



GLADSTONE
REGIONAL COUNCIL

GENERAL MEETING MINUTES

**HELD AT THE QCWA AMBROSE BRANCH HALL
36 GENTLE ANNIE ROAD, AMBROSE**

On 7 May 2019

Commencing at 9.00am

**Leisa Dowling
CHIEF EXECUTIVE OFFICER**

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Elected Members

Councillor - Mayor M J Burnett
Councillor G G Churchill
Councillor K Goodluck
Councillor R A Hansen
Councillor P J Masters
Councillor D V O'Grady
Councillor P J Sobhanian
Councillor C A Trevor
Councillor N Muszkat

Officers

Mrs L Dowling (Chief Executive Officer)
Mrs H Ning (Executive Secretary)

G/0.3.2. APOLOGIES AND LEAVE OF ABSENCE

Nil.

G/0.3.3. MESSAGES OF CONDOLENCE

Nil.

G/0.3.4. DISCLOSURE OF INTERESTS

MATERIAL PERSONAL INTERESTS

Pursuant to section 175(C) of the Local Government Act 2009, where a Councillor declares a Material Personal Interest in an agenda item, the Councillor must leave the room for the agenda item.

G/3.3.1 PROPOSED LEASE OF PART OF OLD AGNES COMMUNITY CENTRE (LOT 51 ON SP 155903) TO UNITING CARE

Cr Muszkat

Cr Muszkat declared a Material Personal Interest in Item G/3.3.1 PROPOSED LEASE OF PART OF OLD AGNES COMMUNITY CENTRE (LOT 51 ON SP 155903) TO UNITING CARE, as through the Welcoming Intercultural Neighbours (WIN), Cr Muszkat has provided a letter of support for this project and WIN has prospects of partnering with Uniting Care for matters from the premises. Cr Muszkat advised that she will leave the room during the consideration of Item G/3.3.1.

G/3.5.2 SPORT AND RECREATION CLUB DEVELOPMENT GRANT 2018/19 ROUND 2

Cr Trevor

Cr Trevor declared a Material Personal Interest in Item G/3.5.2. SPORT AND RECREATION CLUB DEVELOPMENT GRANT 2018/19 ROUND 2, more specifically for applicant Tannum Seagulls Senior Rugby League, as he is a personal sponsor each year of the Tannum Seagulls Rugby League Football Club. Cr Trevor advised he will leave the room during the consideration of Item G/3.5.2.

G/3.5.3 REGIONAL ARTS DEVELOPMENT FUND (RADF) ROUND ONE 2018-19

Cr Muszkat

Cr Muszkat declared a Material Personal Interest in Item G/3.5.3 REGIONAL ARTS DEVELOPMENT FUND (RADF) ROUND ONE 2018-19, as there is a variation in one of the contracts that Welcoming Intercultural Neighbours (WIN) has with RADF (noting that Cr Muszkat is the CEO of WIN). Cr Muszkat also advised that has a personal interest in one of the applicants that has been recommended for funding, Kristel Kelly. Cr Muszkat advised that she will leave the room during the consideration of Item G/3.5.3.

G/3.6.2 DEVELOPMENT APPLICATION 39/2018 FOR A MATERIAL CHANGE OF USE OF PREMISES FOR A RETIREMENT FACILITY (MANUFACTURED HOUSING ESTATE) LOCATED AT LOT 3 SP 221743 & LOT 300 SP 264827, AGNES WATER QLD 4677

Cr Trevor

Cr Trevor declared a Material Personal Interest in Item G/3.6.2. DEVELOPMENT APPLICATION 39/2018 FOR A MATERIAL CHANGE OF USE OF PREMISES FOR A RETIREMENT FACILITY (MANUFACTURED HOUSING ESTATE) LOCATED AT LOT 3 SP 221743 & LOT 300 SP 264827, AGNES WATER QLD 4677, as he and his wife, Colleen Trevor, are directors of Warabale Pty Ltd as trustee for the CA Trevor Family Trust, which jointly owns a large parcel vacant land very close to this development. Cr Trevor advised that he will leave the room during the consideration of Item G/3.6.2.

CONFLICTS OF INTEREST

Pursuant to section 175(E) of the Local Government Act 2009, where a Councillor declares a Conflict of Interest and elects to leave the room for an agenda item, a resolution of Council is not required.

G/3.5.1 ASSESSMENT OF EVENT SPONSORSHIP PROPOSALS – COMMUNITY EVENTS

Cr Churchill

Cr Churchill declared a Personal Interest in Item G/3.5.1 ASSESSMENT OF EVENT SPONSORSHIP PROPOSALS – COMMUNITY EVENTS, more specifically item 3 for the Pop-up Polo Gladstone 2019 sponsorship request, as he is the chair and coordinator of the Memorial Park Master Planning 2020 beyond for future major proposed development of site, Chair Gladstone Police Citizens Youth Centre (PCYC) and Diamond Life Member QPCYWA. Cr Churchill advised that unless the sponsorship items are separated, he will leave the room during the consideration of the whole of Item G/3.5.1.

Cr Hansen

Cr Hansen declared a Personal Interest in Item G/3.5.1. ASSESSMENT OF EVENT SPONSORSHIP PROPOSALS – COMMUNITY EVENTS, as he is the Council appointed member of the committee of Gladstone Police Citizens Youth Centre (PCYC) however he doesn't believe a conflict exists.

G/19 /3748 Council Resolution:

Moved Cr Goodluck
Seconded Cr Sobhanian

Cr Hansen does not have a conflict of interest in item G/3.5.1.

CARRIED

Cr Hansen declared a Personal Interest in Item G/3.5.1. ASSESSMENT OF EVENT SPONSORSHIP PROPOSALS – COMMUNITY EVENTS, more specifically for Pop-up Polo event which is proposed to be held on Memorial Park and he is a life member of basketball which is located at Memorial Park. Cr Hansen advised he doesn't believe a conflict exists.

G/19 /3749 Council Resolution:

Moved Cr Goodluck
Seconded Cr O'Grady

Cr Hansen does not have a conflict of interest in item G/3.5.1.

CARRIED

Cr Sobhanian

Cr Sobhanian declared a Personal Interest in Item G/3.5.1 ASSESSMENT OF EVENT SPONSORSHIP PROPOSALS – COMMUNITY EVENTS, more specifically for the proposal of the Under the Trees music and arts festival, as Cr Sobhanian is a member of the Boyne Tannum Arts Business and Community Association Inc. (BTABC). Cr Sobhanian advised he is not on the committee or executive.

G/19 /3750 Council Resolution:

Moved Cr Muszkat
Seconded Cr Hansen

Cr Sobhanian does not have a conflict of interest in item G/3.5.1.

CARRIED

Cr Goodluck

Cr Goodluck declared a Personal Interest in Item G/3.5.1 ASSESSMENT OF EVENT SPONSORSHIP PROPOSALS – COMMUNITY EVENTS, more specifically for the proposal of the Under the Trees music and arts festival as it is auspiced by the Boyne Tannum Arts Business and Community Association Inc. (BTABC) of which he is the president. Cr Goodluck advised that he will leave the room for this particular item but requests that the sponsorship proposals be separated and dealt with potentially on their own to allow Councillors to remain for the items that they don't have interests in.

G/19 /3751 Council Resolution:

Moved Cr Churchill
Seconded Cr Trevor

That the three matters listed in Agenda Item G/3.5.1 Assessment of Event Sponsorship Proposals – Community Events, be separated to allow all three to be dealt with by separate debate.

CARRIED

G/3.5.2 SPORT AND RECREATION CLUB DEVELOPMENT GRANT 2018/19 ROUND 2

Cr Churchill

Cr Churchill declared a Personal Interest in Item G/3.5.2 SPORT AND RECREATION CLUB DEVELOPMENT GRANT 2018/19 ROUND 2, more specifically for applicant Gladstone Gymnastic Club Inc., as he is Chairman of Gladstone Police Citizens Youth Centre (PCYC), a Diamond Life Member of the State PCYC and Gladstone Gymnastics are a major tenant activity at PCYC. Cr Churchill advised again that unless the particular applicants are separated from the broader recommendation, he will leave the room during the entire consideration and debate of Item G/3.5.2.

Cr O'Grady

Cr O'Grady declared a Personal Interest in Item G/3.5.2 SPORT AND RECREATION CLUB DEVELOPMENT GRANT 2018/19 ROUND 2, more specifically for applicant 1770 Dragons Inc, as she is a past member of the 1770 Dragons Boat Club in 2017 period but hasn't been member for last few years. Councillor O'Grady requested to remain in the room whilst this item is being heard.

G/19 /3752 Council Resolution:

Moved Cr Sobhanian
Seconded Cr Trevor

Cr O'Grady does not have a conflict of interest in item G/3.5.2.

CARRIED

Cr Sobhanian

Cr Sobhanian declared a Personal Interest in Item G/3.5.2 SPORT AND RECREATION CLUB DEVELOPMENT GRANT 2018/19 ROUND 2, more specifically for applicant Gladstone District Bushwalkers Club as he has been a member of the Gladstone District Bush Walking Club for several years but is not a member of the executive. Cr Sobhanian advised he does not feel conflicted on this item but will leave the debate to the room to decide on the matter.

G/19 /3753 Council Resolution:

Moved Cr Goodluck
Seconded Cr Churchill

Cr Sobhanian does not have a conflict of interest in item G/3.5.2.

CARRIED

G/3.5.3 REGIONAL ARTS DEVELOPMENT FUND (RADF) ROUND ONE 2018-19

Cr Hansen

Cr Hansen declared a Personal Interest in Item G/3.5.3 REGIONAL ARTS DEVELOPMENT FUND (RADF) ROUND ONE 2018-19 as his wife was the former committee member (president) of Welcoming Intercultural Neighbours (WIN).

G/19 /3754 Council Resolution:

Moved Cr Churchill
Seconded Cr Trevor

Cr Hansen does not have a conflict of interest in item G/3.5.3.

CARRIED

G/19 /3755 Council Resolution:

Moved Cr Trevor
Seconded Cr Goodluck

That the decision on applicants, Tannum Seagulls Senior Rugby League and Gladstone Gymnastics listed in Agenda Item G/3.5.2 Sport and Recreation Club Development Grant 2018/19 Round 2, be separated to allow these items to be dealt with by separate debate.

CARRIED

G/1. MAYORAL STATEMENT OF CURRENT ISSUES

What a fantastic weekend it was in the Gladstone region, again with another successful Boyne Tannum Hookup. I would like to thank all my councillors for being involved again this year, Councillor Hansen opened it for us, thank you for that and we had councillors at the event all weekend. I was on stage Sunday night just before they gave away all the boats and everyone seemed to have a fantastic time. It is really one of the greatest events and it is good to see that Gladstone Regional Council has locked in the three-year commitment to the Boyne Tannum Hookup.

Of course, that follows on from the biggest event in the Gladstone region, which is everything Easter. We had a very successful Gladstone Harbor Festival and by all accounts the record crowds on Thursday and Friday night were there for sure. Our Brisbane to Gladstone Yacht Race celebrated 71 years this year, another successful event for the Queensland Cruising Yacht Club and the Gladstone Yacht Club. Also of course this year supported by our new B2G Village, which was very successful, especially for the line crossing party on Sunday night. Although I missed the Long Lunch because I was on the start boat, I believe it was fantastic on Good Friday and the Seafood Festival on the Saturday was excellent as well. We have already had a debrief with all the partners and members of the Harbour Festival, the Yacht Club, The Dock, the B2G Village and everybody involved including Council. Next year we are looking at making the B2G Village event free entry so all members of the community can be involved.

I would also like to thank my councillors and of course all the students that were involved in the Anzac Day services across the Gladstone region. I was fortunate enough to be with Councillor Sobhanian in Boyne Island for the Dawn Service, then with a number of councillors at the main parade in Gladstone. I thank councillors for attending; we managed to get to almost every single service across the Region.

The following day we had Prime Minister Scott Morrison in Gladstone and he was at the Bowls Club and we had the opportunity to present the Prime Minister with our strategic projects document.

The next day on the 27th it was the first round of the Queensland Basketball League and I'm proud to say the Gladstone Regional Council now sponsors the Port City Power First Round and will continue to do that into the future. As Councillor Hansen has reminded us in the past Gladstone Port City Power are the only team competing at a state level. Certainly, that rang true on that Saturday night and although we did go down to Rockhampton Rockets, we did get the win last weekend.

The 30th of April was the Central Queensland University Graduation Ceremony and it was fantastic to attend that and see so many local students graduating.

The second of May was Surf Lifesaving Queensland Memorial Day. I was pleased to be there with a number of councillors, with Glenn Butcher and to pay our respects of course to those who have passed serving in surf lifesaving and also a big shout out to all the volunteers that are involved throughout the year.

Volunteer's Week is coming up and I encourage clubs and organisations to nominate their volunteers so we can acknowledge their efforts and say thank you.

Yesterday of course was Labour Day, and for those people who had the day off I hope you enjoyed your public holiday and of course celebrating Labour Day festivities back in Queensland on the first Monday in May; exactly where it should be.

I would just like to give a big shout out to the Santos GLNG Mayor's Charity Ball committee, the Charity Ball is on Saturday night and I know Councillor O'Grady has been heavily involved and

Councillor Muszkat also. Desley has been putting in the hard yards making sure it happens, and a lot of our GECC team has been as well. We are hoping to raise \$90,000 for our four local charities on the night.

Before our next Council meeting, we will have a Federal election. Pre polling has already opened in Gladstone and Agnes Water and opens in Boyne Island on Saturday. I just want to wrap up by saying Happy Mother's Day to all the mothers on Sunday.

G/2. CONFIRMATION OF MINUTES

G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 16 APRIL 2019

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the General Meeting held on 16 April 2019.

Officer's Recommendation:

That the minutes of the General Meeting of Council held on 16 April 2019 be confirmed.

G/19 /3756 Council Resolution:

Moved Cr Churchill
Seconded Cr Goodluck

That the minutes of the General Meeting of Council held on 16 April 2019 be confirmed with an amendment for item G/0.3.4 Disclosure of Interests to include:

'It is noted that the interests recorded that indicate a Councillor 'wished to remain in the room' for the particular item, it is to be noted that the Councillors believed their personal interest was no greater than another person's and they would best serve the community by participating in the discussion'.

CARRIED

G/3. OFFICERS' REPORTS

G/3.1. OFFICE OF THE CEO

Nil.

G/3.2. STRATEGY AND TRANSFORMATION

G/3.2.1. QUARTERLY REVIEW OF THE 2018/19 GLADSTONE REGIONAL COUNCIL OPERATIONAL PLAN QUARTER 3

File Ref: CM14.2

Purpose:

Presenting the quarterly progress towards the implementation of Gladstone Regional Council's 2018/19 Operational Plan for the quarter ending 31 March 2019.

Officer's Recommendation:

That the information contained within the Assessment of the Implementation of the 2018/19 Operational Plan – Quarter 3 report be noted.

G/19 /3757 Council Resolution:

Moved Cr Hansen
Seconded Cr Sobhanian

That the Officer's Recommendation be adopted.

CARRIED

G/3.3. STRATEGIC ASSET PERFORMANCE

G/3.3.1. PROPOSED LEASE OF PART OF OLD AGNES COMMUNITY CENTRE (LOT 51 ON SP 155903) TO UNITING CARE

Cr Muszkat (declared Material Personal Interest)
left the room during the consideration and voting of Item G/3.3.1.
(refer G/0.3.4 Disclosure of Interest section of the minutes – pages 6 - 9)

File Ref: CP8.2, CP8.8

Purpose:

To allow Council to consider the proposed grant of a licence to Uniting Care over part of the Old Agnes Water Community Centre situated at 71 Springs Road, Agnes Water otherwise described as part of Lot 51 on SP 155903.

Officer's Recommendation:

That Council:

1. Approve the grant of a licence to Uniting Care to use part of the Old Agnes Water Community Centre situated at 71 Springs Road, Agnes Water, otherwise described as part of Lot 51 on SP155903 for the purposes of providing the services of a neighbourhood centre.
2. Authorise the Chief Executive Officer to negotiate the terms of the licence between Uniting Care and Council.

G/19 /3758 Council Resolution:

Moved Cr Masters
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

CARRIED

G/3.4. OPERATIONS

Nil.

G/3.5. COMMUNITY DEVELOPMENT AND EVENTS

G/3.5.1. ASSESSMENT OF EVENT SPONSORSHIP PROPOSALS - COMMUNITY EVENTS

File Ref: GS3.1

Purpose:

The purpose of this report is to seek approval for recommendations made under Council's grant and sponsorship objectives.

Officer's Recommendation:

That Council:

1. Fund **Gladstone Multicultural Festival Day** (Gladstone Multicultural Association Inc), subject to conditions being met, as a one (1) year sponsorship agreement that provides for \$3,000 (ex GST) cash and \$9,297.25 in-kind sponsorship towards the 2019 event;
2. Fund **Under the Trees Music & Arts Festival** (Boyne Tannum Arts Business & Community Association Inc), subject to conditions being met, as a one (1) year sponsorship agreement that provides for \$25,000 (ex GST) cash sponsorship towards the 2019 event;
3. Decline the sponsorship request to fund **Pop-Up Polo Gladstone 2019** event.

In accordance with resolution number G/19 /3751, this item was separated to allow debate on each sponsorship request individually.

G/19 /3759 Council Resolution:

Moved Cr O'Grady
Seconded Cr Churchill

That Council fund **Gladstone Multicultural Festival Day** (Gladstone Multicultural Association Inc), subject to conditions being met, as a one (1) year sponsorship agreement that provides for \$3,000 (ex GST) cash and \$9,297.25 in-kind sponsorship towards the 2019 event.

CARRIED

Cr Goodluck (declared Personal Interest)
left the room during the consideration and voting of Item G/3.5.1 – Recommendation 2 for
Under the Trees Music & Arts Festival.
(refer G/0.3.4 Disclosure of Interest section of the minutes – pages 6 - 9)

G/19 /3760 Council Resolution:

Moved Cr Hansen
Seconded Cr Muszkat

That Council fund **Under the Trees Music & Arts Festival** (Boyne Tannum Arts Business & Community Association Inc), subject to conditions being met, as a one (1) year sponsorship agreement that provides for \$25,000 (ex GST) cash sponsorship towards the 2019 event.

CARRIED

The meeting adjourned for morning tea at 10.50 am
and reconvened at 11.18 am.

Cr Churchill (declared Personal Interest)
left the room during the consideration and voting of Item G/3.5.1 – Recommendation 3 for
Pop-Up Polo Gladstone 2019.
(refer G/0.3.4 Disclosure of Interest section of the minutes – pages 6 - 9)

G/19 /3761 Council Resolution:

Moved Cr Sobhanian
Seconded Cr O'Grady

That Council decline the sponsorship request to fund **Pop-Up Polo Gladstone 2019** event to the tune of \$200,000, however Council is willing to sponsor the event for \$50,000 cash only subject to discussion with the Chief Executive Officer for an appropriate site.

MOTION LOST

G/19 /3762 Council Resolution:

Moved Cr Goodluck
Seconded Cr Hansen

That Council decline this sponsorship request to fund **Pop-Up Polo Gladstone 2019** event.

CARRIED

G/3.5.2. SPORT AND RECREATION CLUB DEVELOPMENT GRANT 2018/19 ROUND 2

File Ref: SR3.1

Purpose:

The purpose of this report is for the Sport and Recreation Assessment Panel to provide Council with allocation recommendations regarding Round 2 Applications for the Sport and Recreation Club Development Grants.

Officer's Recommendation:

The Council adopt the Assessment Panel recommendation for the following applications under Round 2 of the Gladstone Regional Council Sport and Recreation Club Development Grant as outlined below:

Applicant	Project	Requested Funding	Recommended Funding
Calliope Football Club Inc	Calliope FC Junior Development Grant	\$1,200.00	\$1,200.00
Gladstone United Football Club Inc	Upgrading the GUFC coaching equipment	\$1,200.00	\$1,200.00
Gladstone Gymnastic Club Inc	Ipad Upgrade	\$1,200.00	\$1,200.00
Tannum Seagulls Senior Rugby League	Facilitate live timing and electronic scoring at Dennis Park	\$1,000.00	\$1,000.00
Gladstone District Dirtriders Club Inc	Strategic Plan 2019-2022	\$1,000.00	\$1,000.00
Port Curtis Sailing Club Inc	Start Sailing and Port Curtis Sailing Club	\$1,200.00	Nil
1770 Dragons Inc	Training Equipment	\$1,128.00	\$1,128.00
Gladstone Clay Target Club	Gladstone Annual 2 Day Easter Carnival 30 Target Double Barrel Handicap Event	\$1,000.00	Nil
Tannum Sands Surf Life Saving Club	Build capacity of Tannum Sands SLSC Nipper Program	\$1,200.00	\$1,200.00
Gladstone District Darts Association	Replace old Dart Boards	\$950.00	\$950.00
Boyne Tannum Bullets Swimming Club	Training equipment for junior swimmers	\$1,000.00	\$1,000.00
Gladstone & District Hockey Association	Purchase of New Linemarking Machine	\$1,200.00	\$1,200.00
Gladstone Districts Bushwalkers Club	Bushwalking Navigation Training	\$909.05	\$909.05
Boyne Tannum Football Club	Strategic Planning and Facility Development	\$1,000.00	\$1,000.00
Bororen Pony Club Inc.	Open Sports Day and Annual Gymkhana	\$1,000.00	\$1,000.00

In accordance with resolution number G/19 /3755, this item was separated to allow debate on applicants Tannum Seagulls Senior Rugby League and Gladstone Gymnastic Club Inc to occur separately.

G/19 /3763 Council Resolution:

Moved Cr Goodluck
 Seconded Cr Muszkat

The Council adopt the Assessment Panel recommendation for the following applications under Round 2 of the Gladstone Regional Council Sport and Recreation Club Development Grant as outlined below:

Applicant	Project	Requested Funding	Recommended Funding
Calliope Football Club Inc	Calliope FC Junior Development Grant	\$1,200.00	\$1,200.00
Gladstone United Football Club Inc	Upgrading the GUFC coaching equipment	\$1,200.00	\$1,200.00
Gladstone District Dirtriders Club Inc	Strategic Plan 2019-2022	\$1,000.00	\$1,000.00
Port Curtis Sailing Club Inc	Start Sailing and Port Curtis Sailing Club	\$1,200.00	Nil
1770 Dragons Inc	Training Equipment	\$1,128.00	\$1,128.00
Gladstone Clay Target Club	Gladstone Annual 2 Day Easter Carnival 30 Target Double Barrel Handicap Event	\$1,000.00	Nil
Tannum Sands Surf Life Saving Club	Build capacity of Tannum Sands SLSC Nipper Program	\$1,200.00	\$1,200.00
Gladstone District Darts Association	Replace old Dart Boards	\$950.00	\$950.00
Boyne Tannum Bullets Swimming Club	Training equipment for junior swimmers	\$1,000.00	\$1,000.00
Gladstone & District Hockey Association	Purchase of New Linemarking Machine	\$1,200.00	\$1,200.00
Gladstone Districts Bushwalkers Club	Bushwalking Navigation Training	\$909.05	\$909.05
Boyne Tannum Football Club	Strategic Planning and Facility Development	\$1,000.00	\$1,000.00
Bororen Pony Club Inc.	Open Sports Day and Annual Gymkhana	\$1,000.00	\$1,000.00

CARRIED

Cr Trevor (declared Material Personal Interest)
left the room during the consideration and voting of Item G/3.5.2.
 (refer G/0.3.4 Disclosure of Interest section of the minutes – pages 6 - 9)

Cr Churchill (declared Personal Interest)
left the room during the consideration and voting of Item G/3.5.2.
 (refer G/0.3.4 Disclosure of Interest section of the minutes – pages 6 - 9)

G/19 /3764 Council Resolution:

Moved Cr Sobhanian
Seconded Cr O'Grady

The Council adopt the Assessment Panel recommendation for the following applications under Round 2 of the Gladstone Regional Council Sport and Recreation Club Development Grant as outlined below:

Applicant	Project	Requested Funding	Recommended Funding
Gladstone Gymnastic Club Inc	lpad Upgrade	\$1,200.00	\$1,200.00
Tannum Seagulls Senior Rugby League	Facilitate live timing and electronic scoring at Dennis Park	\$1,000.00	\$1,000.00

CARRIED

G/3.5.3. REGIONAL ARTS DEVELOPMENT FUND (RADF) ROUND ONE 2018-19

Cr Muszkat (declared Material Personal Interest)
left the room during the consideration and voting of Item G/3.5.3.
 (refer G/0.3.4 Disclosure of Interest section of the minutes – pages 6 - 9)

File Ref: CC7.16

Purpose:

Regional Arts Development Fund (RADF) Committee reporting on applications for Round One of the 2018-19 RADF Program.

Officer's Recommendation:

That Council:

1. Adopt the Regional Arts Development Fund (RADF) Committee funding recommendation of applications received under Round One 2018-19 RADF Program (September 2018 to September 2019) as tabled below:

<i>Applicant</i>	<i>Project description</i>	<i>Category</i>	<i>Artform</i>	<i>Project cost</i>	<i>Recommended Funding</i>
Jan Ross-Manley	Documenting the 'Reef on Our Mind' exhibition for online access	Contemporary Collections / Stories	Design	\$34,960.00	\$7,000.00
Melissa Peacock	Workshops in conjunction with World Community Arts Day 2020	Regional Partnerships	Visual Arts	\$9,765.87	\$5,730.62
Gladstone Spinners, Weavers & Fibre Workers	Host Rigid Heddle Weaving workshop	Building Community Cultural Capacity	Visual Arts	\$4,115.00	\$2,254.00
Capricorn Film Festival	Creation of new work	Building Community Cultural Capacity	New Media / Film	\$31,930.00	\$9,500.00
Yarwun Grow Group	Public artwork at Yarwun Reserve	Building Community Cultural Capacity	Visual Arts	\$4,870.00	\$3,470.00
Gladstone Performing Arts Company	Host two full-day choral workshops led by choir conductor Dr Jonathan Welch	Building Community Cultural Capacity	Music	\$8,158.00	\$5,358.00
Leah Chynoweth-Tidy	Create original music videos	Contemporary Collections / Stories	New Media / Film	\$4,690.00	\$2,566.00
Kristel Kelly	Create a Creativity and Mental Health Podcast with local artists	Contemporary Collections / Stories	New media	\$6,825.00	\$1,835.00
Creative Gladstone Region Inc.	Mixed media painting workshop and exhibition	Building Community Cultural Capacity	Visual arts	\$4,175.00	\$2,015.00
Katrina Elliott	Create mosaic sculpture	Building Community Cultural Capacity	Visual arts	\$8,498.00	\$5,472.00
Gidarjil Development Corporation	Host workshop to collaborate and create painted Yarning Circle, documenting local stories	Contemporary Collections / Stories	Visual Arts	\$8,784.20	{resolution}.00
TOTAL				\$126,771.07	\$45,200.62

2. Adopt the RADF Committee recommendation to:

- a) accept the Outcome Reports for the following projects:
 - AWSUM - *AWSUM Uke Jam 2018*
 - Baffle Arts Group: *Life Drawing Workshop*
 - CAS: *Seniors Week 2018*
 - Creative Gladstone Region Inc.: *Plein Air Painting Landscape*
 - Felicia Lloyd: *Curated at Crow Street*
 - Hayley Marsten: *Hayley Marsten Music Videos*
 - Heather Jensen: *QCWA State Handcraft School*
 - Jennifer Ryan: *My Rhupus Life*
 - Lee McIvor: *Artlands Victoria*
 - Luke Graham: *Sharko*
 - Natisha Strudwick: *Love Sick, Modernised 12th Night*
 - Tia Tassin: *DAG Sheepstation Singer / Songwriter Retreat*

- b) approve the variations sought for the following projects:
 - Crow Street Creative: CSCI Strategic Planning
(*Variation: New facilitator and change of dates*)
 - Gladstone Arts Council: 50 Years – a history
(*Variation: change of dates*)
 - Gladstone Inclusion Centre
(*Variation: change of artist and dates*)

G/19 /3765 Council Resolution:

Moved Cr Hansen
Seconded Cr Masters

That the Officer's Recommendation be adopted.

CARRIED

G/3.6. CUSTOMER EXPERIENCE

G/3.6.1. BIOSECURITY PROGRAM (SURVEILLANCE) WINTER 2019

File Ref: EM12.6

Purpose:

To seek Council approval by resolution to implement a Biosecurity Program (Surveillance) under the *Biosecurity Act 2014 (Qld)* to monitor the compliance of landholders with restricted and prohibited matter of Giant Rats Tail Grass, Parthenium, Groundsel Bush, Chinee Apple, Parkinsonia and Feral Leucaena in the Gladstone Region.

Officer's Recommendation:

That in accordance with section 235 of the *Biosecurity Act 2014*, Council authorise the attached Biosecurity Program (Surveillance) for the period 22 May 2019 to 31 October 2019.

G/19 /3766 Council Resolution:

Moved Cr Goodluck
Seconded Cr Churchill

That the Officer's Recommendation be adopted.

CARRIED

G/3.6.2. DEVELOPMENT APPLICATION 39/2018 FOR A MATERIAL CHANGE OF USE OF PREMISES FOR A RETIREMENT FACILITY (MANUFACTURED HOUSING ESTATE) LOCATED AT LOT 3 SP 221743 & LOT 300 SP 264827, AGNES WATER QLD 4677

Cr Trevor (declared Material Personal Interest)
left the room during the consideration and voting of Item G/3.6.2.
(refer G/0.3.4 Disclosure of Interest section of the minutes – pages 6 - 9)

File Ref: DA/39/2018 & DB8.1

Development Application:

Application Number: DA/39/2018
Applicant: Stockwell Development Group Pty Ltd C/- Zone Planning Group
Owner: Moistbrook Pty Ltd & Stockwell Shores Estate Pty Ltd
Confirmation Notice: 31 October 2018
Location: Lot 3 SP 221743 and Lot 300 SP 264827
RPD: Lot 3 SP 221743 and Lot 300 SP 264827
Area: 28.79 hectares (total)
Current Use of Land: Vacant
Zoning: Emerging Community Zone
Proposal: Retirement Facility (Manufactured Home Park)
Submissions Close Date: 6 February 2019 to 27 February 2019
Number Of Submissions: Four (4) Properly Made Submissions

Purpose:

The purpose of this report is to assess Development Application 39/2018 for a Material Change of Use of premises for a Retirement Facility (Manufactured Home Park) at Lot 3 SP 221743 and Lot 300 SP 264827 against the *State Planning Policy – July 2017* and the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2*.

Officer's Recommendation:

That Development Application 39/2018 for a Material Change of Use of premises for a Retirement Facility located at Lot 3 SP 221743 and Lot 300 SP 264827 be approved. The approval is supported by a Notice of Reasons and subject to reasonable and relevant conditions.

Notice of Reasons:

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

Description of the development:

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

Assessment benchmarks:

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

Reasons for the assessment managers decision:

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

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

Benchmark reference:	Reasons for the approval despite non-compliance with benchmark:
Biodiversity Overlay Code - Table 8.2.3.3.1 – Assessment Benchmarks	Compliance with Biodiversity Overlay Code – Table 8.2.4.3.1 via endorsed Ecological Assessment Report.
Bushfire Hazard Overlay Code - Table 8.2.4.3.1 – Acceptable Outcome 2.	Compliance with Bushfire Hazard Overlay Code – Table 8.2.4.3.1 – Performance Outcome 2 via a condition.
Bushfire Hazard Overlay Code - Table 8.2.4.3.1 – Acceptable Outcome 3, 4.1 and 4.2.	Compliance with Bushfire Hazard Overlay Code – Table 8.2.4.3.1 – Acceptable Outcome 3, 4.1 and 4.2 via a condition.
Bushfire Hazard Overlay Code - Table 8.2.4.3.1 – Acceptable Outcome 5.1 to 5.3.	Compliance with Bushfire Hazard Overlay Code – Table 8.2.4.3.1 – Acceptable Outcome 5.1 to 5.3 via a condition.
Steep Land Overlay Code – Table 8.2.12.3.1 – Assessment Benchmarks	Compliance with Steep Land Overlay Code – Table 8.2.12.3.1 – via a condition.
Emerging Community Zone Code – 6.2.19.3.1 – Acceptable Outcome 4.1.	Compliance with Emerging Community Zone Code – 6.2.19.3.1 – Performance Outcome 4.
Development Design Code – 9.3.2.3.1 – Acceptable Outcome 1.1 to 3.2.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 1.1 to 3.2 via a condition.
Development Design Code – 9.3.2.3.1 – Acceptable Outcome 5.2 and 6.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 5.2 and via a condition.
Development Design Code – 9.3.2.3.1 – Acceptable Outcome 8.1 to 8.3.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 8.1 to 8.3 10 via a condition.
Development Design Code – 9.3.2.3.1 – Acceptable Outcome 13.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 13 via a condition.
Development Design Code – 9.3.2.3.1 – Acceptable Outcome 31.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 31 via a condition.

Landscaping Code – 9.3.5.3.1 – Assessment Benchmarks.	Compliance with Landscaping Code – Table 9.3.5.3.1 – via a condition.
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Relevant Matters under Section 45(5)(b) of the Act that the Development was Assessed Against:

N/A

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

Submission	Officer's Response
Adjoining Residential Development	
The land adjoining the proposed development was released as Residential. The large blocks and proximity to the township encouraged buyers to construct homes of four (4) or more bedrooms and of substantial construction. People who purchased housing blocks in these developments did so with the expectation that they would remain Residential.	The adjoining residential development known as ‘The Shores’ will remain as residential expansion (DA/44743/2009). As the blocks are released under that approval, they will be re-zoned as Low Density Residential. The Retirement Facility has been lodged over two (2) lots, however, the development does not intend to change the residential expansion already approved over Lot 300. The subject application required Lot 300 to be included to obtain access from Watermark Avenue.
Scale and Density	
The scale of the development is overly optimistic and not reflecting the natural attractions of the Agnes Water locality.	The proposed setbacks, landscaping and general siting of the development all assist to ensure the development integrates with the emerging residential form within the neighbourhood. The Retirement Facility will construct and reflect detached dwellings with varying roof lines, colours and textures to maintain the coastal design and reduce bulk appearance of the development. Additionally, the scale of the development (i.e. 360 sites) has been proposed in accordance with the Economic and Community Need Assessment report, which highlights the current need for Retirement Facilities of this nature in the Gladstone Region.
Access to community and medical facilities	
There is at this stage, only basic medical services available to the residents therefore placing extras pressure on the current doctors, chemist and ambulance services in town and medical evacuations teams. With 360 or more retirees taking up residence in a community with limited medical, government and recreational facilities and no public transport, it is a risk.	There is an existing approval (DA/53/2017) for a Hospital, Retirement Facility and Reconfiguring of Lot (1 into 2) at Lot 2 SP 117407, Agnes Water. That approval seeks to allow future construction of facilities such as, a Hospital, Health Care Services and Residential Care Facilities. Those future services would offer additional medical facilities for the Agnes Water and Seventeen Seventy area. With reference to public transport, this is determined by a private provider (e.g.

	Buslink) on whether or not it is viable to operate a public service in the Agnes Water area. The current assessment for public transport may change with the increased demand directly relating to proposed developments. However, this is outside the scope of the Development Application under assessment.
Parking throughout Agnes Water is problematic, especially in holiday season.	Car parking external to the subject site is outside the Planning Scheme assessment benchmarks for this Development Application. The subject development provides more than the Planning Scheme requirements for car parking on site.
Design and siting	
Manufactured homes are poorly finished and have a shorter useful lifespan than a properly constructed building. Their presence in close proximity to properly constructed houses will devalue surrounding dwellings.	The proposed Dwellings under the Manufactured Homes Act are still required to meet the same standards under the Building Code and National Construction Code for a Class 1 structure.
There would need to be controls over the number of vehicles allowed per dwelling to facilitate reasonable access. It is often the case in developments of this type to not allow street parking and to restrict cars to designated parking bays in order to maintain the thoroughfare. As well, designers usually provide parking areas for recreational vehicles.	The proposed development includes car parking exceeding the minimum requirements set by Council's Planning Scheme. Through various stages of the development, the site will include RV parking, Boat/Caravan Parking and a minimum of 65 visitors car parking spaces.
The development would have the appearance of a congested caravan park, without the occasional open space associated with the cyclic nature of holiday bookings in a tourist park.	The Retirement Facility has incorporated various sections of communal landscaped areas and recreational facilities for the site. The proposed setbacks and general siting of the development all assist to ensure the development integrates with the emerging residential form.
Require a good quality eight-foot fence along the whole rear boundary of the proposed development. Agreement between both parties would need to be reached on the type and quality of the fence.	The development has proposed a 1.8m boundary fence and entry gate to separate the Retirement Facility from the adjoining residential uses. A condition has been recommended that the Applicant construct a boundary fence with this minimum height.
It would be better if the developers at least could vary there options so one had maybe a cinema that could be used by the whole community or a swimming pool that council could perhaps consider as a shared used facility.	The Retirement Facility has proposed ancillary recreational uses that are available to residents of the site only. These facilities are not available to the public.
Developers should consider a proper aged care facility that could provide rehabilitation, palliative care, respite care and other services that are sadly lacking or nearby this town	An aged care facility that includes medical or other support facilities is defined as Residential Care Facility under the Planning Scheme. The Applicant has lodged a Retirement Facility which provides independent living with some services and

	ancillary facilities. A current Preliminary Approval (DA/53/2017) located along Captain Cook Drive has approval to develop Residential Care Facilities and or a Hospital/Health Care Services.
Road Network	
It is noted on the development application that the development does not impact State Government owned roads. In fact, the reasons provided are irrelevant purely because it is not within the State Transport Corridor.	Under the <i>Planning Regulation 2017 Schedule 20</i> , there are prescribed threshold limits for development. This Development Application triggered referral to DSDMIP as they exceeded the threshold limit. As part of DSDMIP's assessment, they review state-controlled road networks and intersections to determine if any upgrades are required due to the development. Upon review, DSDMIP issued an approval with no conditions.
Congestion/chaos in the case of fire or cyclone evacuation would be exacerbated by poorly planned access roads within the development.	The existing road network follows the below road hierarchy design: Round Hill Road: Urban Lane Distributor Tavern Road: Urban Residential/Commercial Collector Watermark Avenue: Urban Residential/Commercial Collector The proposed development will require the extension of Watermark Avenue which is designed as a higher order road and is expected to cater for higher traffic volumes. These networks will allow efficient access/exit to/from the subject site.

Matters prescribed by a Regulation:

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

Conditions of Approval:

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

Approved Documentation

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

Drawing Number	Revision	Description	Author	Date
DA-020	12	Site Plan	WG Architects	-
DA-022	5	Site Plan - Staging	WG Architects	-
DA-027	3	Entrance Detail Plan	WG Architects	-
DA-100	6	Club House Plan	WG Architects	-

DA-102	3	Club House - Elevations	WG Architects	-
DA-103	3	Club House - Elevations	WG Architects	-
DA-210	3	Type 1 – Floor Plan Rosella	WG Architects	-
DA-211	1	Type 1 – Elevations – Colour Option 1	WG Architects	-
DA-212	1	Type 1 – Elevations – Colour Option 2	WG Architects	-
DA-220	3	Type 2 – Floor Plan Heron	WG Architects	-
DA-221	1	Type 2 – Elevations – Colour – Option 1	WG Architects	-
DA-222	1	Type 2 – Elevations – Colour Option 2	WG Architects	-
DA-230	2	Type 3 – Floor Plan Grey Heron	WG Architects	-
DA-231	1	Type 3 – Elevations – Colour Option 1	WG Architects	-
DA-232	1	Type 3 – Elevations – Colour Option 2	WG Architects	-
DA-240	2	Type 4 – Floor Plan Fantail	WG Architects	-
DA-241	1	Type 4 – Elevations – Colour Option 1	WG Architects	-
DA-242	1	Type 4 – Elevations – Colour Option 2	WG Architects	-

And supporting documents

Document Number	Revision	Description	Author	Date
-	-	Landscape Intent Package	Green Synthesis Design	15/10/2018
1805-13	-	Bushfire Hazard Assessment and Bushfire Management Plan	Designtek Pty Ltd	-
18024	1	Agnes Water Manufactured Home Estate Economic Need Assessment	Foresight Partners Pty Ltd	20/09/2018
18048-1	0	Ecological Assessment Report	Element Ecology	19/10/2018
Z18096	3	Waste Management Report	Zone Planning Group	23/01/2019
PEG0467	3	Site Based Stormwater Management Plan	Pinnacle Engineering Group	30/01/2019
18198	2	Traffic Impact Assessment	Rytenskild Traffic Group	29/01/2019
PEG0467	3	Engineering Services Report	Pinnacle Engineering Group	30/01/2019

Special Conditions

2. Stage 1 is to be completed within four (4) years from the subject approval taking effect. Each subsequent stage is to be completed within two (2) years of the commencement of use of the previous stage.

Advisory Note: If the Applicant has not completed the applicable stage within the prescribed timeframes, the balance stage(s) of the Development Permit will lapse.

3. At any time, the Retirement Facility must not exceed the development yield of 360 sites.

Operational Works

4. A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction of each applicable stage. The Development Application for Operational Works is to include the following:
 - a. Earthworks (including retaining walls) (as applicable);
 - b. Road works (including signage and footpaths) (Stage 1);
 - c. Water Infrastructure (Stage 1);
 - d. Sewer Infrastructure (Stage 1 and 2);
 - e. Stormwater Management (quantity, quality, flood and drainage control) (as applicable);
 - f. Erosion and Sediment Control (as applicable);
 - g. Construction Management;
 - h. Street lighting, electrical and telecommunications (Stage 1); and
 - i. Landscaping, environmental protection and associated works (as applicable).
5. Development Applications for Operational Works shall be designed and constructed in accordance with Australian Standards, the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* or any other applicable standards at the time of lodgement. Prior to the commencement of the use, all Operational Works conditioned by this approval must be accepted "on maintenance" by Council.

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

Bushfire Hazard

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

Biodiversity

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

Building, Plumbing and Drainage Works

9. Prior to the commencement of the use for each stage, the Applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016*. Construction is to comply with the *Building Act 1975*, the National Construction Code and the requirements of other relevant authorities.

10. Prior to the commencement of the use for each stage, the Applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Planning Act 2016*. Construction is to comply with the *Plumbing and Drainage Act 2002* and the requirements of other relevant authorities.
11. Prior to the commencement of the use for each stage, all plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.
12. Prior to the commencement of the use for each stage, the development is to incorporate a variety of at least four different textures, colours and designs within the external façade of the building. Details of the proposed colour scheme, materials and finishes for all external areas of the building are to be submitted to Council for approval prior to the issue of a Development Permit for Building Works.
13. As part of Building Works, all outdoor lighting is to comply with Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.
14. Prior to the commencement of the use for each stage, all lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.
15. As part of any Building Works, the location of the proposed buildings shall comply with Council Policy P-2015/36 Building Over or Adjacent to Council Infrastructure.
16. As part of any Building Works, where a habitable room window is within 9m of another habitable room window or private open space of another Dwelling either on the premises or an adjacent premise:
 - a. Windows are provided with fixed translucent glazing, such as frosted or textured glazing, for any part of the window less than 1.5m above floor level; or
 - b. Windows are provided with fixed with permanent external screens that are:
 - i. Solid translucent screens; or
 - ii. Perforated panels or trellises that have a maximum of 50% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable; and
 - iii. Offset a minimum of 300mm from the wall of the building.

Water Infrastructure

17. As part of the first Development Application for Operational Works, the Applicant is to provide a Water Master Plan (including modelling) for approval by Council for the entire development site. The assessment shall include a staging assessment to ensure all infrastructure is appropriately sized.
18. As part of the first Development Application for Operational Works, a water service connection is to be provided from Council's water supply infrastructure to the front property boundary (Watermark Avenue). Council's water supply infrastructure is to be extended to the front property boundary. The location and size of the water service (and any associated fire service) is to be determined in consultation with Council.

Advisory Note: Based on the Information Request Response, Council does not support a 200mm connection from a 150mm main. Furthermore, only one (1) water connection point

is permitted to the development, further stages must connect to the existing connection point.

19. As part of the first Development Application for Operational Works, the proposed development must provide a master meter at the property boundary and sub meters for each dwelling in accordance with the Queensland Plumbing and Drainage Code. Sub-meters must be purchased from Council.

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

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

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

Sewerage Infrastructure

21. As part of the first Development Application for Operational Works, the Applicant is to provide a Sewer Master Plan (including modelling) for the approval by Council for the entire development site prior to the lodgement of the first Development Application for Operational Works. The assessment shall include a staging assessment to ensure all infrastructure is appropriately sized.
22. As part of the first Development Application for Operational Works, the Applicant is to construct a new sewer main from Sewer Manhole 217069 to a new manhole adjacent to the property boundary of Lot 3 SP221743.
23. Prior to the commencement of the use for Stage 1, Stage 7, Stage 8, Stage 9 and Stage 10, all sanitary drainage is to drain into a new 1050mm diameter privately owned maintenance hole within the south-western corner of the development site, prior to connecting to Council's sewerage infrastructure. The location and size of the sewer service is to be determined in consultation with Council.
24. Prior to the commencement of the use for Stage 2, Stage 3, Stage 4, Stage 5, Stage 6 and Stage 7, all sanitary drainage is to drain into a new 1050mm diameter privately owned maintenance hole within the south-eastern corner of the development site, before connection to Council's sewerage infrastructure. The location and size of the sewer service is to be determined in consultation with Council.
25. Prior to the commencement of the use of Stage 2, the Applicant is to construct a sewer main from Manhole 217072 or 217073, along the northern verge of Bicentennial Drive and north along Lot 28 RP858105, such that the proposed development can obtain a connection.

OR

Prior to the commencement of the use of Stage 2, the Applicant is to connect to Council's sewerage infrastructure located within Lot 28 RP858105, which drains along Bicentennial Drive to the west.

Advisory Note: It will be the Applicants responsibility to liaise/negotiate with adjacent property owners to gain access and easements.

26. Prior to the commencement of the use, connections to Council's live sewerage network must be carried out under the supervision of Council. The cost of these works are to be borne by the Applicant.

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

Stormwater Infrastructure

27. Prior to the commencement of the use, all stormwater infrastructure is to be constructed on the site generally in accordance with the approved Site Based Stormwater Management Plan outlined in Condition 1 and any associated Operational Works approval, including quality and quantity infrastructure. The stormwater infrastructure is to be in accordance with the Engineering Design Planning Scheme Policy under the Gladstone Regional Planning Scheme, State Planning Policy and Queensland Urban Drainage Manual.
28. As part of the Development Application for Operational Works for each relevant stage, the retention basins must be constructed at the following stages of the development.
- a. Stage 1 – Basin B; and
 - b. Stage 2 – Basin A and Basin C.
29. Prior to the commencement of the use of Stage 1, the Applicant is to demonstrate that access to Stormwater Basin B can be achieved lawfully and in perpetuity. This can be achieved by providing an easement over Basin B (located within Lot 300) in favour of Lot 3 or through a boundary realignment.

Transportation Services

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

OR

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

31. Any future access to Bryant Street and any extension thereof, is to be restricted to pedestrian access only. No vehicular traffic will be permitted to access Bryant Street.
32. Prior to the commencement of the use of the relevant stages, the following car parking spaces must be provided in accordance with the approved plans.
- a. Prior to commencement of Stage 1, a minimum of 36 visitor car parking, 29 Caravan/Boat parking and 17 RV parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. The communal spaces and associated vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and AS2890.1.

- b. Prior to commencement of Stage 2, a minimum of 7 additional visitor car parking spaces (41 spaces in total) are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. The communal spaces and associated vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and AS2890.1.
 - c. Prior to commencement of Stage 6, a minimum of 20 additional visitor car parking spaces (61 spaces in total) are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. The communal spaces and associated vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and AS2890.1.
 - d. Prior to commencement of Stage 7, a minimum of 7 additional visitor car parking spaces (68 spaces in total) are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. The communal spaces and associated vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and AS2890.1.
33. Prior to the commencement of the use of Stage 1, a minimum of four (4) bicycle spaces are to be constructed onsite within walking distance to the communal facilities. All bicycle spaces are to be constructed in accordance with AS2890.3 (2015).
34. Prior to the commencement of the use of Stage 1, a 9m wide Type B2 Commercial Driveway is to be constructed in accordance with Council's Standard Drawing Urban Commercial/Industrial Driveway.
- Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.*
35. Prior to the commencement of the use, any damage to the driveway crossing and kerb and channel shall be repaired at the owner's expense and to Council's Standard Drawing Urban Commercial/Industrial Driveway.
- Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.*
36. Prior to the commencement of the use for each stage, all grassed footpath areas disturbed by the development are to be top dressed and turfed following completion of construction activity.
37. Prior to the commencement of the use, any manholes located on the proposed driveway are to be covered with Class D Covers to AS 3996 and are to be maintained at finished surface levels and remain accessible at all times.
38. As part of the first Development Application for Operational Works, the Applicant must construct a 2 metre wide concrete footpath for the full extent of Watermark Avenue and the new proposed road, from the existing footpath to the front of the development, in accordance with Council's Standard Drawing Concrete Pathway/Bikeway Details.

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

Retaining Walls

39. As part any Development Application for Operational Works, any new retaining walls which are visible from the road reserve, must receive a surface treatment such as rendering or cladding to maintain the visual amenity of the streetscape. The treatments must complement with the proposed colour pallet of the proposed buildings.

Landscaping

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

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

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

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

43. Prior to the commencement of the use, the Applicant must construct a minimum 1.8m high screen fence to all property boundaries, the details of which are to be submitted with any Development Application for Building Works.

Waste Management

44. Prior to the commencement of the use of each stage, refuse bins are to be provided in accordance with the approved Waste Management at a rate of:
 - a. Residential Dwellings: 1 x 240L General Waste wheelie bin and 1 x 240L Recyclable Waste wheelie bin per dwelling; and
 - b. Club House: 1 x 1.1m³ General Waste Bulk Bins and 1 x 1.1m³ Recyclable Waste Bulk Bins.
45. Prior to the commencement of the use of each stage, the waste storage area/s at the community facilities are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted in close proximity to the enclosure to ensure the area can be easily and effectively cleaned.

46. Prior to the commencement of the use of each stage, open storage areas shall be adequately screened so as not to detract from the visual amenity of the area. One way of achieving compliance with this condition is as follows:

- a. Outdoor storage areas are situated in locations not visible from the street; and
- b. A 1.8m solid screen fence is located around storage areas.

Electrical, Telecommunication and Gas services

47. As part of any Development Application for Operational Works, all electrical (and telecommunication) conduits are to be installed (including conduits under roads, under concrete pathways and beneath retaining walls etc.) together with the associated infrastructure (including electrical pits, light pole and sub-station footings etc.).

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

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

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

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

Survey Plan Endorsement

50. As part of the lodgement for Survey Plan Endorsement, the Applicant is to provide at no cost to Council, one copy of the fully executed Easement Documentation (in accordance with Councils Standard Easement Document) for the following:

- a. Sewerage easement(s) in favour of Council burdening Lot 3 SP 221743 having a minimum width of 2m either side (4m in total) from the centreline of Councils asset;
- b. Water supply easement(s) in favour of Council burdening Lot 3 SP 221743 having a minimum width of 2m either side (4m in total) from the centreline of Councils asset.
- c. Drainage easement(s) in favour of Lot 3 SP 221743 burdening Lot 300 SP 264827 for the entire extent of proposed Basin B.

Advisory Note: Council's Standard Easement Document Form 9 Version 4 can be obtained through Councils Development Services Department.

51. Lodgement of Survey Plan Endorsement must include the following:

- a. Completion of Council's Request - Assessment and Endorsement of a Survey Plan Form;
- b. All survey marks in their correct position in accordance with the Survey Plan;
- c. A Compliance Report demonstrating compliance with all associated Development Permit(s);
- d. One copy of the Survey Plan and Easement Documentation, each fully executed for the lodgement with the Titles Office;
- e. Payment of any outstanding rates and charges in accordance with Schedule 18, Item 2(1)(c) of the *Planning Regulation 2017*; and
- f. Payment of any outstanding Adopted Infrastructure Charges.

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

Lawful Commencement

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

G/19 /3767 Council Resolution:

Moved Cr Churchill
Seconded Cr Muszkat

That the Officer's Recommendation be adopted.

CARRIED

G/3.7. PEOPLE CULTURE AND SAFETY

Nil.

G/3.8. FINANCE GOVERNANCE AND RISK

G/3.8.1. COMMUNITY INVESTMENT POLICY

File Ref: CM28.2

Purpose:

To consider adopting a new policy for the community investment program.

Officer's Recommendation:

That Council resolve the following for commencement 1 July 2019:

1. Repeal P-2017-39 - Donations to Community Organisations Policy;
2. Repeal P-2014-37 - Assessment and Approval of Facilities Assistance and Club Development Grants Policy;
3. Repeal P-2015-03 – Gladstone Partners Program Policy;
4. Rescind Part 2 of Council Resolution G/16/2781 establishing the Major Events Advisory Panel;
5. Rescind Council Resolution G/18/3555 for the appointment of Cr Masters and Cr Hansen to the Sport and Recreation Grants Assessment Panel due to the repeal of policy P-2014-37;
6. Adopt P-2019-08 – Community Investment Policy.

G/19 /3768 Council Resolution:

Moved Cr Goodluck
Seconded Cr Muszkat

That Council resolve the following for commencement 1 July 2019:

1. Repeal P-2017-39 - Donations to Community Organisations Policy;
2. Repeal P-2014-37 - Assessment and Approval of Facilities Assistance and Club Development Grants Policy;
3. Repeal P-2015-03 – Gladstone Partners Program Policy;
4. Rescind Part 2 of Council Resolution G/16/2781 establishing the Major Events Advisory Panel;
5. Rescind Council Resolution G/18/3555 for the appointment of Cr Masters and Cr Hansen to the Sport and Recreation Grants Assessment Panel due to the repeal of policy P-2014-37;
6. Adopt P-2019-08 – Community Investment Policy with the following amendments:
 - a. Removal of words '*other than that contemplated within this policy that are in line with Councils annual budget*' from the Focus Area of the Mayor's Discretionary Fund; and
 - b. Removal of words '*either*' and '*or reimbursement of costs from external hire*' from the Focus Area of the Plant and Equipment Fund.
7. That Council request officers to investigate insurance options and risks associated with dry hire of Council plant and equipment with a report to be presented to Council by the end of July 2019.

CARRIED UNANIMOUSLY

G/19 /3769 Council Resolution:

Moved Cr Goodluck
Seconded Cr Masters

That Council resolve to make Councillor appointments for the Community Investment Policy panel assessments.

MOTION LOST

A Division was called on the motion:

In Favour of the Motion: Crs Burnett, Goodluck and Masters.

Against the Motion: Crs Trevor, O'Grady, Churchill, Muszkat, Sobhanian and Hansen.

**Mayor Burnett left the meeting at 1:11pm due to a prior commitment.
The Deputy Mayor chaired the meeting from this point.**

G/4. DEPUTATIONS

Nil.

G/5. COUNCILLORS REPORT

Nil.

G/6. URGENT BUSINESS

Nil.

G/7. NOTICE OF MOTION

Nil.

G/8. CONFIDENTIAL ITEMS

Nil.

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

THE MEETING CLOSED AT 1.14 pm

CERTIFICATION

I hereby confirm that I have read the minutes and they are a true and correct
record of the
proceedings of the meeting.
I certify that these 48 pages
form the
official copy of Gladstone Regional Council
General Meeting Minutes of the 7 May 2019.

.....
Mayor Matt Burnett

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

ATTACHMENTS

ADDENDUM 1

2. Council note the acceptance of twelve (12) Outcome Reports for the following RADF projects, received for committee assessment during Round One 2018-19.

<i>Applicant</i>	<i>Project Title</i>	<i>Project description</i>	<i>Category</i>	<i>Artform</i>	<i>Total project cost</i>	<i>RADF investment acquitted</i>
AWSUM Inc.	AWSUM Uke Jam 2018	Host three-day music event attracting ukulele groups and players, including performances and workshops	Cultural Tourism	Music	\$11,400.00	\$7,400.00
Baffle Arts Group	Life Drawing Workshop	Host introduction to life drawing workshop, led by local artist Jenny Fournier	Building Community Cultural Capacity	Visual arts	\$2,317.00	\$1,340.00
Community Advisory Service (CAS)	Seniors Week 2018	Gladstone Region' Seniors Week festival designed to see older people get active, have fun, engaged in the community and learning.	Building Community Cultural Capacity	Visual arts	\$17,372.00	\$6,372.12
Creative Gladstone Region Inc	Plein Air Painting Landscape	Facilitate two-day visual art workshop conducted by award-winning Australian artist, Catherine Hamilton.	Building Community Cultural Capacity	Visual arts	\$5,007.00	\$2,595.00
Felicia Lloyd	Curated at Crow Street	Series of three exhibitions to develop curated program	Regional Partnerships	Visual arts	\$6,340.00	\$5,597.00
Hayley Marsten	Hayley Marsten Music Videos	Create two music videos, with local crew working with The Filmery	Building Community Cultural Capacity	Music	\$14,690.00	\$10,230.00
Heather Jensen	QCWA State Handcraft School	Attend QCWA State Handcraft School to learn Wessex Embroidery	Developing Regional Skills	Craft	\$1,845.00	\$1,237.50 NB: \$420.91 unspent monies returned
Jennifer Ryan	My Rhupus Life	Host exhibition at Gladstone Inclusion Centre, that uses multi-modal art tools to tell a personal health story	Contemporary Collections/Stories	Visual arts	\$5,308.00	\$2,205.00
Lee McIvor	Artlands Victoria	Attend Regional Arts Australia national conference 10-14 October 2018, Geelong	Developing Regional Skills	Festivals	\$3,718.00	\$1,565.00
Luke Graham	Sharko	Project and teaser development of feature length documentary based on rugby league immortal and Gladstone resident, Mark Graham	Regional Partnerships	New media	\$34,000.00	\$10,000.00
Natisha Strudwick	Love Sick, Modernised 12th Night	Develop new work, set in the masculine gaming world, dealing with issues of gender, identity and technology	Building Community Cultural Capacity	Theatre	\$15,370.00	\$6,070.00
Tia Tassin	DAG Sheepstation Singer / Songwriter Retreat	Travel to Nundle by car to attend the singer songwriter masterclasses	Developing Regional Skills	Music	\$1,791.00	\$1,164.00
TOTAL					\$119,158.00	\$55,775.62