



GLADSTONE
REGIONAL COUNCIL

GENERAL MEETING MINUTES

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

On 22 January 2019

Commencing at 9.00am

**Mark Holmes
ACTING CHIEF EXECUTIVE OFFICER**

Table of Contents

ITEM	PAGE
G/1. MAYORAL STATEMENT OF CURRENT ISSUES.....	7
G/2. CONFIRMATION OF MINUTES	9
G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 18 DECEMBER 2018.....	9
G/3. DEPUTATIONS	10
G/3.1. DEPUTATIONS.....	10
G/4. OFFICERS' REPORTS.....	11
G/4.1. OFFICE OF THE CEO	11
G/4.1.1. DECISION DELEGATED TO THE MAYOR - ITEM G/3.5.1. ASSESSMENT OF SPORT AND RECREATION 2018/19 CLUB DEVELOPMENT GRANT (ROUND 1) AND 2018/19 FACILITY ASSISTANCE GRANT (COMMUNITY PROJECTS).....	11
G/4.1.2. LEAVE OF ABSENCE REPORT AS AT JANUARY 2019.....	13
G/4.2. STRATEGY AND TRANSFORMATION.....	14
G/4.2.1. BOYNE TANNUM AQUATIC RECREATION CENTRE FEASIBILITY STUDY - FINALISED.....	14
G/4.3. STRATEGIC ASSET PERFORMANCE	15
G/4.4. OPERATIONS	16
G/4.5. COMMUNITY DEVELOPMENT AND EVENTS.....	17
G/4.5.1. ASSESSMENT OF SPORT & RECREATION 2018/19 FACILITY ASSISTANCE GRANT (STRATEGIC PROJECTS).....	17
G/4.6. CUSTOMER EXPERIENCE.....	18
G/4.6.1. DEVELOPMENT APPLICATION 33/2018 FOR A MATERIAL CHANGE OF USE OF PREMISES FOR AN EDUCATIONAL ESTABLISHMENT LOCATED AT LOT B SP 218087 IN LOT 22 SP 178795 CAPTAIN COOK DRIVE, SEVENTEEN SEVENTY QLD 4677.....	18
G/4.6.2. DEVELOPMENT APPLICATION 237/2016 - REQUEST TO CHANGE NOTICE OF DECISION - MATERIAL CHANGE OF USE FOR AN EDUCATIONAL ESTABLISHMENT (6 STAGED EXTENSION TO EXISTING SCHOOL) AT 4 AND 6 ARCHER STREET, SUN VALLEY QLD 4680	24
G/4.6.3. DEVELOPMENT APPLICATION 288/2011 REQUEST FOR CHANGE MATERIAL CHANGE OF USE FOR A RETIREMENT VILLAGE AT 75 & 105 TANNUM SANDS ROAD, TANNUM SANDS QLD 4680.....	32
G/4.7. PEOPLE CULTURE AND SAFETY.....	39
G/4.8. FINANCE GOVERNANCE AND RISK	40
G/4.8.1. BUSINESS IMPROVEMENT COMMITTEE - REPORT TO COUNCIL ON MEETING HELD 12 DECEMBER 2018	40
G/4.8.2. NAMING OF INFRASTRUCTURE ASSETS POLICY	41

G/4.8.3. AMENDMENT OF DELEGATIONS FROM COUNCIL TO CHIEF EXECUTIVE OFFICER - PLANNING ACT 2016 AND LAND ACT 199442

G/4.8.4. FEDERAL ASSISTANCE GRANT43

G/4.8.5. MONTHLY FINANCIAL REPORTS FOR PERIOD ENDING 31 DECEMBER 201844

G/5. COUNCILLORS REPORT45

G/6. URGENT BUSINESS.....46

G/7. NOTICE OF MOTION47

G/8. CONFIDENTIAL ITEMS48

Elected Members

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

Officers

Mr M D Holmes (Acting Chief Executive Officer)
Mrs D Clarke (Executive Assistant)

G/0.3.2. DISCLOSURE OF INTERESTS

CONFLICTS OF INTEREST

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

G/4.6.2. DEVELOPMENT APPLICATION 237/2016 - REQUEST TO CHANGE NOTICE OF DECISION - MATERIAL CHANGE OF USE FOR AN EDUCATIONAL ESTABLISHMENT (6 STAGED EXTENSION TO EXISTING SCHOOL) AT 4 AND 6 ARCHER STREET, SUN VALLEY QLD 4680

Cr Trevor

Cr Trevor advised that he has a conflict of interest in Item G/4.6.2 as friends of his are adjoining land owners to this development and they may or may not be impacted. Cr Trevor elected to leave the room during the consideration and voting of Item G/4.6.2.

G/4.5.1. ASSESSMENT OF SPORT & RECREATION 2018/19 FACILITY ASSISTANCE GRANT (STRATEGIC PROJECTS)

Cr Hansen

Cr Hansen declared a perceived conflict of interest in Item G/4.5.1 as he is a patron of the Tennis and Squash association. However, discussions by Councillors was that they don't believe that Cr Hansen's interest will impact his ability to make a decision in the public interest. A motion was proposed that Cr Hansen does not have conflict and should remain in the room whilst the item is being heard.

G/19 /3619 Council Resolution:

Moved Mayor Burnett
Seconded Cr Churchill

That Cr Hansen does not have a conflict and can remain in the room during the consideration and voting of Item G/4.5.1.

CARRIED

Mayor Burnett proposed that the order of business be amended with the Deputation from the Gladstone Observer to be changed from 9.15am to 10.15am.

G/19 /3620 Council Resolution:

Moved Cr Trevor
Seconded Cr Masters

That the Mayor's Recommendation be adopted.

CARRIED

G/1. MAYORAL STATEMENT OF CURRENT ISSUES

Mayors Statement on current issues and what an exciting day it is for the region today.

First of all, at 10.30am this morning the Opposition Leader Mr Bill Short will be in Gladstone with the Premier of Queensland, Annastacia Palaszczuk, along with the Shadow Community Country Cabinet to announce a \$3 million energy hub for hydrogen hub for the Gladstone region as part of their \$1 Billion Hydrogen plan for Australia.

That is all very exciting as we have been promoting the Gladstone Region as the energy hub for Australia for a long time.

We have our LNG, bio, solar, coal, our waste to energy and of course Hydrogen and certainly more to come. This flows on from our trade mission to San Diego and Boston which proves when you promote and market the Gladstone region investment follows. It shows that the State and Federal Government are stepping up and realising that the Gladstone Region is the region to invest and Hydrogen is going to be the fuel of the future.

It's also very exciting, obviously with the Federal election coming up we already have Bill Shorten in Gladstone with the Shadow Country Cabinet and in the last few days we have had Larissa Waters Senator for the Greens visiting the Gladstone Region and it was good to catch up with Larissa to hear her side of what's going on in Canberra.

Another exciting event this afternoon especially for the Calliope community is the sod turning ceremony with Minister for Education Hon Grace Grace and Member for Gladstone Glenn Butcher. The Calliope High School should be operational for the first intake of students in 2020.

In the coming days we will have our Australia Day Citizenship and Australia Day Awards ceremonies. The Gladstone region is proud to host our Citizenship Ceremony and Awards on Australia Day eve. We do that because it connects our community with our citizens that put so much into our community whether it be over the past 12 months or the last 10 or so years and its fantastic for them to be on stage with those that are making Gladstone their new home.

Each year Council offers funds to regional not-for-profit community groups to host a local event that complements Council's major Australia Day celebrations which, in 2019, will be hosted at Millennium Esplanade, Tannum Sands.

The 2019 Council-supported community events are:

- Builyan Many Peaks Community Development Assoc Inc
- Captain Creek Community Sports & Recreation Club
- Mount Larcom Ladies Bowling Club Inc
- Rosedale Rural Fire Brigade
- South End Progress Assoc Inc
- Turkey Beach Progress Assoc Inc
- Yarwun Grow Group

No one can say the Gladstone region doesn't get behind Australia Day; we absolutely do.

Further to our resolution at our Council Meeting hosted at Baffle Creek last year it is exciting to announce for the first time the Gladstone Region wide public holiday will be Monday 12th of August, making it a long weekend.

One more thing I would like to add is this year we will also host the biennial GLNG Mayor's Charity Ball on the 11th May. The beneficiaries have been decided and they are:

- Port Curtis District Scouts
- Gladstone Community Linking Agency
- Zonta Club of Gladstone
- Creative Recycling Gladstone

G/2. CONFIRMATION OF MINUTES

G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 18 DECEMBER 2018

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the General Meeting held on 18 December 2018.

Officer's Recommendation:

That the minutes of the General Meeting of Council held on 18 December 2018 be confirmed.

G/19 /3621 Council Resolution:

Moved Cr Masters
Seconded Cr Goodluck

That the Officer's Recommendation be adopted.

CARRIED

G/3. DEPUTATIONS

G/3.1. DEPUTATIONS

File Ref: CM7.6

Purpose:

The following Deputations will be held on 22 January 2019:-

1. Gladstone Observer to provide information on a possible sponsorship for the Gladstone Observer's Town Proud promotion.

Officer's Recommendation:-

That the Deputation from the Gladstone Observer be received with the Chief Executive Officer to investigate further in regards to sponsorship.

G/19 /3630 Council Resolution:

Moved Cr O'Grady
Seconded Cr Churchill

That the Officer's Recommendation be adopted.

G/4. OFFICERS' REPORTS**G/4.1. OFFICE OF THE CEO****G/4.1.1. DECISION DELEGATED TO THE MAYOR - ITEM G/3.5.1. ASSESSMENT OF SPORT AND RECREATION 2018/19 CLUB DEVELOPMENT GRANT (ROUND 1) AND 2018/19 FACILITY ASSISTANCE GRANT (COMMUNITY PROJECTS)**

File Ref: CM7.2

Purpose:

Confirmation of decision made by the Mayor where Council delegated the decision making power for part of Item G/3.5.1. of the General Meeting of 18 December 2018 in accordance with section 175E(6) and 257(1)(b) of the *Local Government Act 2009*.

Officer's Recommendation:

That Council note the following decision delegated to the Mayor at the General Meeting of 18 December 2018:

G/3.5.1. ASSESSMENT OF SPORT AND RECREATION 2018/19 CLUB DEVELOPMENT GRANT (ROUND 1) AND 2018/19 FACILITY ASSISTANCE GRANT (COMMUNITY PROJECTS)**PART Officer's Recommendation:**

That Council fund the below applicants, subject to funding conditions being applied where necessary:

2018/19 CLUB DEVELOPMENT GRANT – ROUND 1		
Sporting Organisation	Project	Recommended Funding
Baffle Creek Boat Club	Purchase of Equipment	\$893
Discovery Coast Sport and Recreation Association	Purchase of Equipment	\$655.20
Gladstone Amateur Basketball Association	Purchase of Equipment	\$1200
Gladstone Junior Golf Club	Professional Development	\$1200
Gladstone Martial Arts Academy	Purchase of Equipment	\$1200
Gladstone Swimming Club	Purchase of Equipment	\$944
Past Brothers Junior Rugby League Football Club (Gladstone)	Volunteer Training	\$1200
Port Curtis Sailing Club	Strategic Plan Development	\$1200
Scout Association of Australia Qld Branch (Port Curtis District Scouts)	Purchase of Marketing Equipment	\$1200
TOTAL		\$9,692.20

Mayor's Decision

Approved on 24 December 2018 as per the above PART Officer's Recommendation.

G/19 /3622 Council Resolution:

Moved Cr Sobhanian
Seconded Cr Churchill

That the Officer's Recommendation be adopted.

CARRIED

G/4.1.2. LEAVE OF ABSENCE REPORT AS AT JANUARY 2019

File Ref: CM7.2

Purpose:

Reporting on Councillors' leave of absences proposed as at January 2019 as required under section 6.1.1 of the Council Meetings Procedures Policy (P-2018-27).

Officer's Recommendation:

That Council grant Cr Sobhanian a leave of absence from 7 to 15 August 2019 and Cr Goodluck a leave of absence on 4 to 10 February 2019.

G/19 /3623 Council Resolution:

Moved Cr Muszkat
Seconded Cr O'Grady

That the Officer's Recommendation be adopted.

CARRIED

G/4.2. STRATEGY AND TRANSFORMATION

G/4.2.1. BOYNE TANNUM AQUATIC RECREATION CENTRE FEASIBILITY STUDY - FINALISED

File Ref: SR5.2, PRJ-279

Purpose:

The purpose of this report is to present the finalised Boyne Tannum Aquatic Recreation Centre Feasibility Study for adoption.

Officer's Recommendation:

That Council:-

1. Adopts the Boyne Tannum Aquatic Centre Feasibility Study (December 2018).
2. Undertakes Community Engagement on the Aquatic Centre proposal as soon as practicable.
3. Following consideration of the community engagement outcomes, proceeds to Concept Design and Costings.
4. Utilises the balance of funds within Project GNC0105 within the 2018/19 financial year to undertake the concept design.

G/19 /3624 Council Resolution:

Moved Cr Masters
Seconded Cr Goodluck

That the Officer's Recommendation be adopted.

CARRIED

Mayor Burnett left the meeting at 9.43am. Cr Trevor became the Chair of the meeting from this point in time.

G/4.3. STRATEGIC ASSET PERFORMANCE

Nil

G/4.4. OPERATIONS

Nil

G/4.5. COMMUNITY DEVELOPMENT AND EVENTS

**Cr Hansen (declared perceived conflict of interest)
remained in the room during consideration of Item G/4.5.1.
(refer G/0.3.2 Disclosure of Interest section of the minutes – page 5)**

G/4.5.1. ASSESSMENT OF SPORT & RECREATION 2018/19 FACILITY ASSISTANCE GRANT (STRATEGIC PROJECTS)

File Ref: SR3.1

Purpose:

Council consider the recommendation of the Sport and Recreation Grants Assessment Panel for a project to receive funding under the 2018/19 Facility Assistance Grant - Strategic Projects.

Officer's Recommendation:

THAT:

Council grant \$80,000 to the Gladstone Auto Club under the 2018/19 Facility Assistance Grant - Strategic Projects to undertake operational work and drainage project as part of construction of Gladstone Auto Club Speedway, Benaraby.

G/19 /3625 Council Resolution:

Moved Cr Churchill
Seconded Cr Masters

That the Officer's Recommendation be adopted.

CARRIED

**Cr Hansen (perceived conflict of interest)
voted in favour of the resolution.**

|

G/4.6. CUSTOMER EXPERIENCE

G/4.6.1. DEVELOPMENT APPLICATION 33/2018 FOR A MATERIAL CHANGE OF USE OF PREMISES FOR AN EDUCATIONAL ESTABLISHMENT LOCATED AT LOT B SP 218087 IN LOT 22 SP 178795 CAPTAIN COOK DRIVE, SEVENTEEN SEVENTY QLD 4677

File Ref: DA/33/2018 and DB1.1

Development Application:

Application Number: 33/2018
Applicant: Goora Gan Stiener School Incorporated C/- Angelo Oliaro
 Town Planning
Owner: State of Queensland
Confirmation Notice: 27 September 2018
Location: Lot B SP 218087 in Lot 22 SP 178795
RPD: Lot B SP 218087 in Lot 22 SP 178795
Area: 1.287 hectares (lease)
Current Use Of Land: Club
Zoning: Conservation Zone
Proposal: Educational Establishment
Public Notification Period: 1 November 2018 to 22 November 2018
Number Of Submissions: One (1) Not Properly Made Submission

Purpose:

The purpose of this report is to assess Development Application 33/2018 for a Material Change of Use of premises for an Educational Establishment at Lot 22 SP 178795, Agnes Water against the *State Planning Policy July 2017* and the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2*.

Officer's Recommendation:

That Development Application 33/2018 for a Material Change of Use of premises for an Education Establishment located at Lot B SP 218087 in Lot 22 SP 178795 be approved. The approval is supported by a Notice of Reasons and subject to reasonable and relevant conditions.

Notice of Reasons:

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

Description of the development:

The approved development is for a Material Change of Use of premises for an Educational Establishment.

Assessment benchmarks:

Benchmarks applying to the development:	Benchmark reference:
<i>State Planning Policy July 2017</i>	<ul style="list-style-type: none"> State Interest – Natural Hazards, Risk and Resilience.
<i>Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2</i>	<ul style="list-style-type: none"> Strategic Framework; Acid Sulfate Soils Overlay Code;

	<ul style="list-style-type: none"> • Bushfire Hazard Overlay Code; • Coastal Hazard Overlay Code; • Flood Hazard Overlay Code; • Scenic Amenities Overlay Code; • Conservation Zone Code; • Development Design Code; and • Landscaping Code.
--	---

Reasons for the assessment managers decision:

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

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

Benchmarks applying to the development:	Reasons for the approval despite non-compliance with benchmark:
Bushfire Hazard Overlay Code – Table 8.2.4.3.1 – Acceptable Outcome 2.	Compliance with Bushfire Hazard Overlay Code – Table 8.2.4.3.1 Performance Outcome 2.
Bushfire Hazard Overlay Code – Table 8.2.4.3.1 – Acceptable Outcome 5.1 – 5.3.	Compliance with Bushfire Hazard Overlay Code – Table 8.2.4.3.1 Performance Outcome 5 via a condition.
Conservation Zone Code – Table 6.2.11.3.1 – Acceptable Outcome 3.1 – 3.3.	Compliance with Conservation Zone Code – Table 6.2.11.3.1 Performance Outcome 3.
Conservation Zone Code – Table 6.2.11.3.1 – Performance Outcome 4.	Compliance with Conservation Zone Code – Table 6.2.11.3.1 Purpose (1) via a condition.
Conservation Zone Code – Table 6.2.11.3.1 – Performance Outcome 5.	Compliance with Conservation Zone Code – Table 6.2.11.3.1 Performance Outcome 5 via a condition.
Development Design Code – Table 9.3.2.3 – Acceptable Outcome 9.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 9 via a Condition.
Development Design Code – Table 9.3.2.3 – Acceptable Outcome 10.	Compliance with Development Design Code – Table 9.3.2.3.1 – Performance Outcome 10.
Development Design Code – Table 9.3.2.3 – Acceptable Outcome 12.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 12 via a Condition.
Development Design Code – Table 9.3.2.3 – Acceptable Outcome 21.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 21 via a Condition.

Relevant matters under Section 45(5)(b) of the Act that the Development was assessed against:

N/A

Matters raised in submissions and Council's response in dealing with these matters:

Matter raised in submission:	Officer's Response:
The school is taking over the public space. Now the surf club is a school where are the parks for the community?	The proposed development will co-locate within the Club's building while still allowing the public to utilise the beach access and car parking area. The broader part of the Conservation Park is located outside the lease area and will therefore remain as a community space.
There is a lack of infrastructure around school zones. School zones should be approved as a main roads school zone.	The proposed Educational Establishment is located off Captain Cook Drive and down along Surf Club Avenue. These roads are both Gladstone Regional Council's jurisdiction. By having the proposal located along Surf Club Avenue, it allows continuous flow of traffic for Captain Cook Drive and separates the pick-up and drop-off zone in a smaller cul-de-sac environment.

Matters prescribed by a Regulation:

N/A

Conditions of Approval:

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

Approved Documentation:**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
A04	1	Proposed School Layout	-	19/02/2008
A05	1	Proposed School Layout	-	19/02/2008

And supporting documents

Document Number	Revision	Description	Author	Date
-	-	Goora Gan Steiner School Emergency Management Plan	Goora Gan Steiner School Incorporated	October 2018
-	-	Fire Evacuation Map	Goora Gan Steiner School Incorporated	-

Special Conditions

2. Upon commencement of the use, the Educational Establishment is limited to no more than the following members at any time:
 - a. 7 Staff; and
 - b. 50 Students.

Advisory Note: Council will not support an increase of users associated with the Educational Establishment as it is to remain low scale within this site.

3. Prior to construction, the Applicant is to submit a site specific Pedestrian/Cycle Network Plan to Council for approval. The plan must include location, type, treatment and signage for the proposed footpath and screen fence, to ensure separation of all uses within the subject site.
4. Prior to commencement of the use, the Applicant is to consult with the land owner (Department of Natural Resources, Mines and Energy) and Council, to construct a safe pedestrian access point to the Educational Establishment and Club. The pedestrian access is to connect from the existing Surf Court footpath into the subject lease remaining sensitive to the character of the Conservation Zone.

Note: The treatment of the pedestrian footpath is to be approved by Council through the Pedestrian/Cycle Network Plan.

5. Prior to the commencement of the use, construction of a 1.8m high screen fence to the outdoor areas of the Educational Establishment boundaries is to be completed, inclusive of appropriate directional signage (I.e. Public Beach Access signage).

Note: The screen fence is to ensure the safety of the staff and children when located outside the classrooms by providing a clear school boundary separate to public areas.

6. Upon commencement of the use, the Educational Establishment users are not permitted to park in the Club/Public car parking area.

Note: It is the responsibility of the school to ensure all conditions associated with the Educational Establishment are adhered to.

7. Prior to the commencement of the use, the Applicant is to provide an amended Evacuation Plan and Bushfire Evacuation Plan to Council for approval that demonstrates all proposed evacuation routes are disability accessible.

Advisory Note: The current evacuation routes transverse via the internal staircase and the beach access which do not allow the provision of all ability access in the case of an emergency.

Building, Plumbing and Drainage Works

8. Prior to the commencement of the use, if any new 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.

Transportation Services

9. Prior to the commencement of the use, the Applicant is to provide the following car parking spaces on site that are clearly line marked and signed with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the Our Place Our Plan Gladstone Regional Council Planning Scheme and AS2890.1:
 - a. A minimum of eight (8) car parking spaces for the Educational Establishment; and
 - b. A minimum of three (3) drop off and pick up car parking spaces for the Educational Establishment.
10. Prior to the commencement of the use, a total of eight (8) bicycle spaces are to be constructed onsite within walking distance to the entry of the use. All bicycle spaces are to be constructed in accordance with AS2890.3 (2015).

Waste Management

11. Prior to the commencement of the use, refuse bins are to be provided in accordance with Table SC6.11.3.1 of Schedule 6.11 Waste Management at a minimum rate of two (2) 240L general waste and two (2) 240L Recycling bins.
12. Upon commencement of the use, all service vehicles are to access the site outside of the proposed school operation hours to minimise any conflicts (i.e. Weekdays from 7:30am – 4:30pm).
13. 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.

Lawful Commencement

14. 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.
15. 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.

G/19 /3623 Council Resolution:

Moved Cr Hansen
Seconded Cr Muszkat

That the Officer's Recommendation be adopted.

CARRIED

**Cr Trevor (declared perceived conflict of interest)
left the room during the consideration and voting of Item G/4.6.2.**

In accordance with the *Local Government Regulation 2012* section 267:

- (3) If the chairperson is not present at a meeting, the members present may appoint a chairperson for the meeting.

G/19 /3627 Council Resolution:

Moved Cr Masters
Seconded Cr Muszkat

That Cr Hansen be appointed as the interim chair for the consideration of this matter.

CARRIED

G/4.6.2. DEVELOPMENT APPLICATION 237/2016 - REQUEST TO CHANGE NOTICE OF DECISION - MATERIAL CHANGE OF USE FOR AN EDUCATIONAL ESTABLISHMENT (6 STAGED EXTENSION TO EXISTING SCHOOL) AT 4 AND 6 ARCHER STREET, SUN VALLEY QLD 4680

File Ref: DA/237/2016; DB1.1

Development Application:

Application Number: 237/2016
Applicant: Baptist Union of Queensland
Owner: Baptist Union of Queensland and Mrs Josephine Linda Ryan
Properly Made: 22 November 2018
Location: 4 and 6 Archer Street, SUN VALLEY QLD 4680
RPD: Lot 9 SP 103245 and Lot 21 RP 807587
Area: 7.61 hectares
Current Use of Land: Educational Establishment and Dwelling House(s)
Zoning: Lot 21 RP 807587 – Emerging Communities
 Lot 9 SP 1003245 – Community Facilities
Proposal: Educational Establishment (Six Staged Extension to Existing School)
Planning Scheme: *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 1 and 2 (Superseded and Current Planning Scheme)*
Public Notification Period: 18 January 2017 to 9 February 2017
Number of Submissions: Two Properly Made Submissions

Purpose:

The purpose of this report is to consider the Change Application (Minor) for Development Application 237/2016 against the provisions of the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 1 and 2*, the *State Planning Policy – July 2017* and the *Planning Act 2016*.

That the request for a Changed Decision Notice (Minor Change) for Development Application 237/2016 for a Material Change of Use of Premises for an Educational Establishment (Six Staged Extension to Existing School) be approved subject to the following conditions:

- 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
A4	C	Proposed Masterplan	Armstrong & Co Architects	29 October 2018
A5	C	Staging Plan	Armstrong & Co Architects	29 October 2018
A19	C	Stage 4 Complete	Armstrong & Co Architects	29 October 2018
A20	C	Stage 1 Access Road	Armstrong & Co Architects	29 October 2018

And supporting documents

Document Number	Revision	Description	Author	Date
798A-LCP01	A	Landscape Master Plan	Alderson & Associates	May 2016
-	-	Landscape Master Plan Report	Alderson & Associates	September 2016
Report No 100413	B	Stormwater Management Plan	Covey Associates Pty Ltd	December 2016
Appendix H	-	Waste Management Plan	WasteTech Services Pty Ltd	21 September 2016
Report 125494	1	Bushfire Assessment Report	Covey Associates Pty Ltd	December 2016

Special Conditions

2. **Demonstrate that shared services and construction of buildings across two lots will occur lawfully in perpetuity on 6 Archer Street, Sun Valley prior to the lodgment of any Development Application or Building Works for Stage 1B. The proposed method is to be in force prior to the commencement of the use of Stage 1B.**
3. **The development is to be undertaken in accordance with the following sequential stages:**
 - a. **Stage 1A – Two demountable buildings;**
 - b. **Stage 1B – Building S6, Building P1 and associated parking spaces;**
 - c. **Stage 2 – Buildings P2 & S3 and associated covered areas;**
 - d. **Stage 3 – Buildings P3, P4, P5 and P6, removal of Stage 1A demountable buildings, and realigned access road, pick up and drop off zone and bus zone;**
 - e. **Stage 4 – Building S2, S4 and S5 and associated covered areas;**
 - f. **Stage 5 – New entry and car park; and**
 - g. **Stage 6 – Removal of existing Administration building and construction of new Administration and Staff Building S1.**
4. Development is planned, designed and managed to ensure emissions from activities achieve the appropriate air quality and noise objectives. Building and/or construction work on premises must not be carried out or make an audible noise during the following hours:
 - a. Monday to Saturday, before 6:30 am or after 6:30 pm; and
 - b. Sunday or public holidays, anytime.
5. Outdoor lighting is not to cause undue disturbance to any person or activity because of emissions, either directly or by reflection.
6. Prior to the commencement of the use for Stage 4 of the development, the Eastern boundary of the site adjoining 2 and 2A Archer Street (approximately 67 metres) and the Northern boundary of 2A Archer Street is to be provided with an Acoustic Fence at a height of 1.8m.
7. Prior to the commencement of the use for Stage 5 of the development, an entry statement and landscaped area is to be provided in conjunction the construction of the new driveway. The entry statement is to be located in the area between the new driveway and the property boundary with 2A Archer Street, Sun Valley. Proposal plans are to be provided to Council for approval prior to the commencement of construction of that stage.

Operational Works

8. **A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction of each stage. The Development Application for Operational Works is to include a comprehensive set of drawings that covers the following items:**
 - a. **Earthworks (including retaining walls) – as required;**
 - b. **Roadworks (including signage and footpaths) – Stages 3 and 5;**
 - c. **Sewer Infrastructure – Stages 2 and 3;**
 - d. **Stormwater Management (quantity, quality, flood and drainage control) – All stages;**
 - e. **Street lighting, electrical and telecommunications – Stage 5; and**
 - f. **Landscaping, environmental protection and associated works – All stages.**

Advisory Note: Where proposed earthwork volumes (cut volume plus fill volume) for each stage are greater than 100m³, a Development Application for Operational Works incorporating earthworks is to be lodged.

9. Development Applications for Operational Works shall be designed and constructed in accordance with Australian Standards, the Engineering Design Planning Scheme Policy under the Gladstone Regional Planning Scheme and any other applicable standards at the time of lodgment.

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>.

10. The design and supporting calculations/documentation associated with these works must be certified by a Registered Professional Engineer of Queensland (RPEQ). Certification by a RPEQ is achieved by completing and submitting (with the above design and documentation) the latest version of Council's "Engineering Certification Report", which can be found at the following link: <http://www.gladstone.qld.gov.au/operational-works>.
11. All Operational Works conditioned for each stage must be accepted On Maintenance prior to the commencement of the use for the respective stage.

Building, Plumbing and Drainage Works

12. **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 of structures within Stage 3 and Stage 4 of the development. The removal of structures is to occur prior to the issue of a certificate of classification for the new buildings associated with Stage 4 and Stage 6 of the development.**
13. 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.
14. 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.
15. Prior to the commencement of the use for each stage, all plant and equipment (including air conditioners, exhaust fans and the like), within the respective Stage, are to be housed,

screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.

16. All plant and equipment (including air conditioners, exhaust fans and the like) required for Building S1 (Stage 6) are to be housed, screened and located so that these do not cause environmental nuisance or harm to adjoining residential uses located at 2 and 2A Archer Street, Sun Valley.
17. The development is to incorporate a variety of at least 2 different textures, colours and designs within the external façade of the buildings. 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 for each stage of development.
18. Prior to the commencement of the use for each stage, all lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.

Water Infrastructure

19. Prior to the commencement of use, no more than one water service connection (including any existing meter) is to be provided from Council's water supply infrastructure to the front property boundary of each lot forming part of the development. The location and size of the water service (and any associated fire service) is to be determined by the Applicant, agreed by Council and if alteration to the existing meter arrangement is required an application for this is to be submitted to Council.

Advisory Note: Should a separate meter be required for the leased area, sub-metering of Lot 21 RP 807587 is to be provided in accordance with Council's current Engineering Standards

20. Prior to the commencement of the use for each stage, connections to Council's live water reticulation network must be carried out by Council. The cost of these works is to be borne by the Applicant.

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

Sewerage Infrastructure

21. **Prior to the commencement of use of:**

22.

- a. **Stage 2 – The Applicant is to submit to and have approved by Council, plans detailing a “temporary” connection of Building P1 and P2 to the existing onsite sewer system located within 4 Archer Street. The design of the temporary connection is to be in accordance with Capricorn Municipal Development Guidelines and is to be compatible with the permanent arrangement required in part b of this condition (Stage 3) and Condition 22. This temporary connection is to only be utilised for the duration of Stage 2. Prior to the commencement of use of Stage 3, the temporary connection is to be decommissioned and removed.**
- b.
- c. **Stage 3 – The Applicant is to extend the Archer Street sewer main to allow for the connection of proposed buildings P1, P2, P3, P4, P5 and P6 to Council's live sewerage network, in accordance with Council's Engineering Design Planning Scheme Policy.**

22. **Prior to the commencement of the use of Stage 3 (Buildings P3, P4, P5 and P6) the Applicant is to drain all sanitary drainage into a new 1050mm diameter privately owned maintenance hole within the development site, before connection to Council's sewerage infrastructure. The location and size of the sewer service is to be determined in consultation with Council.**
23. 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

24. All stormwater runoff must be in accordance with the Site Based Stormwater Management Plan identified in Condition 1 above.
25. **Prior to the commencement of construction of Stage 1B buildings (Buildings S6 and P1), the Applicant is to raise the existing bund and weir on Detention Basin 2 (school oval) in accordance with the Stormwater Management Plan (Dwg 151877 C301 Rev B prepared by Covey and Associates).**
26. Prior to the commencement of construction of Stage 2, the Applicant is to construct and maintain the proposed bio-basin and any associated infrastructure in accordance with the Stormwater Management Plan approved in Condition 1.

Bushfire Hazard

27. Development is to be undertaken in accordance with the Bushfire Management Plan identified in Condition 1.

Transportation Services

28. A Traffic Management Plan is to be lodged to Council for approval prior to the construction of Operational Works for each stage of development. The Traffic Management Plan is to manage construction traffic impacts on residential properties within Archer Street.
29. At all times during the construction and operation of Stage 1, 2, 3 and 4 and prior to the commencement of the use of Stage 5, the Applicant is to make available and maintain, at a minimum, the current provision of 108 car parking spaces.
30. Prior to the commencement of the use for Stage 5, a total of 113 car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. These spaces and all vehicle movement areas are to be constructed, sealed, line marked and maintained in accordance with the Engineering Design Planning Scheme Policy under the Gladstone Regional Planning Scheme and AS2890.1.
31. **Prior to the commencement of the use for each stage of development, one bicycle space per 100m² GFA 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).**

A minimum of 62 bicycle spaces are to be constructed onsite prior to the commencement of the use of Stage 5 of the development.

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

32. Prior to the commencement of the use for Stage 3, the Applicant is to construct a Commercial Driveway in accordance with Council's Standard Drawing for an Urban Commercial / Industrial Driveway for the proposed access cross-over. Signage to prevent egress movements at this location is to be provided.

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

33. Prior to the commencement of the use for Stage 5, the Applicant is to construct a Commercial Driveway in accordance with Council's Standard Drawing for an Urban Commercial / Industrial Driveway for the proposed access cross-over. Signage to prevent egress movements at this location is to be provided.

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

34. Prior to the commencement of the use for Stage 1, the Applicant is to seal or treat with dust inhibitor all existing unsealed vehicle maneuvering areas, to reduce impacts on adjoining residential uses.

35. Prior to the commencement of the use for each stage of the development, all grassed footpath areas disturbed by the development are to be top dressed and turfed following completion of construction activity.

36. Prior to the commencement of any works within Council's road reserve, the Applicant shall obtain a Works on a Council Road Approval in conformity with Council's Subordinate Local Law No. 1.15.

Advisory Note: Council's Local Law No. 1.15 - Application to Construct (and maintain) a Driveway (vehicle crossover) is found at <http://www.gladstone.qld.gov.au/forms>.

37. Prior to the commencement of the use for Stage 5, shade street trees are to be provided within the designated vehicle parking area at a rate of 1 tree per 6 vehicle parking spaces in accordance with Table 9.3.4.3.2 - Plant Species List of the Landscaping Code of the Gladstone Regional Planning Scheme and the Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification.

38. Prior to the commencement of the use for Stage 6, the Applicant shall construct a pedestrian fence from the Archer Street frontage to the edge of the proposed Drop-Off/Pick-Up Zone, along the proposed new access, to restrict pedestrian access to and/or from queuing vehicles. A gap, the same width as the top of the raised pedestrian crossing, is to be provided in the fence, at the raised pedestrian crossing, to allow pedestrian access to and/or from the proposed carpark.

Landscaping

39. Landscaping for the development is to be undertaken for each stage in accordance with the Landscape Master Plan and the Landscape Master Plan Report identified in Condition 1 above.
40. Deleted.

Waste Management

41. Provision of refuse bins and management of waste is to be undertaken in accordance with the Waste Management Plan identified in condition 1.
42. Prior to the commencement of the use for each stage, 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.
43. 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. Compliance with this condition can be achieved by:
 - a. Outdoor storage areas are situated in locations not visible from the street; or
 - b. A 1.8m solid screen fence is located around storage areas; or
 - c. Vegetation screening is provided to shield the storage areas.

Electrical

44. As part of the Development Application for Operational Works for the Stage 5 carpark, the Applicant is to submit an electrical design for proposed lighting for the carpark, certified by a RPEQ (experienced in this type of work), for compliance with AS1158 and for compliance with the requirements of Ergon Energy.

Environmental Health

45. A Food Design Application is to be submitted to Council for approval prior to the upgrade of the canteen within Stage 2 and be in accordance with the Food Act 2006. This license is required prior to the lodgment of any Development Application for Building Works.

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

Lawful Commencement

46. Prior to the commencement of this use, the Applicant is to request that a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.
47. 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

G/19 /3628 Council Resolution:

Moved Cr Masters
Seconded Cr Sobhanian

That the Officer's Recommendation be adopted.

CARRIED

Cr Masters, Cr O'Grady, Cr Muszkat left the meeting at this point at 10.04am.

Cr Masters, Cr O'Grady, Cr Muszkat re-joined the meeting at 10.09am.

**G/4.6.3. DEVELOPMENT APPLICATION 288/2011 REQUEST FOR CHANGE
MATERIAL CHANGE OF USE FOR A RETIREMENT VILLAGE AT 75 & 105
TANNUM SANDS ROAD, TANNUM SANDS QLD 4680**

File Ref: DA/288/2011 and DB1.1

Development Application:

Application Number: DA/288/2011
Applicant: Raymuz Pty Ltd C/- PeakUrban Planning & Surveying Pty Ltd
Owner: Raymuz Pty Ltd
Date of Receipt: 26 November 2018
Location: 75 & 105 Tannum Sands Road, TANNUM SANDS QLD 4680
RPD: Lot 2 RP616291 & Lot 119 CTN1807
Area: 5.3 hectares
Current Use of Land: Dwelling House and Shed
Zoning: Emerging Communities
Proposal: Retirement Facility (183 Units)
Submissions Close Date: NA – Change Application
Number of Submissions: NA – Change Application

Purpose:

The purpose of this report is to seek Council's endorsement of a Change Application (Minor) to Preliminary Approval – Material Change of Use – Retirement Facility (183 Units) on land at Tannum Sands Road, Tannum Sands, against the *State Planning Policy July 2017*, and the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2* under the *Planning Act 2016*.

Officer's Recommendation:

The request for a Minor Change to Development Application 288/2011 for a Preliminary Approval s242 - Material Change of Use - Aged Persons Accommodation (Retirement Village - 183 units) situated at 75 & 105 Tannum Sands Road, Tannum Sands, be approved subject to amendment to conditions:

- 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
24985-PP04	G	Plan of Development Retirement Community	Veris Company	15/10/2017
SD-07	5	Site Precincts and Yield	Thomson Adsett	27/09/2017
N/A	N/A	Amendments to the Planning Scheme – 75 & 105 Tannum Sands Road (Boyne Island/Tannum Sands Locality Code and Residential Code)	PeakUrban	23/11/2018

And supporting documents

Document Number	Revision	Description	Author	Date
N/A	N/A	Infrastructure Planning Water and Sewerage Assessment	Gladstone Regional Council	24/06/2011
301001-01407-00-EN-REP-001	0	Stormwater Management Plan	Worley Parsons	04/10/2011
		Response to Council Information Request	THG	05/10/2011
		Response to DIP information request Boyne Island / Tannum Sands Locality Code (75 - 105 Tannum Sands Road, Tannum Sands) Residential Code (75 - 105 Tannum Sands Road, Tannum Sands); Needs Assessment Statement	THG	27/09/2011
		Engineering services Report	Lambert & Rehbein	16/11/2010
		Traffic Impact Assessment	Lambert & Rehbein	5/5/2011
		Ecological Assessment Report	Orogen	November 2010
		Tannum Sands Community Profile & Facilities Assessment	THG	October 2010

2. Deleted.
3. Deleted.
4. Where development is not generally in accordance with the approved plans within Condition 1, the development will be subject to the level of assessment and relevant development requirements of the *Calliope Shire Planning Scheme 2007*.
5. Deleted.
6. Deleted.
7. Deleted.
8. Deleted.
9. Deleted.
10. Deleted.

Concurrence Agency Conditions

11. Deleted.
12. Deleted.

Plans of Development

13. Deleted.

14. Deleted.

Planning Scheme

15. The first Development Application for a Development Permit for a Material Change of Use is to include a Site Specific Noise Management Plan which must be submitted to the Council for approval prior to any works commencing on site and complied with during any construction works. The plan must be prepared by a suitably qualified person and include confirmation of the level of community consultation that has, is and will be undertaken with adjoining land owners that are likely to be most affected by site works and the operation of plant/machinery.

16. In order to satisfy the requirements of the Queensland Government's State Planning Policy, the Applicant is to submit to Council for approval the following information with the application for a Development Permit for a Material Change of Use:

- a) A Bushfire Management Plan in accordance with State Planning Policy and its Guidelines.

Obtain written permission (where relevant) from the owner of the adjoining land for the clearing of a firebreak to comply with the requirements of the State Planning Policy and its guide. The Applicant shall then prepare a plan and specification for such clearing for approval by Council and (where relevant) by the adjoining land owner. The Applicant shall then prepare the firebreak in accordance with the approved plans as stated above.

The plan must be prepared by a suitably qualified person. The Bushfire Management Plan is to be amended with each subsequent application for a Development Permit for Material Change of Use.

17. Deleted.

18. Deleted.

19. Deleted.

Earthworks

20. As part of the first Development Application for a Development Permit for a Material Change of Use, the Applicant is to submit and obtain approval by Council for a preliminary finished surface plan showing existing contours (0.5m spacing) and preliminary finished surface contours (0.5m spacing) over the total site. The plan is to show building pad locations and the proposed location and height of retaining walls, preliminary road and driveway gradings, overland flow paths for stormwater drainage etc. The preliminary finished surface plan must extend sufficiently into the adjoining areas external to the development site to demonstrate that the proposed works are compatible with the surrounding areas and are in accordance with good engineering practice.

Transportation

21. As part of the first Development Application for a Development Permit for a Material Change of Use, the Applicant is to submit and obtain approval by Council for a Traffic Impact Assessment (TIA) incorporating layouts and design parameters associated with the internal

roads, driveways, pathways etc. which link back to the existing network. The Traffic Impact Assessment shall include, but not limited to, the following:

- a. Layouts and design parameters that clearly demonstrate that the proposed transportation infrastructure works will cater for the total transportation needs of the development, including pedestrian, bicycle, motor vehicle and public transport requirements, in accordance with Council's Engineering Standards current at the time of lodgement, the relevant Australian Standards and good engineering practice;
- b. A revised intersection layout plans for the intersections located within the subject site;
- c. Availability of adequate sight distances at all intersections within the proposed development site;
- d. Longitudinal section of internal roads;
- e. Vehicle turning movements and car parking requirements. All vehicle movement areas and car parking areas are to be designed, constructed, drained, linemarked and maintained in accordance with Council's Engineering Standards and AS2890 applicable at the time lodgement of the application
- f.
- g. *Advisory Note: Council's current Engineering Standards and Standard Drawings are located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/Guidelines/Guidelines.htm>.*
- h.

22. Deleted

Water Infrastructure

23. The Applicant is to submit and obtain approval by Council, a Water Supply Master Plan for the total development (internal reticulation) as part of the first Development Application for a Development Permit for a Material Change of Use. The plan is to be developed in conjunction with Council and is to incorporate appropriate pressure zoning and network analyses demonstrating compliance with Council's Engineering Standards applicable at the time of application lodgement. The water supply infrastructure implications associated with any staging of the development and the water supply strategy for areas within the development site that are above Council's current/planned reservoir service levels must be specifically addressed.

Advisory Note: Council's current Engineering Standards and Standard Drawings are located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/Guidelines/Guidelines.htm>.

24. The Applicant is to submit and obtain approval by Council, a Water Supply Plan for the external works required to service the development as part of a subsequent first Development Application for a Development Permit for a Material Change of Use. The plan is to be developed in conjunction with Council and is to incorporate appropriate pressure zoning and network analyses demonstrating compliance with Council's Engineering Standards applicable at the time of lodgement of the application. The plan must identify the external works needed to service the development at each stage of the development.

Advisory Note: Council's current Engineering Standards and Standard Drawings are located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/Guidelines/Guidelines.htm>.

Sewerage Infrastructure

25. The Applicant is to submit and obtain approval by Council, a Sewerage Master Plan for the total development (internal reticulation) as part of the first Development Application for a Development Permit for a Material Change of Use. The Master Plan is to be developed in

conjunction with Council and is to demonstrate compliance with Council's Engineering Standards applicable at the time of lodgement of the application. The infrastructure implications associated with any staging of the development must be specifically addressed.

Advisory Note: Council's current Engineering Standards and Standard Drawings are located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/Guidelines/Guidelines.htm>.

25. The Applicant is to submit and obtain approval by Council, a Sewerage Master Plan for the external works required to service the development as part of the first Development Application for a Development Permit for a Material Change of Use. The Master Plan is to be developed in conjunction with Council's Engineering Standards applicable at the time of lodgement of the application. The plan must identify the external works needed to service the development at each stage of the development.

Advisory Note: Council's current Engineering Standards and Standard Drawings are located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/Guidelines/Guidelines.htm>.

Stormwater Management

26. The Applicant is to submit and obtain approval by Council, a Site Based Stormwater Master Plan for of the total development as part of first Development Application for a Development Permit for a Material Change of Use and in accordance with Council's Engineering Standards applicable at the time of lodgement of the application. The plan must address both quantity and quality aspects of stormwater management, be in accordance with the latest revision of Queensland Urban Drainage Manual, the State Planning Policy, and be certified by a RPEQ experienced in this type of work.

Advisory Note: Council's current Engineering Standards and Standard Drawings are located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/Guidelines/Guidelines.htm>.

27. Deleted.

28. Deleted.

Erosion and Sediment Control

29. Deleted.

30. Deleted.

31. Deleted.

32. Deleted.

Landscaping

33. The Applicant is to submit and obtain approval by Council, a Master Plan for landscaping works over the total development as part of the first Development Application for a Development Permit for a Material Change of Use. The plan is to include the following:

- a. Design for any communal landscaped areas and rehabilitation areas;
- b. Landscaping to soften visual impact of development;
- c. Landscaping near electricity supply lines. These need to be identified on the plan;
- d. Any amenity or privacy planting;

- e. Any planting to the proposed driveways;
- f. Any entry statements and embellishments, including blocked walls, paved roads, plantings and areas around 'detention basins';
- g. Linkages to pathway systems; and
- h. Any proposed signage, including indicative locations and styles of interpretive and directional signage.

Open Space

- 34. The Applicant is to submit and obtain approval by Council, a Master Plan for open space and conservation over the total development as part of a subsequent Material Change of Use Development Application.
- 35. The Applicant is to submit and obtain approval by Council, a Site Specific Open Space and Conservation Plan as part of the first Development Application for a Development Permit for a Material Change of Use. The plan must be prepared by a suitably qualified person and be in respect of communal open space areas and any other open space areas. The plan must include the following:
 - a. Planning and management strategies;
 - b. Ongoing management and maintenance regimes including generalised details of any proposed arrangements by the Principal Body corporate;
 - c. Proposed signage, including indicative locations and styles of interpretive and directional signage; and
 - d. Proposed irrigations systems.

36. Deleted.

Operational Works

- 37. Deleted.
- 38. Deleted.
- 39. Deleted.
- 40. Deleted.
- 41. Deleted.

Miscellaneous

- 42. Deleted
- 43. Deleted

Amendments to the proposed Plan of Development and Codes overriding the Planning Scheme

- 44. Deleted.
- 45. Deleted.
- 46. Deleted.

END OF CONDITIONS

G/19 /3629 Council Resolution:

Moved Cr Churchill
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

CARRIED

G/4.7. PEOPLE CULTURE AND SAFETY

Nil

G/4.8. FINANCE GOVERNANCE AND RISK

G/4.8.1. BUSINESS IMPROVEMENT COMMITTEE - REPORT TO COUNCIL ON MEETING HELD 12 DECEMBER 2018

File Ref: CM26.2

Purpose:

Pursuant to section 211 of the Queensland *Local Government Regulation 2012* presentation of a written report about the matters reviewed at the Business Improvement Committee Meeting held on 12 December 2018.

Officer's Recommendation:

That:

1. That the minutes of the Business Improvement Committee Meeting held on 12 December 2018, be received and accepted
2. Business Improvement Committee meetings:
 - a. Be Scheduled for the following dates and times in 2019:
 - Wednesday 20 March 2019 from 9am to 1pm;
 - Wednesday 26 June 2019 from 9am to 1pm;
 - Wednesday 25 September 2019 from 9am to 1pm (subject to BIC member confirmation)
 - Monday 9 December 2019 from 9am to 1pm (subject to BIC member confirmation).
 - b. include informal meetings with Council on the following dates:
 - A date to be determined by Council in April 2019;
 - Monday 8 October 2019 (subject to Council approval).
3. Council
 - a. Urgently commit all necessary resources to complete the data integrity component of Council infrastructure asset registers;
 - b.
 - c. As a priority consider appointing a project manager or contracting on a short-term arrangement to direct the improvements needed; and
 - d. Consider a 'pay for outcome' component of the project management contract to ensure the key elements are achieved

G/19 /3631 Council Resolution:

Moved Cr Hansen
Seconded Cr Goodluck

That the Officer's Recommendation be adopted.

CARRIED

G/4.8.2. NAMING OF INFRASTRUCTURE ASSETS POLICY

File Ref: CM28.2

Purpose:

To present a revised Naming of Infrastructure Assets Policy for Council's consideration.

Officer's Recommendation:

That Council:

1. Repeal P-2015-13 – Naming of Infrastructure Assets Policy;
2. Adopt P-2018-09 – Naming of Infrastructure Assets Policy.

G/19 /3632 Council Resolution:

Moved Cr Hansen
Seconded Cr Masters

That Council:

1. Repeal the existing Policy P-2015-13 Naming of Infrastructure Assets Policy; and
2. Adopt P-2018-09 Naming of Infrastructure Assets Policy as tabled, subject to a six monthly report to Council on decision/s made under the policy.

**CARRIED ON THE CASTING VOTE
OF THE DEPUTY MAYOR (CHAIR)**

Crs Goodluck, O'Grady, Sobhanian, Muszkat requested that their vote be recorded in the negative.

G/4.8.3. AMENDMENT OF DELEGATIONS FROM COUNCIL TO CHIEF EXECUTIVE OFFICER - PLANNING ACT 2016 AND LAND ACT 1994

File Ref: CM9.2

Purpose:

This report presents proposed minor amendments to legislative delegations from Council to the Chief Executive Officer under the *Planning Act 2016* and the *Land Act 1994*.

Officer's Recommendation:

That in accordance with Section 257 of the *Local Government Act 2009*, Council delegate to the Chief Executive Officer, the exercise of powers contained in Attachment 1 to this report.

G/19 /3633 Council Resolution:

Moved Cr Churchill
Seconded Cr Goodluck

That the Officer's Recommendation be adopted.

CARRIED

G/4.8.4. FEDERAL ASSISTANCE GRANT

File Ref: GS5.3

Purpose:

To consider support of the LGAQ campaign to increase the level of Federal Assistance Grants provided to Council's annually.

Officer's Recommendation:

That Council supports the Local Government Association of Queensland in its campaign to reinstate the level of untied financial assistance grants distributed to local communities to at least one (1) percent of Commonwealth Taxation Revenue and endorses correspondence from the Mayor to all federal election candidates for the seat of Flynn seeking their commitment to this objective.

G/19 /3634 Council Resolution:

Moved Cr O'Grady
Seconded Cr Muszkat

That the Officer's Recommendation be adopted.

Resolution was passed unanimously

CARRIED

Cr Muszkat left the meeting at this point at 11.27am.

Cr Muszkat re-joined the meeting at 11.30am.

G/4.8.5. MONTHLY FINANCIAL REPORTS FOR PERIOD ENDING 31 DECEMBER 2018

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 December 2018, 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 December 2018 as required under Section 204 Local Government Regulation 2012.

G/19 /3635 Council Resolution:

Moved Cr Goodluck
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

CARRIED

G/5. COUNCILLORS REPORT

Nil.

G/6. URGENT BUSINESS

Nil.

G/7. NOTICE OF MOTION

Nil.

G/8. CONFIDENTIAL ITEMS

Nil

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

THE MEETING CLOSED AT 11.47 am

CERTIFICATION

I hereby confirm that I have read the minutes and they are a true and correct record of the proceedings of the meeting. I certify that these 51 pages form the official copy of Gladstone Regional Council General Meeting Minutes of the 22 January 2019.

.....
Mayor Matt Burnett

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

ATTACHMENTS

Tabled at the meeting for Item G/4.2.1

Boyne Tannum Aquatic Recreation Centre - Feasibility Summary

- Council's Cost Analyst has reviewed the feasibility study data provided and compared it to existing data we have from the facility we currently own. They have also added a 50% contingency amount (study included 10%) as this project is still in concept stage and as noted on this report there are still many unknowns. The contingency amount would reduce as the project progresses through Concept Design and Detailed Design phases. The below tables are both based on the same key components (listed) with the one variation being the size of the pool. This option is noted as Alternative – Scenario 4 in the Council report. This data is an initial attempt to consolidate the full cost to Council of each option.

50 Metre Pool

	Capital Costs	Operating Costs	Return on Investment (incl Depreciation)	Return on Investment (excl Depreciation)	Cost per Ratepayer	Revenue
0% Funding	\$39,032,237	\$55,165,025	-141.3%	-41.3%	\$1082.03	\$0
50% Funding	\$39,032,237	\$49,898,631	-127.8%	-27.8%	\$1082.03	\$0
100% Funding	\$39,032,237	\$44,632,237 (\$2,231,612/year)	-114.3%	-14.3%	\$1082.03	\$0

25 Metre Pool

	Capital Costs	Operating Costs	Return on Investment (incl Depreciation)	Return on Investment (excl Depreciation)	Cost per Ratepayer	Revenue
0% Funding	\$34,403,130	\$49,286,761	-143.3%	-43.3%	\$953.71	\$0
50% Funding	\$34,403,130	\$44,644,946	-129.8%	-29.8%	\$953.71	\$0
100% Funding	\$34,403,130	\$40,003,130 (\$2,000,157/year)	-116.3%	-16.3%	\$953.71	\$0

Notes:

- Key Components - pool, waterslide, splash zone, etc
- Site – Coronation Drive (Assumption)
- External Management
- Figures provided over 20-year period
- Operating Costs include external management (\$280,000), Depreciation, (\$1.4 million) and Financing.
- 50% Contingency included due to preliminary costings
- No CPI has been included

Assumptions

- 1 Have based costs on Coronation Drive because this is the only site in GRC freehold ownership.
- 2 Have not included secondary catchment into visitation figures for current proposal as the Consultant did not include secondary catchment into visitation figures for Hydrotherapy, Learn to Swim, 25m pool scenario. Assuming Waterslide visitation will not exceed visitation figures for Hydrotherapy, Learn to Swim, 25m pool.
- 3 Have based external management expense option on current Gladstone Aquatic Centre figures.
- 4 Currently using income figures provided by MacroPlan, however these have been reviewed and options are as follows:
 - a Base on MacroPlan estimates - which have been reviewed and assessed as reasonable based on estimated income per visit for Gladstone Aquatic Centre (actuals 2009-14) and entry prices for other Aquatics Centres (Chermside, Rockhampton & Gympie)
 - b Base on 2011-12 CERM data (we do not have access to more recent data) - revenue will increase on MacroPlan estimates, ROI remains essentially the same (note cost estimates use CERM benchmarking data on cost recovery % for like aquatics centres)
 - c Base on Gladstone Aquatics Centre actuals for 2009-14 (prior to external management) - will require estimates around number of visits per year and assessment of impact of waterslide v indoor pool revenue
- 5 CPI has not been included, inclusion would increase operating loss further
- 6 Finance costs based on QTC borrowing rates, 20 years as at 31/12/18 (3.305%)
- 7 Cost per rate payer based on 36073 rate payers in Gladstone Region (includes industrial, commercial, developers and residential)

Risks

- 1 Capital Costs – Costs are preliminary and further costings need to be undertaken in the concept and detailed design phase to refine them and have more confidence in them. What are the unknown capital costs, ie. external site works, town planning requirements, etc.
- 2 Operating Costs – Are all based on assumptions. Further detailed work needs to occur which may positively or negatively impact operating costs.
- 3 Site – No on-site investigations have occurred. Is the site suitable for a pool.
- 4 Community expectation – Does the current proposal meets community expectations. Does the assumed site meet community expectations. Is the community 'happy to pay'. Is the community happy to fund such a facility.
- 5 Use – Will the Bullets Swim Club utilise the 50m pool. Will carnivals be hosted.
- 6 Impact to Gladstone Aquatic Centre – A shiny new facility may have a negative impact to the Gladstone Aquatic Centre. How will this affect the external management arrangements. Opportunity may exist to redevelop Gladstone Aquatic Centre into specific uses, perhaps more specialised Hydrotherapy.
- 7 Impact to existing Tannum Primary pool.