



**GLADSTONE**  
REGIONAL COUNCIL

## **GENERAL MEETING MINUTES**

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

**On 21 August 2018**

**Commencing at 9.00am**

**Roslyn Baker  
CHIEF EXECUTIVE OFFICER**

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**Elected Members**

Councillor C T Bush  
Councillor K Goodluck  
Councillor R A Hansen  
Councillor P J Masters  
Councillor D V O'Grady  
Councillor P J Sobhanian  
Councillor C A Trevor - Acting Mayor

**Officers**

Ms R L Baker (Chief Executive Officer)  
Ms L M Hendrick (Executive Assistant)

**APOLOGIES**

**G/18 /3493 Council Resolution:**

Moved Cr O'Grady  
Seconded Cr Bush

That an apology for Mayor Burnett and Cr Churchill be received.

It is noted that Mayor Burnett is representing Central Queensland at the Local Government Association of Queensland Policy Executive in Palm Island.

**CARRIED**

## **G/0.3.2. DISCLOSURE OF INTERESTS**

### **MATERIAL PERSONAL INTERESTS**

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

#### **G/3.2.1. GLADSTONE ENGINEERING ALLIANCE FUNDING APPLICATION - 90 DAY FINANCIAL GROWTH PROGRAM**

##### **Cr Trevor**

Cr Trevor declared a perceived Conflict of Interest in Item G/3.2.1 Gladstone Engineering Alliance Funding Application - 90 Day Financial Growth Program as he, as legal owner and Colleen Joan Trevor as equitable owner of the legal practice, Chris Trevor and Associates and is located directly opposite 69 Goondoon Street. Cr Trevor advised that if the request for funding is approved, the firm may benefit from increased foot traffic and is not approved, the firm may suffer a loss of that chance. Colleen Joan Trevor is Cr Trevor's wife. Cr Trevor advised that he will leave the room during the consideration of Item G/3.2.1.

#### **G/3.2.2. GLADSTONE ENGINEERING ALLIANCE FUNDING APPLICATION - INTERACTIVE VISUAL WALKWAY**

##### **Cr Trevor**

Cr Trevor declared a Material Personal Interest in Item G/3.2.2 - Gladstone Engineering Alliance Funding Application - Interactive Visual Walkway as he, as legal owner and Colleen Joan Trevor as equitable owner of the legal practice, Chris Trevor and Associates and is located directly opposite 69 Goondoon Street. Cr Trevor advised that If the request for funding is approved, the firm may benefit from increased foot traffic and is not approved, the firm may suffer a loss of that chance. Colleen Joan Trevor is Cr Trevor's wife. Cr Trevor advised that he will leave the room during the consideration of Item G/3.2.2.

### **CONFLICTS OF INTEREST**

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

#### **G/3.2.1. GLADSTONE ENGINEERING ALLIANCE FUNDING APPLICATION - 90 DAY FINANCIAL GROWTH PROGRAM**

##### **Cr Masters**

Cr Masters declared a perceived Conflict of Interest in Item G/3.2.1 - Gladstone Engineering Alliance Funding Application - 90 Day Financial Growth Program as he previously was an elected member of the Gladstone Engineering Alliance Management Committee prior to being elected to Council in 2016. Cr Masters advised that he will leave the room during the consideration of Item G/3.2.1.

**G/3.2.2. GLADSTONE ENGINEERING ALLIANCE FUNDING APPLICATION - INTERACTIVE VISUAL WALKWAY**

**Cr Masters**

Cr Masters declared a perceived Conflict of Interest in Item G/3.2.2 - Gladstone Engineering Alliance Funding Application - Interactive Visual Walkway as he previously was an elected member of the Gladstone Engineering Alliance Management Committee prior to being elected to Council in 2016. Cr Masters advised that he will leave the room during the consideration of Item G/3.2.2.

**Cr Hansen**

Cr Hansen declared a perceived Conflict of Interest in Item G/3.2.2 - Gladstone Engineering Alliance Funding Application - Interactive Visual Walkway as he owns a business in the Gladstone Central Business District. Cr Hansen advised that he will leave the room during the consideration of Item G/3.2.2.

As Cr Trevor declared a Material Personal Interest, Crs Masters and Hansen declared perceived Conflicts of Interest for item G/3.2.2 (refer pages 4 and 5) and Mayor Burnett and Cr Churchill were absent from the meeting, it was identified that there would not be a quorum for deciding G/3.2.2. Accordingly, the decision on G/3.2.2 was delegated in accordance with section 257 of the Local Government Act 2009.

**G/18 /3494 Council Resolution:**

Moved Cr Sobhanian  
Seconded Cr Masters

That Item G/3.2.2 - Gladstone Engineering Alliance Funding Application – Interactive Visual Walkway be delegated to the Chief Executive Officer for a decision in accordance with section 175E(6) and 257(1)(b) of the Local Government Act 2009.

**CARRIED**

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

Nil.

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

### **G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 7 AUGUST 2018**

**File Ref:** CM7.2

**Purpose:**

Confirmation of the minutes of the General Meeting held on 7 August 2018.

**Officer's Recommendation:**

That the minutes of the General Meeting of Council held on 7 August 2018 be confirmed.

**G/18 /3495 Council Resolution:**

Moved Cr Masters  
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

**CARRIED**

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

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

#### **G/3.1.1. LOCAL GOVERNMENT ASSOCIATION QUEENSLAND ANNUAL CONFERENCE AND MOTIONS 29 - 31 OCTOBER 2018**

**File Ref:** CM6.1

**Purpose:**

To provide Council will opportunity to consider submission of motions and confirm Councillor attendance to the Annual Conference of the Local Government Association of Queensland (LGAQ) to be held on 29 – 31 October 2018 in Brisbane.

**Officer's Recommendation:**

That Council:

1. Submit the following conference motions to the Local Government Association of Queensland (LGAQ) as follows:
  - a. That the LGAQ lobby the State Government to acknowledge and accept full responsibility for school car parking arrangements in public schools and identify funding opportunities for improved car parking arrangements.
  - b. That the LGAQ lobby the State Government to make amendments to legislative requirements to allow public notices to be published using modern technology.
  - c. That the LGAQ lobby the State Government to review laws relating to clearing of vegetation for protecting critical infrastructure to provide consistent rules.
  - d. That the LGAQ lobby the State Government to return to Councils ALL waste levy revenues generated in future to fund their Councils waste and recycling initiatives.
  - e. That the LGAQ lobby the State Government to take a more active role in controlling invasive plant and animal species on state government land to reduce migration to adjoining properties and mitigate impacts on primary production and biodiversity including actively promoting actions within the community.
  - f. That the LGAQ lobby the State Government to undertake a review into roads devolved to Local Government.
  - g. That the LGAQ lobby the Australian Government to consider reviewing the conditions and application of Natural Disaster Relief and Recovery Arrangement (NDRRA) funding.
  - h. That the LGAQ lobby the Australian Government for the trigger point for eligible Natural Disaster Relief and Recovery Arrangement (NDRRA) expenditure to include within its calculations both General and Separate Rates (that is rates that apply to all residents within a region).



2. Authorise Cr Burnett and Cr Goodluck to attend as Councils Conference delegates and Cr Masters to attend as an observer at the Local Government Association of Queensland Annual Conference on 29 – 31 October 2018 in Brisbane.

**G/18 /3496 Council Resolution:**

Moved Cr Hansen  
Seconded Cr Bush

That the Officer's Recommendation be adopted.

**CARRIED**

**G/3.1.2. LEAVE OF ABSENCE REPORT FOR AUGUST 2018**

**File Ref:** CM7.2

**Purpose:**

Reporting on Councillors' leave of absences under section 6.11 of Council's Conduct of Council Meetings Policy.

**Officer's Recommendation:**

That Council grant a leave of absence to Mayor Burnett for the General Meeting of 21 August 2018 as he is attending a Local Government Association of Queensland Policy Executive Meeting.

**G/18 /3497 Council Resolution:**

Moved Cr O'Grady  
Seconded Cr Bush

That the Officer's Recommendation be adopted.

**CARRIED**

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

It was resolved that as Cr Trevor is required to leave the room for Items G/3.2.1 and G/3.2.2 (Material Personal Interests), that Cr O'Grady be appointed as Chair for these items.

### **G/18 /3948 Council Resolution:**

Moved Cr Masters  
Seconded Cr Bush

That in the absence of the Acting Mayor, Cr O'Grady be appointed to act as Chairperson for Items G/3.2.1 and G/3.2.2.

**CARRIED**

**Acting Mayor Trevor (declared Material Personal Interest)**  
**left the room during the consideration and voting of Item G/3.2.1**  
(refer G0/0.3.2 Disclosure of Interest section of the minutes - page 4)

**Cr Masters (perceived Conflict of Interest)**  
**left the room during the consideration and voting of Item G/3.2.1.**  
(refer G/0.3.2 Disclosure of Interest section of the minutes - page 4)

### **G/3.2.1. GEA FUNDING APPLICATION - 90 DAY FINANCIAL GROWTH PROGRAM**

**File Ref:** ED1.1

#### **Purpose:**

The purpose of this report is for Council to consider a funding request from Gladstone Engineering Alliance (GEA) for a business growth initiative.

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

That Council advise the Gladstone Engineering Alliance that it has considered its request to provide funding of \$30,000 towards the proposed business growth program, however, is unable to provide the funding in this instance.

### **G/18 /3499 Council Resolution:**

Moved Cr Goodluck  
Seconded Cr Bush

That the Officer's Recommendation be adopted.

**CARRIED**

**Acting Mayor Trevor (declared Material Personal Interest)**  
**left the room during the consideration and voting of Item G/3.2.2**  
(refer G0/0.3.2 Disclosure of Interest section of the minutes - page 4)

**Cr Masters (perceived Conflict of Interest)**  
**left the room during the consideration and voting of Item G/3.2.2.**  
(refer G/0.3.2 Disclosure of Interest section of the minutes - page 5)

**Cr Hansen (perceived Conflict of Interest) left the room during the consideration and voting of Item G/3.2.2.**  
(refer G/0.3.2 Disclosure of Interest section of the minutes - page 5)

### **G/3.2.2. GEA FUNDING APPLICATION - INTERACTIVE VISUAL WALKWAY**

**File Ref:** ED1.1

#### **Purpose:**

The purpose of this report is for Council to consider a funding request from Gladstone Engineering Alliance (GEA) to support an Interactive Visual Walkway at the 'City Arcade' at 69 Goondoon Street, Gladstone.

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

That Council advise the Gladstone Engineering Alliance that it has considered its request to contribute \$100,000 towards the Interactive Visual Walkway Project but is unable to provide funding in this instance.

The decision on Item G/3.2.2 was delegated in accordance with section 257 of the Local Government Act 2009 (refer G/0.3.2 Disclosure of Interest section of the minutes - page 5)

**G/3.3. STRATEGIC ASSET PERFORMANCE**

Nil.

### **G/3.4. OPERATIONS**

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

#### **G/3.5.1. TENDER ASSESSMENT - MANAGEMENT OF GLADSTONE AQUATIC CENTRE AND MOUNT LARCOM POOL**

**File Ref:** SR7.3, PE8.3

**Purpose:**

Seek Council consideration to appoint BlueFit Pty Ltd. (BlueFit) as its preferred aquatic leisure facility management operator for the Gladstone Aquatic Centre and Mount Larcom Swimming Pool.

**Officer's Recommendation:**

That Council:

1. Appoint BlueFit as its preferred facility management operator for the Gladstone Aquatic Centre (GAC) and Mount Larcom Pool subject to negotiations.
2. As the Contract Principal, authorise the Chief Executive Officer to conclude negotiations with BlueFit and execute requisite agreements that includes:
  - a. A five (5) year lease term with an additional 5 year renewal option, noting that officers will review the performance of BlueFit against strategic and operational objectives, essential operating terms, and level of capital investment provided before enacting the option to renew for the additional period;
  - b. The proposed management fee and final financial model;
  - c. Acceptance of the essential operating terms; and
  - d. The level of capital investment agreed upon.
3. If a satisfactory agreement is not reached with BlueFit prior to the expiry of the current lease on 31 August 2018, the Chief Executive Officer be authorised to enter into a periodic facility management arrangement with the current pool operator until an agreement is finalised.

**G/18 /3500 Council Resolution:**

Moved Cr Bush  
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

**CARRIED**

## G/3.6. CUSTOMER EXPERIENCE

### G/3.6.1. DEVELOPMENT APPLICATION 18/2018 RECONFIGURING A LOT (ONE INTO TWO LOTS) AT 570 HADDOCK DRIVE, O'CONNELL QLD 4680

**File Ref:** DA/18/2018, DB1.1

#### Development Application:

**Application Number:** 18/2018  
**Applicant:** H.A Allen ATF the B.V Allen Family Trust  
**Owner:** H.A Allen  
**Date Of Receipt:** 8 May 2018  
**Location:** 570 Haddock Drive, O'CONNELL QLD 4680  
**RPD:** Lot 1 SP 105407, Toolooa  
**Area:** 13.42 hectares  
**Current Use Of Land:** Dwelling House  
**Zoning:** Rural Zone  
**Proposal:** Reconfiguring a Lot (One into Two Lots)  
**Planning Scheme:** *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2*  
**Submissions Close Date:** 10 July 2018  
**Number Of Submissions:** One Properly Made Submission

#### Purpose:

The purpose of this report is to assess Development Application 18/2018 for Reconfiguring a Lot (One into Two Lots) on land at 570 Haddock Drive, O'Connell, against the *State Planning Policy July 2017*, and the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2* under the *Planning Act 2016*.

#### Officer's Recommendation:

The Development Application 18/2018 for a Reconfiguration of a Lot (One into Two Lots) on land at 570 Haddock Drive, O'Connell, be recommended for approval. The approval is supported by a Notice of Reason and subject to reasonable and relevant conditions as follows:

#### Notice of Reasons:

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

#### Description of the development:

The approved development is for Reconfiguration of a Lot (One into Two Lots).

#### Assessment Benchmarks:

Benchmarks applying to the development	Benchmark Reference
<i>State Planning Policy July 2017</i>	<ul style="list-style-type: none"> <li>State Interest - Natural Hazards, Risk and Resilience</li> </ul>
<i>Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2</i>	<ul style="list-style-type: none"> <li>Airport Environs Overlay Code</li> <li>Bushfire Hazard Overlay Code</li> <li>Steep Land Overlay Code</li> <li>Rural Zone Code</li> <li>Reconfiguring a Lot Code</li> <li>Development Design Code</li> </ul>

**Reasons for the Assessment Manager's Decision:**

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

**Reasons for Approval despite any Non-compliance with certain Benchmarks:**

<b>Benchmarks applying to the development</b>	<b>Benchmark Reference</b>
<b><i>Bushfire Hazard Overlay Code Table 8.2.4.3.1 – Acceptable Outcomes 5.1, 5.2 and 5.3</i></b>	<i>Compliance with Bushfire Hazard Overlay Code Table 8.2.4.3.1 – Performance Outcome 5</i>
<b><i>Bushfire Hazard Overlay Code Table 8.2.4.3.1 – Acceptable Outcome 8</i></b>	<i>Compliance with Bushfire Hazard Overlay Code Table 8.2.4.3.1 – Performance Outcome 8</i>
<b><i>Steep Land Overlay Code Table 8.2.12.3.1 – Acceptable Outcomes 1.1 and 1.2</i></b>	<i>Compliance with Acceptable Outcomes 1.1 and 1.2 via Condition</i>
<b><i>Steep Land Overlay Code Table 8.2.12.3.1 – Acceptable Outcomes 2.1 and 2.2</i></b>	<i>Compliance with Acceptable Outcomes 2.1 and 2.2 via Condition</i>
<b><i>Steep Land Overlay Code Table 8.2.12.3.1 – Acceptable Outcomes 3.1 and 3.2</i></b>	<i>Compliance with Acceptable Outcomes 3.1 and 3.2 via Condition</i>
<b><i>Rural Zone Code Table 6.2.22.3.1 – Overall Outcome (a) and (l)</i></b>	<i>Compliance with the Purpose of the Rural Zone Code</i>
<b><i>Reconfiguring a Lot Code Table 9.3.7.3.1 - Acceptable Outcome 1</i></b>	<i>Compliance with Reconfiguring a Lot Code Table 9.3.7.3.1 – Performance Outcome 1</i>
<b><i>Reconfiguring a Lot Code Table 9.3.7.3.1 - Performance Outcome 20</i></b>	<i>Compliance with Performance Outcome 20 via Condition</i>
<b><i>Reconfiguring a Lot Code Table 9.3.7.3.1 - Performance Outcome 21</i></b>	<i>Compliance with Performance Outcome 20 via Condition</i>
<b><i>Reconfiguring a Lot Code Table 9.3.7.3.1 – Acceptable Outcome 22</i></b>	<i>Compliance with Acceptable Outcome 22 via Condition</i>
<b><i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 1.1</i></b>	<i>Compliance with Acceptable Outcome 1.1 via Condition</i>
<b><i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 2.2</i></b>	<i>Compliance with Acceptable Outcome 2.1 via Condition</i>
<b><i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcomes 3.1 and 3.2</i></b>	<i>Compliance with Acceptable Outcomes 3.1 and 3.2 via Condition</i>
<b><i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcomes 8.1, 8.2, 8.3 and 8.4 and Performance Outcome 8</i></b>	<i>Compliance with Acceptable Outcomes 8.1, 8.2, 8.3 and 8.4 and Performance Outcome 8 via Condition</i>
<b><i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 11.1</i></b>	<i>Compliance with Acceptable Outcome 11.1 via Condition</i>
<b><i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 13</i></b>	<i>Compliance with item (a) of the Purpose of the Development Design Code</i>



**Relevant Matters under Section 45(5)(b) of the Act that the Development was Assessed Against:**

1. The 'Infrastructure Agreement for Provision of Open Space' drafted by King and Company Solicitors and signed by Council on the 17 September 1996

**Matters raised in Submissions and Councils response in dealing with these matters:**

Matters raised in the Submission	How the matters were dealt with
<p>In the development application minutes of a meeting between Council and the applicant on Document Set ID:4099945 two potential house locations are identified. The submitter requested that the Applicant change the proposed house site to the site furthest from the submitter's residence to lessen the impact on the privacy of his residence.</p>	<p>The proposed location is approximately 130m from the submitters dwelling house across hilly terrain which is moderately vegetated. The submitters residence is situated on the 80m AHD contour whereas the proposed location is located on a 74m AHD contour.</p> <p>It is noted that the submitter's preferred location is approximately 188m from the submitter's residence and is located on the 73m AHD contour.</p> <p>Therefore, any house with an overall height of less than 8.5m that the Applicant builds at either location will be located at or below the ground level of the submitters house (i.e. will be looking up to the submitter's house) and will be obscured by the surrounding vegetation. Subsequently, it is considered that the current proposal will have a negligible effect on the privacy and amenity of the submitter.</p>

**Matters prescribed by a regulation:**

1. N/A

**Conditions of Approval:**

The following provides the Conditions of Approval under section 63(2)(3e) of the *Planning Act 2016*:

**Approved Documentation**

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

Drawing Number	Revision	Description	Author	Date
SK-DA-01	B	Proposed Reconfiguration of a Lot (1 into 2) Subdivision Plan	Zone Planning Group	4/06/2018
PEG0429-DA-SK02	B	Driveway Grading Plan – Option 2	Pinnacle Engineering Group	17/05/2018

**Special Conditions**

2. Prior to the lodgement of a request for Survey Plan Endorsement, a cleared fire break is to be provided at minimum of 20m of the immediate development footprint.

3. As part of any future Building Works application, the Applicant must submit a Bushfire Hazard Assessment and Management Plan to Council for approval. 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;
  - d. Identify an alternative evacuation route if required to achieve an acceptable level of bushfire risk;
  - e. Identify areas of vegetation clearing and maintenance;
  - f. Identify 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.

### Operational Works

4. Prior to the lodgement of a request for Survey Plan Endorsement, a building envelope is to be constructed for Proposed Lot 1. The building envelope is to be of a regular shape, have a minimum area of 1,000sqm, have a minimum dimension of 18m and not be located on land steeper than 15%.
5. Prior to the commencement of earthworks on the site, the Applicant must demonstrate that the earthworks will be located outside of the areas mapped in the Steep Land overlay or the Applicant must submit a Site-Specific Geotechnical Report to Council for approval. The report must:
  - a. Be prepared by a suitably qualified person experienced in the area of geology;
  - b. Certify that the stability of the site, including associated buildings and infrastructure, will be maintained during both the construction and operational life of the development;
  - c. Certify that the site is not subject to risk of landslide activity originating from other land, including land above the site;
  - d. Certify that the development will not increase the risk of landslide on the other land; and
  - e. Be in accordance with the *Landslide Risk Management – Australian Geomechanics Journal*.
6. Earthworks on the site must:
  - a. Change the ground level no more than 1m at any point;
  - b. Have the steepest formed batter as 1 vertical to 4 horizontal;
  - c. Ensure that the top and toe of any batter slope is a minimum of 0.9m horizontally from the boundary of the development site;
  - d. Not to be located on land in Council ownership; and
  - e. Not occur within 1.5m of any property boundary.

OR

A Development Permit for Operational Works (Earthworks) must be obtained from Council prior to the commencement of construction.

### **Water Infrastructure**

7. As part of Building Works, the Applicant is to provide an easily accessible concrete water storage tank or in-ground swimming pool or dam. The water storage infrastructure is:
  - a. To be constructed with fire brigade fittings;
  - b. To have a minimum capacity of 5,000 litres;
  - c. To be located within 100m of the immediate development footprint; and
  - d. To be readily identifiable with clear signage.

### **Sewerage Infrastructure**

8. All on-site sewerage facilities must be located so that they do not have any adverse impacts on the existing watercourse and stormwater overland flow.

*Advisory Note: The treatment system for the on-site sewerage system should be sited above AEP 1% flood level.*

### **Transportation Services**

9. Prior to the lodgement of a request for Survey Plan Endorsement, the Applicant is to construct a rural standard driveway to proposed Lot 1 generally in accordance with the approved plans. The driveway is to extend from the existing driveway within the access easement on Lot 68 RP13540 to the proposed building pad.

*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>.*

10. The longitudinal grade of an access driveway for each proposed lot shall not exceed 25% and the access driveway shall be sealed with asphalt, concrete or another type of hardstand where the longitudinal grade will exceed 10%.
11. Prior to the lodgement of a request for Survey Plan Endorsement, all existing disused invert crossings are to be removed and reinstated in accordance with Council's Standard Drawing for a Rural Access.

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

12. Prior to the construction of any driveway works within Council's road reserve required by the conditions of this approval, the Applicant shall obtain an approval from Council to construct/change a driveway within the road reserve in conformity with Council's Subordinate Local Law No. 1.1 and 1.15.

*Advisory Note: Council's Application to Construct (and maintain) a Driveway (Vehicle Crossover) is found at <http://www.gladstone.qld.gov.au/forms>.*

### **Electrical, Telecommunication and Gas services**

13. 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.

14. As part of 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.*

15. As part of 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**

16. 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, 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**

#### **G/18 /3501 Council Resolution:**

Moved Cr Hansen  
Seconded Cr Masters

That the Officer's Recommendation be adopted.

**CARRIED**

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

Nil.

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

### **G/3.8.1. BUSINESS IMPROVEMENT COMMITTEE MEETING MINUTES 27 JUNE 2018**

**File Ref:** CM26.2

#### **Purpose:**

This report presents the minutes from the Business Improvement Committee Meeting held on the 27 June 2018 and the 2017/18 Business Improvement Committee Annual Report.

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

That:

1. Council receive and note the minutes of the Business Improvement Committee Meeting held on the 27 June 2018.
2. Council receive and adopt the Business Improvement Committee 2017/18 Annual Report.
3. Council rotate one of its existing Councillor members by nominating Cr Goodluck to replace Cr Sohanian on the Business Improvement Committee commencing September 2018 with the next scheduled review of Councillor membership to occur in March 2020.

#### **G/18 /3502 Council Resolution:**

Moved Cr Sobhanian  
Seconded Cr Masters

That the Officer's Recommendation be adopted.

**CARRIED**

The meeting discussed the matter of nominating a proxy to the Committee. It was agreed that this matter be raised at an upcoming Business Improvement Committee meeting.

**G/4. COUNCILLORS REPORT**

Nil.

**G/5. URGENT BUSINESS**

Nil.



**G/6. NOTICE OF MOTION**

Nil.

## **G/7. CONFIDENTIAL ITEMS**

### **G/18 /3503 Procedural Motion:**

Moved by Cr Goodluck  
Seconded Cr O'Grady

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

- (d) rating concessions and
- (e) contracts proposed to be made by it.

**CARRIED**

### **G/18 /3504 Procedural Motion:**

Moved by Cr Hansen  
Seconded Cr Masters

That Council re-open the meeting to the public.

**CARRIED**

## **G/7.1. TENDER 13-19 KIRKWOOD LAVENDER INTERSECTION UPGRADE**

**File Ref:** RD1.2; PE8.3

### **G/18 /3505 Council Resolution:**

Moved Cr Bush  
Seconded Cr O'Grady

That Council:

1. Endorse the Tender Panel's assessment and resolve to accept the Tender from *Doval Constructions* for the amount of \$1,161,167 exclusive of GST.
2. Authorise the Chief Executive Officer to approve variations that may arise during the execution of the contract to a total value not exceeding the identified contingency of \$116,117.
3. Approve additional budget of \$62,284 for *RDC0497 – Kirkwood Road/Lavender Boulevard Intersection Signalisation*.

**CARRIED**

**Cr Sobhanian left the meeting at this point at 10.40 am and rejoined at 10.42 am.**

**G/7.2. REQUEST FOR LEASE REVIEW AND REQUEST FOR CONCESSION -  
GLADSTONE ANZAC MEMORIAL BOWLS AND CITIZENS INC.**

**File Ref:** P15810, CP8.2, RV4.4

**G/18 /3506 Council Resolution:**

Moved Cr Trevor  
Seconded Cr Masters

That Council:

1. Reaffirms its decision of 20 February 2018 (viz G/18/3331) on rates concessions and advise the club that it is not prepared to write off any further outstanding rates;
2. Authorise the Chief Executive Officer to renegotiate a new lease agreement with the Gladstone ANZAC Memorial Bowls & Citizens Club Inc. inclusive of a 10 year + 10 year + 10 year lease over a portion of Lot 1 G 14221, subject to approval from the Department of Natural Resources, Mines & Energy; noting the reason to depart from adopted Council Policy, P-2017-35, is to allow for alternative funding grants to be sourced for the proposed upgrade of the clubhouse;
3. Approve the request in part and waive the interest accrued on all outstanding balances.

**CARRIED**

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

**THE MEETING CLOSED AT 11.14 am**

**CERTIFICATION**

I hereby confirm that I have read the minutes and they are a true and correct record of the proceedings of the meeting.

I certify that these 29 pages form the official copy of Gladstone Regional Council General Meeting Minutes of the 21 August.

.....  
Mayor Matt Burnett

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

**ATTACHMENTS**

Nil.