



GLADSTONE
REGIONAL COUNCIL

GENERAL MEETING AGENDA

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

On 20 NOVEMBER 2018

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 6 NOVEMBER 2018

Responsible Officer: Chief Executive Officer

Council Meeting Date: 20 November 2018

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the General Meeting held on 6 November 2018.

Officer's Recommendation:

That the minutes of the General Meeting of Council held on 6 November 2018 be confirmed.

Attachments:

1. Minutes of the General Meeting of Council held on 6 November 2018.

Tabled Items:

Nil.

Report Prepared by: Executive Assistant

G/3. OFFICERS' REPORTS

Nil.

G/3.1. OFFICE OF THE CEO

Nil.

G/3.2. STRATEGY AND TRANSFORMATION

Nil.

G/3.3. STRATEGIC ASSET PERFORMANCE

Nil.

G/3.4. OPERATIONS

Nil.

G/3.5. COMMUNITY DEVELOPMENT AND EVENTS

Nil.

G/3.6. CUSTOMER EXPERIENCE

G/3.6.1. STATIONERY VENDING ON COUNCIL LAND COMMERCIAL OCCUPATION FEE

Responsible Officer: General Manager Customer Experience

Council Meeting Date: 20 November 2018

File Ref: LE2.25

Purpose:

To seek endorsement via Council resolution on the introduction of a Stationary Vending Commercial Occupation of Council Land Fee.

Officer's Recommendation:

That Council adopt (in accordance with Section 262 (3)(c) of the *Local Government Act 2009*) a fee of \$10 per day of operation for Stationary Vending Commercial Occupation of Council Land.

Background:

Subordinate Local Law no. 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011 requires a Council approval to operate commercial activities on Council controlled land and roads. Council wish to ensure that Commercial Activities within our region are diverse, accessible and more equitable.

Consideration:

Consideration has been given to a Commercial Occupation of Council Land fee for use of Council land and/or facility, under Section 262 (3)(c) of the *Local Government Act 2009*.

It is proposed that the fee would only apply to stationary vending. Other commercial activities on Council land, such as mobile roadside vending – hail only, fitness activities, beach activities and other activities do not have the same relevance to, or competition with, bricks and mortar businesses.

Preference is to implement a daily rate for operators to pay for the commercial use of Council land.

- Commercial fixed premises on average pay \$6048 annually for their General Rate category, this equates to approximately \$16.50 per day.
- Stationary Vendors currently pay \$147 for their annual renewal fee, this equates to approximately \$0.40 cents per day (assuming the vendor operates every day of the year).

If the fee is too low it is not equitable for fixed premises, alternatively if it is too high it will deter vendors from applying for licences. Studies show that many Stationary Vendors are start-up businesses and relocate to fixed premises as the business grows.

Parity fees would disadvantage the stationary vendors as the fixed premises have permanent access to water, sewerage, trade waste, electricity and physical building and storage space which enables them to buy in bulk and offer goods and services at reduced amounts.

The results of the survey that Council undertook to obtain public opinion regarding COA Stationary Vending suggests that both business owners and non-business owner respondents were

supportive of stationary vending, as long as it doesn't directly impact on, or compete with, a fixed business. It is the Officers' opinion that the proposed fee would enable equitability between cost impacts applicable to different business types.

The introduction of this fee would likely need to be accompanied by flexible payment options for Stationary Vendor applicants, to better align a lump-sum fee to the applicants' income. Such payment options have been confirmed to be possible with Council's existing systems and processes, and can be availed upon request.

Similar approaches have proven successful elsewhere:

Local Government	Fees	Amount	Comments
Brisbane City Council	Fee per m2	Zone A (CBD) = \$1165.60 m2 pa Zone B = \$873.35 m2 pa Zone C (all others) = \$582.25 m2 pa	<u>Comparison to Per Day</u> – Average size = 6 m2 – 365 day operation Zones A - \$6993.60 pa = \$19.16 p/d B - \$5240.10 pa = \$14.35 p/d C - \$3493.50 pa = \$9.57 p/d
Bundaberg Regional Council	Annual Renewal Fee	\$750	Includes cost recovery for maintenance and upkeep of Council land
Fraser Coast Regional Council	Renewal Additional sites	\$440 \$204	Additional sites take longer to assess, therefore have additional fee.
Cairns Regional Council	Annual Rental Fee	1. CBD = \$768.90 m2 2. Esplanade = \$825.30 m2 3. Esplanade beach = \$33.80 m2 4. Foreshores & parks = \$22.50 m2 5. Roads = \$125.60 m2	<u>Comparison to Per Day</u> – Average size = 6m2 – 365 day operation 1. \$4613.40 pa = \$12.63 p/d 2. \$4951.80 pa = \$13.56 p/d 3. \$202 pa = \$0.55 p/d 4. \$135 pa = \$0.36 p/d 5. \$753.60 pa = \$2.06 p/d
Gold Coast City Council	Application	Nil fee policy	Fees are included in tax deductible commercial rates
	1. Food Truck Initiative 2. Daily Trade Events	1. \$3331 2. \$1691	<u>Comparison to Per Day</u> 1. \$9.12 per day 2. \$4.63 per day
Rockhampton Regional Council	Renewal Fee	\$120	Overseen by Local Law, no inspections are undertaken
Gladstone Regional Council	Annual Renewal Fee	\$147	<u>Comparison to Per Day</u> \$147 = \$0.40 per day

Option One

Introduce a fee of \$10 per day of operation.

The fee would be invoiced at the time of pre-approval and annually with the renewal. It would be calculated from the application form which states the days of the week they are operating times 52 weeks per year e.g. operating Friday, Saturday and Sunday = $\$10 \times 3 \text{ days} = \$30 \text{ per week} \times 52 \text{ weeks} = \1560 .

If a business is to operate 7 days per week the fee would be \$3640 ($\$10 \times 7 \text{ days} = \$70 \text{ per week} \times 52 \text{ weeks}$).

Option Two

Introduce a fee of \$5 per day of operation.

The fee would be invoiced at the time of pre-approval and annually with the renewal. It would be calculated from the application form which states the days of the week they are operating times 52 weeks per year e.g. operating Friday, Saturday and Sunday = $\$5 \times 3 \text{ days} = \$15 \text{ per week} \times 52 \text{ weeks} = \780 .

If a business is to operate 7 days per week the fee would be \$1820 ($\$5 \times 7 \text{ days} = \$35 \text{ per week} \times 52 \text{ weeks}$).

Option Three

Implement no fee.

This would see no change to the current process with renewals invoiced annually (current renewal fee \$147).

Communication and Consultation (Internal/External):

Consultation has occurred with relevant internal groups, namely Finance, Governance and Risk and Environmental Health. Externally there has been consultation with other Local Governments.

Legal Environmental and Policy Implications:

Applications for Commercial Activities must be assessed and decided in accordance with *Local Law no. 1 (Administration) 2011* and *Subordinate Local Law no. 1.2 (Commercial Activities on Council Controlled Areas and Roads) 2011*. The fee is categorized as a fee for use of Commercial land or facility under the *Local Government Act 2009*.

Financial and Resource Implications:

The fee may potentially encourage more fixed premises applications as the Stationary Vending application would be more aligned to fixed premises Commercial General Rates fees.

Alternatively, it is also considered that it could potentially deter Stationary Vending applications due to the increased fee. However, currently no one is approved for this activity, therefore, it is difficult to predict the impact.

There are currently 17 Commercial Activity Approvals:

- 4 Mobile Roadside Vending – Hail Only
- 7 Commercial Fitness Activities
- 5 Commercial Beach Activities
- 1 Other Activity – Entertainment

There is the opportunity to update the fee depending on the region's property market value.

The increased fee potentially would offset fixed premises fees and would assist with maintenance of the land.

Environmental impacts could be that there is less impact on our Council land by a reduction in use, therefore green spaces and roads require less maintenance. Social impacts could be that there is a reduction in diversity of goods and services offered in the region.

There will be resource impacts to the Operational budget as officers may be required to patrol and investigate complaints of vendors operating on non-approved days.

Commentary:

Nil.

Summary:

The introduction of a Commercial Occupation of Council land for Stationary Vending Fee would increase the equity between fixed premises and those operating on Council land.

Anticipated Completion Date:

30 November 2018 – to allow time for Finance, Governance and Risk to update Fees and Charges, undertake public notification, update documents including the website and to ensure systems and processes are updated.

Attachments:

1. Proposed Fee Option One
2. Proposed Fee Option Two

Tabled Items:

Nil.

Report Prepared by: Manager Biosecurity and Environmental Health

G/3.6.2. DEVELOPMENT APPLICATION 53/2017 PRELIMINARY APPROVAL S242 FOR A MATERIAL CHANGE OF USE FOR A HEALTH AND WELLBEING PRECINCT AND A RECONFIGURATION OF A LOT (1 INTO 2 LOTS) AT LOT 2 CAPTAIN COOK DRIVE, AGNES WATER QLD 4677

Responsible Officer: General Manager Customer Experience

Council Meeting Date: 20 November 2018

File Ref: DA/53/2017; DB1.1

Development Application:

Application Number: DA/53/2017
Applicant: Sunshine State Developments Pty Ltd and Jamworth Pty Ltd
Owner: Jamworth Pty Ltd and Sunshine State Developments Pty Ltd
Date Of Receipt: 13 June 2017
Location: Lot 2 SP 117407, Captain Cook Drive, AGNES WATER QLD 4677
RPD: Lot 2 SP 117407, Uxbridge
Area: 88.19 hectares
Current Use Of Land: Vacant
Zoning: Emerging Communities
Proposal: Preliminary Approval s242 for a Material Change of Use for a Health and Wellbeing Precinct; and Development Permit for a Reconfiguration of a Lot (One into Two Lots).
Submissions Close Date: 6 August 2018
Number Of Submissions: Two Not Properly Made Submissions

Purpose:

The purpose of this report is to assess Development Application 53/2017 for a Preliminary Approval s242 for a Material Change of Use for a Health and Wellbeing Precinct; and Development Permit for a Reconfiguration of a Lot (One into Two Lots) at Lot 2 Captain Cook Drive, Agnes Water, against the *State Planning Policy July 2017*, and the *Our Place Out Plan Gladstone Regional Council Planning Scheme Version 1* under the *Planning Act 2016*.

Executive Summary:

A Development Application for a Preliminary Approval s242 for a Material Change of Use for a Health and Wellbeing Precinct (Retirement Facility & Hospital) and Development Permit for a Reconfiguration of a Lot (One into Two Lots) on land at Lot 2 Captain Cook Drive, Agnes Water, was received by Council on 13 June 2017 and considered properly made on 23 June 2017. The Development Application was lodged under the *Our Place Our Plan Gladstone Regional Council Planning Scheme 2015 Version 1* and triggered referral to the Department of Infrastructure, Local Government and Planning (now known as the Department of State Development, Manufacturing, Infrastructure and Planning).

The proposed Preliminary Approval for a Material Change of Use for a Health and Wellbeing Precinct and the proposed Reconfiguration of a Lot (One into Two Lots) both trigger Impact Assessment. Subsequently, Public Notification was required and carried out between 23 June 2018 and 6 August 2018. Two Not Properly Made Submissions in support of the proposal were made.



Figure Two: Zoning of Subject Site

Water and sewer mains are located in the Captain Cook Drive road reserve and the nearest stormwater infrastructure is located in Discovery Drive and Hoskyns Way. Site elevations range between 3m AHD and 54m AHD. Existing infrastructure and the site topography (1m contours) are illustrated in Figure Three.

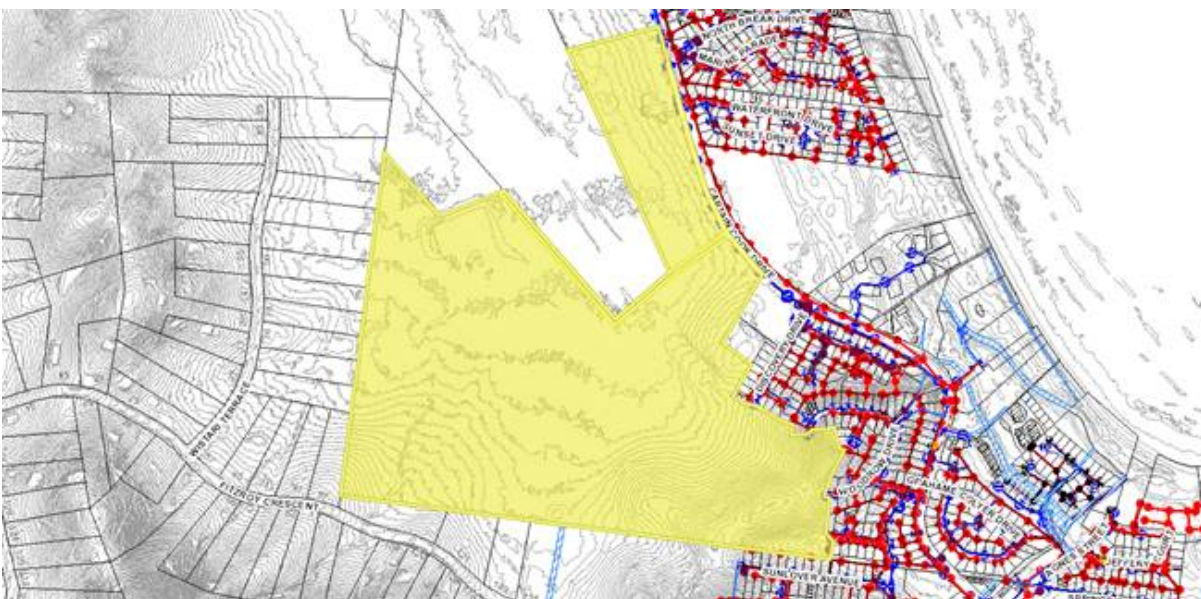


Figure Three: Location of Existing Infrastructure and Topography

As shown in Figure Four, the subject site is affected by Regulated Vegetation mapping. It is mapped as Endangered (pink), Least Concern Regional Ecosystems (green) / Category B Regulated Vegetation, Category R (yellow), Category X Non-Remnant (spotty), and Essential Habitat (crosshatched).

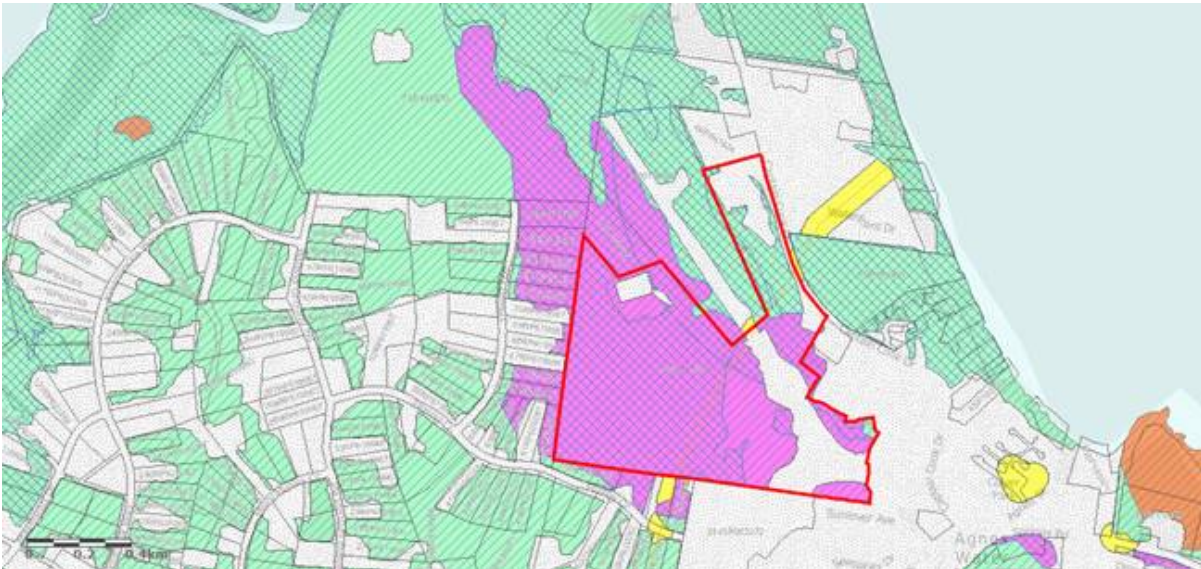


Figure Four: Regulated Vegetation (Source: Development Assessment Mapping System)

Background:

Previous Approvals and Applications

Three approvals for the subdivision of the site into residential allotments and three balance lots were approved by Council in 2011 (DA/44882/2009, DA/44883/2009 and DA/44884/2009). This included a development permit for 59 residential lots in the south-eastern corner of the site and master plan for future residential area (223 lots and park) and three balance lots. This approval has since lapsed.

A Pre-lodgement Meeting was held on 23 December 2016 to discuss a proposed Preliminary Approval overriding the Planning Scheme pursuant to s242 of the *Sustainable Planning Act 2009* and a Development Permit for Stage 1 - Reconfiguring a Lot 53 Lots. The Preliminary Approval proposal included a Mixed Use/Health Precinct, Residential Precinct, Golf Course Residential Precinct, Slope Sensitive Residential Precinct, Private and Public Open Space Precincts. It was noted at this meeting that it was the Applicant's responsibility to justify the need for further residential development in the Emerging Community Zone as part of any proposed Plan of Development.

Development Application 24/2017 for a Preliminary Approval pursuant to s242 for a Health and Wellbeing Centre and Development Permit for a Reconfiguration of a Lot (One into Two Lots) was received on 30 March 2017 but lapsed as it was not properly made

The current application was received by Council on 13 June 2017 and considered properly made on 23 June 2017. An Information Request was issued on 5 July 2017 which was responded to on 4 June 2018. Upon review of this response, Council issued a Further Information Request on 15 August 2018 as it was considered that several planning matters had not been adequately addressed. Issues included:

- Alterations required to the proposed Agnes Water Health and Wellbeing Development Code,
- Amendments required to the Economic and Community Needs Analysis,
- Amendments to the Traffic Master Plan, Water Master Plan, Sewer Master Plan;
- Provision of a Stormwater Master Plan and Flood Hazard Assessment; and
- Further information required regarding unapproved structures on-site.

Numerous extensions were granted by mutual agreement, including a Stop the Current Period notice which was issued by the Applicant, in order to keep timeframes alive whilst these issues were considered.

The Applicant responded to the request for further information on 23 October 2018. This response did not adequately address any of the points raised in the request for further information. In regard to the economic needs assessment, the Applicant maintains that analysing need only within the context of the broader market (i.e. the majority of the state of Queensland) was appropriate and did not provide justification why it should be supplied (solely) in Agnes Water which does not have the appropriate medical, social or transport services available.

Agnes Water Second Arterial Route

The Agnes Water Second Arterial Route is identified in Table SC3.2.3 – Transport Network of Part 4 Local Government Infrastructure Plan (LGIP) of the Planning Scheme Version 1. Table SC3.2.3 Transport Network has described the Agnes Water Second Arterial Route as the “Seventeen Seventy Link Road (Round Hill Road – Captain Cook Drive). It is scheduled to be constructed post 2031 for an estimated establishment cost of \$7,360,000. Figure Five illustrates the alignment which applied under the Planning Scheme Version 1 and Figure Six illustrates the revised alignment which currently applies under the Planning Scheme Version 2.

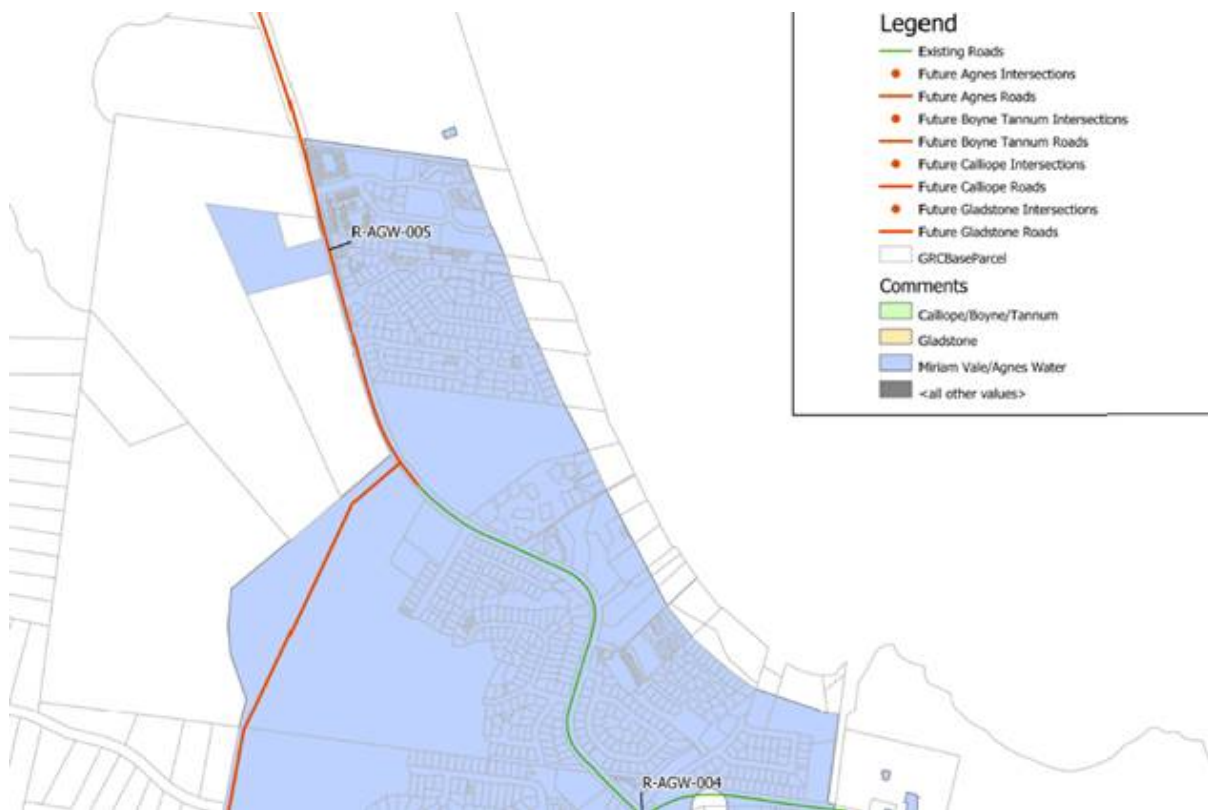


Figure Five: Agnes Water Second Arterial as per the Planning Scheme Version 1

The proposed Preliminary Approval seeks to override the Emerging Community Zone Code of the Planning Scheme to facilitate development in accordance with the Agnes Water Health & Wellbeing Centre Zone Code and Master Plan. Note that subsequent approvals for Material Change of Use for individual uses, and/or Reconfiguration of a Lot and Operational and Building Works will still be required prior to any on-ground works commencing.

Two separate precincts are to be established to guide the development of the centre, namely the Health & Wellbeing Precinct and the Open Space Precinct. The Preliminary Approval component is only applicable to proposed lot 1. The balance lot (proposed lot 2) is to remain within Emerging Community Zone as per the Planning Scheme.

As stated in the associated code, the Purpose of the Agnes Water Health & Wellbeing Centre Zone is to *provide for non-residential uses limited to Hospital, Community Care Centre and Health Care Services. Supported residential uses will be limited to Retirement Facilities and Residential Care Facilities. Accessibility to local services, community facilities and integrated medical services will be encouraged.* This purpose is to be achieved through the Overall, Performance and Acceptable Outcomes of the proposed code.



LEGEND

- Health & Wellbeing Precinct (10.48ha (approx.))
- Open Space Precinct (2.89ha (approx.))
- New Arterial/Bypass Road (0.72ha (approx.))
- Emerging Community Zone (14.14ha (approx.)) (Distance 100m)

Figure Eight: Proposed Structure Plan



Figure Nine: Proposed Services Connection Strategy

The Applicant has proposed to access the northern portion of proposed Lot 1 via a new road to be constructed off Captain Cook Drive, adjacent to Hoskyns Way. The proposed sub-arterial route will traverse the southern portion of proposed Lot 1, potentially providing access for any future development of the balance lot. Proposed Lot 2 also has access points from Discovery Drive, Woodrow Drive and Cabbage Palm Drive.

In accordance with s343 of SPA, the Applicant has requested that the prescribed period for the Preliminary Approval be 10 years. That is, the Preliminary Approval will lapse if a subsequent related approval is not sought within 10 years from the date the Preliminary Approval is issued.

Adopted Infrastructure Charges Notice:

Existing Site/s		Proposed Number		
Zone	Lot/s	Zoning	Lot/s	Stage (if applicable)
Emerging Community (vacant)	Lot 2 SP117407	Agnes Water Health and Wellbeing Precinct	Proposed Lot 1	N/A
		Emerging Community	Proposed Lot 2	N/A

As part of any Decision Notice, an Adopted Infrastructure Charges Notice will be issued in accordance with the Act for the amount of \$28,311.20.

Referral:

As per the Planning Regulation 2017, the Applicant was required to refer the application to Department of Infrastructure, Local Government and Planning (now known as the Department of State Development, Manufacturing, Infrastructure and Planning) for the following matters:

- Schedule 7, Table 3, Item 2 — Development impacting on State transport infrastructure; and
- Schedule 7, Table 3, Item 10 — Clearing vegetation.

The Department of Infrastructure, Local Government and Planning (DILGP) issued an Information Request on 19 July 2017 (Reference: SDA-0617-040465) which the Applicant responded to on 4 June 2018.

The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) issued a Missed Referral notice on 19 July 2018 for Schedule 7, Table 2, Item 4 – Clearing vegetation under the *Sustainable Planning Regulation 2009*.

DSDMIP approved the proposal with conditions in their Concurrence Agency Response dated 30 July 2018. These conditions related to the provision of an environmental offset and designated clearing areas of development and firebreaks. DSDMIP issued an Amended Concurrence Agency Response on 5 October 2018 in response to representations made by the Applicant on 14 September 2018. This amendment resulted in the removal of the conditions relating to the provision of an environmental offset.

Public Notification and Submissions:

The proposed Preliminary Approval for a Material Change of Use for a Health Precinct and the proposed Reconfiguration of a Lot (One into Two Lots) triggered Impact Assessment. Subsequently, Public Notification was required and carried out between 23 June 2018 and 6 August 2018. Two Not Properly Made Submissions were received in support of the proposal.

Assessment:

Assessment of the proposal has been undertaken for the Preliminary Approval s242 and the Reconfiguration of a Lot (1 into 2 Lots) against the *Our Place Our Plan Gladstone Regional Council Planning Scheme 2015 (Version 1)*.

The proposal for an Impact Assessable Preliminary Approval and an Impact Assessable Reconfiguration of a Lot (1 into 2 lots) which has been assessed against the following codes (in order of hierarchy):

- Strategic Framework;
- Acid Sulfate Soils Overlay Code;
- Biodiversity Overlay Code;
- Bushfire Hazard Overlay Code;
- Coastal Hazard Overlay Code;
- Flood Hazard Overlay Code;
- Steep Land Overlay Code;
- Emerging Community Zone Code
- Reconfiguration of a Lot Code;
- Development Design Code; and
- Landscaping Code.

In accordance with s5.3.3(4)(c)(ii) of the Planning Scheme, assessment of the proposal has been undertaken in a 'bottom up' approach whereby if the proposal complies with the relevant Performance/Acceptable Outcomes, then the proposal is considered to comply with the purpose of

the relevant Code. Notwithstanding this, the discussion of the assessment of the proposed development against the relevant Acceptable and Performance Outcomes is limited to those that do not achieve compliance via the recommended solution or where compliance is not immediately apparent.

Strategic Framework

A New Neighbourhood is defined as follows:

New neighbourhoods are characterised by walkability and offer a wide choice of housing types, including detached houses, duplexes, row houses, shop-top housing and live/work buildings. New neighbourhoods are generally low in scale. Development provides for an increased number of dwellings per hectare of land, compared with conventional suburbia.

The proposed Agnes Water Health and Wellbeing Centre Zone Code will restrict the residential product allowed to Retirement Facilities and Residential Care Facilities which will be sited in close proximity to non-residential uses such as a Hospital, Community Care Centre and Health Care Services. Subsequently, the proposed Health and Wellbeing Precinct is not considered to be a “New Neighbourhood” as per the aforementioned administrative definition.

The Strategic Framework, Community Living Theme, Strategic Outcome 1 requires that *new housing is located with ready access to employment and services, providing affordable living options in the region*. Whilst the proposal will result in new housing, it is intended to be located within an area in which medical and community services will be available to residents of the precinct, who due to age or illness are unlikely to be working and may not have access to personal or public transport. Subsequently, an acceptable level of services should be provided on-site. A condition will be recommended that a minimum level of communal services such as a Community Care Centre and the Health Care Services must be built prior to the commencement of use of any supporting residential uses.

The Strategic Framework, Community Living Theme, Strategic Outcome 3 requires that *most new housing occurs in well planned greenfield urban extensions within identified new neighbourhoods in the Emerging community zone*. Whilst the proposal is not located within a new neighbourhood, it is located within the Emerging Community Zone and is considered to be a logical extension of the existing developed areas along Captain Cook Drive. Subsequently the proposal is considered compliant with Strategic Outcome 3.

Element 4.4.2 Housing Mix and Affordability of the theme Community Living states that *the ability to 'age in place' helps achieve well balanced and functional communities and forms part of the broader housing objective of providing greater housing choice to meet needs throughout different phases of life. Retirement villages, aged care accommodation and other forms of accommodation for older people occurs in locations with convenient access to health and community services, public transport and centres*. The proposed Health and Wellbeing Precinct does not have convenient access to public transport as no services are currently offered in the Agnes Water locality. Without this access, it cannot be considered that the proposed location is appropriate given the transport requirements of the elderly and infirm. At the same time, it would be considered unreasonable to impose a condition that would require the Applicant to provide a public transport service. Notwithstanding the above, a condition has been recommended that the Applicant will be required to provide conveniently located bus stops with seating within the proposed development as part of future development applications to provide the capacity to accommodate a bus (publicly or privately funded) in the future.

The Strategic Framework, Connecting Our Places Theme, Strategic Outcome 2 requires that *development achieves the efficient use of existing transport and community infrastructure and the timely and equitable delivery of new infrastructure*. Furthermore, Strategic Outcome 3 requires that *all communities have access to a range of facilities and services, public spaces, open space, sport and recreation areas*. In regard to the transport network, Council has discussed the preferred alignment of the Agnes Water Second Arterial Route and the need to accommodate the future road corridor and preferred alignment within the development footprint with the Applicant prior to lodgement and at the Information Request stage. Conditions have been recommended that the Applicant must accede the preferred road reserve width of 40m as part of the proposed reconfiguration of a lot and that any new development may only access the future Agnes Water Second Arterial Route via a lower order road.

Element "Connecting People and Places" of the theme Connecting Our Places underscores Strategic Outcome 2 in that it requires development to preserve urban arterial networks and minimises the need for any local level trips on these routes. The conditions recommended in the previous assessment are considered sufficient to achieve compliance with Strategic Outcome 2 and the relevant sections of the elements in regard to the Reconfiguration of a Lot.

The Strategic Framework, Connecting Our Places Theme, Strategic Outcome 5 requires that *pedestrian and cycle networks are fundamental to the movement functions of neighbourhoods and centres throughout the region. They are essential components of new neighbourhoods, urban revitalisation neighbourhoods and other urban place types*. A condition has been recommended that the Applicant must provide, as part of the future Material Change of Use application, a Pedestrian Network Master Plan. This plan should include the provision of shaded seating infrastructure at a minimum of 200m intervals adjacent to the footpaths for pedestrians.

The Strategic Framework, Connecting Our Places Theme, Strategic Outcome 10 requires that *homes and businesses benefit from world class telecommunication and information networks to enable efficient business practices, encourage home based business opportunities and ensure community members are connected to their social networks throughout the region and elsewhere*. A condition has been recommended that the Applicant must ensure all uses are connected to telecommunications networks.

The Strategic Framework, Building it Better: Our Urban Areas Theme, Element - Building it better: Land use and Infrastructure Planning requires that *development is supported by well planned, efficient, functional and safe infrastructure networks. Infrastructure priorities are planned in accordance with the Local Government Infrastructure Plan (LGIP) (Part 4). The proposed development is currently located outside of the Priority Infrastructure Area (PIA) however the proposed layout has made allowances for proposed transport, water and sewerage infrastructure identified within Council's LGIP. Therefore, as the proposed development does not conflict with future infrastructure planning intent, compliance with the strategic framework is achieved*.

The Strategic Framework, Our Environment and Heritage Theme, Strategic Outcome 2 requires that *natural places including areas with national and state environmental significance are protected through appropriate planning and development practices*. In determining the development impact, the site contains 62.57 ha of mapped Endangered vegetation, of which 62.1585 ha (99.34%) will not be cleared. Additionally, the site contains 1.686 ha of Least Concern RE 12.2.7 vegetation (a wetland RE with Essential habitat for *Crinia tinnula*), of which 1.5563 ha (92.30%) will not be cleared. It is considered that, through avoiding impacts to 99.22% of mapped Endangered vegetation, and avoiding impacts to 92.12% of mapped Least Concern vegetation, the proposed development has appropriately avoided and reasonably minimised the impacts of the development.

The Strategic Framework, Our Environment and Heritage Theme, Strategic Outcome 5 *requires that the environmental values and quality of the region's waters and waterways are protected.* A Waterway (2 – Moderate) crosses both proposed lots. Performance Outcome 11 requires that development must respond sensitively to waterways. It is considered that the waterway will receive an appropriate level of protection as a result of the Biodiversity Zone Code and state requirements for Waterway Barrier Works.

The Strategic Framework, Our Environment and Heritage Theme, Strategic Outcome 9 requires that *development avoids areas affected by natural hazards where these risks can't be mitigated to an acceptable or tolerable level through development design and location measures. Sensitive uses are located in areas free from natural hazards or where the risks from natural hazards are acceptable.* The proposed development area has not avoided all areas affected by natural hazards. However, given the preliminary nature of this application, it cannot be determined, without more detailed planning, whether the proposal will lower the risks to an acceptable or tolerable level. A condition has been recommended that the proposed Agnes Water Health and Wellbeing Centre Zone Code be altered so that it states that Table 5.10.1 – Assessment criteria for Overlays will still apply to any future applications. Subsequently, the proposal is still considered compliant with Strategic Outcome 9.

The Strategic Framework, Our Environment and Heritage Theme, Strategic Outcome 1 requires that *the individual character and unique identity of rural and coastal communities is retained and their roles clearly defined.* Strategic Outcome 7 requires that *building design and materials in coastal townships such as Seventeen Seventy reflect coastal character.* The proposed Agnes Water Health & Wellbeing Centre Zone Code has not addressed these outcomes and subsequently a condition has been recommended, that as part of any subsequent Material Change of Use applications, new buildings or structures are to include colours, designs and materials which reflect the coastal character of Agnes Water.

Acid Sulphate Soils Overlay Code

The Purpose of the Acid Sulfate Soils Overlay Code is to ensure that development avoids or manages the risks and consequences associated with the disturbance of Acid Sulfate Soil. The site is predominately mapped as Acid Sulphate Soils (0-5m AHD and 5-20m AHD).

The proposal does not include any Operational Works (Earthworks) or Building Works which may expose or disturb land affected by Acid Sulfate Soils at this stage. It is noted that the proposed Agnes Water Health and Wellbeing Centre Zone Code states that Table 5.10.1 – Assessment criteria for Overlays will still apply to any future applications. Therefore, the proposal Preliminary Approval and the proposed Reconfiguration of a Lot (One into Two Lots) are considered to comply with the Purpose of the Acid Sulfate Soils Overlay Code.

Biodiversity Overlay Code

The subject site is affected by the following layers of the Biodiversity Overlay as shown in Figure 10:

- MSES – Regulated vegetation;
- MSES – Regulated vegetation (intersecting a watercourse); and
- MSES – Wildlife Habitat;



Figure 10: Biodiversity Overlay Mapping

The Applicant proposes that clearing will occur in the area mapped as Health and Wellbeing Precinct and the New Arterial/Bypass Road. As such the proposed development is not compliant with Acceptable Outcome 1 as it will affect still areas supporting MSES (Matters of State Environmental Significance).

Notwithstanding this, the site contains 62.57 ha of mapped Endangered vegetation, of which 62.1585 ha (99.34%) will not be cleared and 1.686 ha of Least Concern RE 12.2.7 vegetation (a wetland), of which 1.5563 ha (92.30%) will not be cleared. Subsequently, it is considered that, through avoiding impacts to 99.22% of mapped Endangered vegetation, and avoiding impacts to 92.12% of mapped Least Concern vegetation, the proposed development has appropriately avoided and reasonably minimised the impacts of the development in accordance with Performance Outcome 1.

Performance Outcome 9 (PO9) requires that *development (a) avoids the introduction of pest species (plant or animal) that pose a risk to the ecological integrity and biodiversity values of MSES, and (b) includes appropriate pest management practices to control any existing threat of pest species in a way that provides for the long term ecological integrity of MSES.* A condition has been recommended that the Applicant must submit to Council, and receive approval for, a Pest Management Plan as part of the first future development application.

Performance Outcome 15 (PO15) requires that *during construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on areas supporting MNES or MSES and their underlying ecological processes and biodiversity values are avoided or minimised.* A condition has been recommended that the Applicant must submit to Council, and receive approval for, a Vegetation Clearing and Management Plan in accordance with best practice as part of the first future development application involving Building or Operational Works.

Performance Outcomes 16 and 27 (PO16 and PO27) require that *where it is not possible to avoid adverse impacts on MSES and development has minimised adverse impacts to the greatest extent possible, development provides an offset for any significant residual impact in accordance with the Queensland Environmental Offset Policy 2014.* DSDMIP issued an Amended Concurrence Agency Response on 5 October 2018 in response to representations made by the Applicant on 14 September 2018 (Ref: SDA-0617-040465). This amendment resulted in the removal of the conditions relating to the provision of an environmental offset. As DSDMIP has determined that the provision of an environmental offset is not required, the Performance Outcomes requiring an Environmental Offset cannot be applied in this instance.

Acceptable Outcome 18 (AO18) requires that *a vegetated and development free buffer is provided and maintained extending from the high bank of the waterway or plan position of a waterway*

(whichever is the greater) and with a minimum width of 25m from a stream order 2. In this case the relevant guidelines for waterway barrier works would apply. A condition requiring a vegetated buffer of 25m except where the stream/waterway is spanned by either a road or overlaps a bushfire buffer area has been recommended.

It is noted that the proposed Agnes Water Health and Wellbeing Centre Zone Code states that Table 5.10.1 – Assessment criteria for Overlays will still apply to any future applications. Given the nature of a Preliminary approval it is difficult to determine compliance with all relevant outcomes of the Biodiversity Overlay Code at this time. Compliance with Performance Outcome 2 (and associated Acceptable Outcome 2), and Performance Outcomes 5 to 11 will have to be determined as part of any future development applications for the following Performance and Acceptable Outcomes. However, as, the proposed future assessment framework requires compliance with the Biodiversity Code, the proposal is considered to be compliant.

The proposed Reconfiguration of a Lot (One into Two Lots) does not affect any aspects in regard to Biodiversity that has not been discussed above. Based on the conditions applied above and that the Biodiversity Overlay will still apply to any future applications, the proposed reconfiguration is also considered to comply with the Purpose of the Biodiversity Overlay Code.

Bushfire Hazard Overlay Code

The Purpose of the Bushfire Hazard Overlay Code is to ensure that *(a) the risks to life, property, community, economic activity and the environment during uncontrolled bushfire events are minimised and (b) development does not increase the potential for bushfire damage or risk on-site or to other property.* The Health and Wellbeing Precinct and the Open Space Precincts are predominantly mapped as Medium Bushfire Intensity and High Bushfire Intensity. Proposed Lot 2 is predominantly mapped as Medium Bushfire Intensity.

DSDMIP approved the proposal with conditions in their Concurrence Agency Response dated 30 July 2018 (Ref: SDA-0617-040465) which limited clearing to the Areas A and B shown on the attached Technical Agency Response Plan. The Applicant has proposed to clear firebreaks along all internal roads in accordance with Acceptable Outcome 5.1 (AO5.1). Whilst the Applicant has indicated that an evacuation route will be provided to Captain Cook Drive, they have not indicated how they will quickly evacuate all residents and staff of the retirement facility and hospital in an emergency, particularly taking into account expectations that a large proportion of the residents/patients will have limited mobility and vehicle ownership.

Performance Outcome 8 (PO8) requires that *additional lots avoid the risk of bushfire hazard to personal and property safety and increased risk of damage to assets.* Under the Agnes Water Health and Wellbeing Centre Zone Code, all germane future Development Applications would be assessed against the Bushfire Hazard Overlay Code. Notwithstanding this, a condition has been recommended requiring that all subsequent development applications must include a Bushfire Hazard Management Plan which includes consideration of how people with limited mobility will be evacuated quickly in an emergency. Therefore, based on the limited information available at this preliminary stage and the recommended condition, the proposed Zone Code and the proposed Reconfiguration of a Lot (One into Two Lots) are considered generally consistent with the Purpose of the Bushfire Hazard Overlay Code.

Coastal Hazard Overlay Code

Approximately 5% of the Northern end of the subject site are affected by Coastal Hazard Overlay Mapping (Medium and High Storm Tide Inundation). This mapping will affect part of the area designated as Health and Wellbeing Precinct.

Acceptable Outcome 5.1 (AO5.1) requires that *sensitive land uses do not locate within the high storm tide inundation area.* As this area is mapped as part of the Health and Wellbeing Precinct, it is possible that sensitive land uses could be proposed within this area. Overall Outcome (d) requires

that *sensitive land uses do not occur in the mapped coastal hazard areas or on land identified as a high or medium storm tide inundation area*. In accordance with Overall Outcome (d), a condition has been recommended that sensitive land uses, as defined in Schedule 24 of the *Planning Regulation 2017*, may not be located within the area mapped as medium or high storm tide inundation. Based on the aforementioned condition, the Preliminary Approval is considered to be compliant with the Coastal Hazard Overlay Code.

Acceptable Outcome 8.2 (AO8.2) requires that for *new lots partly within a coastal hazard area, a building envelope having a minimum area prescribed for that zone is provided landward of the coastal hazard area*. Performance Outcome 8 (PO8) requires that *the siting, layout and design of lot reconfiguration avoids adverse impacts of coastal hazards and does not result in the creation of new lots within a coastal hazard area*. The Applicant has not provided any building envelopes at this stage and will result in the creation of a lot that is partly within a coastal hazard area. Subsequently, the proposed Reconfiguration of a Lot (One into Two Lots) is not compliant with AO8.2 or PO8.

Despite any non-compliance with the AO8.2 and PO8, the previously recommended condition will achieve compliance with Overall Outcome (d) and with Overall Outcome (f) which requires that *development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities* as the residents and patients of the Health Precinct, many of whom may have limited mobility, should not be required to be moved due to storm tide inundation impacts. As such the Purpose of the Coastal Hazard Overlay Code is considered to have been achieved in regard to the proposed Reconfiguration of a Lot (One into Two Lots).

Flood Hazard Overlay Code

In accordance with Acceptable Outcome 1 (AO1) and Performance Outcome 1 (PO1), the Applicant has requested a written notice from Council stating that it is satisfied that PO1 would be achieved without the need for a site specific flood hazard assessment and/or a Registered Professional Engineer of Queensland certifying the actual level of flood risk for the site and measures required to ensure the risk associated with the development can be mitigated to an acceptable or tolerable level. In support of this request the Applicant has stated that the site is at approximately RL 14-15m AHD which is above the initial findings of flood studies which indicated that storm surge levels were in the order of 7 to 8m AHD.

The Applicants request for written notification from Council stating that it is satisfied that PO1 would be achieved without the need for a site-specific flood hazard assessment and/or or a Registered Professional Engineer of Queensland certifying the actual level of flood risk for the site is not supported. The Applicant has not provided supporting documentation that demonstrates that the development does not provide unacceptable risks to people, property or the environment from flood hazard impacts or does not intensify an existing use in flood hazard area in order to avoid risks to people, property or the environment or the risks are mitigated to an acceptable or tolerable level. The proposed site has a significant catchment, any increases in the impervious areas as a result of any development will result in an increase in overland flow over the site, and therefore does not satisfy part B of Performance Outcome 1 of the Flood Hazard Overlay. The Applicant has not sufficiently demonstrated that their claim that the site is at approximately 14-15m AHD is accurate given that Council's Mapping indicates that proposed Lot 1 ranges from <3m AHD – to a max height of 14m AHD. Approximately 50% of the Proposed Lot 1 is at or below 6m AHD.

Subsequently, a condition has been recommended that as part of any Development Application, the Applicant must submit and receive approval for Site-Specific Flood Hazard assessment that complies with the Flood Hazard Overlay Code.

Steep Land Overlay Code

The Purpose of the Steep Land Overlay Code is to ensure (a) the safety of people, property and hazardous materials are protected from landslide hazard risk and (b) the potential for environmental

degradation is minimised. A small portion of the South-Eastern corner of the subject site (less than 10% of the total area) is affected by the Steep Land Overlay.

In response, the proposal does not include any Operational Works or Building Works which may expose or disturb land within the areas mapped as having steep land. Furthermore, the proposed Lot 1 contains no areas of Steep Land and as such Propose Lot 1 and the proposed Agnes Water Health and Wellbeing Centre Zone Code will not be affected by the Steep Land Overlay Code. As such, the proposed Preliminary Approval and the proposed Reconfiguration of a Lot (One into Two Lots) are considered to be generally consistent with the Steep Land Overlay Code.

Emerging Community Zone Code

The proposed Agnes Water Health and Wellbeing Centre Zone Code (the proposed Zone Code) is not compliant with Acceptable Outcome 3 (AO3) which requires that *building height does not exceed 8.5m* as it seeks to increase the allowed height to 3 storeys or 11m in height.

In response, the Applicant has made the following statement:

The minor increase in building height is nevertheless consistent with the intent for the area in that it maintains a relatively low-rise built form character that is adequately sited between the Agnes Water town centre and Beaches Village Circuit precincts, providing somewhat of a logical height variation between the two. Given the separation between the subject site and surrounding properties, no shadow impacts are likely to result from a height of up to 3 storeys or 11m.

Performance Outcome 3 (PO3) requires that *buildings are (a) low rise, (b) do not create overshadowing on adjoining residential properties, and (c) do not adversely impact on the character and amenity of the area.* In response the proposed increase in height of 2.5m (to a total height of 11m) is not considered so great that it cannot be considered as a low-rise development. As such, the proposal is considered to be generally consistent with PO3. The majority of the northern section of proposed Lot 1, is mapped as being less than 10m AHD. The western half of the northern section is mapped as approximately 5m AHD or less. As the nearest residential developments across Captain Cook Drive are located at 10m AHD or higher, the difference in natural ground height will assist in ensuring that the proposed development will not create a negative visual impact in terms of scale.

Acceptable Outcome 4.1 (AO4.1) requires that residential density is limited to one dwelling house per allotment (including one secondary dwelling). The minimum lot size in the Emerging Community zone is 50ha. Performance Outcome 4 (PO4) requires that *development reflects the low density character of the area.* The proposal is not considered compliant with either AO4.1 and PO4. In response the Applicant made the following statement:

While no specific built form outcomes are proposed at this stage, the Preliminary Approval and associated Development Code are intended to facilitate development that achieves a low-medium residential density consistent with the Strategic Framework intent. This includes achieving a yield of up to 15 dwellings per net hectare. This is reflected through the Development Code which makes allowance for a density of one (1) dwelling per lot or 1 dwelling per 250m² where for a Retirement Facility.

It is acknowledged that due to the nature of the uses proposed final residential density achieved may be more akin to a low-moderate residential density. When considered in context with Planning Scheme's zoning of the surrounding land, a low-medium residential density outcome is not out of character. While it is acknowledged that medium and low-medium density neighbourhoods are located to the east of Captain Cook Drive, with the western side of the road being low density residential, the proposed development outcome facilitated by the Preliminary Approval will achieve an integrated neighbourhood that presents as a logical progression of urban development for the locality.

This outcome is supported by the planned building height which provides a transitional building height between the Agnes Water town centre and Beaches Village Circuit precinct. Additionally, the open space dedication provided through the site provides a buffer between the proposed urban area and adjoining properties.

Acceptable Outcome 2.2 of the Proposed Zone Code requires a maximum site cover of 50%. When considered in conjunction with the maximum height of 3 storeys or 11m and the ability of an appropriate landscaping plan to screen building bulk, the potential exists for the Applicant to design a campus style master-planned low to medium density development that has the appearance, particularly from Captain Cook Drive, of a low density development overall (despite a higher density associated with some higher care residential uses). Notwithstanding the previous discussion and any design options the Applicant may pursue, the higher density proposed is not considered sufficient grounds to refuse the application particularly as it does not conflict with any of the Emerging Community Zone Codes Overall Outcomes and Purpose.

Reconfiguring a Lot Code

The proposed Reconfiguration of a Lot (One into Two Lots) does not comply with Acceptable Outcome 1 (AO1) which requires that the minimum lot size of any created lot in the Emerging Community Zone is 50ha. Performance Outcome 1 (PO1) require that *reconfiguration creates lots that are of a sufficient size, shape and dimension (a) that are consistent with the character of the zone; (b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone; (c) that does not compromise the future development potential of land in the emerging community zone for urban purposes, and (d) are sufficient to protect areas with significant ecological values.* Despite non-compliance with AO1, the proposed Reconfiguration of a Lot (One into Two Lots) is considered compliant, or at least able to be compliant, with PO1.

The proposal is not compliant with Performance Outcome 10 (PO10) which requires that *movement and open space networks are (a) safe, clearly legible and have a high degree of connectivity, and (b) interconnected through a grid or modified grid pattern.* Nor is the proposal compliant with the associated Acceptable Outcomes 10.1 to 10.3.

In response, the Applicant made the following statement:

The proposed Preliminary Approval does not establish a detailed network of roads servicing property, with only the one road being proposed. Note, the proposed road forms the northern link for the Agnes Water/Seventeen Seventy bypass road and a road reserve width of 40m has been provided in accordance with the GHD report presented to Council on the construction of the bypass road. Due to the proposed subdivision simply seeking to subdivide the site into two allotments (developable lot and balance lot), it has not been considered necessary to provide a detailed road layout. The proposed road connection from Captain Cook Drive provides direct access to both allotments and also provides a link to the access easement servicing Lot 3 RP616667. The creation of the proposed road essentially creates two 'street blocks' on proposed lot one, both of which exceed the requirements under AO10.1 – AO10.3. As the proposed Preliminary Approval simply seeks to establish development rights for proposed lot 1, it is contended that the road network servicing individual developments within the Health & Wellbeing Precinct can be designed and assessed as part of the future development applications over the site.

Subsequently, a condition has been recommended that as part of the first development application, the Applicant must submit and receive approval for a Traffic Master Plan that includes the detailed design of the road network. This condition will also assist in compliance with Performance Outcome 8, 12, 13, 14, and 27.

Acceptable Outcome 11 (AO11) requires that ninety percent of all dwellings are within 400m walking distance of an existing or planned public transport stop, park and or community facility. A condition has been recommended that exceeds this requirement (200m) as it is considered that the community using these bus tops will have a lower level of mobility than an average relatively fit person.

Given the preliminary nature of this development application, the Applicant has not indicated how they intend to comply with many of the Performance and Acceptable Outcomes. Notwithstanding this, it is considered that conditions recommended under the Development Design Code and the Landscaping Code will result in compliance being achieved with the following Performance Outcomes 5, 6, 7 8, 12, 13, 14, 20, 22 to 31 as part of future development applications which will result in on-ground alterations.

Development Design Code

The Applicant did not consider the assessment of the proposed Preliminary Approval or the proposed Reconfiguration of a Lot (One into Two Lots) against the Development Design Code to be necessary at this stage. The Applicant stated that the proposed Agnes Water Health and Wellbeing Centre Zone Code requires all assessable development under the Preliminary Approval to be assessed against the Development Design Code.

The Purpose of the Development Design Code is to *(a) ensure all development is provided with appropriate infrastructure, services and parking provisions; (b) ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental water values specified in the Environmental Protection (Water) Policy 2009; (c) protect surface water and ground water, and (d) ensure adverse impacts of development on the environment and the amenity of the locality are avoided.*

Notwithstanding the Applicant's position, Council has recommended conditions in regard to the following items in order to satisfy the Purpose of the Development Design Code:

- The provision of a separate Water connection from Council's Water Supply network to each proposed lot.
- The provision of a separate Sewer house connection from Council's Sewerage Network for each proposed lot
- Provision of a Stormwater Master Plan as part of the first development application (to be revised with each subsequent application as needed);
- Provision of a Site-Specific Flood Hazard Assessment as part of the first development application (to be revised with each subsequent application as needed);
- Provision of a Revised Traffic and Transport Master Plan as part of the first development application (to be revised with each subsequent application as needed);
- Provision of a Bushfire Management Plan as part of the first development application (to be revised with each subsequent application as needed). The Bushfire Management Plan should include an evacuation plan for people of limited mobility and/or in need of medical support during transport;
- Provision of a Revised Water Master Plan as part of the first development application (to be revised with each subsequent application as needed); and
- Provision of a Revised Sewer Master Plan as part of the first development application (to be revised with each subsequent application as needed).

Landscaping Code

The Purpose of the Landscaping Code is *to ensure landscaping in both the private and public domain (a) compliments built form, topography and existing landscape elements and (b) enhances the visual appeal and local identity of different places throughout the region.* The Purpose also requires that development *(c) is designed and constructed to a high standard and (d) is functional for users and remains fit for purpose over the long-term.*

In response, given the preliminary nature of this proposal, further Development Applications will be required to progress the proposed Agnes Water Health and Wellbeing Precinct to the construction stage. As such, a condition has been recommended that as part of any future development application, a Landscaping Plan must be submitted to and approved by Council.

Summary

Assessment of the proposal was undertaken for the Preliminary Approval s242 for a Health and Wellbeing Precinct and the Development Permit for the Reconfiguration of a Lot (One into Two Lots) against the provisions of the Planning Scheme and the *State Planning Policy*. It was determined that, subject to reasonable and relevant conditions, the proposal is generally compliant with the relevant provisions and should be recommended for approval.

Officer's Recommendation:

That the Development Application 53/2017 for a Preliminary Approval s242 for a Material Change of Use for a Health and Wellbeing Precinct (Retirement Facility & Hospital) and Development Permit for a Reconfiguration of a Lot (One into Two Lots) on land at Lot 2 Captain Cook Drive, Agnes Water, be approved subject to the following conditions:

Preliminary Approval s242 for a Material Change of Use for a Health and Wellbeing Precinct (Retirement Facility & Hospital)

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
SK02	A	Proposed Structure Plan	Zone Planning Group	23/03/2017
SK03	C	Proposed Precinct Master Plan	Zone Planning Group	28/08/2018
PEG0305-DA-SK01	B	Service Connection Strategy	Pinnacle Engineering Group	23/05/2018
PEG0305-DA-SK02	B	Road Master Plan Layout and Details	Pinnacle Engineering Group	22/05/2018

And supporting documents

Document Number	Revision	Description	Author	Date
N/A	June 2018	Agnes Water Health and Wellbeing Centre Zone Code	Zone Planning Group	June 2018

- a. Prior to the lodgement of a request for Survey Plan Endorsement for any subsequent Development Application for a Reconfiguration of a Lot or as part of any Development Application for a Material Change of Use, provide an amended Agnes Water Health and Wellbeing Centre Zone Code to Council, and receive approval for, the following revisions:
 - i. Add the following sentence into the Assessment Criteria Column which relates to a Material Change of Use for a Retirement Facility or Hospital in the Health & Well

- Being Precinct – “As specified by Table 5.10 Categories of Development and Assessment: Overlays of the Planning Scheme current at the time of lodgement.”
- ii. Add the following sentence into the Assessment Criteria Column which relates to a Code Assessable Reconfiguration of a Lot and Other Development in the Health & Well Being Precinct – “As specified by Table 5.10 Categories of Development and Assessment: Overlays of the Planning Scheme current at the time of lodgement.”
 - iii. Amend AO4 to the following: “non-residential use (frontage greater than 40m) – 2” and “non-residential use (frontage less than 40m) – 1”.
 - iv. Add Performance Outcome 5 to Table 4.3.1: PO5 Development is not to obtain direct access from the Agnes Water Second Arterial Route.
 - v. Delete PO19 – this is a duplication of PO9.

Special Conditions

2. As part of the first Development Application for a Material Change of Use or Reconfiguring of a Lot (whichever is first), submit a Master Plan of proposed Lot 1 that includes location and indicative design of various proposed uses, supporting infrastructure and approximate staging. All works must be completed in accordance with the approved staging plan.
3. As part of the any Development Application for a Material Change of Use, submit to and receive approval from Council, architectural drawings and concept plans which detail how the proposed built form and other design elements will maintain Agnes Water’s coastal character.

Advisory Note: Agnes Water is a small coastal community comprising largely of low scale detached dwellings nestled in a natural setting. Design of built form must maintain Agnes Water’s coastal character through the use of lightweight materials with generous roof forms, overhangs and balconies with open living areas, and the use of coastal inspired colours, materials and artwork. Buildings, structures and supporting infrastructure should be interspersed and sympathetically sited amongst the coastal landscape and bushland elements.

4. Upon the signing of the first Plan of Survey, the Applicant has 10 years to complete the development in accordance with this approval, prior to the Development Permit lapsing.

Advisory Note: Should significant progress not be shown during this period, an extension of currency is unlikely to be approved.

5. “Residential uses” must not commence on-site until “appropriate support services” have commenced on-site. Concurrent commencement is also acceptable.

Advisory Note: For the purposes of this condition only;

- a. “Residential uses” include a Community Residence, a Residential Care Facility or a Retirement Facility; and
- b. “Appropriate support services” are considered to be:
 - i. A Community Care Centre; and
 - ii. A Hospital or Health Care Services.

6. As part of the Master Plan of Development for each stage of development, the Applicant must submit a needs analysis which provides justification for the level of “appropriate support services” provided for the associated “residential uses” as described in the previous condition. The level of assistance must be commensurate to that expected by the associated residential use proposed (i.e. higher levels of medical and social assistance would be expected for a nursing facility compared to an assisted living retirement facility).
7. Prior to commencement of use, all unapproved structures must be demolished or otherwise removed from the site

Overlay Conditions

8. Sensitive land uses, as defined in Schedule 24 of the *Planning Regulation 2017*, may not be located within the area mapped as medium or high storm tide inundation.
9. As part of the first Development Application for a Material Change of Use, submit to and receive approval from Council, a Bushfire Hazard Assessment and Management Plan. The Management Plan is to:
 - a. Be prepared by a suitably qualified person experienced in the area of bushfire management;
 - b. Be provided for the whole of the site;
 - c. Provide an evacuation and emergency plan in the event of a bushfire event which takes into account the limited mobility and transportation issues (including medical transport requirements) of its target demographic;
 - d. Identify an alternative evacuation route in order to achieve an acceptable level of bushfire risk;
 - e. Identify areas of vegetation clearing and maintenance;
 - f. Identify of the location and severity of all bushfire risks including vegetation, topography and bushfire history;
 - g. Identify fire risk reduction features including identified fire maintenance trails and fire-fighting facilities to be installed and their ongoing maintenance schedule; and
 - h. Be implemented by the Applicant for the life of the approval.
10. As part of the first Operational Works, submit to and receive approval from Council for a Vegetation Clearing and Management Plan (VCMP). The VCMP must comply with all other conditions of this approval and must include, but is not limited to, the following items:
 - a. Details of all operational works likely to impact on existing vegetation;
 - b. Temporary and permanent exclusion and protection fencing;
 - c. Stockpiling and reuse of cleared vegetation;
 - d. A clearing sequencing plan showing the commencement of clearing and the direction of removal (this should allow the appropriate flushing of fauna to surrounding safe haven areas);
 - e. A detailed ongoing rehabilitation and maintenance plan including the restoration and enhancement of disturbed areas in the post construction phase and processes to maximise survival opportunities for areas of retained vegetation and newly rehabilitated areas; and
 - f. Specific details on the removal of potential habitat trees.
11. Prior to any vegetation clearing occurring, ensure that a wildlife spotter is present to check all potential habitat prior to removal. Where native vertebrate animals are found, clearing must only continue in coordination with a wildlife spotter. All native vertebrate animals located within, on and amongst vegetation or areas of vegetation proposed to be harmed in accordance with this approval are only to be managed under the guidance of a wildlife spotter (Department of Environment and Heritage Protection approved).
12. As part of any Development Application for a Material Change of Use or Reconfiguration of a Lot, demonstrate that a vegetated buffer of 25m (minimum) centred on the mapped Level 2 Watercourse must be provided except where it is spanned by a road or overlaps with a Bushfire Buffer area.

Operational Works

13. A Development Permit for Operational Works for each stage 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/cycle ways);
- c. Water Infrastructure;
- d. Sewer Infrastructure;
- e. Stormwater Management (quantity, quality, flood and drainage control);
- f. Street lighting, electrical and telecommunications; and
- g. Landscaping, environmental protection and associated works.

14. Development Applications for Operational Works shall be designed and constructed in accordance with Australian Standards, the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* or any other applicable standards at the time of lodgement. Prior to the commencement of the use, all Operational Works conditioned by this approval must be accepted "on maintenance" by Council.

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

Water Infrastructure

15. As part of the first Development Application, the Applicant is to provide to, for approval by Council, an amended Water Master Plan and Assessment for the entire development of proposed Lot 1 which reflects the approved staging plan, is prepared and certified by a Registered Professional Engineer of Queensland experienced in this type of work and includes the following:

- a. Expected water demand (EP values) to be generated by each stage of the proposed development;
- b. Assessment of the required sizing for the proposed mains, including:
 - i. clarifying if connection is to be made to the High Level or Low Level Zone in accordance with the Water Supply Strategic Infrastructure Plan – Agnes Water Supply Scheme 2015 and the location of the connection along the proposed property boundary;
 - ii. Proposed staging (if required) to ensure all infrastructure is appropriately sized to achieve minimum pressure and fire fighting flows;
 - iii. Sizing of water mains required to service the development; and
 - iv. Assessment of the upgrades required to Council's existing and planned water supply, in accordance with the Water Supply Strategic Infrastructure Plan – Agnes Water Supply Scheme 2015 and Council's Local Government Infrastructure Plan for the Agnes Water System as the development is partially located outside of Council's DWSA.

Advisory Note: Council's preferred Design EP's for each development type can be located in Table D11.C.01 in the Capricorn Municipal Development Guidelines D11 Water Supply Network Design & Construction.

16. Operational Works (Water Infrastructure) must be completed in accordance with the approved Water Master Plan and the approved staging plan.

Sewerage Infrastructure

17. As part of the first Development Application, the Applicant is to provide an amended Sewer Master Plan and Assessment for each stage of the entire development of proposed Lot 1, prepared and certified by a Registered Professional Engineer of Queensland experienced in this type of work, that includes the following:
- a. Expected sewer demand (EP values) to be generated by the proposed development;
 - b. Assessment of the required sizing of the proposed mains, including:
 - i. Proposed staging (if required) to ensure all infrastructure is appropriately sized;
 - ii. Proposed grades and sizing of all mains in accordance with the *CMDG D12 Sewerage Network Design & Construction*; and
 - iii. Assessment of the upgrades required to Council's existing and planned sewer supply (including mains and pump stations), in accordance with Council's *Local Government Infrastructure Plan* for the Agnes Sewer System as the site has not been previously considered as it is partially located outside of Council's DSSA.

Advisory Note: Council's preferred Design EP's for each development type can be located in Table D12.C.01 in the Capricorn Municipal Development Guidelines D12 Sewerage Network Design & Construction.

18. Operational Works (Sewerage Infrastructure) must be completed in accordance with the approved Sewer Master Plan and the approved staging plan.

Stormwater Infrastructure

19. As part of the first Development Application, the Applicant is to submit to and receive approval by Council for a Site Based Stormwater Master Plan for each stage of the proposed development. The Site Based Stormwater Master Plan must address both stormwater quantity and quality and be in accordance with the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and the *State Planning Policy – July 2017*. The Site Based Stormwater Management Plan must be certified by a Registered Professional Engineer of Queensland experienced in this type of work.
20. As part of any Development Application which is affected by the Flood Hazard Overlay or the Coastal Hazard Overlay, the Applicant must demonstrate via a Site-Specific Flood Study that risks associated with the development can be mitigated to an acceptable or tolerable level in accordance with the Flood Hazard Overlay Code and/or the Coastal Hazard Overlay Code, as applicable. The Site-Specific Flood Assessment must be certified by a Registered Professional Engineer of Queensland experienced in this type of work.

Advisory Note: In accordance with "Table 8.2.7.3.2 Recommended flood immunity levels for community infrastructure" under the Flood Hazard Overlay, hospitals and associated institutions have a recommended flood immunity level of 0.2% AEP and is required to be able to function effectively during and immediately after flood events in accordance with Performance Outcome 11 of the Flood Hazard Overlay.

21. Operational Works (Stormwater Infrastructure) must be completed in accordance with the approved Stormwater Master Plan and the approved staging plan.

Transportation Services

22. As part of the first Development Application, the Applicant is to provide an amended Traffic Master Plan for the entire development, that includes the following:

- a. Demonstrate that the proposed road reserve is at a minimum width of 40m, located in accordance with the adopted alignment for the Agnes Water Second Arterial Route.
- b. Demonstrate that the proposed road design is provided to a standard adequate for the site in accordance with Performance Outcome 31 of the Development Design Code, including high level traffic volumes and vehicles types expected to be generated by the activities on the site.
- c. Demonstrate the 'Arterial Road Typical Cross Section' identified in Drawing PEG0305-DA-SK02 Revision B aligns with the minimum requirements for a Sub Arterial Road in accordance with the CMDG.

Advisory Note: In accordance with Council's Agnes Water Second Arterial Route Feasibility Design Report 2015, the proposed second arterial road link was assumed as a Sub Arterial Road Classification, not Arterial Road.

- d. Demonstrate the 'Internal Road Typical Cross Section' identified in Drawing PEG0305-DA-SK02 Revision B aligns with the minimum requirements for the relevant road specifications in accordance with the CMDG.

Advisory Note: Council considers that the minimum required road classification to connect to the existing Captain Cook Drive (2 Lane Distributor Road) for Commercial Access is a Residential/Commercial Collector Street in accordance with CMDG.

- e. Provide amended vehicle swept path diagrams for the following intersections, that reflect the amended dimensions in item b and c;
 - i. Agnes Water Second Arterial Road and Captain Cook Drive intersection;
 - ii. Agnes Water Second Arterial Road and proposed access for southern portion of proposed Lot 1; and
 - iii. Captain Cook Drive, Hoskyns Way and proposed Internal Road intersection.

Advisory Note: It is Council's preference that the proposed access for the southern portion of proposed Lot 1 is located a minimum 500m from the proposed Agnes Water Second Arterial Route and Captain Cook Drive Intersection in accordance with the CMDG. Due to the significance of the intersection, access within 500m is unlikely to be supported as it is not considered to be at a standard suitable for the traffic type and volume likely to be generated by the proposed Agnes Water Second Arterial Road.

- f. Include a Pedestrian Network Plan which includes the installation of conveniently located bus stops with seating positioned at approximately 200m intervals, as a minimum interval, within the Health and Wellbeing Precinct.
23. As part of the first Development Application, the Applicant is to provide a Pedestrian Network Master Plan which includes the installation of conveniently located bus stops with seating positioned at approximately 200m intervals, as a minimum interval, within the Health and Wellbeing Precinct.
24. Operational Works (Road Infrastructure) must be completed in accordance with the approved Traffic Master Plan and the approved staging plan.
25. As part of any Development Application for Operational Works, the Applicant is to construct all internal roads with a minimum width of 6m and a minimum formed width of 4m and with a maximum grade of 12.5%.

26. As part of Operational Works, all assets entering Council ownership that require naming (including roads and parks) are to be named in accordance with Council's Naming of Infrastructure Assets Policy (P-2015/13), as amended. A formal requested for naming (including completion of the applicable form) is to be submitted prior to acceptance of the works associated with creation of these assets on maintenance.

Advisory Note: Council's Policy Naming of Infrastructure Assets (P-2015/13) is located at www.gladstone.qld.gov.au/naming-roads-and-assets.

Landscaping

27. As part of the first Development Application for Material Change of Use or Operational Works, a full Landscaping Master Plan is to be provided in accordance with Table 9.3.4.3.2 - Plant Species List of the Landscaping Code of the *Our Place Our Plan Gladstone Regional Council Planning Scheme* and the Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification. 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>.

28. Prior to commencement of 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.

Miscellaneous

29. Prior to the commencement of the use, the Applicant must submit a Property Pest Management Plan for approval by Council. The Plan is to detail what restricted matter under the Biosecurity Act 2014 (Qld) the Plan relates to; the location of restricted matter on the site; and what actions will be undertaken to manage the restricted matter before, during and after the development activity. The Plan must be drafted by a suitably qualified person who has a minimum of five years of experience in invasive species management. Upon approval of the Pest Management Plan, the Applicant must undertake all recommended actions.

Advisory Note: Council's Regulatory Services Division (Pest Management Section) can provide support in the development of this Property Pest Management Plan which are contactable on (07) 4970 0700.

Development Permit for a Reconfiguration of a Lot (One into Two Lots)

Approved Documentation

30. 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
SK04	B	Proposed Reconfiguring a Lot Plan (1 Lot into 2)	Zone Planning Group	21/05/2018

Water Infrastructure

- 31. Prior to the lodgement of a request for Survey Plan Endorsement, a water service connection is to be provided from Council’s water supply infrastructure to the property boundary of each lot. The location and size of the water service (and any associated fire service) is to be determined in consultation with Council.
- 32. Prior to the lodgement of a request for Survey Plan Endorsement, 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.

Sewerage Infrastructure

- 33. Prior to the lodgement of a request for Survey Plan Endorsement, separate sewer connections are to be provided from Council’s reticulated sewer infrastructure to the front property boundary of each lot. The location and size of the sewer service is to be determined in consultation with Council.
- 34. Prior to the lodgement of a request for Survey Plan Endorsement, 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.

Transportation Services

35. Prior to the lodgement of a request for Survey Plan Endorsement and in accordance with Council’s Standard Drawing Concrete Pathway/Bikeway Details, construction of a 2m wide concrete footpath for the full extent of the frontage of the site to Captain Cook Drive.

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>.

Electrical, Telecommunication and Gas services

36. Prior to the lodgement of a request for Survey Plan Endorsement, all electrical (and telecommunication) conduits are to be installed (including conduits under roads, under concrete pathways and beneath retaining walls etc.) together with the associated infrastructure (including electrical pits, light pole and sub-station footings etc.) as part of the Operational Works.

37. Prior to the lodgement of a request for Survey Plan Endorsement, a Certificate of Supply shall be provided to demonstrate connection of electricity supply to each proposed lot.

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

38. Prior to the lodgement of a request for Survey Plan Endorsement, a Certificate of Supply shall be provided to demonstrate connection of telecommunication supply to each proposed lot.

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

Survey Plan Endorsement

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

- a. Sewerage easement(s) in favour of Council burdening Lot 1 having a minimum width of 2m either side (4m in total) from the centreline of Councils asset;
- b. Drainage easement(s) in favour Council burdening proposed Lot 1 having a minimum width of 2m from the centreline of Councils asset;
- c. Water supply easement(s) in favour of Council burdening Lot 1 having a minimum width of 2m either side (4m in total) from the centreline of Councils asset.

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

40. At the time of registration of the Survey Plan(s), the Applicant is to dedicate to Council the following land as road reserve at no cost to Council:

- a. A 40m metre wide strip of land for the purpose of the future Agnes Water Second Arterial Route as shown on the proposed Precinct Master Plan.

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

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

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

END OF CONDITIONS

Advice to Applicant:

Council provides a comprehensive certification service for any Building Certification requirements.

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

Attachments:

Nil.

Tabled Items:

Nil

Report Prepared by: Planning Officer

G/3.6.3. SOLE SUPPLIER ARRANGEMENT - ULTIMATE POSITIONING GROUP

Responsible Officer: General Manager Customer Experience

Council Meeting Date: 20 November 2018

File Ref: PE1.1

Purpose:

The purpose of this report is to seek the Council's endorsement of approval for a sole supplier arrangement for Ultimate Positioning Group for the Annual Maintenance/Support of Councils Survey and GPS Equipment from October 2018 to October 2019.

Officer's Recommendation:

That Council resolve, in accordance with section 235 (a) of the *Local Government Regulation 2012*, to approve the engagement of a Sole Supplier Arrangement for Ultimate Positioning Group to administer and facilitate the continual Annual Maintenance/Support for Councils Survey and GPS Equipment for 12 months.

Background:

Based on a recent and intensive search preceded by years of experience in this industry, Ultimate Positioning Group (UPG) are the sole qualified Queensland based company that provide supply and maintenance services for Trimble Survey & GPS Equipment, which is essential to the execution of Council's mapping processes.

In addition, due to locality, Ultimate Positioning also offer on-site service to update firmware & software on all equipment when required. UPG have demonstrated stand-out service when compared to industry norms. For example, if equipment is required to be sent to Brisbane for repair, UPG supply Council with a replacement device until the repair is complete so there is little to no down time.

Consideration:

Keeping the equipment in good working order and to maximise productivity the aforementioned equipment needs to be properly maintained, and geographical proximity means that if there are any issues it can be addressed immediately by this supplier.

The vast majority of suppliers who maintain Trimble Equipment do so for Agricultural environments, as opposed to pure survey environments such as Council's need.

Another supplier identified in Western Australia who does service Trimble Equipment, and does service the specific survey equipment Council requires, is not considered suitable given the downtime necessary to transport the equipment to and from the supplier in Perth.

Communication and Consultation (Internal/External):

Liaison with Procurement Dept for guidance regarding revised procurement processes.

Legal Environmental and Policy Implications:

That Council resolve, in accordance with section 235 (a) of the *Local Government Regulation 2012*, to approve the engagement of a Sole Supplier Arrangement.

Financial and Resource Implications:

This is an annual purchase only, maintenance cost for 31 Oct 2018 to 31 Oct 2019 - \$18,260.

Commentary:

Nil

Summary:

Nil

Anticipated Completion Date:

December 2018

Attachments:

1. Quote – 181023 Trimble Protected - GRC

Tabled Items:

Nil.

Report Prepared by: Senior GIS Officer

G/3.7. PEOPLE CULTURE AND SAFETY

Nil.

G/3.8. FINANCE GOVERNANCE AND RISK

G/3.8.1. MONTHLY FINANCIAL REPORTS FOR PERIOD ENDING 31 OCTOBER 2018

Responsible Officer: General Manager Finance Governance and Risk

Council Meeting Date: 20 November 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 October 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 2017-18 year to date, for the period ended 31 October 2018 as required under Section 204 *Local Government Regulation 2012*.

Background:

Nil.

Consideration:

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.

Further variations to date for the reporting period ending 31 October reporting period are summarised by fund below:

General Fund

The general fund had a reduction of \$0.100m in available funds during October, the variation recognised being:

- \$0.100m increase in consolidated advertising expenditure to \$0.245m reflecting anticipated expenditure, excluding events, this revised forecast remains below 2017/2018 actual expenditure of \$0.3m

The total impact of all changes across Council's funds and reserves for the year to date are as per below:

FUND/RESERVE	YTD BALANCE MOVEMENT (\$,M)
General Fund	▼ (531)
Regional Waste Management Reserve	▼ (100)
Future Capital Works Reserve	▲ 100
Plant Asset Replacement Reserve	▼ (16)
TOTAL	▼ (547)

Statement of Income and Expenditure

The pro-rata rate as at 31 October 2018 sits at 34.25%.

Income

Recurrent revenue is reporting within expectations at \$123.8m or 67% of the revised budget of \$186m. A couple of items to note:

Net rates and utility revenue	Percentage of Revised Budget
	79%

Currently sitting at \$115.5m of the revised budget of \$146.8m (same period in 2018 was \$111m).

The balance in rating revenue not yet levied for this year, is largely associated with the Water Consumption levy for the second half of the financial year, which will be accrued against 2018/2019 revenue after the meter reading cycle in January 2019.

Sales – Contract and Recoverable Works	Percentage of Revised Budget
	17%

Currently at \$0.88 m of the revised budget of \$5.27m, work is still proceeding albeit at a slower rate than originally anticipated.

Developer Contributions	Percentage of Revised Budget
	25%

Currently at \$0.51m of the revised budget of \$2.05m. In comparison to income received this time last year there is no change.

Expenditure

Year to date expenditure is tracking in line with expectations, currently sitting at 30% of the revised budget. Of note:

Employee Benefits	Percentage of Revised Budget
	36%

\$23.9m out of a revised budget of \$66.2m. This line is relatively in-line with pro-rata expectations when the timing of payroll posting into the ledger is taken into account.

Materials and Services	Percentage of Revised Budget
	22%

Sitting at \$14.8m out of a revised budget of \$67m (\$18.01m same period 2018) this line is currently tracking at a lower than expected rate due to the restructure of the organisation together with the timing of end of year cost adjustments.

The net operating result for the year to date is \$68.4m (\$67.2m same period last year). The revised budgeted net result for 30 June 2019 is an operating surplus of \$0.42m, a reduction of \$0.13m from the adopted budgeted.

Statement of Financial Position

Year to date Assets	Current Value	Revised Budget	Percentage of Revised Budget
	\$2.59bn	\$2.59bn	100%

Year to date Liabilities	Current Value	Revised Budget	Percentage of Revised Budget
	\$152m	\$148m	102.7%

Current liabilities make up \$24m (80%) of the revised budget of \$30m. As Council's borrowing repayments are made throughout the year, current liabilities historically trend closer to budget.

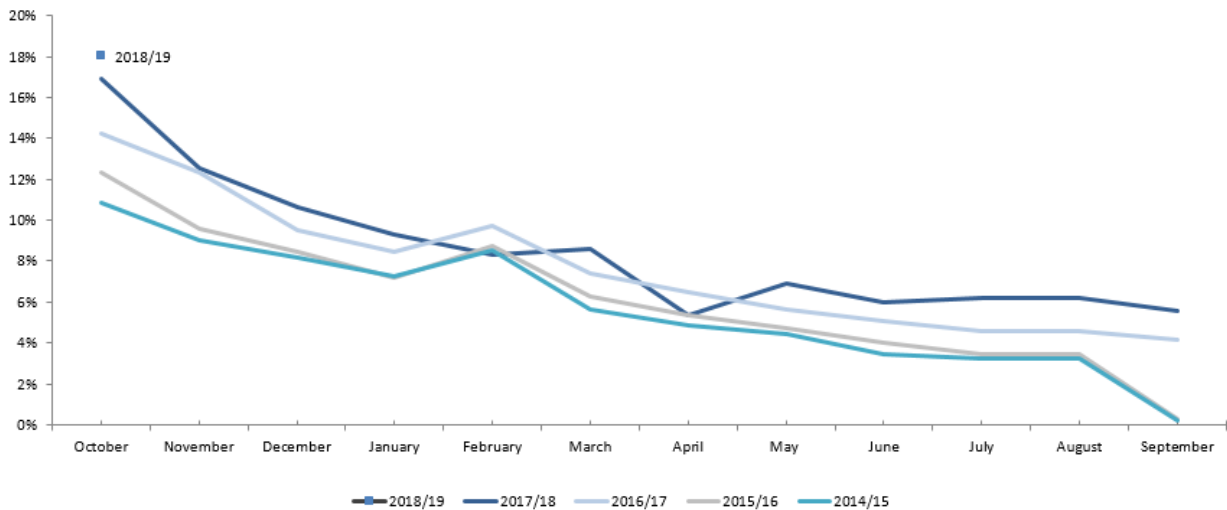
Outstanding Rates

Outstanding rates for the financial year to date makes up \$6.89m of the current \$25.4m receivable figure. Outstanding rates as a percentage of gross rates levied is at 18.02% of gross rates levied, at the end of October, compared to 16.89% for the same period last year. The 5% discount period closed on 9th November.

Of the \$7.87m in outstanding rates receivable, 12.08% relates to commercial/industrial assessments and the remaining 87.92% represents residential assessments.

The outstanding rates figure also includes rates that are currently being repaid under an authorised payment plan. As at 31 October there were 44 commercial/industrial assessments and 1217 residential assessments (total 1261 assessments).

Outstanding Rates



Capital Expenditure

Year to date Capital Expenditure	Year to Date	Revised Budget	Percentage of Revised Budget
	\$11.78m	\$104.05m	11.32%
Including commitments	\$32.69m		31.42%

Expenditure on capital works to 31 October was 11.32% of budget. However, when commitments (that is, outstanding purchase orders) are taken into consideration, the total expenditure, inclusive of commitments, is 31.42% of revised budget.

Significant actual capital expenditure (by group) is as per the table below:

Group	Adopted Budget	Revised Budget	YTD Actual	Actuals as % of Revised Budget
Road Assets	\$36.937m	\$37.411m	\$6.072m	16%
Water Assets	\$14.263m	\$14.263m	\$1.984m	14%
Sewerage Assets	\$29.535m	\$29.535m	\$1.480m	5%
Waste Assets	\$1.645m	\$1.645m	\$0.054m	3%
Parks & Environment Assets	\$2.875m	\$3.145m	\$0.198m	6%
Delivery Support & Performance	\$6.815m	\$6.815m	\$1.430m	21%
Property Assets	\$0.000m	\$2.594m	\$0.445m	17%
Strategy & Transformation	\$6.752m	\$6.752m	\$0.074m	1%

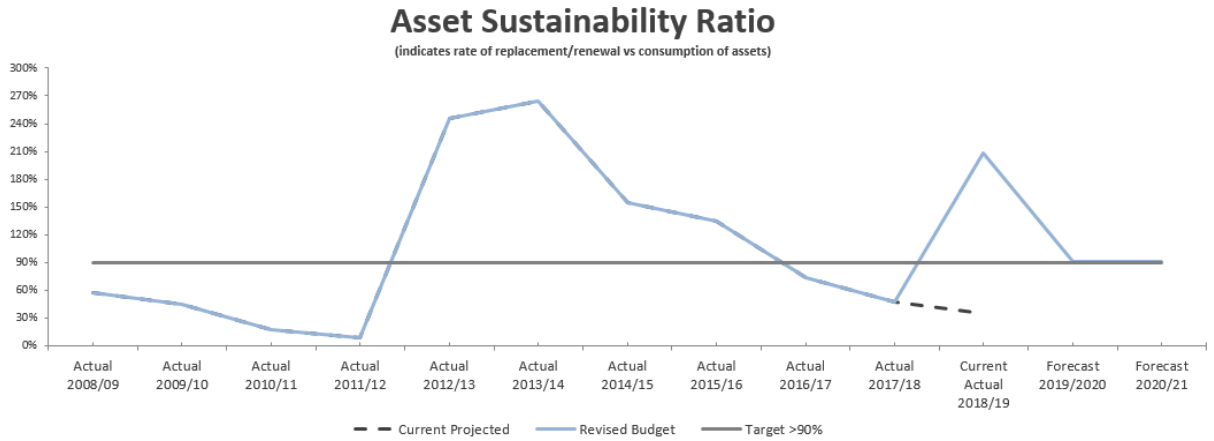
Sustainability Ratios

Council's Sustainability Ratios for the period are generally in line with expectations at this stage of the reporting year. Early in the financial year, ratios are typically distorted given that Council raises the majority of its yearly revenue in July but incurs expenses and delivers its capital program on an incremental basis throughout the year.

Asset Sustainability Ratio

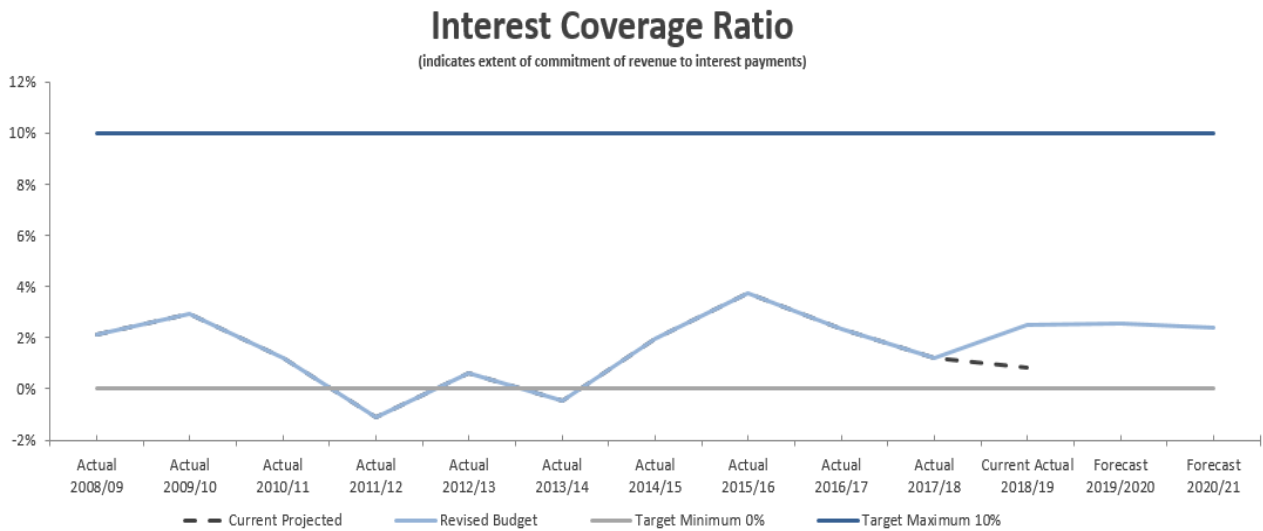
CURRENT YEAR TO DATE	PRIOR YEAR TO DATE	BUDGET	TARGET
34.43%	47.48%	208.19%	>90%

As expenditure on Council's renewal programme progresses (including NDRRA work), this result will track closer to budget.



Interest Coverage Ratio

CURRENT YEAR TO DATE	PRIOR YEAR TO DATE	BUDGET	TARGET
0.85%	1.23%	2.51%	0 – 10%



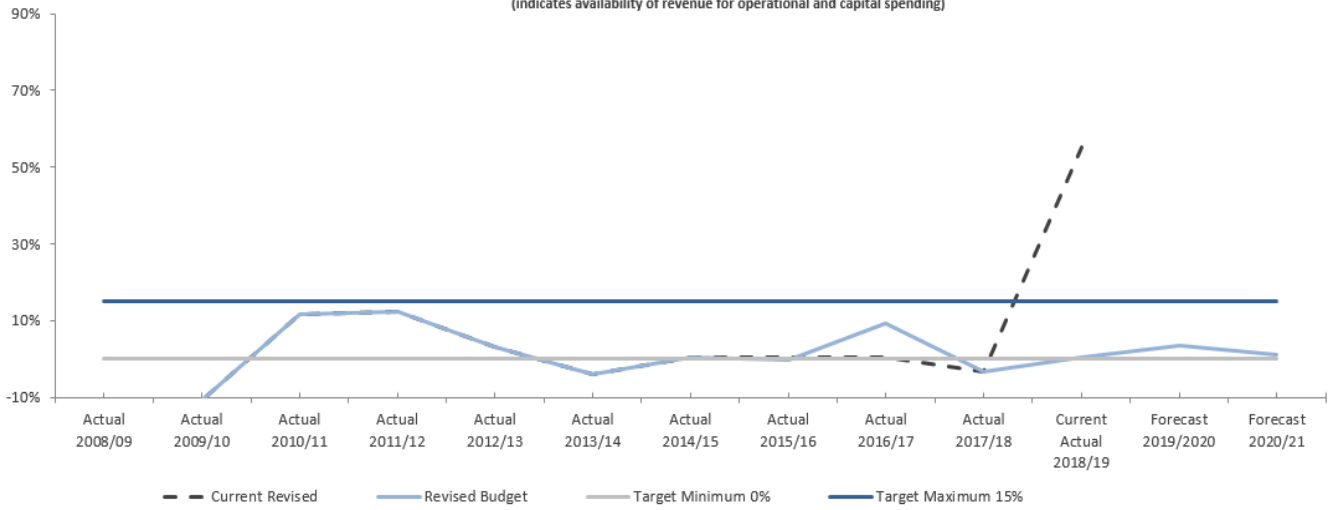
Operating Surplus Ratio

CURRENT YEAR TO DATE	PRIOR YEAR TO DATE	BUDGET	TARGET
55.26%	-3.19%	0.23%	0-15%

With the generation of 84% of the annual rate levy, the operating surplus ratio exceeds the current year revised budget. This is expected to align with budget as the year progresses and operating expenditure requirements are met.

Operating Surplus Ratio

(indicates availability of revenue for operational and capital spending)



Working Capital Ratio			
CURRENT YEAR TO DATE	PRIOR YEAR TO DATE	BUDGET	TARGET
8.21x	3.67x	2.43x	Greater than 1:1

With the majority of the annual rating and fees and charges now generated, the resulting October ratio remains in excess of the target minimum, reflecting a healthy position for Council.

Working Capital Ratio

(indicates ability of liquid assets to meet short term commitments)

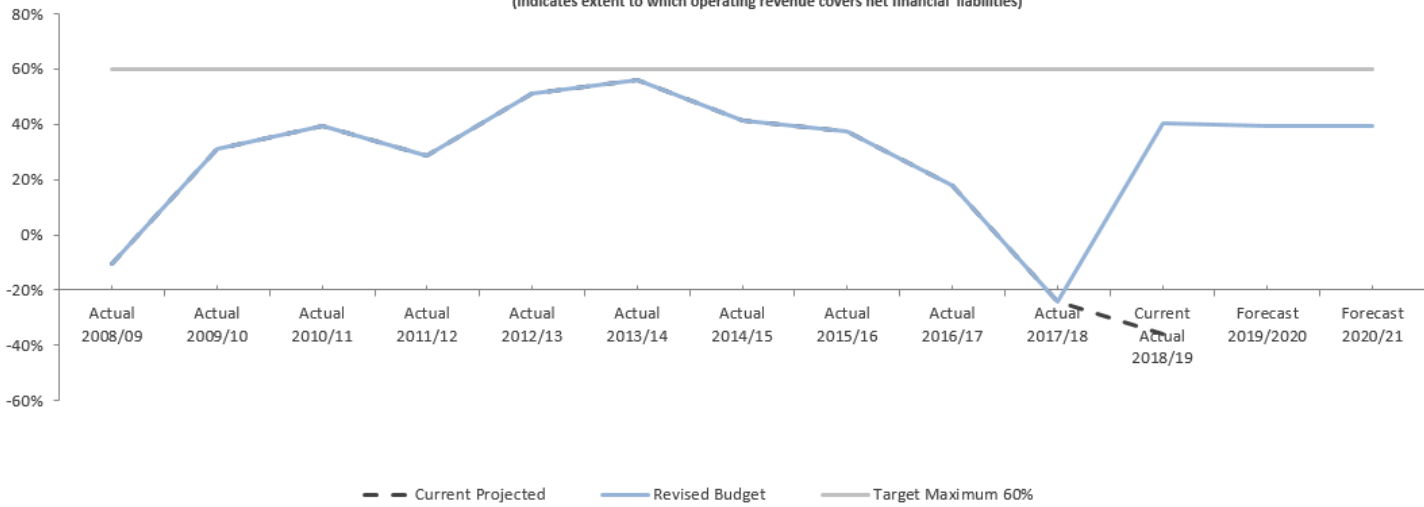


Net Financial Liabilities Ratio			
CURRENT YEAR TO DATE	PRIOR YEAR TO DATE	BUDGET	TARGET
-35.93%	-24.21%	40.57%	< 60%

A strong current asset value, due to generation of annual rates and fees, has affected this ratio. As the year progresses, it is anticipated to align to budget.

Net Financial Liabilities Ratio

(indicates extent to which operating revenue covers net financial liabilities)

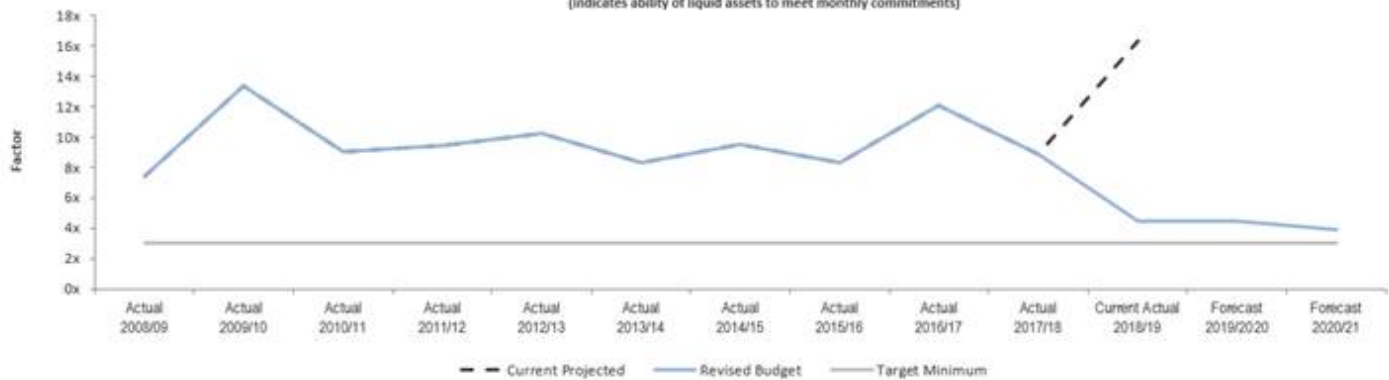


Cash Expenses Cover Ratio			
CURRENT YEAR TO DATE	PRIOR YEAR TO DATE	BUDGET	TARGET
16.35x	8.88x	4.46x	> 3x

The current result reflects a continuing strong cash position.

Cash Expenses Cover

(indicates ability of liquid assets to meet monthly commitments)



Communication and Consultation (Internal/External):

Nil.

Legal Environmental and Policy Implications:

Nil.

Financial and Resource Implications:

Nil.

Commentary:

Nil.

Summary:

Nil.

Anticipated Completion Date:

Nil.

Attachments:

1. Operating Statement for Month End October
2. Monthly Financial Statements period ending 31 October 2018

Tabled Items:

Nil.

Report Prepared by: Statutory Accountant

G/4. COUNCILLORS REPORT

G/4.1. GLADSTONE HOSPITAL AUXILLIARY ANNUAL GENERAL MEETING

Responsible Officer: Chief Executive Officer

Council Meeting Date: 20 November 2018

File Ref: CC1.1

Purpose:

Cr Sobhanian submits the following report.

CR SOBHANIAN

Gladstone Hospital Auxiliary Annual General Meeting was held on Thursday 1 November 2018.

Thank you to the volunteers of this wonderful local community group. Congratulations on your achievements for our local community.

Congratulations to the new incoming Board:-

President – Cheryl Bensted
Vice President – Ruth Duncan
Secretary – Margaret Pope
Treasurer – Jenny McLeod
Auditor – Phillipa Walters

Officer's Recommendation:

That the report be received.

Attachments:

Nil.

Tabled Items:

Nil.

Report Prepared by: Cr Sobhanian

G/5. URGENT BUSINESS

Nil.

G/6. NOTICE OF MOTION

Nil.

G/7. CONFIDENTIAL ITEMS

G/7.1. HARVEY ROAD VARIATION

Responsible Officer: General Manager Operations

Council Meeting Date: 20 November 2018

File Ref: RD1.8; FM7.2

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/7.2. APPOINTMENT OF EXTERNAL MEMBER TO THE BUSINESS IMPROVEMENT COMMITTEE

Responsible Officer: General Manager Finance Governance and Risk

Council Meeting Date: 20 November 2018

File Ref: CM26.2

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