



GLADSTONE
REGIONAL COUNCIL

GENERAL MEETING MINUTES

**HELD AT THE BAFFLE CREEK COMMUNITY CENTRE
COAST ROAD, BAFFLE CREEK**

On 7 August 2018

Commencing at 10.00am

**Roslyn Baker
CHIEF EXECUTIVE OFFICER**

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Elected Members

Councillor – Mayor M J Burnett
Councillor K Goodluck
Councillor R A Hansen
Councillor P J Masters
Councillor D V O'Grady
Councillor P J Sobhanian
Councillor C A Trevor

Officers

Mr M D Holmes (Acting Chief Executive Officer)
Ms L M Hendrick (Executive Assistant)

APOLOGIES

G/18 /3478 Council Resolution:

Moved Cr Sobhanian
Seconded Cr Masters

That an apology for Cr Bush and Cr Churchill be received.

CARRIED

G/0.3.2. DISCLOSURE OF INTERESTS

Nil.

G/1. MAYORAL STATEMENT OF CURRENT ISSUES

I would like say how pleased the Council is to be in Baffle Creek today, taking our Council meetings again out of Gladstone City into the regional parts of our electorate.

I would also like to acknowledge a former Councillor Karen Porter in attendance today, welcome to Karen.

On 19 July Councillors met with Craig Crawford MP, Minister for Police, Fire and Emergency Services who provided the local State Emergency Service with new equipment and also recently new appliances were provided for the Rural Fire Service in Baffle Creek. The Council appreciates the State Government for assisting our emergency services.

On the same day I attended the post Australian Local Government Association National General Assembly Board Meeting where items from the conference were passed.

The Central Queensland Regional Organisation of Councils (CQROC) meeting was held in Biloela on 20 July, with the Deputy Mayor, myself and the Chief Executive Officer attending. There was a resolution in a recent Council meeting to put a resolution to the CQROC meeting to build a business case to advocate the importance of the Inland Rail project extending through to Central Queensland with a summit to be held in the near future to bring all key stakeholders together. I am pleased to report that the resolution was unanimously supported by the Councils across Central Queensland.

Later that day, I attended the Capricorn Business Advisory Alliance group held in Rockhampton, hosted by Michelle Landry MP, Member of Capricornia and discussed the Federal contracts for Central Queensland. I was there representing the Gladstone region and making sure our community is considered for possible defence contracts that may be granted as part of the development in Shoal Water Bay.

On 21 July it was the 64th Annual Surf Live Saving Wide Bay Capricorn Branch presentation in Tannum Sands. It was fantastic to be hosting this event and congratulations to the Tannum Sands Surf Life Saving Club on the awards they received. Later, it was the start of our Country Women's Association (CWA) week of Annual General Meetings. The team members do a fabulous job of looking after our rural and regional communities across Queensland, specifically the Gladstone region from Rosedale to Raglan to Many Peaks.

Thank you to Councillor O'Grady, the Australian African Awards were held in the Council Chambers in Gladstone on 23 July, where we had delegates from across Africa visiting the Gladstone region to see what we do and how we do it well, and shared knowledge.

After the announcement of \$500 million for the Great Barrier Reef, I invited Josh Frydenberg MP, Minister for the Environment and Energy to Gladstone. On 25 July, the Minister was in the Gladstone region to announce \$4 million for the Northern Oil Refinery at Yarwun, which is the only facility in Queensland capable of recycling waste oil providing long term, environmentally sustainable waste oil recycling option for truck fleets, heavy vehicle operators, mines and local governments. This is in line with Gladstone's region leading the nation and world in terms of the biodiesel, biofuels and energy for Queensland.

I also had the opportunity to discuss with the Minister the provision of \$260,000 to develop a feasibility study for a Coastal Marine Ecosystem Research Centre at the Gladstone campus of the Central Queensland University.

On 29 July the Baffle Creek Car and Bike Muster was held and congratulations to the organisers, by all reports it was a very well attended event.

On 1 August Jason Clare MP, Minister for Resources and Northern Australia, met with the Deputy Mayor and myself and discussed issues around the Port Access Road, Inland Rail project, tourism events, health services and agriculture exports for the Gladstone region.

At the Gladstone Safe Night Precinct committee meeting held on 2 August, it was noted that the closed-circuit television (CCTV) camera poles have been purchased and will be installed in the Central Business District to provide surveillance footage if required for any incidences, particularly the safety of the public.

The Legends of League were in Gladstone on 4 August celebrating 100 years of Gladstone Rugby League.

The Pacific Explorer cruised into Gladstone again on 5 August, and congratulations to Gladstone Area Promotion and Development Ltd (GAPDL) team for everything they do to highlight our region to approximately 2,000 people each time a cruise ship arrives. I was also fortunate enough to be present at the National Motocross Championships that were held in Benaraby. Congratulations to the members and volunteers for their work over the last 18 years. I am proud that Benaraby Motorsports Complex will be the Central Queensland capital for motorsports.

On 6 August, the Gladstone Regional Council's new structure was stood up, and I would like to thank Roslyn Baker (Chief Executive Officer) and the Executive Team for their efforts in achieving the new structure, which will afford better management of our \$2.3 billion assets and better planning for our services across the region.

I also attended the Here for Health meeting where issues around the Mater Hospital Service, obstetrics and child delivery services were discussed.

Upcoming events: The Gladstone Cup and the Miriam Vale Bush Bazaar will be held on 11 August. Senior Week starts on 20 August, with all activities being communicated through Gladstone Regional Council Facebook, website and media releases.

Congratulations to Tia-Clair Toomey for winning the Cross Fit Games 2 years in a row.

G/2. CONFIRMATION OF MINUTES

G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 17 JULY 2018

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the General Meeting held on 17 July 2018.

Officer's Recommendation:

That the minutes of the General Meeting of Council held on 17 July 2018 be confirmed.

G/18 /3479 Council Resolution:

Moved Cr Trevor
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

CARRIED

**G/2.2. CONFIRMATION OF SPECIAL BUDGET MEETING MINUTES FOR
24 JULY 2018**

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the Special Budget Meeting held on 24 July 2018.

Officer's Recommendation:

That the minutes of the Special Budget Meeting of Council held on 24 July 2018 be confirmed.

G/18 /3480 Council Resolution:

Moved Cr Masters
Seconded Cr Goodluck

That the Officer's Recommendation be adopted.

CARRIED

G/3. OFFICERS' REPORTS

G/3.1. OFFICE OF THE CEO

G/3.1.1. INTERNATIONAL PARKS AND LEISURE CONGRESS 2018 ATTENDANCE REQUEST

File Ref: CM6.1

Purpose:

Approval is sought for Cr O'Grady to attend the International Parks and Leisure Congress from 14 – 17 October 2018 in Melbourne.

Officer's Recommendation:

That Council authorise Cr O'Grady's attendance at the International Parks and Leisure Congress from 14 – 17 October 2018 in Melbourne.

G/18 /3481 Council Resolution:

Moved Cr Trevor
Seconded Cr Sobhanian

That the Officer's Recommendation be adopted.

CARRIED

G/3.1.2. 2018 BIO INTERNATIONAL CONVENTION ATTENDANCE REPORT

File Ref: CM7.2

Purpose:

To brief Council on the ideas and content presented at the 2018 Bio International Convention which was attended by Mayor Burnett on 30 May – 8 June 2018 in Boston, USA.

Officer's Recommendation:

That Council note the Conference Attendance report by Mayor Burnett on the 2018 Bio International Convention.

G/18 /3482 Council Resolution:

Moved Cr Goodluck
Seconded Cr O'Grady

That the Officer's Recommendation be adopted.

CARRIED

G/3.1.3. INLAND RAIL CONFERENCE 2018 ATTENDANCE REPORT

File Ref: CM7.2

Purpose:

To brief Council on the ideas and content presented at the 2018 Inland Rail Conference which was attended by Councillor Hansen on 18 – 19 July 2018 in Parkes, NSW.

Officer's Recommendation:

That Council note the Conference Attendance report by Cr Hansen on the 2018 Inland Rail Conference 2018.

G/18 /3483 Council Resolution:

Moved Cr Sobhanian
Seconded Cr Masters

That the Officer's Recommendation be adopted.

CARRIED

G/3.2. STRATEGY AND TRANSFORMATION

Nil.

G/3.3. STRATEGIC ASSET PERFORMANCE

G/3.3.1. REQUEST TO RENAME PATERSON 2 RESERVOIR NAMING

File Ref: WS5.1

Purpose:

The purpose of this report is for Council to consider naming the new water reservoir, located at 26 Glenlyon Road, West Gladstone

Officer's Recommendation:

That Council:

1. Formally adopt the name "Hetherington Reservoir" for the reservoir located on Lot 390 CTN 1947, Gladstone; and
2. Endorse signage to be erected with this name in accordance with Council's engineering standards.

G/18 /3484 Council Resolution:

Moved Cr Hansen
Seconded Cr Trevor

That the Officer's Recommendation be adopted.

CARRIED

G/3.3.2. NAMING OF RESERVOIR LOCATED AT KIRKWOOD

File Ref: WS5.1

Purpose:

The purpose of this report is for Council to consider naming the new water reservoir, located on Kirkwood Road (Lot 319 CL40130), Kirkwood.

Officer's Recommendation:

That Council:

1. Formally adopt the name "Kirkwood Reservoir" for the water reservoir located on Kirkwood Road (Lot 319 CL40130), Kirkwood; and
2. Endorse signage to be erected with this name in accordance with Council engineering standards.

G/18 /3485 Council Resolution:

Moved Cr Goodluck
Seconded Cr O'Grady

That the Officer's Recommendation be adopted.

CARRIED

G/3.4. OPERATIONS

Nil.

G/3.5. COMMUNITY DEVELOPMENT AND EVENTS

Nil.

G/3.6. CUSTOMER EXPERIENCE

G/3.6.1. DEVELOPMENT APPLICATION 20465/2006 REQUEST FOR MINOR CHANGE TO CONDITIONS FOR RECONFIGURING A LOT 1 INTO 109 LOTS AT BROADACRES DRIVE, TANNUM SANDS

File Ref: DA/20465/2006; DB1.7

Development Application:

Application Number:	DA/20465/2006
Applicant:	RMBL Investments C/- Town Planning Alliance
Owner:	Mid Coast Lands Pty Ltd & Mid-Coast Holdings Pty Ltd & Mid-Coast Projects Pty Ltd
Date Of Receipt:	19 February 2018
Location:	Lot 5001 Broadacres Drive, Tannum Sands
RPD:	Lot 5001 SP 289431
Area:	184.5 Ha
Current Use Of Land:	Residential Subdivision & balance lot
Zoning:	Low Density Residential & Emerging Communities
Proposal:	Request for Minor Change - Reconfiguring a lot (109 Lots and Balance lot) - Stage 1

Purpose:

The purpose of this report is to decide the Request for Minor Change to an existing approval for DA/20465/2006 pertaining to the construction of a footpath from the development site to Silverton Drive, Tannum Sands.

Officer's Recommendation:

That the request for a Changed Decision Notice (Minor Change) for Development Application 20465/2006 for a Material Change of Use of Premises for Reconfiguring a lot (109 Lots and Balance lot) - Stage 1 be refused given the following reason:

1. The provision of the pathway is considered an immediate safety concern that requires compliance with Special Condition 6.

G/18 /3486 Council Resolution:

Moved Cr Sobhanian
Seconded Cr Goodluck

That the Officer's Recommendation be adopted.

CARRIED

**G/3.6.2. DEVELOPMENT APPLICATION 22/2017 REQUEST TO NEGOTIATE
DECISION NOTICE FOR A PRELIMINARY APPROVAL S242 - MCU (CHANGE
IN DENSITY) AND DEVELOPMENT PERMIT FOR ROL (1 INTO 61 LOTS) AT
105 STOWE ROAD, CALLIOPE**

File Ref: DA.22.2018; DB1.7

Development Application:

Application Number:	DA/22/2017
Applicant:	Atkinson Homes Gladstone Pty Ltd C/- Bael Building Design
Owner:	Atkinson Homes Gladstone Pty Ltd
Location:	105 Stowe Road, Calliope QLD 4680
RPD:	Lot 20 SP 189737, East Stowe
Area:	41.5 hectares
Current Use Of Land:	Dwelling House
Zoning:	Rural Zone Code
Proposal:	Preliminary Approval s242 – Material Change of Use (Change in Density from Rural to Rural Residential) and Development Permit for Reconfiguring a Lot (1 into 61 lots) (Staged)
Planning Scheme:	Calliope Shire Planning Scheme 2007
Public Notification Period:	16 November 2017 – 16 January 2018
Number Of Submissions:	Three (3) Properly Made Submissions

Purpose:

The purpose of this report is to consider the request for a Negotiated Decision Notice to Development Application 22/2017 for Preliminary Approval s242 – Material Change of Use (Change in Density from Rural to Rural Residential) and Development Permit for Reconfiguring a Lot (1 into 61 lots) (Staged) on land at 105 Stowe Road, Calliope approved at Council's General Meeting on 6 March 2018. The Applicant lodged representations against Condition 2, 6, 12, 13 and 17, and the Adopted Infrastructure Charge Notice to negotiate the intent of the imposed conditions for both Operational Works and the restricted development timeframe.

Officer's Recommendation:

That the request for a Negotiated Decision Notice to Development Application 22/2017 for a Preliminary Approval - Material Change of Use for Change of Density from Rural to Rural Residential and a Development Permit for Reconfiguring a Lot (1 into 61 lots) (Staged) on land described as Lot 20 SP 189737, situated at located at 105 Stowe Road, Calliope, be recommended for approval. The approval is subject to reasonable and relevant conditions as follows:

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
3287-2C	2	Concept and Subdivision – Proposal Plan	Fredriksen Maclean & Associates	18/09/2017

And supporting documents

Document Number	Revision	Description	Author	Date
17028	0	Calliope Rural Residential Need Assessment	Foresight Partners Pty Ltd	2/11/2017
G1711/1:1171016	B	Golf Club Estate DA/22/2017	Cox Andrews Engineers	31/10/2017

Special Conditions

2. **Stages 1A – 1D are to be completed within 4 years from the subject approval taking effect. If the Applicant has not completed Stages 1A-1D within 4 years, the balance stage(s) of the Development Permit will lapse. The development is to be completed in its entirety within 10 years from the subject approval taking effect.**

Operational Works

3. A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction. The Development Application for Operational Works is to include the following:
 - a. Earthworks (including retaining walls);
 - b. Road works (including signage and footpaths/cycle ways);
 - c. Water Infrastructure;
 - d. Stormwater Management (quantity, quality, flood and drainage control);
 - e. Street lighting, electrical and telecommunications; and
 - f. Landscaping, environmental protection and associated works.
4. Development Applications for Operational Works shall be designed and constructed in accordance with Australian Standards and the Engineering Design and Infrastructure Standards Planning Scheme Policy applicable at the time of application 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 standards that apply to this reconfiguration are as follows:

- a. *Roads and Transport Standard 2005;*
- b. *Stormwater Drainage Design Standard 1989; and*
- c. *Water Supply Standard 2006.*

Acid Sulfate Soils

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

Steep Land

6. **As part of Operational Works, building pads are to be constructed for each lot which contains land steeper than 16% and/or within a mapped waterway. The building pads are 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 16%. All building pads are to be located outside of any waterways, channels and have safe access to the public road without crossing the waterway.**
7. As part of Operational Works, driveways are to have a maximum grade of 16%. For driveways with grades steeper than 16%, the Applicant is to provide to Council for approval, plans detailing the grade, location and construction details (including type of sealed pavement) for each affected driveway.

Advisory Note: The Road and Transport Standard 2005 within the Calliope Shire Planning Scheme 2007 can be located at <http://tpscheme.gladstonerc.qld.gov.au/formercalliopehire/index.html>.

Water Infrastructure

8. As part of Operational Works, a water service connection is to be provided from Council's water supply infrastructure to the front 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.
9. As part of Operational Works, connections to Council's live water reticulation network must be carried out by Council. The cost of these works is to be borne by the Applicant.

Stormwater Infrastructure

10. The Applicant is to submit for approval by Council a Site Based Stormwater Plan for the total development as part of any future Development Application for Operational Works. The plan must address both quantity and quality aspects of stormwater management, be in accordance with the Engineering Design Planning Scheme Policy under the Calliope Shire Planning Scheme and be certified by a RPEQ experienced in this type of work.

Transportation Services

11. As part of the lodgement for Survey Plan Endorsement, 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 request 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.

12. As part of any Development Application for Operational Works, the Applicant is to provide an amended Traffic Impact Assessment Report with the following amendments:
 - a. Increase the number of vehicles generated by the development in the PM peak analysis that reflects the minimum requirement of 10 vehicles per day per lot for a low-density subdivision in accordance with the Road and Transport Standard 2005; and
 - b. Remodel the Blomfield Street and Dawson Highway intersection as the merging lanes are significantly shorter in the existing intersection design; and
 - c. Demonstrate that the proposed development will not adversely impact on the existing conditions on Council's road network by providing a traffic intersection analysis of the following intersections:
 - i. Stowe Road and Nanando Drive intersection;
 - ii. Archer Street and Bedford Road Intersection; and
 - iii. Archer Street, Blomfield Street and Pujolas Street Intersection.

Advisory Note: The Road and Transport Standard 2005 within the Calliope Shire Planning Scheme 2007 can be located at <http://tpscheme.gladstonerc.qld.gov.au/formercalliopehire/index.html>.

13. Deleted.

14. As part of Operational Works, all Rural Residential Access roads located within the development are to be designed to a minimum width of 6 metres, reserve width of 20 metres with maximum grades of 10% in accordance with the Road and Transport Standard 2005.

Advisory Note: The Road and Transport Standard 2005 within the Calliope Shire Planning Scheme 2007 can be located at <http://tpscheme.gladstonerc.qld.gov.au/formercalliopehire/index.html>.

15. As part of Operational Works, a turning facility is to be provided at the end of every terminating road within the development and must have a minimum radius of 9 metres and an approach of 15 metres.
16. As part of Operational Works, a temporary turning facility is to be provided at the end of every through road that is temporarily finished for Stages 1A, 1B, 1C, 2A, 3A, 3B and 4A. The temporary turning facility may be designed and constructed in accordance with the Road and Transport Standard 2005.

Advisory Note: The Road and Transport Standard 2005 within the Calliope Shire Planning Scheme 2007 can be located at <http://tpscheme.gladstonerc.qld.gov.au/formercalliopehire/index.html>.

17. As part of any Development Application for Operational Works, the Applicant is to provide to Council for approval, plans detailing the upgrade of the closest existing bus stop to the development on Stowe Road in accordance with current Engineering Standards, including lighting, shelter, line marking and/or resealing or extension of the dedicated bay. Upon approval of this plan, the Applicant is to upgrade and construct the bus stop as part of Operational Works.
18. As part of Operational Works, street trees are to be constructed along the frontage of both sides of the proposed internal road network, at a rate of 1 tree per 20m in accordance with the Planning Scheme requirements at the time of lodgement for Operational Works.

Electrical, Telecommunication and Gas services

19. As part of Operational Works, all electrical (and telecommunication) conduits are to be installed (including conduits under roads, under concrete pathways and beneath retaining walls etc.) together with the associated infrastructure (including electrical pits, light pole and sub-station footings etc.) as part of the Operational Works.
20. As part of the Operational Works, all electrical works are to be constructed in accordance with Rural Residential Street Lighting Council Policy (P-2014/32). Details are to be provided as part of any Development Application for Operational Works.
21. 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.

22. 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

23. 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 Council's Standard Easement Document) for the following:
 - a. Drainage easement(s) in favour Council having a minimum width of 4m, with Council Infrastructure located within a central zone of the easement, to be at least 1 metre from the edge of the easement.

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

24. At the time of registration of the Survey Plan(s), the Applicant is to dedicate at no cost to Council the following lots:
 - a. Proposed Lot 21 for the purpose of Drainage Reserve.

25. Lodgement of Survey Plan Endorsement must include the following:
 - a. Completion of Council's Survey Plan Lodgement Form S1;
 - 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

G/18 /3487 Council Resolution:

Moved Cr Masters
Seconded Cr Trevor

That the Officer's Recommendation be adopted.

CARRIED

**G/3.6.3. DEVELOPMENT APPLICATION 1/2018 REQUEST TO NEGOTIATE
DECISION NOTICE FOR MATERIAL CHANGE OF USE FOR A LOW IMPACT
INDUSTRY AT 58 HUGHES ROAD, WURDONG HEIGHTS**

File Ref: DA/1/2018 and DB1.10

Development Application:

Application Number: 1/2018
Applicant: Evo Portables c/- Zone Planning Group
Owner: Michael Anthony Higgins
Request Lodged: 29 June 2018
Location: 58 Hughes Road, WURDONG HEIGHTS QLD 4680
RPD: Lot 100 RP 620400
Area: 28.82 hectares
Current Use Of Land: Dwelling House and Secondary Dwelling
Zoning: Rural
Proposal: Low Impact Industry
Submissions Close Date: *Our Place Our Plan Gladstone Regional Council Planning
Scheme Version 2*
Public Notification Period: 14 March 2018 to 6 April 2018
Number Of Submissions: One (1) Properly Made Submission

Purpose:

The purpose of this report is to assess the Change Representations made against the Decision Notice for Development Application 1/2018 for a Material Change of Use of Premises for a Low Impact Industry use at 58 Hughes Road, Wurdong Heights.

Officer's Recommendation:

That the proposed changes to Conditions 1, 6, 8, 26, 27 and 28 of Development Application 1/2018 for a Material Change of Use of Premises for a Low Impact Industry use at 58 Hughes Road, Wurdong Heights, be approved. The Approval is supported by a notice of reasons and subject to reasonable and relevant conditions.

Notice of Reasons:

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

Description of the development:

The approved development is for a Material Change of use of Premises for a Low Impact Industry use.

Assessment benchmarks:

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

Reasons for the assessment managers decision:

1. The Application was properly made in accordance with the *Planning Act 2016* and the Development Assessment Rules;
2. The Application is deemed compliant with the relevant benchmarks of the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2*; and
3. The development is located on a part lot which is immediately adjacent to significant water and electrical infrastructure. Given the existence of this infrastructure, the proposal will not be offensive to the surrounding area nor jeopardise the ability to use the balance of the lot for rural uses and pursuits.

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

Benchmark reference:	Reasons for the approval despite non-compliance with benchmark:
<i>Strategic Framework – Theme 3.3 Gateway to the World - Strategic Outcome 3.3.1 (3)</i>	<i>Compliance with Strategic Framework – Theme 3.3 Gateway to the World - Element 3.3.2 A Gateway for Industry</i>
<i>Strategic Framework – Theme 3.3 Gateway to the World - Strategic Outcome 3.3.1 (12)</i>	<i>No further geographical fragmentation is proposed.</i>
<i>Strategic Framework – Theme 3.3 Gateway to the World – Element 3.3.2 A Gateway to Prosperous Rural Activities</i>	<i>No further geographical fragmentation is proposed.</i>
<i>Strategic Framework – Theme 3.8 Our Rural and Coastal Townships and Places - Strategic Outcome 3.8.1 (4)</i>	<i>No further geographical fragmentation is proposed.</i>
<i>Strategic Framework – Theme 3.8 Our Rural and Coastal Townships and Places - Strategic Outcome 3.8.1 (4)</i>	<i>No further geographical fragmentation is proposed.</i>
<i>Rural Zone Code Table 6.2.22.3.1 – Acceptable Outcome 3.2</i>	<i>Compliance with Rural Zone Code Table 6.2.22.3.1 - Performance Outcome 3</i>
<i>Rural Zone Code Table 6.2.22.3.1 – Performance Outcome 10</i>	<i>Compliance with Rural Zone Code – Item 1 (b) of 6.2.22.2 Purpose</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 1.2 and Performance Outcome 1</i>	<i>Compliance with Development Design Code via Conditions</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 2.2 and Performance Outcome 2</i>	<i>Compliance with Development Design Code via Conditions</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 5.1 and Performance Outcome 5</i>	<i>Compliance with Development Design Code via Conditions</i>

<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 9</i>	<i>Compliance with Development Design Code Table 9.3.2.3.1 – Performance Outcome 9</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcomes 11.1 and 11.2 and Performance Outcome 11</i>	<i>Compliance with Development Design Code via Conditions</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 13 and Performance Outcome 13</i>	<i>Compliance with Development Design Code Table 9.3.2.3.1 – Item 1(a) of 9.3.2.2 Purpose</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 15 and Performance Outcome 15</i>	<i>Compliance with Development Design Code via Conditions</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 16 and Performance Outcome 16</i>	<i>Compliance with Development Design Code via Conditions</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 18 and Performance Outcome 18</i>	<i>Compliance with Development Design Code via Conditions</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 19 and Performance Outcome 19</i>	<i>Compliance with Development Design Code via Conditions</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 31 and Performance Outcome 31</i>	<i>Compliance with Development Design Code via Conditions</i>
<i>Landscaping Code Table 9.3.5.3.1</i>	<i>Compliance with Landscaping Code via Conditions</i>

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

1. The proposal is located within part of Lot 100 on RP 620400 with a usable area of approximately 4,200m². The part lot is bounded on the Northern side by the Hughes Road reserve and burdened by an easement in favor of the Gladstone Area Water Board. As such, the ability to use the part lot for rural pursuits is limited by these circumstances. The proposal provides an alternative land use which is in keeping with the surrounding area given the location of electricity and water infrastructure within immediate proximity.

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

Matter raised in submission:	How matter was dealt with:
<p>Concerns that the proposed development may negatively impact on water supply infrastructure located in the registered easements over the subject lot and Hughes Road.</p> <p>Assurance requested that construction or operation will not result in inundation or erosion over easement area and that the pipelines are not damaged during construction or by increased traffic.</p>	<p>All proposed construction, including accesses, is located outside the easement area. It is anticipated that most heavy or oversized vehicles will seek to travel between the site and Gladstone Benaraby Road rather than East towards the railway. Subsequently, any increases in heavy vehicle traffic over the pipelines is expected to be negligible.</p>

Matters prescribed by a regulation:

Nil

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
N/A	N/A	Your Shed	Shed Tech – Shed Alliance Gladstone	29/11/2017
SK-DA/01	B	Proposed Low Impact Industry Site Plan	Zone Planning Group	29/02/2018

And supporting documents

Document Number	Revision	Description	Author	Date
PEG0380	03	Site Based Stormwater Management Plan	Pinnacle Engineering Group	22 January 2018

- a. **The Applicant is to submit and receive approval for a site plan of the entire Lot 100 RP620400 illustrating the new location of the Dwelling House and Secondary Dwelling.**
- b.

Special Conditions

2. Upon commencement of the use of the site, the development is to be limited to the following hours of business:
 - a. 7.00am to 7.00pm Monday to Friday;
 - b. 7.00am to 1.00pm on Saturdays; and
 - c. Closed on Sundays and public holidays
3. Upon commencement of the use of the site, noise levels must be maintained below background noise levels plus 5dbA measured at the property boundary and does not result in the unreasonable emission of noise to current or future noise sensitive areas. The development must achieve ongoing compliance with the acoustic quality objectives outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*.
4. The permitted maximum size of the vehicle accessing and exiting the property is restricted to Austroads Vehicle Class 9 – Six Axle Articulated vehicle at any stage of the development.

5. The permitted maximum number of heavy vehicles of Austroads Vehicle Class 3 to 9 utilizing Hughes Road which are generated by the proposed development at the operational stage shall be in accordance with the following:
 - a. Not more than twice in any one week for any vehicle classified as Austroads Vehicle Class 7 - Four Axle Articulated to Class 9 – Six Axle Articulated Vehicle.
 - b. Not more than twice in any one week for any vehicle classified as Austroads Vehicle Class 3 – Two Axle Truck of Bus to Class 6 – Three Axle Articulated Vehicle.
6. **Prior to obtaining a development permit for Building Final for Building Works, the Applicant is required to construct and maintain a four-strand wire fence along the Eastern border of Easement A RP611501 located within the property of 58 Hughes Road, Wurdong Heights.**
7. Prior to the commencement of the use of the site, all private structures that belong to the Owner of the lot and within Easement A RP611051, Easement B RP609040, Easement F RP620400, Easement C RP6114891 must be removed and the easements are to be reinstated to original state.

Building, Plumbing and Drainage Works

8. **The Applicant is required to relocate the existing Dwelling House and Secondary Dwelling (Granny Flat) from the Southern portion of the subject site prior to the commencement of any new Buildings Works for the approved Development**

Advisory Note: A Building Approval will not be required for the relocation of the Dwelling House and Secondary Dwelling. However, the Applicant will be required to provide an amended site plan to be approved under the existing Building Works approvals for the Dwelling House (BP/29/2015) and Secondary Dwelling (BP/1276/2015).

9. **The Applicant is required to obtain a Development Permit and Building Final for Building Works for the proposed industrial shed in accordance with the *Planning Act 2016*. Construction is to comply with the *Building Act 1975*, the National Construction Code and the requirements of other relevant authorities.**
10. Prior to the commencement of the use of the site, all plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to any current or future residential uses in the surrounding area.
11. Details of the proposed colour scheme, materials and finishes for all external areas of the building are to be submitted to Council for approval prior to the issue of a Development Permit for Building Works.
12. As part of Building Works, all outdoor lighting is to comply with Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.
13. Prior to the commencement of the use of the site, all lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.

Water Infrastructure

14. As part of the Building Works application, the Applicant must submit to and have approved by Council the supporting documentation certified by a relevant Registered Professional Engineer of Queensland (RPEQ) that adequate potable water supply is available for the proposed development.
15. As part of the development permit for Building Works, the Applicant must demonstrate that existing rainwater tanks and proposed rainwater tanks must comply with *Public Health Regulation 2005*.

Sewerage Infrastructure

16. Prior to the commencement of the use of the site, the Applicant must provide an on-site sewerage system. The on-site sewerage system must be designed and constructed in accordance with *Plumbing and Drainage Act 2002*, AS/NZS 1547, AS/NZS 1546 set, and Queensland Plumbing and Wastewater Code. All design calculations, and design and as constructed drawings must be certified by a relevant qualified professional.
17. All on-site sewerage facilities must be located such that it does not have adverse impacts on the existing watercourse, stormwater overland flow, and open drainage channel/drain.

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

Stormwater Infrastructure

18. Prior to the commencement of use of the site, the Applicant must install four 27,000L above-ground detention tanks in accordance with the approved Site Based Stormwater Management Plan (SWMP) prepared by Pinnacle Engineering.
19. Prior to the commencement of the use of the site, all stormwater runoff must be piped from roofed areas to proposed detention tanks and shall discharge to the existing table drain with an appropriate rock protection measure.

Transportation Services

20. As part of the Development Permit for the Building Works, the Applicant must submit to and have approved by Council an RPEQ certified sprayed seal design in accordance with Council's Engineering Standards, Austroads Guidelines, and available best engineering practices for the section of Hughes Road from the end of the existing seal near the intersection of Gladstone – Benaraby Road and Hughes Road to 5m past the proposed second driveway crossover located to the West and adjacent to the existing easements (approximately 255m).

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

21. Prior to the commencement of the use of the site, the Applicant must spray seal the section of Hughes Road from the end of the existing seal near the intersection of Gladstone – Benaraby Road and Hughes Road to 5m past the proposed second driveway crossover located to the West and adjacent to the existing easements (approximately 255m) in accordance with approved drawing(s) in Condition 20 of this Decision Notice.
22. Prior to the commencement of the spray seal of the section of Hughes Road from the end of the existing seal near the intersection of Gladstone – Benaraby Road and Hughes Road to

5m past the proposed second driveway crossover located to the West and adjacent to the existing easements (approximately 255m), the Applicant must invite the responsible Council Officer to attend the pre-seal inspection. The works are to be ready for inspection prior to attendance by Council Officers. A minimum of 24 hours notice by email is required by Council Officers.

23. Prior to the commencement of the use of the site, a total of 15 car parking spaces, including one Accessible (Disabled) Parking Space, are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. These spaces and all vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the Our Place Our Plan Gladstone Regional Council Planning Scheme and AS2890.
24. Prior to the commencement of the use of the site, two Commercial Driveways are to be constructed in accordance with Council's Standard Drawing for Urban Commercial/Industrial Driveway with appropriately reinforced concrete pipes (RCPs) under each driveway crossover. An appropriate class of RCPs shall be selected based on loading on RCPs and available cover.

Advisory Note: Council's Standard Drawing are located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdq.com.au/Guidelines/GuidelinesHome.html>.

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

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

Landscaping

26. Deleted.
27. **Prior to the commencement of the use of the site, street/shade trees are to be provided as follows:**
28.
 - a. **Within this landscaping area mentioned in the above condition, trees are to be provided at a rate of one tree per 1.5 metres of available frontage.**
 - b. **Between the open car parking area and the boundary, one shade tree is to be provided at a rate of one tree per six car spaces.**
 - c.
29. **Prior to the commencement of the use of the site, the Applicant is to construct and maintain a four-strand wire fence along the boundary of the development site, the details of which are to be submitted with any Development Application for Building Works.**

Waste Management

30. Prior to the commencement of the use, the waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted in close proximity to the enclosure to ensure the area can be easily and effectively cleaned.

31. Prior to the commencement of the use, open storage areas shall be adequately screened so as not to detract from the visual amenity of the area. One way of achieving compliance with this condition is as follows:
- a. Outdoor storage areas are situated in locations not visible from the street; and
 - b. A 1.8m solid screen fence is located around storage areas.

Lawful Commencement

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

END OF CONDITIONS

G/18 /3488 Council Resolution:

Moved Cr Hansen
Seconded Cr Goodluck

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. ADOPTION OF SHOW HOLIDAY 2019

File Ref: CM23.1

Purpose:

The purpose of this report to provide options for consideration and for Council to nominate a preferred 'show public holiday' for the 2019 calendar year.

Officer's Recommendation:

That Council nominate _____ as a Show Holiday for the Gladstone Region in 2019.

G/18 /3489 Council Resolution:

Moved Cr Trevor
Seconded Cr Hansen

That Council nominate Friday, 9 August as a Show Holiday for the Gladstone Region in 2019.

MOTION LOST

G/18 /3490 Council Resolution:

Moved Cr O'Grady
Seconded Cr Trevor

That Council nominate Monday, 12 August as a Show Holiday for the Gladstone Region in 2019.

CARRIED

A Division was called on the motion:

In Favour of the Motion: Cr Hansen, Cr O'Grady, Cr Sobhanian, Cr Trevor

Against the Motion: Mayor Burnett, Cr Goodluck, Cr Masters

Abstained from voting: Nil.

G/3.8.2. GLADSTONE AIRPORT CORPORATION - STATEMENT OF CORPORATE INTENT 2018/2019

File Ref: FM19.1, CA3.1

Purpose:

This report provides for Council's consideration the Gladstone Airport Corporation's Statement of Corporate Intent for 2018/2019.

Officer's Recommendation:

That Council endorse the Gladstone Airport Corporation Statement of Corporate Intent for Financial Year 2019 attached to the officer's report, with amendments to the wording within:

- Part D – Reporting and Appendix 3, Section 5(b)(ii) to reflect quarterly reporting requirements in accordance with Section 100(2)(a) of the *Local Government (Beneficial Enterprises and Business Activities) Regulation 2010* (repealed);
- Part C – D. Airport Services Performance (ASP) Rating to include the presentation of results of annual Airport Service Performance surveys; and
- Appendix 3, Section 5(b)(iv) to reflect reference to the General Manager Finance, Governance & Risk in lieu of Finance Director.

G/18 /3491 Council Resolution:

Moved Cr Masters
Seconded Cr O'Grady

That the Officer's Recommendation be adopted.

CARRIED

G/3.8.3. AMENDMENT TO 2018/2019 FEES AND CHARGES

File Ref: FM7.1

Purpose:

This report seeks an amendment to the fees and charges adopted for the 2018/2019 financial year.

Officer's Recommendation:

That Council amend the 2018/2019 Schedule of Fees and Charges, effective from 7 August 2018, to reflect:

1. The fee for Green Waste – Uncontaminated for Commercial Operators be \$30.00 per tonne; and
2. Reference to 'Discontinued Assessment Fee (includes Assessment of Application and Issuing of Permit)' be amended to be 'Assessment Fee (includes Assessment of Application and Issuing of Permit)'.

G/18 /3492 Council Resolution:

Moved Cr Goodluck
Seconded Cr Hansen

That Council amend the 2018/2019 Schedule of Fees and Charges, effective from 7 August 2018, to reflect:

1. The fee for Green Waste – Uncontaminated for Commercial Operators be \$30.00 per tonne; and
2. Reference to 'Discontinued Assessment Fee (includes Assessment of Application and Issuing of Permit)' be amended to be 'Assessment Fee (includes Assessment of Application and Issuing of Permit)'.
3. The fee for Green Waste – Uncontaminated for Not-for-Profit Community Organisations and Groups be no charge.

CARRIED

G/4. COUNCILLORS REPORT

Nil.

G/5. URGENT BUSINESS

Nil.

G/6. NOTICE OF MOTION

Nil.

G/7. CONFIDENTIAL ITEMS

Nil.

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

THE MEETING CLOSED AT 11.30 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 41 pages form the official copy of Gladstone Regional Council General Meeting Minutes of the 7 August 2018.

.....
Mayor Matt Burnett

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

ATTACHMENTS

Nil.