in addition, Council regularly provides letters of support to assist organisations with funding opportunities.
- Provides clarity of the responsibilities of the lessee and of Council.
- Enables Council to continue to provide the land to Tannum Sands Rugby League Inc (Seniors) at a peppercorn rate, supporting the provision of Sport and Recreation in Gladstone.

Stakeholder Engagement:

Engagement with stakeholders was included in the lease negotiation process, including:

- a. Tannum Sands Rugby League Inc (Seniors)
- b. General Manager Community and Lifestyle
- c. Manager Community Partnerships
- d. Community Leasing Officer

Legal and Regulatory Implications:

The Policy currently provides for a maximum term of 10 years determined on a case-by-case basis. By exception, Council may consider a lease term of up to thirty (30) years.

Under s227 of the *Local Government Regulation 2012* ("LGR"), Council cannot dispose of a valuable noncurrent asset contract (a contract for the lease or sale of freehold land) unless it first invites written tenders or offers the non-current asset for sale by auction. In this instance there are two applicable exceptions to s227 of the LGR:

- Section 236(1)(b)(ii): where the valuable non-current asset is disposed of to ... a community organisation; and Section 236 (1) (c) (iii), for the purpose of renewing the lease of land to the existing tenant of the land.

By virtue of s236(1)(b)(ii), Council is able to enter into a lease with the lessee without first inviting written tenders or sale by auction, and for a value below market value because the lessee is a community organisation.

Financial and Resource Implications:

The renewal of the lease will be undertaken by the Community Leasing Team and will not require any unbudgeted resources (financial or otherwise).

Anticipated Resolution Completion Date:

It is estimated that a new lease could be negotiated and executed by 1 March 2025.

Attachments:

Nil

G/5. COUNCILLORS REPORT

G/6. URGENT BUSINESS

G/7. NOTICE OF MOTION

G/7.1. NOTICE OF MOTION - WATER FLUORIDATION

Notice of Motion - Council Meeting Date: 17 December 2024

Notice of Motion Prepared by: Councillor Goodluck

Purpose:

For Council to consider a notice of motion from Councillor Kahn Goodluck.

Councillor's Recommendation:

1. The Gladstone Regional Council reintroduce fluoride into the water supply for the overriding benefits it provides to the dental health of our citizens.
2. That the Gladstone Regional Council calls on the State Government to fund the costs of fluoridating the water supply. As this is a public health issue the costs of implementing this public health measure should be covered by the State Government, not local rate payers.
3. In the interim, Gladstone Regional Council covers the cost of fluoridating the water supply.

Summary:

Water fluoridation is supported by Queensland Health and has been endorsed as a safe and effective public health measure by more than 150 science and health organisations, including the NHMRC, the Australian Dental Association, the Australian Medical Association, and the World Health Organisation.

Attachments:

Nil

G/8. CONFIDENTIAL ITEMS