



**GLADSTONE**  
REGIONAL COUNCIL

## **GENERAL MEETING AGENDA**

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

**On 19 February 2019**

**Commencing at 9.00am**

**Leisa Dowling  
CHIEF EXECUTIVE OFFICER**

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**G/1. MAYORAL STATEMENT OF CURRENT ISSUES**

Nil.

## **G/2. CONFIRMATION OF MINUTES**

### **G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 5 FEBRUARY 2019**

**Responsible Officer:** Chief Executive Officer

**Council Meeting Date:** 19 February 2019

**File Ref:** CM7.2

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#### **Purpose:**

Confirmation of the minutes of the General Meeting held on 5 February 2019.

#### **Officer's Recommendation:**

That the minutes of the General Meeting of Council held on 5 February 2019 be confirmed.

#### **Attachments:**

1. Minutes of the General Meeting of Council held on 5 February 2019.

#### **Tabled Items:**

Nil.

**Report Prepared by:** Executive Assistant

## **G/3. OFFICERS' REPORTS**

### **G/3.1. OFFICE OF THE CEO**

#### **G/3.1.1. 2019 LG FINANCE & STRATEGIC LEADERSHIP SUMMIT ATTENDANCE REQUEST**

**Responsible Officer: Chief Executive Officer**

**Council Meeting Date: 19 February 2019**

**File Ref: CM6.1**

#### **Purpose:**

Approval is sought for Councillor Rick Hansen to attend the 2019 Local Government Finance & Strategic Leadership Summit in Gladstone, from Tuesday 26 to Wednesday 27 February 2019.

#### **Officer's Recommendation:**

That Council authorise Councillor Rick Hansen to attend the 2019 Local Government Finance & Strategic Leadership Summit during 26 to 27 February in Gladstone.

#### **Background:**

The Local Government Finance and Strategic Leadership Summit will start with a full day Strategic Leadership Short Course, where participants will receive a certificate of completion from The University of Queensland's Executive Education Business School. Queensland Treasury Corporation's Local Government Team has designed the course specifically for local government leaders, drawing from an MBA-style structure and leadership topics.

Participants can focus on two strategic leadership streams, choosing from strategy and governance; finance and reporting; and people and culture. Day two features an impressive list of keynotes and interactive panel sessions. David Gall, Chief Customer Officer, Corporate & Institutional Banking, NAB and a member of its Executive Leadership Team will provide valuable insights into the key lessons from the Royal Commission and how NAB is setting its forward focus and future vision.

Other key themes that will be explored by councils and industry experts include asset management, economic development strategies and using technology to drive efficiencies. This year, Warwick Agnew, Director-General, Department of Local Government, Racing and Multicultural Affairs will provide an update on the Grant Reform Project. Back by popular audience demand, Michael Anthonisz, Senior Economist, QTC will share the economic outlook at a local, national and global level, and highlight the implications for Queensland's local governments. At the Conference Dinner, Leanne Kemp, Queensland's Chief Entrepreneur will deliver her ideas on how to foster state-wide entrepreneurship. The 2019 Summit promises to be informative and interactive with the opportunity for personal growth and to learn new skills, frameworks and approaches that can be applied at Council.

**Consideration:**

Mayor Matt Burnett and Councillors Rick Hansen and Kahn Goodluck will be attending the 2019 Local Government Finance & Strategic Leadership Summit which is thought to be of benefit given they are all on the Business Improvement Committee.

**Communication and Consultation (Internal/External):**

Mayor, Councillors and Chief Executive Officer.

**Legal Environmental and Policy Implications:**

Approval by resolution for attendance at this conference is required under Section 6.2. of P-2018-31 Councillor Expenses Reimbursement and Provision of Facilities Policy as the following criteria has not been met:

- The Councillor has attended more than 3 conferences in the current financial year.

Under section 6.1.1 of P-2018-27 Council Meetings Procedures Policy a leave of absence is automatically granted to a Councillor where the Council passes a formal resolution for a Councillor to attend a conference or event. Approval to attend this conference will also grant a leave of absence from a General or Committee Meeting.

**Financial and Resource Implications:**

Total estimated costs are the registration fee of \$880.00, this is due to the conference being held in Gladstone therefore travel and accommodation is expected to be nil.

**Commentary:**

Nil

**Summary:**

Nil.

**Anticipated Resolution Completion Date:**

27 February 2019

**Attachments:**

Nil

**Tabled Items:**

Nil.

**Report Prepared by:** Executive Assistant to the Office of the Chief Executive Office

## **G/3.2. STRATEGY AND TRANSFORMATION**

### **G/3.2.1. ROUND HILL CREEK FINAL STUDY**

**Responsible Officer: General Manager Strategy and Transformation**

**Council Meeting Date: 19 February 2019**

**File Ref: ED3.1**

#### **Purpose:**

The purpose of this report is to present the Round Hill Creek Channel Options report prepared by BMT WBM Pty Ltd dated January 2019 for consideration.

#### **Officer's Recommendation:**

That Council accepts the Round Hill Creek Channel Options Report, January 2019, prepared by BMT WBM Pty Ltd and provide to the community for use in advocating for funding to deliver the project.

#### **Background:**

At Council's 15 August 2017 General Meeting the following was resolved:

*That Council put \$100,000 in 2017/18 Budget to undertake Stage 1: Design work for Channel deepening of Round Hill Creek.*

At Council's 19 June 2018 General Meeting the following was resolved:

*That Council resolves to undertake a preliminary concept design of a permanent channel deepening solution for Round Hill Creek within the existing balance of funding allocated to this project for the future benefit of commercial operators, community and community based organisations (including all relevant emergency services) and all key stakeholders to source the required funding to deliver the project.*

Following the above meeting, Council engaged BMT WBM Pty Ltd.

BMT have now completed their works and have submitted the 'Round Hill Creek Channel Options' Report, January 2019 (refer Attachment 1) that *reviews the coastal processes causing channel shoaling at the Round Hill Creek entrance and identifies potential options to improve navigability.*

This report is presented for Council consideration.

#### **Consideration:**

The report states that if Council were to consider intervention to improve the navigation, then the options would fall into two broad categories:

- Hard Structural options such as training walls with or without sand bypassing system; and
- Soft options such as dredging (noting that sand sweeping has been largely discounted by reviewers).

It should be noted that most works will be in or adjacent to the boundaries of a Fish Habitat area and the Great Barrier Reef Marine Park and that no detailed ecological surveys or assessment of potential impacts have been undertaken to date. Significant work and costs would be required to gain approvals and permits.

A summary of the two options are presented below.

*Hard Option*

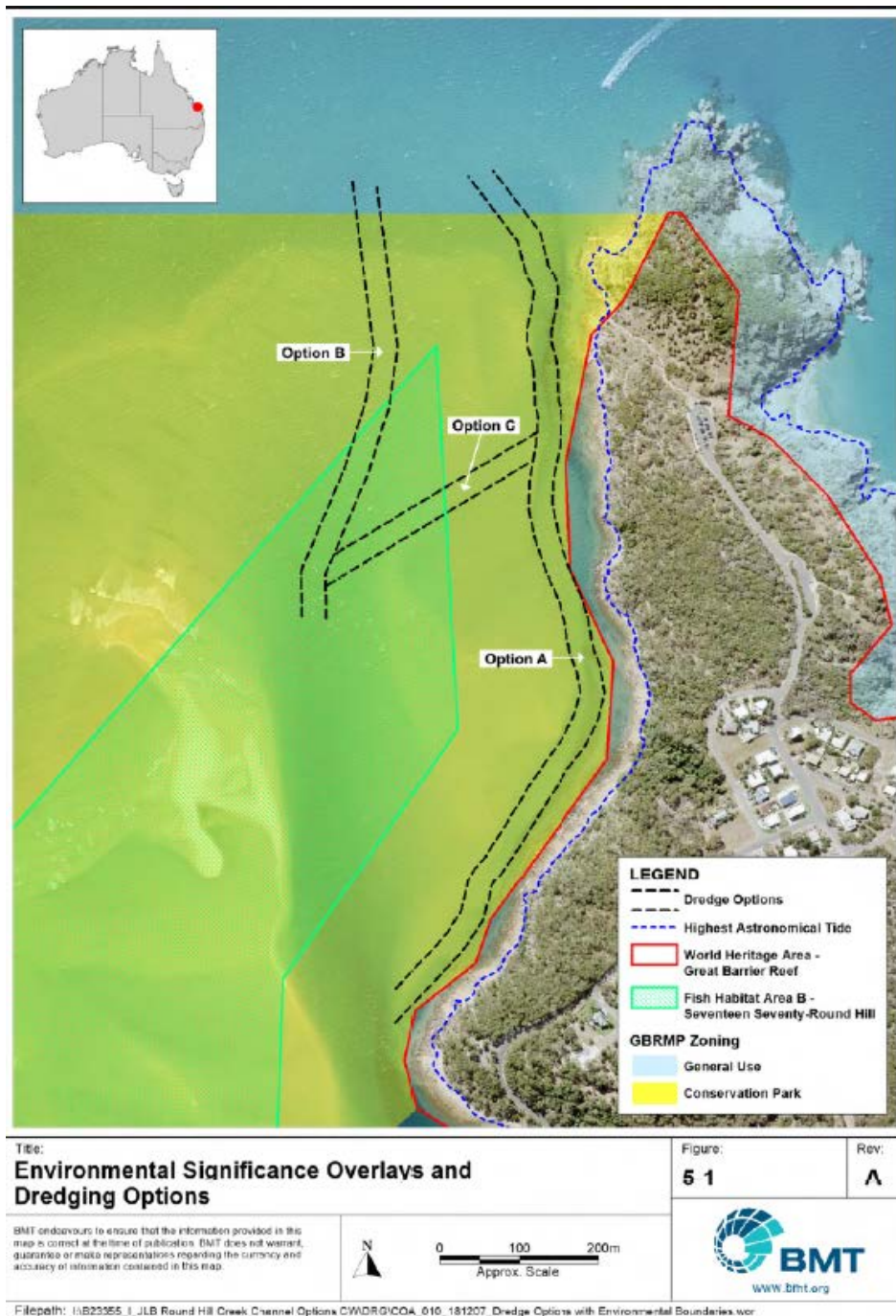
- Has the potential to stabilise the entrance and maintain a deeper channel most of the time by constraining its width.
- Shoaling may eventually occur necessitating maintenance dredging or the installation of an artificial sand bypassing system in the extreme.
- Significant technical difficulties are associated with designing and assessing such works.
- Wall estimated to be 50m wide and 1500m long.
- Refer Figure below for location.





*Soft Option*

- Dredging to provide the required navigable access is an option, however due to the highly mobile nature of the sediments in the entrance, regular repeat dredging will be required to maintain navigable access. Three potential channel alignments have been considered:
  - Option A - Channel close to the western shore of the headland where a shallow channel has appeared consistently over time along most of its length.
  - Option B - Channel continuing the existing central channel which has been developing directly out to sea in recent years.
  - Option C - A cross-over from the central channel to the northern expansion of the western channel which has been the dominant location of historical channels.
- Any dredging in a Fish Habitat Area must be undertaken in a defined navigation channel.



A summary of the option costs are presented in the following table:

Table 7-1 Summary of Option Costs

Option	Capital Cost	Annual Cost	50 Year Life Cost (PDV)	Environmental Studies & Permits	Ranking
Dredged Channel	\$0.45M	\$0.45M	\$22.95M	\$1M	1
Training Wall	\$180M	\$9M	\$630M	\$2M	2
Training Wall + Sand Bypassing	\$250M	\$21M	\$1,530M	\$2M	3

Based on the findings of the study, the Consultant concluded that:

- Major structural works to provide a permanent channel deepening solution are not considered viable due to substantial costs, inherent risks and significant negotiations that would be required to obtain approval.
- While dredging a channel would provide the desired navigable access initially, it would be subject to ongoing shoaling which is likely to be quite rapid necessitating repeat dredging on a regular basis to maintain that navigable access. As such, there will be an initial cost and ongoing costs unless natural conditions return to more favourable configurations, the timing of which cannot be predicted.
- Dredging will also be subject to technical considerations and environmental approvals which may constrain or preclude some options. Further investigations and negotiations will be required to confirm those constraints and the preferred alignment if dredging is to be pursued.

In considering the progression of this matter any further, the following options exist:

#### Option 1 – Advocate for External

That due to the significant capital and ongoing costs associated with a permanent navigation channel in Round Hill Creek, that Council notes the report and continues to advocate for the works to be undertaken and funded by external parties.

No further investment would be required from Council with this option. Consultation with involved stakeholders would occur to advise outcome.

#### Option 2 – Council Fund

That due to the significant costs associated with the 'hard option', Council is unable to fund that option. However, Council is prepared to fund a one-off dredge, which includes the design and obtaining all the necessary approvals.

That suitable funds (\$1,000,000+) are included within the 2019/20 budget to undertake the design and obtain the approvals and 2020/21 budget to undertake the initial dredge (\$450,000+).

This option requires significant investment and raises community expectations in terms of ongoing commitment.

#### Option 3 – External Funding

Council is not prepared to fund options for a permanent navigation channel in Round Hill Creek. Council is prepared to lodge a funding application under the Marine Infrastructure Capital and Maintenance Program for 100% funding towards the design, application fees, initial dredge and the annual maintenance costs to maintain a permanent navigation channel in Round Hill Creek. If this application is unsuccessful, further investigation into external funding strategies will be undertaken.

**Communication and Consultation (Internal/External):**

- Consultation, via on-site meeting, occurred with Neil & Mark Mergard, DCTC and VMR.
- Consultation, via telephone, occurred with 1770 Liquid Adventures and Carolyn Clayton.
- Discussions have also occurred with Department of Transport & Main Roads (Boating Infrastructure and Maritime Safety Queensland)

It is suggested that the above stakeholders be provided with the findings of the study, once Council resolves the direction it wishes to take.

It is also suggested that Council undertake community consultation (in addition to the above stakeholder notification) to inform the community of the outcomes, costs and future direction in relation to a permanent navigation channel in Round Hill Creek.

**Legal Environmental and Policy Implications:**

Nil

**Financial and Resource Implications:**

2017/18 budget \$100,000 was allocated for Stage 1: Design work for Channel deepening of Round Hill Creek. These funds have been expended (in part) as follows:

\$10,830 - Sand Sweeping Review  
\$32,120 – Channel Options Report

No funds have been allocated for any further works.

The balance of funds could be utilised to engage a consultant to investigate the likelihood of obtaining the required dredging approvals and associated costs (technical reports). Note: An estimate of costs has not been acquired in order to determine if the balance of funds would be suitable.

Council has recently become aware of external funding under the Marine Infrastructure Capital and Maintenance Program that is administered by the Department of Transport and Main Roads. It provides a source of state funding in partnership with local government and other organisations to improve, develop and maintain public boating facilities for recreational boat users in Queensland. Funding has recently been granted under this fund for a dredging project that will deliver all-tide access at Molongle Creek. Refer Attachments 2 & 3.

**Commentary:**

Nil

**Summary:**

Nil

**Anticipated Resolution Completion Date:**

19 February 2019

**Attachments:**

1. Round Hill Creek Channel Options Report – January 2019

2. Media Release – Molongle Creek
3. Funding Application Form Template

**Tabled Items:**

Nil.

**Report Prepared by:** Strategic Projects Specialist

### **G/3.3. STRATEGIC ASSET PERFORMANCE**

#### **G/3.3.1. MARINE PARKS (GREAT SANDY) ZONING PLAN 2017 SUBMISSION**

**Responsible Officer: General Manager Strategic Asset Performance**

**Council Meeting Date: 19 February 2019**

**File Ref: GR 3.1**

#### **Purpose:**

This report details matters contained within the Great Sandy Marine Park discussion paper and provides options for consideration regarding feedback to the Department of Environment and Science.

#### **Officer's Recommendation:**

That Council endorse completion of the Great Sandy Marine Park opportunities survey by Council Officers and the submission of written feedback opposing any changes to the Great Sandy area that would negatively impact recreational and/or commercial activities.

#### **Background:**

The Department of Environment and Science (DES) are currently reviewing the Marine Parks (Great Sandy) Zoning Plan 2017. The review process has involved the release of a public discussion paper to inform the development of a draft zoning plan. The draft will be released for further public consultation prior to a final plan being developed.

Council can provide feedback for the Great Sandy Marine Park discussion paper in two ways:

- Completion of the Great Sandy Marine Park opportunities survey
- Written feedback.

#### **Consideration:**

Proposed changes highlighted within the Great Sandy Marine Park discussion paper may provide improved environment and conservation outcomes for the Baffle Creek system but will impact on recreational and commercial activities of both residents and visitors to Baffle Creek and the adjoining localities.

The proposed re-zoning opportunities include:

- Re-zoning the underlying conservation park zone as marine national park zone in part or entirety
- Removing Great Sandy Area rules in part or their entirety
- Removing or changing activity specific restrictions
- No change and leaving the zones as they are currently

The proposed re-zoning options may have a negative impact for residents, visitors and commercial operators in the area, potentially limiting or prohibiting:

- Recreational fishing, crabbing and boating
- Commercial fishing and crabbing
- Beach and near-shore recreation

Three options are presented for consideration:

- Provide feedback supporting no zoning plan opportunities
- Provide feedback supporting consideration of zoning plan opportunities, in consideration of impacts to recreational and commercial activities
- Provide no feedback for the Great Sandy Marine Park discussion paper

Options 1 and 2 would request that Council is engaged as a stakeholder during Stage 3 of consultation and in stakeholder engagement regarding any establishment of marine park zone boundaries.

**Communication and Consultation (Internal/External):**

DES is currently completing Stage 2 stakeholder communication for the matters in this report which closes on 25 February 2019. Stage 3 consultation is timed for July.

Communications on Facebook and the GRC Website are to be released during the week 11 February advising of the current review of the Marine Parks (Great Sandy) Zoning Plan by DES and how residents can participate in that process.

**Legal Environmental and Policy Implications:**

Nil

**Financial and Resource Implications:**

Nil

**Commentary:**

Nil

**Summary:**

The Department of Environment and Science (DES) are currently reviewing the Marine Parks (Great Sandy) Zoning Plan 2017 and have produced the Great Marine Parks discussion paper. Due to the potential impacts on the recreational and commercial activities as a result of any proposed changes, this report seeks the direction for Great Sandy Marine Park discussion paper feedback.

**Anticipated Resolution Completion Date:**

25 February 2019

**Attachments:**

1. Great Sandy Marine Park discussion paper

**Tabled Items:**

Nil.

**Report Prepared by:** Manager Environment and Conservation

**G/3.4. OPERATIONS**

Nil

## **G/3.5. COMMUNITY DEVELOPMENT AND EVENTS**

### **G/3.5.1. ASSESSMENT OF SPONSORSHIP FUNDING**

**Responsible Officer: General Manager Community Development and Events**

**Council Meeting Date: 19 February 2019**

**File Ref: GS3.1**

#### **Purpose:**

The purpose of this report is to seek approval to provide financial assistance for three (3) regionally significant events under Council's grant and sponsorship objectives.

#### **Officer's Recommendation:**

That Council fund the events recommended subject to conditions being met:

- 1) Gladstone Harbour Festival** (Gladstone Festivals and Events Association Inc.)
  - a) A three (3) year sponsorship agreement developed between the parties that provides for an annual investment of \$70,000 cash sponsorship and \$44,500 in-kind contribution towards the 2019, 2020 and 2021 events, subject to the annual approval of Council's budget.
- 2) Boyne Tannum Hook Up** (Boyne Tannum Hook Up Association Inc.)
  - a) A three (3) year sponsorship agreement developed between the parties that provides for an annual investment of \$33,333 cash sponsorship towards the 2019, 2020 and 2021 events, subject to the annual approval of Council's budget
- 3) Captain Cook 1770 Festival** (Discovery Coast Tourism and Commerce Inc.)
  - a) A (1) year sponsorship agreement developed between the parties that provides for \$40,000 cash sponsorship towards the 2019 event.

#### **Background:**

In line with Council's Operational Plan, Officers are currently reinvigorating the Community Investment Program and associated Policy. During this time, applications for sponsorship have been channeled directly to Council and not through the previous process via the Major Events Advisory Panel (MEAP).

Whilst the current review and development of Council's Community Investment Policy is in process and a concurrent development of Council's Regional Event Strategy, the application and assessment for 2019 events are being assessed via an out-of-round process and considered against MEAPs existing objectives for funding major events including:

- Grow major events in the region;
- Grow sustainability of events;
- Encourage maximisation of the economic and tourism impacts of major events; and
- Capacity building for existing events to further develop capabilities and sustainability.



**Consideration:**

Council has received three eligible (3) applications as tabled below.

ORGANISATION	EVENT	SPONSORSHIP REQUESTED
Gladstone Festivals and Events Association Inc.	Gladstone Harbour Festival	\$70,000
Boyne Tannum Hook Up Association Inc.	Boyne Tannum Hook Up	\$100,000 (over 3 years)
Discovery Coast Tourism and Commerce Inc.	Captain Cook 1770 Festival	\$60,000

Delegated Officers' undertook the assessment of applications against the event outcomes intended through MEAP including:

- **Sustainability** - Reduce reliance on local government funding over time.
- **Innovation** - Embrace an attitude of enterprise, creativity and sustainability.
- **Destination Profile** - Raise an awareness of the Gladstone Region, contributing to destination appeal.
- **Economic Contribution** - Attract overnight stays and support local businesses.
- **Community** - Foster community pride.

All three events contribute to and are in line with Council's Operating Plan:-

- 1.3 - Activate our public spaces;
- 1.4 - Build community capacity for events;
- 8.2 - Increase visitation to the region;

An overview of each event is detailed below:

Gladstone Harbour Festival

Requesting a total of \$70,000 (\$20,000 to sponsor the Sensational Saturday Night (Australia Class Rock Show – Aussie Anthems) and \$50,000 towards main stage infrastructure.

- This will be the 57<sup>th</sup> year that the festival has been operating.
- To be held 17-21 April 2019, 5 nights, 3 days.
- One of the only free community festivals in Australia.

Break down of financial assistance package (cash and in-kind) recommended:

- \$20,000 (cash) Sponsorship of the Sensational Saturday Night (Australia Class Rock Show – Aussie Anthems).
- \$50,000 (cash) for production, staging and audio.
- \$42,000 (in-kind) for production, staging and audio.
- \$2,500 (in-kind) - to assist with marketing of the event.
- Total \$114,500.

In-kind sponsorship of \$42,000 from the Gladstone Entertainment Convention Centre (GECC) will offset the productions costs for the event of \$92,106.55 for production, staging and audio. As part of the sponsorship agreement, it is expected that Gladstone Festivals and Events partner with GECC for the provision of production, staging and audio as the preferred local supplier.

Additionally, a further \$2,500 of assistance will be offered to include the marketing of the Gladstone Harbour Festival in Council's Event Guide and other communication channels.

Irrespective of this events' long history, further assistance is needed to increase the sustainability of the Gladstone Harbour Festival, therefore, it is recommended that Council enter into a three (3) year sponsorship agreement (subject to annual approval of Council budget) with Gladstone Festivals and Events Association Inc. Council Officers are committed to developing strategies to

assist the committee reach a level of sustainability to ensure this free community event can continue into the future.

#### Boyne Tannum Hook Up

Requesting a total of \$100,000 over three (3) years towards developing the Gladstone region as a premier fishing destination.

- This will be the 24<sup>th</sup> year that the event will be operating.
- To be held 3-5 May 2019.
- Free admission to the event (not the competition).

Break down of financial assistance package (cash and in-kind) recommended:

- \$100,000 over three (3) years subject to Council budget.

The Boyne Tannum Hook Up Association Inc. continues to meet Council's objectives for regionally significant events specifically, the commitment to reach national and international recognition of the fishing competition, contributing to the local economy and tourism. In light of the future vision for this event, Council's sponsorship over three (3) years is recommended.

Council Officers are in the process of finalising negotiations for the Boyne Tannum Hookup to ensure the multi-term agreement continues to deliver return on investment for Council, community and the region.

#### Captain Cook 1770 Festival

Requesting a total of \$60,000, to go towards equipment hire, specialised services, promotion and marketing, as well as program enhancements to build towards 2020.

- This will be the 27<sup>th</sup> year that the festival will be operating.
- To be held 24-26 May 2019.
- The Festival will offer free and ticketed events.

Break down of financial assistance package (cash only) recommended:

- \$40,000 for 2019 event.

The Captain Cook 1770 Festival is the largest annual event delivered to the Agnes Water and 1770 community each year. The Discovery Coast Tourism and Commerce Inc continues to invest energy and commitment to making this event sustainable. A consultant has been engaged to develop a five (5) year strategic plan with growth and broader participation in mind.

The sponsorship agreement recommended for the Captain Cook 1770 Festival is proposed for one year only, with Council's investment in the commemorative Cook 250 events in 2020 likely to attract a request for greater Council funding.

#### Alternative Options

Should Council wish to consider alternatives to the recommendation of this report, options are detailed below:

- Council offer financial assistance to all three events for the amounts recommended under a one year sponsorship agreement to deliver in 2019. Event organisers are encouraged to make applications under the new Community Investment Policy once adopted by Council.
- Withhold approval of event funding until the new Community Investment Policy is adopted by Council. If this option is chosen, it may result in the recommended events not going ahead. Taking into consideration the significance of the three events endorsed, this option is not recommended.

## **Communication and Consultation (Internal/External):**

### **Internal**

- General Manager Community Development and Events
- Manager Engagement and Partnerships
- Community Investment Officer
- Acting Manager Events and Entertainment
- External Event Stakeholders
- Senior Legal Advisor
- Manager Governance

### **External**

2. Gladstone Festivals and Events Association Inc
3. Boyne Tannum Hook Up Association Inc
4. Discovery Coast Tourism and Commerce Inc

## **Legal Environmental and Policy Implications:**

A Policy is currently under development that will incorporate donations, grants and sponsorship, and as such there is no current policy in place to assess applications for major events. Requests prior to the Community Donations Policy review were assessed via Council's Major Events Advisory Panel (MEAP) operating under a Terms of Reference. A key responsibility of the Panel was to consider sponsorship requests and provide recommendations to Council.

Although the new Community Investment Policy is still in development, it is anticipated that the objectives and outcomes for events will incorporate similar objectives and outcomes adopted by the former MEAP Panel.

The development of this Policy also needs to align with the Regional Events Strategy that is being developed by Council. Therefore, it is considered that there is minimal risk to Council considering these applications prior to the draft Policy being adopted by Council.

Council will enter into funding agreements with all three (3) organisations, should Council choose to fund their event. Benefits will be negotiated by Council Officers and defined in these agreements.

## **Financial and Resource Implications:**

Council's 2018/19 budget for major events sponsorship has sufficient funds to provide financial assistance to all three (3) events. Recurrent funding recommended for the Gladstone Harbour Festival and Boyne Tannum Hook Up is subject to Council's future budget.

Officers continue to undertake assessment of other sponsorship applications received for localised (smaller) community events via the same out-of-round process.

Pending the quantum of funds sought and demonstrated ability to meet current event objectives, the level of financial assistance to be awarded can be authorised via Officer delegation.

**Commentary:**

All three (3) applicants have applied for financial assistance in the past. Below is applications received from 2014/15 onwards only:

<b>ORGANISATION</b>	<b>EVENT</b>	<b>SPONSORSHIP REQUESTED</b>	<b>SPONSORSHIP AMOUNT FUNDED</b>
Gladstone Festivals and Events Association Inc	Gladstone Harbour Festival	2014/15 - \$95,000	\$75,000
		2015/16 - \$85,000	\$80,000
		2016/17 - \$85,000	\$65,000
		2017/18 - \$100,000	\$70,000
Boyne Tannum Hook Up Association Inc	Boyne Tannum Hook Up	2014/15 - \$15,000	\$15,000
		2015/16 - Nothing on record	N/A
		2016/17 - \$48,000	\$15,000
		2017/18 - \$56,800	\$10,000
Discovery Coast Tourism and Commerce Inc	Captain Cook 1770 Festival	2014/15 - \$15,000	\$10,000
		2015/16 - \$15,000	\$13,000
		2016/17 - \$25,000	\$15,000
		2017/18 - \$30,000	\$15,000

**Summary:**

Nil

**Anticipated Resolution Completion Date:**

30 April 2019

**Attachments:**

Nil

**Tabled Items:**

Nil

**Report Prepared by:** Community Investment Officer

## **G/3.6. CUSTOMER EXPERIENCE**

### **G/3.6.1. REQUEST FOR A NEGOTIATED DECISION NOTICE TO DEVELOPMENT APPLICATION 30/2017 FOR A MATERIAL CHANGE OF USE OF PREMISES FOR A MULTIPLE DWELLING AND ACCOMMODATION BUILDING AT 576 CAPTAIN COOK DRIVE, SEVENTEEN SEVENTY**

**Responsible Officer: General Manager Customer Experience**

**Council Meeting Date: 19 February 2019**

**File Ref: DA/30/2017; DB2.6**

#### **Development Application:**

**Application Number:** 30/2017  
**Applicant:** Four King Pty Ltd C/- Zone Planning Group  
**Owner:** Palace Builders Pty Ltd  
**Location:** 576 Captain Cook Drive, Seventeen Seventy QLD 4677  
**RPD:** Lot 5 S 8562  
**Area:** 1,156m2  
**Current Use Of Land:** Liquor Shop, Snack Bar and Residence  
**Zoning:** Medium Density Residential Zone  
**Proposal:** Multiple Dwelling & Accommodation Building  
**Submissions Close Date:** 9 March 2018 to 29 March 2018  
**Number Of Submissions:** 232 Properly Made Submissions and 28 Not Properly Made Submissions

#### **Purpose:**

The purpose of this report is to consider the request for a Negotiated Decision Notice to Development Application 30/2017 for a Material Change of Use of premises for a Multiple Dwelling and Accommodation Building at 576 Captain Cook Drive, Seventeen Seventy approved at Council's General Meeting on 18 September 2018. The Applicant lodged representations against conditions 1, 2, 4 and 33.

#### **Executive Summary:**

A Development Application for a Material Change of use of premises for Multiple Dwelling and Accommodation Building at 576 Captain Cook Drive, Seventeen Seventy was received by Council on 28 April 2017 and approved on 18 September 2018 at Council's General Meeting with conditions.

After receipt of the Decision Notice, the Applicant lodged representations against conditions 1, 2, 4 and 33 on 6 November 2018. These conditions pertained to approved plans, carparking spaces, footpath construction and landscaping. The request to amend these conditions has been considered against the superseded Planning Scheme for Miriam Vale Shire 2009 (the Planning Scheme). From the justification provided by the Applicant, the request to amend conditions 1, 2, 4 and 33 has been considered and it is recommended that condition 4 which pertains to carparking numbers is amended. All other conditions will remain as originally imposed with a Negotiated Decision Notice being issued.

#### **Subject Site:**

The subject site is located at 576 Captain Cook Drive, Seventeen Seventy on land more formally described as Lot 5 S 8562. The subject site has approximately 1,156m<sup>2</sup> of site area and 51 metres of road frontage. The site adjoins Cook's Landing Place which is Queensland Heritage Listed (Place ID 601614). Figure One provides an aerial view of the subject site.



**Figure One: Aerial View of the Subject Site**

### **Background:**

On 18 September 2018, a Development Permit was issued with conditions. After receipt of the approval, the Applicant suspended the Appeal period to make representations. On 6 November 2018, the Applicant lodged representations against conditions 1, 2, 4 and 33. Within the lodged representations, the Applicant was to submit amended plans to provide further justification regarding these conditions. The Applicant has since advised Council that no additional plans will be provided within the representations.

### **Approved Development:**

The approval involved the redevelopment to the existing Uses onsite by including additional Accommodation Building and Multiple Dwelling Uses. The existing Uses onsite will be retained and integrated into the ground floor. The Planning Scheme of Miriam Vale Shire defines these Uses as follows:

*Accommodation Building: Means the use of premises comprising more than one rooming unit for the purposes of the accommodation of unrelated persons. The use includes uses commonly known as*

- *Motels;*
- *Boarding-houses; or*
- *Guest houses; or*
- *Back packer hostel; or*
- *Unlicensed hotels; or*
- *Homes for disabled persons; or*
- *Homes for disadvantaged persons; or*
- *Serviced rooms; or*
- *Residential clubs and attached accommodation for the family of the owner or the manager.*

*But excluding Bed and Breakfast, Caretaker's Residence, Dual Occupancy, Dwelling House, Hotel, Multiple Dwelling and Retirement Village.*

Multiple Dwelling: Means the use of premises which comprise or are intended to comprise three or more self contained dwelling units on any one allotment such as flats, home units, townhouses and ancillary facilities, but does not include Accommodation Building, Caretaker's Residence, Dual Occupancy, Dwelling House or Hotel.

The Accommodation Building (an extension to the existing Use) will be located on top of the existing structure, with onsite car parking located under the proposed Multiple Dwelling (Apartments) which are located towards to the rear of the subject site. The Accommodation Building will comprise nineteen (19) motel rooms. The building will accommodate 15 motel rooms over two floors located above the existing structure, with the remaining 4 rooms within the Multiple Dwelling.

The Multiple Dwelling (Apartments) include four (4) apartment rooms over two floors with the additional four (4) hotel rooms located on the first floor.

Below in Figures Two to Five, the plans showcase the development footprint and design.



Figure Two: Site Plan

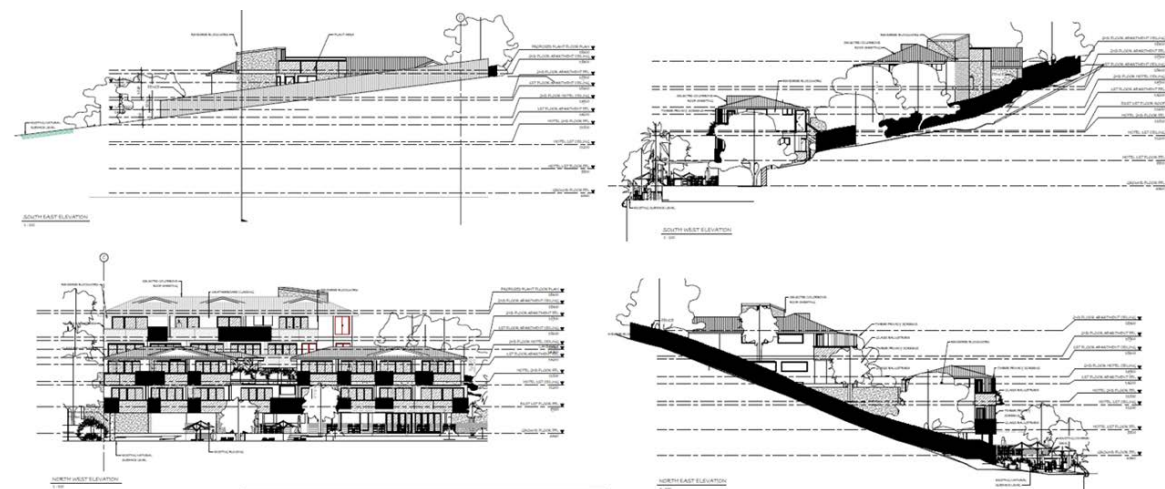


Figure Three: Site Elevations



**Figure Four: Artistic View from Captain Cook Drive**



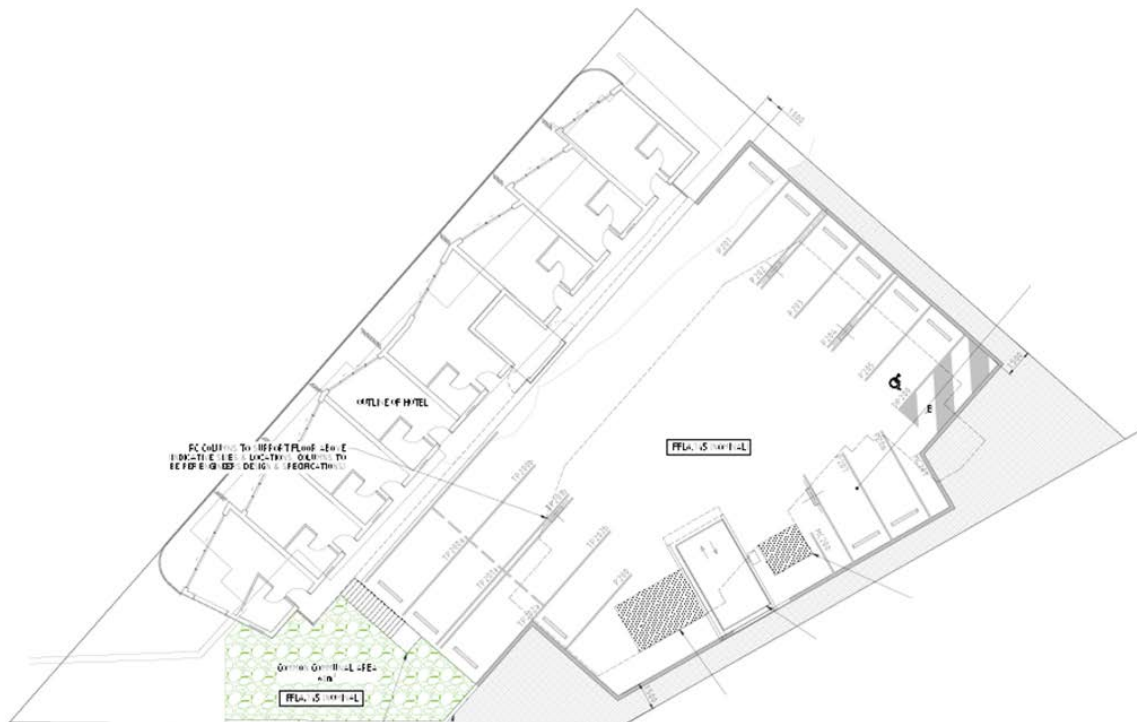
**Figure Five: Artistic Impression from Beach View**

The car parking levels can be viewed below in Figures Six and Seven.





**Figure Six: Car Park Level One Plan**



**Figure Seven: Car Park Level Two Plan**

The Applicant lodged representations against the car parking condition requirements, however, no amended plans were provided.

**Adopted Infrastructure Charges Notice:**

The Development Permit was calculated against the Gladstone Regional Council Adopted Infrastructure Charges Resolution (No.1) – 2015 – Amendment No.2 (AIC). As part of the Decision Notice, an Adopted Infrastructure Charge was issued for the proposal totalling \$245,739.47. The lodged representations against the Development Permit will not result in an amended Adopted Infrastructure Charge.

### Referral:

The development was required to be referred to the Department of State Development, Manufacturing, Infrastructure and Planning – State Assessment Referral Agency given the site's proximity to a Queensland Heritage Listed Place. The Applicant did not lodge representations against the state's Decision Notice. Furthermore, the lodged representations will not result in any changes to the referral agency.

### Public Notification and Submissions:

As the Development Application triggered Impact Assessment under the Planning Scheme, Public Notification was required. A total of 232 Properly Made submissions and 27 Not Properly Made submissions were received by Council during the public notification period. Due to the number of submissions received during the public notification period, the Applicant made minor changes to the proposed plans to address concerns raised and notified all the Properly Made submitters via formal correspondence. During this 30 day period, the Applicant held a community engagement meeting on 26 June 2018 in which Council received additional comments and not properly made submissions outside of the public notification period.

The received submissions were summarised and addressed as part of the original assessment. The proposed representations did not alter the Officer's response to the submissions received during the public notification period.

### Assessment:

The Applicant made representations against the Development Permit which has been addressed as follows. Please note that the original condition is in **bold**, the Applicant's justification is in *italics* and the Officer's comments in normal type.

### Statutory Planning:

N/A

### Planning Scheme Requirements:

#### Condition 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
GD0997-A00.01	I	<b>Artistic View Photomontage</b>	Gladstone Drafting	02.05.18
GD0997-A00.02	J	<b>Artistic View 2</b>	Gladstone Drafting	04.05.18
GD0997-A00.03	J	<b>Artistic View 3</b>	Gladstone Drafting	04.05.18
GD0997-A00.04	J	<b>Artistic View 4</b>	Gladstone Drafting	04.05.18
GD0997-A00.05	J	<b>Artistic View 5</b>	Gladstone Drafting	04.05.18
GD0997-A01.01	G	<b>Existing Floor Plan</b>	Gladstone Drafting	16.10.17

GD0997-A04.00	F	Proposed 1 <sup>st</sup> Floor Apartment Plan	Gladstone Drafting	05.10.17
GD0997-A04.01	F	Proposed 2 <sup>nd</sup> Floor Apartment Plan	Gladstone Drafting	05.10.17
GD0997-A04.03	I	Proposed 2 <sup>nd</sup> Floor Hotel Plan	Gladstone Drafting	02.05.18
GD0997-A04.02	J	Proposed 1 <sup>st</sup> Floor Hotel Plan	Gladstone Drafting	04.05.18
GD0997-A04.04	G	Proposed Plant Floor Plan	Gladstone Drafting	16.10.17
GD0997-A11.00	G	Building Elevations – Sheet 1	Gladstone Drafting	16.10.17
GD0997-A11.01	G	Building Elevations – Sheet 2	Gladstone Drafting	16.10.17
GD0997-C01	G	Site Plan	Gladstone Drafting	20.10.17
GD0997-C02	C	Cross Section	Gladstone Drafting	20.10.17
GD0997-C12	A	Sight Distance Diagram	Gladstone Drafting	12.12.17

Applicant's Comments:

The proposed development does not approve all the proposed plans. Given the feedback provided below in response to Conditions 2 and 4, it is requested that Council update Condition 1 to reflect the full suite of proposed plans, including the proposed car parking layout in line with the minor amendments made as part of these representations.

Officer's Comments:

With reference to the recommended position for conditions 2 and 4 of this assessment, the car parking and landscaping plans remain inconsistent with the Planning Scheme provisions and require significant amendments to occur. Based on the required amendments, no additional plans are suggested for approval as part of this Development Permit.

**Condition 2**

**A Streetscaping Master Plan is to be developed and submitted as part of the Operational Works application and shall include, but not limited to the following elements:-**

- a. **A functional and aesthetically pleasing interface to further activate Captain Cook Drive frontage;**
- b. **Landscaping;**
- c. **Proposed street furniture, artwork and lighting;**
- d. **Render surface treatments and improvement/alterations to existing retaining walls;**
- e. **Delineated safe pedestrian access along the full frontage of the site; and**
- f. **A delineated safe pedestrian point to cross to Air Sea Rescue Park.**

Applicant's Comments:

In response to Condition 2 we seek to bring the following to Council's attention.

*Item (a) – The proposed development has no bearing on the existing interface within Captain Cook Drive, aside from the access point, as all approved activities occur above ground level. The existing activities associated with the bar and restaurant on site will remain in operation once the development has been constructed and the design relationship between existing and proposed will be managed to ensure an attractive built form is developed. However, as all works proposed as part of this approval do not occur at street level, it is considered that this streetscaping requirement is irrelevant to the approved development and therefore unreasonable. As such, it is requested that Item (a) be removed.*

*Item (b) – The Applicant has no objection to providing landscaping along the frontage and internal to the site through the delivery of green walls and areas of open space at ground level where possible. The delivery of landscaping in the road reserve, above the provision of street trees, is unreasonable and out of character with the surrounding streetscape character of the area, which typically consists of street trees. Furthermore, the Landscaping Code requires landscaping to complement the existing streetscape character of the area in such a way that does not affect the overall functioning of the street. In this instance, the delivery of landscaping in this location would be limited to street trees and lower order shrubbery. However, any provision of street trees in this location has the potential to impact sightlines for residents entering and exiting the site and as such significant levels of landscaped streetscaping is not possible in this location. As such, it is requested that Item (b) be deleted and landscaping be limited to that proposed on the buildings and internal to the site.*

*Item (c) – The existing use on site actively uses the streetscape for outdoor dining. As such, it is considered that this outdoor dining provides a sufficient level of street furniture and lighting. Therefore, any further requirement for street furniture is negated as a result of the existing use on site. As such, it is requested that Item (c) be removed.*

*Item (d) – The Applicant has no objection to meeting this requirement for the provision of construction safety and aesthetic appeal.*

*Item (e) – Given the nature of the subject site, a delineated safe pedestrian point to cross to Air Sea Rescue Park is unachievable. The existing grade differences along the south-western portion of the frontage prevent an at grade crossing between the subject site and adjoining parklands. Irrespective of this, significant earthworks would still not result in a safe pedestrian crossing due to its proximity to the bend in Captain Cook Drive. Furthermore, the north-eastern portion of the frontage is also unsuitable, given the location of onstreet car parking opposite the subject site. For a pedestrian crossing to be installed at the safest distance away from the Captain Cook Drive bend, the crossing would require the removal of car parking spaces to ensure that pedestrians utilising this active transport facility can be safely deposited on the footpath on the opposing side of the road reserve. The removal of existing car parking spaces would be detrimental to the community and visitors to Air Sea Rescue Park. Taking the above restrictions into account, it is requested that Item (e) be deleted in its entirety.*

*Given the items raised above, Council's requirement to provide a streetscaping plan for the proposed development is onerous and unreasonable and will not result in any perceived benefit to the development or the community outside of those achieved by Council's standard conditions for street trees, landscaping, retaining wall construction and provision of a footpath. As such, it is requested that Condition 2 be deleted in its entirety.*

Officer's Comments:

Condition 2 was recommended to ensure compliance against several matters within the Coastal Management Overlay Code, Multiple Residential Development Code and Landscaping Code. These matters were addressed through the requirement for a Streetscape Master Plan to ensure the development provided sufficient landscaping to screen the development, include public features that enhance the Medium Density Residential zoning and allowed for safe access to the existing and proposed uses onsite.

The Applicant has referenced that the existing use has outdoor dining and some garden beds that achieve the intention of the condition. However, the existing development does not allow for general public to utilise seating without a transaction of goods and services. Nor does the existing landscape provide an aesthetically pleasing interface with Captain Cook Drive.

This corner site will result in the development of additional accommodation facilities and continue to operate the primary food and drink option in Seventeen Seventy. It is reasonable for the site to improve its interface through this development extension to meet the requirements outlined in the Planning Scheme. As such, it is recommended that condition 2 remains in its current form.

**Condition 4**

**Prior to the lodgement of any Development Application for Operational Works, the Applicant is to submit and have approved by Council an amended car park plan with a total of 32 spaces, prepared and certified by a Registered Professional Engineer of Queensland, experienced in this type of work, which demonstrates:**

- a. **The provision of a total of 29 User Class 2 car parking spaces in accordance with AS2890 and signed for use by residents/motel.**
- b. **The maximum provision of eight (8) tandem parking spaces for the four (4) two (2) bedroom Multiple Dwelling units. In these instances, the spaces are to be suitably signed, to ensure each tandem space arrangement is utilised by individual apartment residents.**
- c. **The provision of two (2) visitor car parking spaces in accordance with AS2890 that are suitably signed to ensure they are only utilised by visitors.**
- d. **The provision of a service vehicle space as determined by the Waste Management Plan. The service vehicle space must be clearly signed and constructed in accordance with AS2890.**
- e. **The provision of Disabled Car Parking is adequately located to ensure compliance with AS2890.6, including all shared areas.**
- f. **Detailed manufacturing and maintenance specifications on the proposed car lift, including emergency evacuation measures.**

**Applicant's Comments:**

*The condition proposed stipulates unreasonable expectations on the proposed development, with the total requirement for 32 spaces to be inconsistent with the car parking rates identified within the Parking and Access Code of the Miriam Vale Shire Council Planning Scheme.*

*As outlined in the Scheme, car parking is required at the following rates:*

*Accommodation Building –*

- *1 space per rooming unit; AND*
- *A minimum of 50% or the required bays are to be covered.*

*Multiple Dwelling –*

- *1 space per one bedroom dwelling unit;*
- *2 spaces per two or more bedroom dwelling unit;*
- *An additional 1 visitor space per 10 units (or part thereof), with a minimum of 2 visitor spaces; AND*
- *A minimum of 50% of the required bays are to be covered.*

*The approved development proposed 19 Accommodation units and 4 Multiple Dwellings, which result in the following car parking requirements:*

	<b>Accommodation Building</b>	<b>Multiple Dwelling</b>
<b>Permanent Parking</b>	19 units x 1 space = 19 spaces	4 units x 2 = 8 spaces

<b>Visitor Parking</b>	<i>Nil</i>	<i>4 of 10 units = 1 space = 2 spaces minimum requirement</i>
<b>Servicing</b>	<i>Service Vehicle Space (maintenance staff park)</i>	<i>Nil</i>
<b>Total Space Required</b>	<i>20 spaces</i>	<i>10 spaces</i>
	<b>Total</b>	<b>30 spaces</b>

*Therefore, the proposed development is only required to provide 30 car parking spaces in total (including visitor and servicing spaces). As such, it is considered that Condition 4 should be amended to reflect this lower requirement. Furthermore, with regard to Items (a) and (c), it is requested that these items be deleted or amended to reflect the reduced car parking requirements.*

*As discussed with Council, waste collection on-site is impossible, regardless of the proposed land use or total yield, based purely on the topography of the subject site. As such, the existing on-street waste collection processes are proposed to be retained for the entire development. In light of this, it is requested that Item (d) be deleted. In the event that Council seeks to hold the line regarding a service bay located on site, it is requested that this requirement is limited to the designation of a standard car park to be utilised as a service vehicle space for the short-term accommodation cleaner's car or van.*

*With respect to Item (b) we are comfortable with the requirement to redesign the car parking layout and potentially reviewing the total number of holiday units in order to appropriately respond to Council's conditions pertaining to removal of tandem parking spaces and also the on-site service bay for servicing of the accommodation units. It is requested that Council make slight amendments to Condition 4 to allow any changes to the car parking layout or overall design to be considered as part of condition compliance.*

*The Applicant provides no objections to Items (e) or (f).*

*In light of the above, it is requested that the Condition 4 be reworded as follows:*

*Prior to the lodgement of any Development Application for Operational Works, the Applicant is to submit and have approved by Council amended plans showing a total of 30 car parking spaces, prepared and certified by a Registered Professional Engineer of Queensland, experienced in this type of work, which demonstrates:*

- a. The provision of 27 User Class 2 car parking spaces in accordance with AS2890 and signed for use by residents/motel.*
- b. The provision of 2 visitor car parking spaces in accordance with AS2890 that are suitably signed to ensure they are only utilised by visitors.*
- c. The provision of a service vehicle space for utilisation by the accommodation buildings cleaning/maintenance staff. The service vehicle space must be clearly signed and constructed in accordance with AS2890.*
- d. The maximum provision of eight (8) tandem parking spaces for the four (4) two (2) bedroom Multiple Dwelling units. In these instances, the spaces are to be suitably signed to ensure each tandem space arrangement is utilised by individual apartment residents.*
- e. The provision of Disabled Car Parking is adequately located to ensure compliance with AS2890.6, including all shared areas.*
- f. Detailed manufacturing and maintenance specifications on the proposed car lift, including emergency evacuation measures.*

**Officer's Comments:**

As per Schedule 1 of the Car Parking Requirements within the Planning Scheme, the car parking rate was calculated within the original decision as follows:

<b>Prescribed Parking Rate</b>	<b>Required Parking</b>	<b>Proposed Parking</b>
<u>Accommodation Building</u> <ul style="list-style-type: none"> <li>• 1 space per rooming unit</li> <li>• An additional and separate area of parking is to be provided for boats and trailers at a rate of 1 boat or trailer space per 10 dwelling or rooming units or part thereof.</li> </ul>	19 car parking spaces 2 boat and trailer spaces Service Vehicle spaces (as determined by Council)	19 car parking spaces 0 boat trailer space 0 Service Vehicle Spaces
<u>Multiple Dwelling</u> <ul style="list-style-type: none"> <li>• 2 spaces per two or more-bedroom dwelling unit.</li> <li>• An additional 1 visitor space per 10 units (or part thereof), with a minimum of 2 visitor spaces.</li> </ul>	8 car parking spaces 2 visitor car parking spaces	8 car parking spaces 2 visitor car parking spaces
Total	27 car spaces 2 boat and trailer spaces 2 visitor car parking spaces 3 Service vehicle spaces	29 car parking spaces 4 motorcycle spaces 0 boat trailer space, visitor car parking space and service vehicle space

The Applicant has provided additional comments regarding the onsite waste collection stating it would be impossible to achieve; referencing the current operation of waste management is kerbside collection. However, there has been ongoing issues regarding this matter that have been raised to Council departments regarding associated noise and odour of the bins. With consideration given to the site constraints, it is reasonable to allow the Applicant the opportunity to demonstrate how waste collection will meet adequate standards through a Waste Management Plan being submitted prior to Operational Works. Condition 38 also states how the site will be sufficiently serviced and references control measures to reduce odour from the waste facilities.

As a result, it is recommended to amend the wording associated with the Service Vehicle provision to allow this to be tailored towards staff/servicing car parking. This recommendation will provide two (2) dedicated spaces for service staff such as cleaners, maintenance operators to utilise while accessing the subject site. Additionally, the condition will maintain the intent of providing clear signage/line marking to ensure that customers/staff accessing the subject site utilise the correct car parking spaces. It is considered this amendment to the condition maintains the requirements for the Applicant to demonstrate appropriate car parking in accordance with the Planning Scheme. As such, it is recommended to amend condition 4 to the following:

*Prior to the lodgement of any Development Application for Operational Works, the Applicant is to submit and have approved by Council amended plans showing a total of 31 car parking spaces, prepared and certified by a Registered Professional Engineer of Queensland, experienced in this type of work, which demonstrates:*

- The provision of 27 User Class 2 car parking spaces in accordance with AS2890 and signed for use by residents/motel.*
- The provision of 2 visitor car parking spaces in accordance with AS2890 that are suitably signed to ensure they are only utilised by visitors.*
- The provision of a 2 service vehicle spaces for utilisation by the accommodation buildings cleaning/maintenance staff. The service vehicle space must be clearly signed and constructed in accordance with AS2890.*

- d. *The maximum provision of eight (8) tandem parking spaces for the four (4) two (2) bedroom Multiple Dwelling units. In these instances, the spaces are to be suitably signed to ensure each tandem space arrangement is utilised by individual apartment residents.*
- e. *The provision of Disabled Car Parking is adequately located to ensure compliance with AS2890.6, including all shared areas.*
- f. *Detailed manufacturing and maintenance specifications on the proposed car lift, including emergency evacuation measures.*

### **Condition 33**

**As part of any Development Application for Operational Works, the Applicant is to construct a minimum 1.5m wide concrete footpath from the corner of Elliot Street to 576 Captain Cook Drive for the full extent 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.cmdq.com.au/index.htm>.**

### **Applicant's Comments:**

*Whilst it is understood that the requirement to provide a footpath along the full frontage of the site is a standard requirement under the Miriam Vale Shire Council Planning Scheme, it is considered unreasonable for Council to condition the requirement to construct a footpath from the subject site to Elliot Street. The proposed Multiple Dwelling and Accommodation Building currently meets the minimum car parking requirements and can be redesigned to ensure that the car parking layout can function appropriately, with the inclusion of a service bay. As such, the proposed works, subject to this application, will have no reliance on these car parking spaces within Elliot Street. As such, the provision of infrastructure to access these parks appears onerous and unreasonable.*

*Furthermore, whilst the Applicant has no objection in maintaining pedestrian connection along the frontage of the subject site, the nature of the road reserve adjoining the frontage does not allow the development to provide a DDA compliant footpath. The grade differences between the eastern and western sides of the frontage, and limited available land in this location, would not allow for a DDA compliant ramp to be constructed within the road reserve for the provision of disabled access between grades. The provision of a wheelchair lift within a public space is also a costly burden in context of maintenance and weather protection. As such, it is requested that Council amend Condition 33 to reflect the following:*

*As part of any Development Application for Operational Works, the Applicant is to construct a minimum 1.5m wide footpath along the full frontage of the subject site for the provision of public access. In the event that Council seeks to retain the condition as proposed we will be left with the requirement to construct a footpath that services a greater catchment than just our own development. As a result, the proposed footpath to Elliot Street would provide benefits to development outside of our scope of works/subject site and would therefore be eligible for consideration as trunk infrastructure and 100% offsets from Council.*

### **Officer's Comments:**

Condition 33 was recommended to demonstrate compliance against the Landscaping Code – Probable Solution 3.3 and 3.5. In particular, PS3.3 states that *land in the Low Density Residential, Medium Density Residential, Tourist Commercial, Commercial Services, Retail Showrooms, Local Business and District Business Zones, hard landscaping elements includes public features such as:*

- *seating;*
- *shade structures or shelters;*
- *rubbish bins;*
- *drinking fountain;*
- *pathways;*



- *garden beds with planting;*
- *street trees;*
- *irrigation systems;*
- *street lighting; and*
- *play spaces*

The development is a significant commercial corner lot, that is situated between the beach and residential sites. Requesting that the footpath extend beyond the site frontage allows for safe public access to the commercial development and/or the beach (Figure Eight). As such, condition 33 is not unreasonable and has been recommended to determine compliance against PS3.3 and 3.5. Therefore, condition 33 is to remain in its current form.



**Figure Eight: Proposed footpath location**

**Anticipated Completion Date:**

N/A

**Officer's Recommendation:**

That the request for a Negotiated Decision Notice to Development Application 30/2017 for a Material Change of Use of premises for a Multiple Dwelling and Accommodation Building at 576 Captain Cook Drive, Seventeen Seventy, be recommended to be approved in part.

**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
GD0997-A00.01	I	Artistic View Photomontage	Gladstone Drafting	02.05.18
GD0997-A00.02	J	Artistic View 2	Gladstone Drafting	04.05.18
GD0997-A00.03	J	Artistic View 3	Gladstone Drafting	04.05.18
GD0997-A00.04	J	Artistic View 4	Gladstone Drafting	04.05.18
GD0997-A00.05	J	Artistic View 5	Gladstone Drafting	04.05.18
GD0997-A01.01	G	Existing Floor Plan	Gladstone Drafting	16.10.17

GD0997-A04.00	F	Proposed 1 <sup>st</sup> Floor Apartment Plan	Gladstone Drafting	05.10.17
GD0997-A04.01	F	Proposed 2 <sup>nd</sup> Floor Apartment Plan	Gladstone Drafting	05.10.17
GD0997-A04.03	I	Proposed 2 <sup>nd</sup> Floor Hotel Plan	Gladstone Drafting	02.05.18
GD0997-A04.02	J	Proposed 1 <sup>st</sup> Floor Hotel Plan	Gladstone Drafting	04.05.18
GD0997-A04.04	G	Proposed Plant Floor Plan	Gladstone Drafting	16.10.17
GD0997-A11.00	G	Building Elevations – Sheet 1	Gladstone Drafting	16.10.17
GD0997-A11.01	G	Building Elevations – Sheet 2	Gladstone Drafting	16.10.17
GD0997-C01	G	Site Plan	Gladstone Drafting	20.10.17
GD0997-CO2	C	Cross Section	Gladstone Drafting	20.10.17
GD0997-C12	A	Sight Distance Diagram	Gladstone Drafting	12.12.17

### Special Condition

2. A Streetscaping Master Plan is to be developed and submitted as part of the Operational Works application and shall include, but not limited to the following elements:-
  - a. A functional and aesthetically pleasing interface to further activate Captain Cook Drive frontage;
  - b. Landscaping;
  - c. Proposed street furniture, artwork and lighting;
  - d. Render surface treatments and improvement/alterations to existing retaining walls;
  - e. Delineated safe pedestrian access along the full frontage of the site; and
  - f. A delineated safe pedestrian point to cross to Air Sea Rescue Park.
  
3. As part of the Development Application for Operational Works, the Applicant is to submit and have approved by Council an amended Site Based Stormwater Management Plan. The amended Site Based Stormwater Plan should demonstrate the following:
  - a. How all impervious areas are connected to the detention/retention tank;
  - b. Proposed size of the detention/retention tank outlet to Council's stormwater network; and
  - c. Schematic Plan detailing proposed detention and retention storage volumes and associated inlets and outlets.
  
4. **Prior to the lodgement of any Development Application for Operational Works, the Applicant is to submit and have approved by Council amended plans showing a total of 31 car parking spaces, prepared and certified by a Registered Professional Engineer of Queensland, experienced in this type of work, which demonstrates:**
  - a. **The provision of 27 User Class 2 car parking spaces in accordance with AS2890 and signed for use by residents/motel.**
  - b. **The provision of 2 visitor car parking spaces in accordance with AS2890 that are suitably signed to ensure they are only utilised by visitors.**

- c. **The provision of a 2 service vehicle spaces for utilisation by the accommodation buildings cleaning/maintenance staff. The service vehicle space must be clearly signed and constructed in accordance with AS2890.**
  - d. **The maximum provision of eight (8) tandem parking spaces for the four (4) two (2) bedroom Multiple Dwelling units. In these instances, the spaces are to be suitably signed to ensure each tandem space arrangement is utilised by individual apartment residents.**
  - e. **The provision of Disabled Car Parking is adequately located to ensure compliance with AS2890.6, including all shared areas.**
  - f. **Detailed manufacturing and maintenance specifications on the proposed car lift, including emergency evacuation measures.**
5. Prior to the lodgement of any Development Application for Building Works, demonstrate that the existing structures onsite are to be incorporated into the construction of the development to include the proposed colour palette and building materials to demonstrate a consistent onsite development.
  6. Upon commencement of the use, service deliveries must occur within the timeframes of 7am-8pm, to minimise noise impacts to the adjacent residential uses.

### **Operational Works**

7. A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction. The Development Application for Operational Works is to include the following:
  - a. Earthworks (including retaining walls);
  - b. Road works (including signage and footpaths);
  - c. Water Infrastructure;
  - d. Sewer Infrastructure;
  - e. Stormwater Management (quantity, quality, flood and drainage control);
  - f. Landscaping, environmental protection and associated works.
8. Development Applications for Operational Works shall be designed and constructed in accordance with Australian Standards, the Engineering Design Planning Scheme Policy 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.cmdq.com.au/index.htm>.*

### **Acid Sulfate Soils**

9. As part of any Development Application for Operational Works, the Applicant must submit an Acid Sulfate Soil Investigation and Management Report, for approval by Council. The Management Report is to:
  - a. Be prepared by a suitably qualified person experienced in the area of Acid Sulfate Soils
  - b. Determine whether the proposed works will expose/disturb Acid Sulfate Soils;
  - c. Detail the measures to be undertaken to reduce the risk of Acid Sulfate Soils during construction and operation; and
  - d. Be in accordance with the Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland 1998 as per the Queensland Acid Sulfate Soil Technical Manual.

### **Steep Land**

10. As part of any Development Application for Operational Works, the Applicant must submit a Site-Specific Geotechnical Report, for approval by Council. The report must:
  - a. Be prepared by a suitably qualified person experienced in the area of geology;
  - b. Certify that the stability of the site, including associated buildings and infrastructure, will be maintained during both the construction and operational life of the development;
  - c. Certify that the site is not subject to risk of landslide activity originating from other land, including land above the site;
  - d. Certify that the development will not increase the risk of landslide on the other land; and
  - e. Be in accordance with the Landslide Risk Management – Australian Geomechanics *Journal*.

### **Building, Plumbing and Drainage Works**

11. The Applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Sustainable Planning Act 2009* for the removal any existing structures. The removal is to occur prior to any Building Works for the approved Development.
12. The Applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Sustainable Planning Act 2009*. Construction is to comply with the *Building Act 1975*, the National Construction Code and the requirements of other relevant authorities.
13. The Applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Sustainable Planning Act 2009*. Construction is to comply with the *Plumbing and Drainage Act 2002* and the requirements of other relevant authorities.
14. Prior to the commencement of the use, all plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.
15. Prior to the commencement of the use, the development is to incorporate a variety of at least four different textures, colours and designs within the external façade of the building generally in accordance with the approved plans. 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.
16. As part of Building Works, all outdoor lighting is to comply with Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.

17. Prior to the commencement of the use, all lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining sites.
18. Prior to building work proceeding beyond the first floor level, certification is to be received from a Cadastral Surveyor that the first floor level is in accordance with the approved plans in the form of a Form 16.
19. The Applicant is to demonstrate the complete development does not exceed the height in accordance with the approved plans. Certification of the development height is to be provided by a Cadastral Surveyor in the form of a Form 16 and provided prior to the issue of the Building Final Certificate.
20. As part of Building Works, where a habitable room window is within 9m of another habitable room window or private open space of another Dwelling House 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**

21. Prior to the commencement of the use, a single water service connection is to be provided from Council's water supply infrastructure 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.
22. Prior to the commencement of the use, connections to Council's live water reticulation network must be carried out by Council. The cost of these works is to be borne by the Applicant.

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

### **Sewerage Infrastructure**

23. Prior to the commencement of the use, all sanitary drainage is to drain into a new 1050mm diameter privately owned maintenance hole within the development site, before connection to Council's sewerage infrastructure. Connection to Council's infrastructure is to be via a maceration tank (including appropriate sized storage tanks and provision of a duty standby pump arrangement), details of which are to be submitted as part of the Operational Works application. The location and size of the sewer service is to be determined in consultation with Council at Operational Works stage.
24. Prior to the commencement of the use, connections to Council's live sewerage 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 Sewer is found at <http://www.gladstone.qld.gov.au/forms>*

### **Stormwater Infrastructure**

25. Prior to the commencement of the use, all stormwater infrastructure is to be constructed on the site generally in accordance with the approved amended Site Based Stormwater Management Plan outlined in Condition 3, including quantity and quality infrastructure. The stormwater infrastructure is to be in accordance with the Engineering Design Planning Scheme Policy under the Gladstone Regional Planning Scheme, Queensland State Planning Policy and Queensland Urban Drainage Manual (QUDM).
26. As part of any Development Application for Operational Works, the Applicant is required to demonstrate a drainage system that has the ability to effectively and efficiently remove any water that may enter the car park ensuring safe and efficient access for vehicles and pedestrians. Furthermore, an appropriate emergency evacuation plan for the car park is to be submitted. Details of the emergency evacuation plan and drainage system must be provided with the Operational Works application.

### **Transportation Services**

27. Prior to the commencement of the use, a total of 4 bicycle spaces are to be constructed onsite within 30m walking distance to the entry of the use. All bicycle spaces are to be constructed in accordance with AS2890.3 (2015).
28. Prior to the commencement of the use, all existing disused invert crossings are to be reinstated with kerb and channel, type match existing, in accordance with Council's Standard Drawing Residential Driveway Slab and Tracks.

*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>.*

29. Prior to the commencement of the use, a 6m wide Commercial Driveway is to be constructed in accordance with Council's Standard Drawing Urban Commercial/Industrial Driveway.

*Advisory Note: The Applicant is to obtain approval from the Department of State Development, Manufacturing, Infrastructure and Planning for construction of the driveway located within a Queensland heritage Place, prior to lodging a Driveway Application to Council.*

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

30. 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>.*

31. Prior to the commencement of the use, all grassed footpath areas disturbed by the development are to be top dressed and turfed following completion of construction activity.
32. 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.
33. As part of any Development Application for Operational Works, the Applicant is to construct a minimum 1.5m wide concrete footpath from the corner of Elliot Street to 576 Captain Cook Drive for the full extent 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**

34. As part of any Development Application for Operational Works, any existing and new retaining walls which are visible from the road reserve, must receive a surface treatment such as rendering or cladding to improve the visual amenity of the development. The treatments must complement the proposed colour pallet of the proposed building. Details of the proposed colour scheme and materials are to be submitted as part of the Streetscaping Master Plan.

### **Landscaping**

35. As part of any Development Application for Operational Works, a full Landscaping Plan is to be provided for the entire site in accordance with the Plant Species List of the Miriam Vale Shire Planning Scheme 2009 and the Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification. The side and rear boundaries of the subject site are to provide a landscaping with a minimum width of 3m. The full Landscaping Plan is to be certified by a Landscape Architect.

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

36. Prior to commencement of the use, all landscaping areas are to be constructed with an appropriate irrigation system. Details of the irrigation system are to be provided as part of the full Landscaping Plan.
37. Prior to the commencement of the use, construction of an 1.8m high screen fence to side and rear boundaries, the details of which are to be submitted with any Development Application for Building Works.

### **Waste Management**

38. As part of any Development Application for Operational Works, a Waste Management Plan is to be submitted and approved by Council. The Waste Management Plan should include but not be limited to the following:
- a. Demonstrate safe, sufficient and effective storage and servicing of the waste bins; and
  - b. Provide control measures to reduce odour from the onsite waste bins;
39. Prior to the commencement of the use, the waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted in close proximity to the enclosure to ensure the area can be easily and effectively cleaned.
40. Prior to the commencement of the use, open storage areas shall be adequately screened so as not to detract from the visual amenity of the area. One way of achieving compliance with this condition is as follows:
- a. Outdoor storage areas are situated in locations not visible from the street; and
  - b. A 1.8m solid screen fence is located around storage areas.

**Lawful Commencement**

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

***END OF CONDITIONS***

**Advice to Applicant:**

An Adopted Infrastructure Charge Notice in relation to the infrastructure charges applicable to this development has been provided separately.

The Applicant is to obtain a Permit to Occupy the road reserve for commercial activities. This permit is to remain current throughout the operation of commercial activity within the road reserve.

The Applicant is to obtain and maintain a Trade Waste Permit to discharge trade waste to the Sewer in accordance with Council's Trade Waste Approval Process.

The Applicant is to obtain and maintain a Food Business License and Liquor License in accordance with the Act.

**Attachments:**

Nil.

**Tabled Items:**

Nil.

**Report Prepared by:** Planning Officer



**G/3.7. PEOPLE CULTURE AND SAFETY**

Nil

## **G/3.8. FINANCE GOVERNANCE AND RISK**

### **G/3.8.1. MONTHLY FINANCIAL REPORTS FOR THE PERIOD ENDING 31 JANUARY 2019**

**Responsible Officer: General Manager Finance Governance and Risk**

**Council Meeting Date: 19 February 2019**

**File Ref: FM15.1**

#### **Purpose:**

This report seeks Council adoption of the Monthly Financial Statements for the 2018-19 year to date, for the period ended 31 January 2019, as required under Section 204 Local Government Regulation 2012.

#### **Officer's Recommendation:**

That Council adopt the Monthly Financial Statements attached to this report for the 2018-19 year to date, for the period ended 31 January 2019 as required under Section 204 *Local Government Regulation 2012*.

#### **Background:**

Nil.

#### **Consideration:**

#### **Budget Variations**

Since the adoption of the 2018-19 budget on 24 July 2018, a number of variations to budget have been processed in line with emergent needs. Revisions are visible through the Program Budgets and Aggregated Financial Statements with both Adopted and Revised Budget columns displayed.

All Council departments are currently reviewing their income and expenditure for year to date and will be submitting requests for budget revisions in the coming weeks. This should see the revised budgets adjusted to show more realistic targets, based on what has occurred so far, and what is expected to happen between now and the end of financial year.

As these reviews have been underway, no additional budget revisions were processed during the month of January. Therefore, the summary of variations by fund remains unchanged from the previous report.

FUND/RESERVE	YTD BALANCE MOVEMENT (\$,M)
General Fund	▼ (0.23)
Sewerage Fund	-
Water Fund	▼ (0.06)
Regional Waste Management Reserve	▼ (0.10)
Future Capital Works Reserve	▲ 0.10
Roads Constrained Works Reserve	-
Plant Asset Replacement Reserve	▼ (0.02)
<b>TOTAL</b>	<b>▼ (0.31)</b>

### Statement of Income and Expenditure

The pro-rata rate as at 31 January 2019 is 58.9%

#### Income – Recurrent Revenue

Recurrent revenue is reporting within expectations at \$130.1m or 70% of the revised budget of \$186.1m. Notable variations from expectations include:

Net rates and utility revenue	Percentage of Revised Budget
	78%

The remaining rating revenue will be recognised in two stages. Firstly, the balance of water access and sewerage access charges will be levied in February, as well as water consumption from June – December 2018. Finally, the water consumption from January – June 2019 will be generated in July and recognised against 2018-19 income.

The sewerage charges for the year to date include an infrastructure charge for Curtis Island of \$7.9m which is only charged once each year.

Sales – Contract and Recoverable Works	Percentage of Revised Budget
	38%

Currently at \$2m of the revised budget of \$5.3m. Income of this type has surged in January, with 9% of the revised budget received in this month alone, compared to 29% in total received in the 6 months prior. Raising invoices for several RMPC claims has enabled Council to begin to close the gap between the amount received and the revised budget for this category of income.

Grants, Subsidies, Contributions and Donations	Percentage of Revised Budget
	28%

Currently at \$4.3m of the revised budget of \$15.2m. The largest instalment of the Financial Assistance Grant is usually received in June, and this makes up approximately 25% of the revised budget amount. The rest of the variance can be explained by a significant difference in the amount budgeted versus the amount received of NDRRA funding. Additional claims for NDRRA funding are expected to be lodged and paid in the coming months and the budget for income is also being reviewed.

State Government grants and subsidies are currently at 104.3% of the revised budget. Council has received a grant from the Department of Education that was not included in the budget. It was also discovered that there were some grants incorrectly classified as Federal, not State funding when the original budget was prepared. Adjustments for these matters will be processed as part of the larger review currently occurring.

Interest Received	Percentage of Revised Budget
	56%

The total interest earned for the year is \$1.6m which is in line with pro-rata. However, the sources of the interest received show variances from the budgeted amounts.

Interest received from investments is currently \$1.1m compared to a revised budget of \$2.6m which equates to 44%. Council has several investments that are expected to reach maturity between now and the end of the year, which should bring this figure closer to the budget.

Conversely, interest from overdue rates and utility charges is sitting at \$0.5m compared to a revised budget of \$0.3m equaling 164%. It appears that the amount for interest received from ratepayers will be closer aligned to the 17/18 amount of \$0.8m than it will to the revised budget.

Other Recurrent Income	Percentage of Revised Budget
	33%

This category includes a budgeted amount of \$1.7m for dividends to be paid to Council from the Gladstone Area Water Board. Once this is taken into consideration, the percentage of revised budget is 61.3% which is in line with pro-rata.

Income – Capital Revenue

Capital revenue is reporting at 15% of the revised budget, totalling \$3.1m of an expected \$20.1m for the year. Included in this category are:

Grants, Subsidies, Contributions and Donations	Percentage of Revised Budget
	15%

Currently at \$2.9m of the revised budget of \$18.8m. A claim for the Works 4 Queensland project is expected to be lodged in the coming weeks, which will increase the percentage. The rest of the variance can be explained by a significant difference in the amount budgeted versus the amount received of NDRRA funding. Additional claims for NDRRA funding are expected to be lodged and paid in the coming months and the budget for income is also being reviewed.

Developer Contributions	Percentage of Revised Budget
	9%

Currently at \$0.2m of a revised budget of \$2.0m. This time last year, Developer Contributions received was also at \$0.2m. It is unlikely that the budget amount will be received, so this will be reviewed and adjusted before the end of financial year.

Expenses – Recurrent Expenses

Year to date expenditure is tracking in line with expectations, currently sitting at 53% of the revised budget of \$185.7m.

Employee benefits are in line with pro-rata.

Also included in recurrent expenses are:

Materials and Services	Percentage of Revised Budget
	48%

Currently sitting at \$32.2m of a revised budget of \$67m. Materials and services expenditure was at 54% of the revised budget for the same period last year. The bill for Councils purchase of bulk water for the month of December is yet to be processed, at an estimate of \$1.4m.

The net operating result for the year to date is \$32.5m compared to \$27.9m for the same period last year.

### Statement of Financial Position

Year to Date Assets	Current Value	Revised Budget	Percentage of Revised Budget
	\$2.56b	\$2.59b	99%
Year to Date Liabilities	Current Value	Revised Budget	Percentage of Revised Budget
	\$146.2m	\$148.5m	98%

Assets and liabilities are within expectations for this time of year.

### Capital Expenditure

Year to Date Capital Expenditure	Year to Date	Revised Budget	Percentage of Revised Budget
	\$21.7m		21%
Including Commitments	\$38.3m	\$104.5m	37%

Capital works expenditure up to 31 December was 21% of the revised budget. However, when outstanding purchase orders (commitments) are included, the total capital spend is increased to 37% of budget. Substantial changes to the capital budget are expected to arise from the current revision process.

Significant actual capital expenditure (not including commitments) is presented by group in the table below:

Group	Adopted Budget	Revised Budget	YTD Actual	Actuals as % of Revised Budget
Road Assets	\$36.937m	\$37.891m	\$10.867m	29%
Water Assets	\$14.263m	\$14.323m	\$2.804m	20%
Sewerage Assets	\$29.535m	\$29.535m	\$2.938m	10%
Waste Assets	\$1.645m	\$1.645m	\$0.083m	5%
Parks & Environment Assets	\$2.875m	\$3.145m	\$1.128m	36%
Delivery Support & Performance	\$6.815m	\$6.815m	\$3.113m	46%
Property Assets	\$0.000m	\$2.594m	\$0.445m	17%
Strategy & Transformation	\$6.752m	\$6.752m	\$0.255m	4%

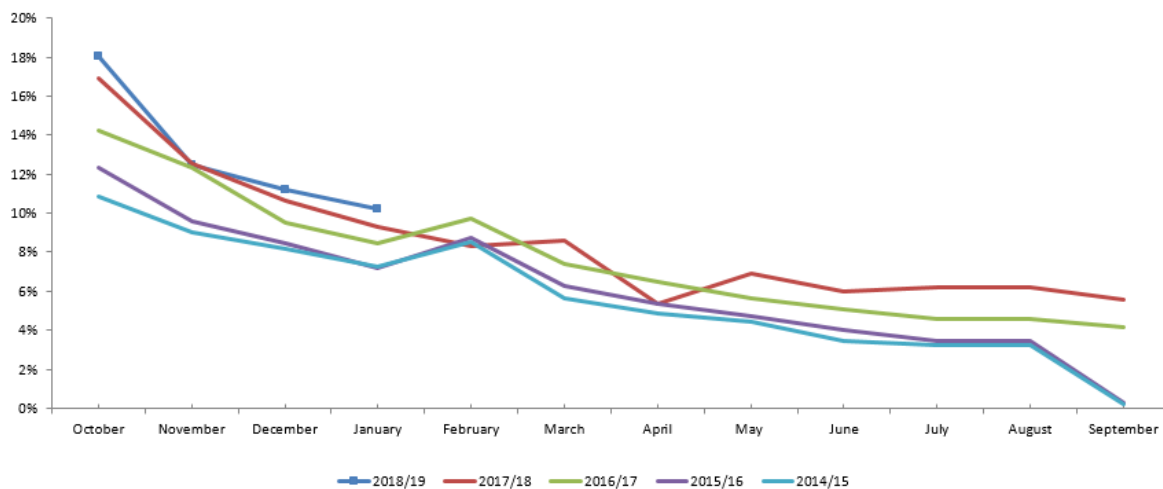
### Outstanding Rates

Outstanding rates as a percentage of gross rates levied is at 10.25% at the end of January compared to 9.33% for the same period last year.

Of the \$14.4m of outstanding rates 14% relates to commercial / industrial assessments and 86% represents residential assessments.

These figures include \$2.6m of rates that are currently being repaid under an authorised payment plan, for which there were 67 commercial/industrial assessments and 1,735 residential assessments. This is a total of 1,802 assessments, which is a decrease from 1,848 assessments in December.

### Outstanding Rates



There are 4,552 ratepayers who have been paying their rates in advance, for a total amount of \$5.21m. This amount is not included in the above figures.

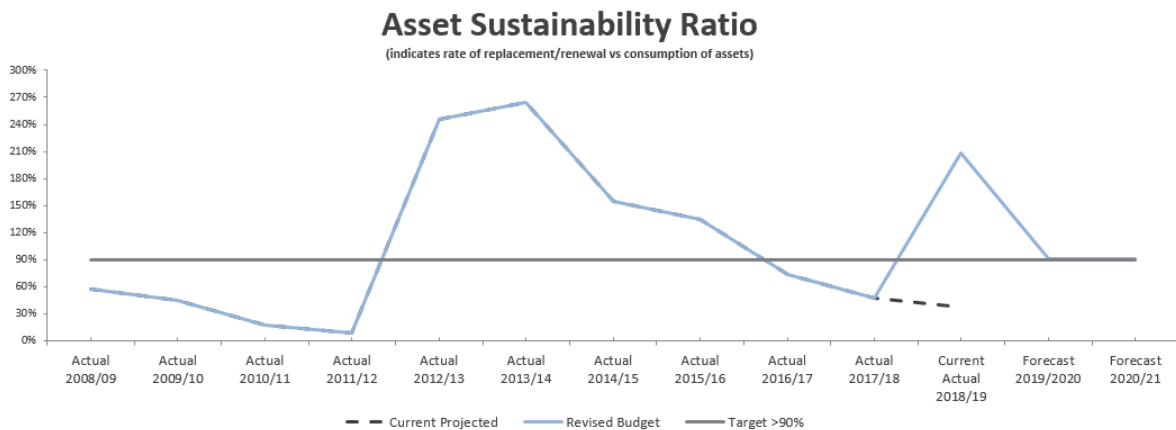
### Sustainability Ratios

Councils Sustainability Ratios for the period are generally in line with expectations at this stage of the reporting year. Throughout the year the ratios are distorted as revenue is raised in stages and not evenly across the year. Capital and operating expenditure is incurred on an incremental basis throughout the year.

**Asset Sustainability Ratio**

A slower rate of capital spending has resulted in a lower result compared to the same period in the previous year. As expenditure of Council’s renewal program progresses (including NDRRA work), this result will track closer to the target range and the budget once the revision process is completed.

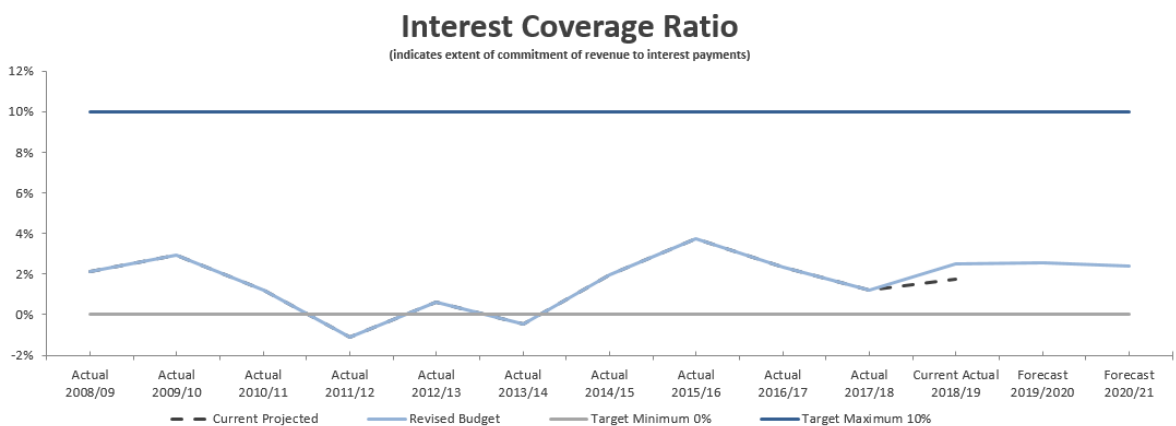
<b>Asset Sustainability Ratio</b>			
Current Year to Date	Prior Year to Date	Budget	Target
<b>37.43%</b>	<b>50.84%</b>	<b>208.19%</b>	<b>&gt;90%</b>



**Interest Coverage Ratio**

The interest coverage ratio for the year to date is within the target range. The generation of rates early in the financial year causes this ratio to calculate below the budgeted amount, as the operating revenue received to date exceeds pro-rata.

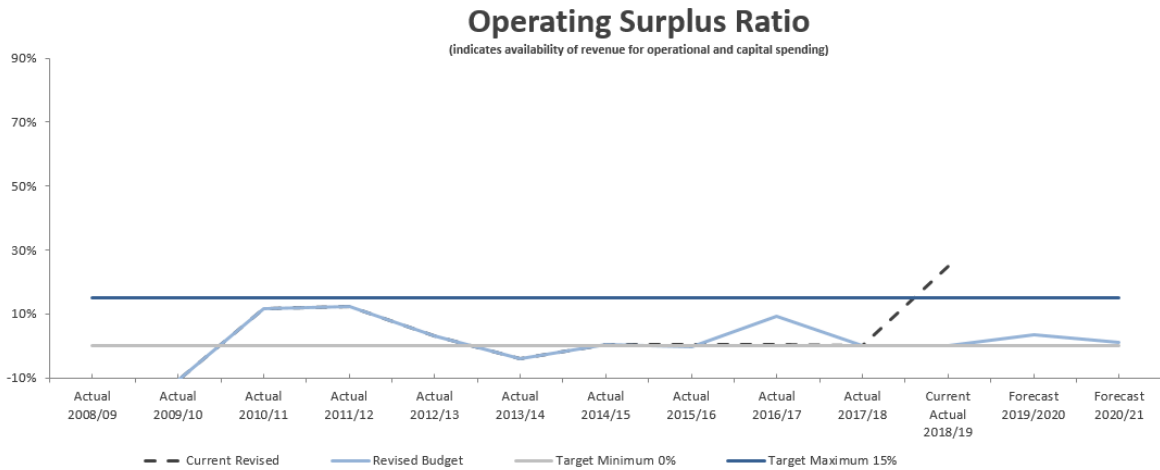
<b>Interest Coverage Ratio</b>			
Current Year to Date	Prior Year to Date	Budget	Target
<b>1.75%</b>	<b>1.34%</b>	<b>2.51%</b>	<b>0-10%</b>



**Operating Surplus Ratio**

The generation of rates at the beginning of financial year causes the operating surplus ratio to exceed the current year revised budget ratio. While the current results of this ratio are sitting well above the target range, it is expected to align with budget as the year progresses and operating expenditure requirements are met.

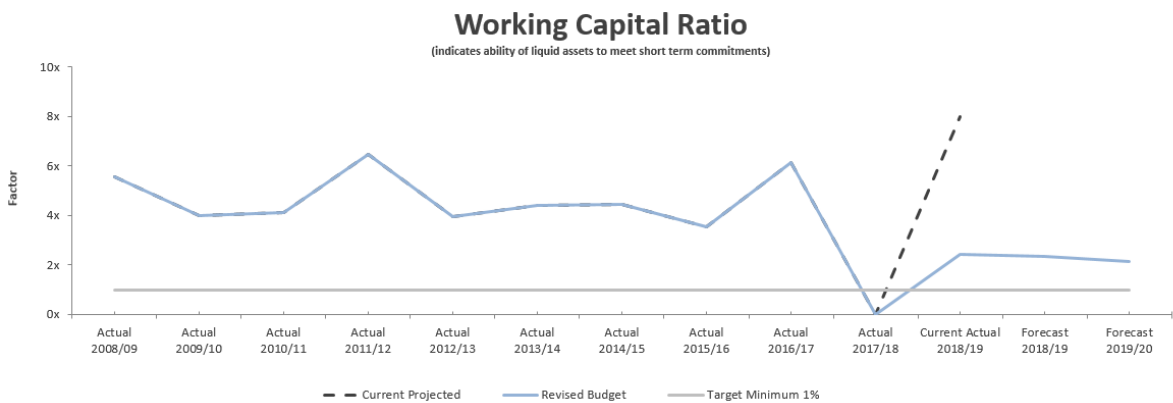
<b>Operating Surplus Ratio</b>			
Current Year to Date	Prior Year to Date	Budget	Target
<b>25.01%</b>	<b>22.23%</b>	<b>0.2%</b>	<b>0-15%</b>



**Working Capital Ratio**

As the majority of the annual rates have been generated, the working capital ratio remains in excess of the target minimum, reflecting a healthy position for Council.

<b>Working Capital Ratio</b>			
Current Year to Date	Prior Year to Date	Budget	Target
<b>7.99x</b>	<b>7.93x</b>	<b>2.43x</b>	<b>&gt;1:1</b>

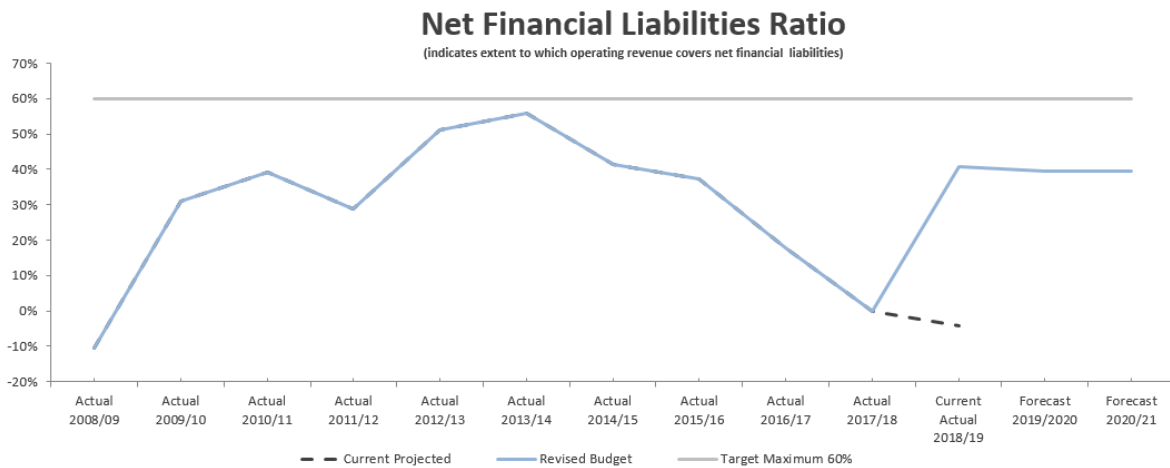




**Net Financial Liabilities Ratio**

This ratio is affected by a strong current asset value due to generation of annual rates. It is anticipated to align to budget as the year progresses.

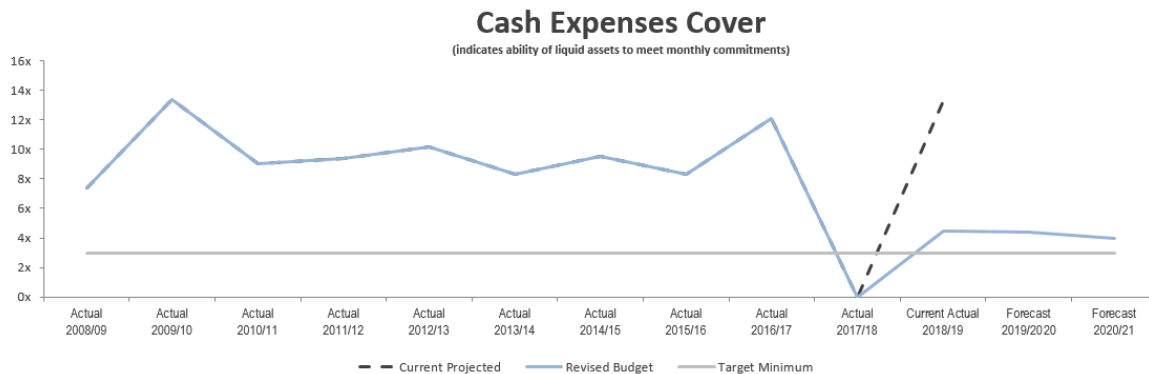
<b>Net Financial Liabilities Ratio</b>			
Current Year to Date	Prior Year to Date	Budget	Target
<b>-4.10%</b>	<b>-0.03%</b>	<b>40.63%</b>	<b>&lt;60%</b>



**Cash Expenses Cover Ratio**

The current result reflects a continuing strong cash position, well above the target ratio.

<b>Net Financial Liabilities Ratio</b>			
Current Year to Date	Prior Year to Date	Budget	Target
<b>13.28x</b>	<b>14.10x</b>	<b>4.45x</b>	<b>&gt;3x</b>



**Communication and Consultation (Internal/External):**

Input regarding budget variations sought from Systems Modelling and Metrics Specialist. Input regarding unpaid and prepaid rates sought from Manager Revenue Services.

**Legal Environmental and Policy Implications:**

Nil.

**Financial and Resource Implications:**

Nil.

**Commentary:**

Nil.

**Summary:**

Nil.

**Anticipated Resolution Completion Date:**

Nil.

**Attachments:**

1. Operating Statement for Month End January
2. Monthly Financial Statements period ending 31 January 2019

**Tabled Items:**

Nil.

**Report Prepared by:** Statutory Accountant

**G/4. DEPUTATIONS**

Nil

**G/5. COUNCILLORS REPORT**

Nil

**G/6. URGENT BUSINESS**

Nil

**G/7. NOTICE OF MOTION**

Nil

## **G/8. CONFIDENTIAL ITEMS**

### **G/8.1. COMPLIANCE MATTER AT 27B 33 AGNES STREET GLADSTONE**

**Responsible Officer: General Manager Customer Experience**

**Council Meeting Date: 19 February 2019**

**File Ref: DB2.6**

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#### **Reason for Confidentiality:**

This report is **CONFIDENTIAL** in accordance with Section 275 (1) of the Local Government Regulation 2012, the meeting is to be closed to the public to discuss business relating to the following: -

- (f) starting or defending legal proceeding involving the local government.

**G/8.2. SALE OF LAND FOR ARREARS OF RATES**

**Responsible Officer: General Manager Finance Governance and Risk**

**Council Meeting Date: 19 February 2019**

**File Ref: RV6.2**

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**Reason for Confidentiality:**

This report is **CONFIDENTIAL** in accordance with Section 275 (1) of the Local Government Regulation 2012, the meeting is to be closed to the public to discuss business relating to the following: -

- (h) other business for which a public discussion would be likely to prejudice the interest of the local government or someone else, or enable a person to gain a financial advantage.



**G/8.3. GLADSTONE AIRPORT CORPORATION BOARD OF DIRECTORS**

**Responsible Officer: General Manager Finance Governance and Risk**

**Council Meeting Date: 19 February 2019**

**File Ref: FM19.1**

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**Reason for Confidentiality:**

This report is **CONFIDENTIAL** in accordance with Section 275 (1) of the Local Government Regulation 2012, the meeting is to be closed to the public to discuss business relating to the following: -

- (h) other business for which a public discussion would be likely to prejudice the interest of the local government or someone else, or enable a person to gain a financial advantage.

**ATTACHMENTS**