



GLADSTONE
REGIONAL COUNCIL

GENERAL MEETING MINUTES

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

On 3 July 2018

Commencing at 9.00am

**Roslyn Baker
CHIEF EXECUTIVE OFFICER**

Table of Contents

ITEM	PAGE
G/1. MAYORAL STATEMENT OF CURRENT ISSUES.....	5
G/2. CONFIRMATION OF MINUTES	6
G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 19 JUNE 2018	6
G/2.2. DECISIONS DELEGATED TO THE CHIEF EXECUTIVE OFFICER.....	7
G/3. OFFICERS' REPORTS.....	8
G/3.1. OFFICE OF THE CEO	8
G/3.1.1. ATTENDANCE AT INTERNATIONAL ZERO WASTE TOUR 2018	8
G/3.2. STRATEGY AND TRANSFORMATION.....	9
G/3.2.1. BOYNE BURNETT IN-LAND RAIL TRAIL.....	9
G/3.2.2. CORPORATE PLAN 2018 - 2023	10
G/3.3. STRATEGIC ASSET PERFORMANCE	11
G/3.4. OPERATIONS	12
G/3.4.1. PSA 167-18 CRUSHING AND SCREENING OF GRAVEL AND CONCRETE WASTE.....	12
G/3.5. COMMUNITY DEVELOPMENT AND EVENTS.....	13
G/3.5.1. GLADSTONE REGION REGIONAL ARTS DEVELOPMENT FUND (RADF) ROUND 2, 2017/2018	13
G/3.6. CUSTOMER EXPERIENCE	15
G/3.6.1. COMMERCIAL ACTIVITY ON COUNCIL LAND - STATIONARY VENDING - OH ... COFFEE!.....	15
G/3.6.2. DEVELOPMENT APPLICATION 13/2017 FOR A MATERIAL CHANGE OF USE OF PREMISES FOR A CAR WASH AT 1 OLSEN AVENUE, NEW AUCKLAND QLD 4680.....	17
G/3.7. PEOPLE CULTURE AND SAFETY.....	30
G/3.8. FINANCE GOVERNANCE AND RISK	31
G/3.8.1. PSA 02-19 READY-MIXED BAGGED CONCRETE	31
G/3.8.2. ANNUAL REVIEW OF DELEGATIONS - COUNCIL TO THE CHIEF EXECUTIVE OFFICER.....	32
G/3.8.3. WASTE COLLECTION AREA	33
G/3.8.4. ECONOMIC DEVELOPMENT INCENTIVE SCHEME	34
G/3.8.5. APPOINTMENT OF A NEW LOCAL DISASTER COORDINATOR TO THE GLADSTONE LOCAL DISASTER MANAGEMENT GROUP	35
G/4. COUNCILLORS REPORT	36
G/5. URGENT BUSINESS.....	37
G/6. NOTICE OF MOTION	38
G/7. CONFIDENTIAL ITEMS	38
G/7.1. DISPOSAL OF TWO UNITS AT 18 DISCOVERY DRIVE AGNES WATER	39

Elected Members

Councillor - Mayor M J Burnett
Councillor C T Bush
Councillor G G Churchill
Councillor K Goodluck
Councillor R A Hansen
Councillor P J Masters
Councillor D V O'Grady
Councillor C A Trevor

Officers

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

APOLOGIES

G/18 / 3443 Council Resolution:

Moved Cr Trevor
Seconded Cr O'Grady

That an apology for Cr Sobhanian be received.

CARRIED

CONFLICTS OF INTERESTS

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/3.6.2. DEVELOPMENT APPLICATION 13/2017 FOR MATERIAL CHANGE OF USE OF PREMISES FOR A CAR WASH AT 1 OLSEN AVENUE, NEW AUCKLAND QLD 4680

Mayor Burnett

Mayor Burnett declared a perceived Conflict of Interest in Item G/3.6.2 as:

- (a) Mayor Burnett is a former committee member, coach and player of Wolves Soccer Club.
- (b) Mayor Burnett is friends with the Butcher family who have lodged an objection.

Mayor Burnett advised that he will leave the room during the consideration of Item G/3.6.2.

Cr Churchill

Cr Churchill declared a perceived Conflict of Interest in Item G/3.6.2 as the proponent and associated representatives are major, loyal clients of The Shed Company owned by his son Tim Churchill and his daughter-in-law Lauren Churchill.

Cr Churchill advised that he will leave the room during the consideration of Item G/3.6.2.

G/3.2.1. BOYNE BURNETT IN-LAND RAIL TRAIL

Cr O'Grady

Cr O'Grady declared a perceived Conflict of Interest in Item G/3.2.1 as she was Chair of the Boyne Burnett In-land Rail Trail for a period of seven (7) months until the group became incorporated on the 9 June 2018.

Cr O'Grady advised that she will remain in the room during the consideration of Item G/3.2.1.

G/18 / 3444 Council Resolution:

Moved Cr Trevor
Seconded Cr Masters

Council has determined that Cr O'Grady has a real Conflict of Interest in Item G/3.2.1

CARRIED

G/18/ 3445 Council Resolution:

Moved Cr Trevor
Seconded Cr Masters

Cr O'Grady will leave the room during the consideration and voting of Item G/3.2.1

CARRIED

G/1. MAYORAL STATEMENT OF CURRENT ISSUES

On 12 June the CQ Driver Education Facility at Benaraby took in its first group of young drivers. Congratulations to the team for running the course which I believe should be part of the local school's curriculum. When young drivers are hitting the road when they are 16 it is very important to encourage as many as possible to take advantage of the course. I can speak through experience with having a 16-year-old learner driver son who has participated in the first course and the importance of encouraging as many participants as possible.

The HMAS Yarra visited Port on 13 June and I thank my fellow Councillors for making the crew feel welcome at the reception held at the Gladstone Yacht Club.

The Chief Executive Officer and I attended the National General Assembly in Canberra from 17 to 20 June where the key message to John McVeigh, Minister for Regional Development, Territories and Local Government and Stephen Jones MP, Shadow Minister for Regional Services, Territories and Local Government was the importance of the Inland Rail project from Melbourne to Brisbane continues feasibility study from Toowoomba to Gladstone.

The first ship from the Carnival Line, the "Carnival Spirit" with 2,000 people on board, visited on 22 June. On 19 July the "Pacific Dawn" will visit. The cruise ship program is going from strength to strength.

Congratulations to the organisers of the Mt Larcom Show for putting together another great event. I have written to the Transport Minister Mark Bailey MP seeking consideration of commuter rail special event passenger fares for Gladstone/Rockhampton/Gladstone. What costs around \$4.00 in Brisbane is \$78 return from Rockhampton to Gladstone.

On 25 June Minister Grace Grace MP, Minister for Education and Minister for Industrial Relations, assisted by Member for Gladstone, Glenn Butcher MP, announced \$4.25 million learning centre for Toolooa State High School. The Minister also opened new facilities at Boyne Island, Rossella Park and Calliope Schools – thank you to Grace.

Last week I attended the Term 2 Nagatin Formal Assembly at Tannum High where presentation of badges to School Leaders, Student of the Term awardees, Gold Card awardees and badging of the Tannum /STARS were inducted. I am impressed with their approach to selecting school leadership with half year 11 and half year 12.

This weekend the Gladstone Kart Club hosted the Komatsu 2018 Queensland State Kart Championships at their Benaraby Road property.

The week commencing 9 July is NAIDOC Week and it will commence with the Flag Raising Ceremony at the Council Chambers and the NIADOC Art Exhibition at the Gladstone Art Gallery & Museum that evening.

On 14 July Turkey Beach is hosting the Turkey Beach Tractor Bash. State of Origin 3 will be played on 11 July. Billy Slater will be leading Queensland to win.

I was disappointed with the news that the Mater Hospital in Gladstone will cease its obstetrics services. The Queensland Government has tried to rectify the obstetric services closing by announcing an expansion of the Gladstone Hospital's Maternity Ward. The closure of the Mater obstetrics will be a huge loss to our community and it is very disappointing that an Australian first model will now cease due to a difference over shared resources. I commend Dr Adam Bush (Cr Bush's husband) and all the Doctors at the Mater Hospital for their services to our community and their teams. I hope that the obstetrics section of the Mater Hospital Gladstone will be able to remain open.

G/2. CONFIRMATION OF MINUTES

G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 19 JUNE 2018

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the General Meeting held on 19 June 2018.

Officer's Recommendation:

That the minutes of the General Meeting of Council held on 19 June 2018 be confirmed.

G/18 /3446 Council Resolution:

Moved Cr Hansen
Seconded Cr Trevor

That the Officer's Recommendation be adopted.

CARRIED

G/2.2. DECISIONS DELEGATED TO THE CHIEF EXECUTIVE OFFICER

File Ref: CM7.2

Purpose:

Confirmation of decision made by the Chief Executive Officer where Council delegated the decision making power (Resolution G/18/ 3427) in accordance with section 175E(6) and 257(1)(b) of the *Local Government Act 2009*.

Officer's Recommendation:

That Council note the following decision made by the Chief Executive Officer from the below Officer's Report at the General Meeting of 19 June 2018:

G/3.5.2. MAJOR EVENTS ADVISORY PANEL (MEAP) OUT OF ROUND 2017/18

Officer's Recommendation

That Council approve the following recommendations for applications reviewed and endorsed by the Gladstone Regional Council Major Events Advisory Panel, following the final assessment round for 2017/18 financial year.

ORGANISATION	EVENT	AMOUNT RECOMMENDED Inc GST
RACQ Capricorn Helicopter Rescue Service	Colour Me Capricorn	\$ nil
Australian Skateboarding Community Initiative	Skate Titans Gladstone	\$ nil
Rotary Gladstone Midday Club	Musica!	\$11,800

Chief Executive Officer's Decision

Approved on 22 June 2018 as per the Officer's Recommendation.

G/18 /3447 Council Resolution:

Moved Cr Masters
Seconded Cr Churchill

That the Officer's Recommendation be adopted.

CARRIED

G/3. OFFICERS' REPORTS

G/3.1. OFFICE OF THE CEO

G/3.1.1. ATTENDANCE AT INTERNATIONAL ZERO WASTE TOUR 2018

File Ref: CM6.1

Purpose:

Approval is sought for Councillor Hansen to attend the Peak Services – International Zero Waste Study Tour on 24 August to 8 September 2018 in Denmark, Spain, United Kingdom and United States of America.

Officer's Recommendation:

That Council authorise Cr Hansen's attendance at the Peak Services – International Zero Waste Study Tour on 24 August to 8 September 2018.

G/18 /3448 Council Resolution:

Moved Mayor Burnett
Seconded Cr Trevor

That the Officer's Recommendation be adopted.

CARRIED

The meeting agreed that Cr Hansen be authorised to travel as per the Entire Package - Business Class at a cost of \$24,900 with a total estimated at \$25,209 including the return flights from Gladstone to Brisbane of \$309.

Cr O'Grady (resolved real 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 5)

G/3.2. STRATEGY AND TRANSFORMATION

G/3.2.1. BOYNE BURNETT IN-LAND RAIL TRAIL

File Ref: PRJ-208

Purpose:

The purpose of this report is to seek approval to progress with the Request for Quote for the Boyne Burnett Inland Rail Trail feasibility study.

Officer's Recommendation:

That:

1. Council note the public liability and asset management risks identified in this report.
2. Council proceed with the release of the Request for Quote for a Reids Creek (Gayndah) to Taragoola (Calliope) Rail Trail Study, noting that the Request for Quote seeks separate pricing for the provision of feasibility studies per local government area.
3. Following receipt of the quotes, Council submit an application, in partnership with North Burnett Regional Council, for a fully funded feasibility study through the 'Queensland Cycling Action Plan' (QCAP) to explore options and opportunities to utilise the Reids Creek (Gayndah) to Taragoola (Calliope) rail corridor.

G/18 /3449 Council Resolution:

Moved Cr Churchill
Seconded Cr Masters

That the Officer's Recommendation be adopted.

G/3.2.2. CORPORATE PLAN 2018 - 2023

File Ref: CM14.1

Purpose:

Presenting the 2018-2023 Gladstone Regional Council Corporate Plan for adoption.

Officer's Recommendation:

That Council:

1. Rescind resolution G/17/2975 of 7 February 2017 adopting item FCGC/17/0126 Committee Recommendation '*That the 2017-2021 Gladstone Regional Council Corporate Plan be adopted*'; and
2. Adopt Gladstone Regional Council Corporate Plan 2018-2023 attached to the officer's report.

G/18 /3450 Council Resolution:

Moved Cr Hansen
Seconded Cr Bush

That the Officer's Recommendation be adopted.

CARRIED

G/3.3. STRATEGIC ASSET PERFORMANCE

Nil.

G/3.4. OPERATIONS

G/3.4.1. PSA 167-18 CRUSHING AND SCREENING OF GRAVEL AND CONCRETE WASTE

File Ref: PE8.2

Purpose:

This report seeks approval to enter into a contract for the provision of Crushing and Screening of Gravel and Concrete Waste under a Preferred Supplier Arrangement (PSA 167-18).

Officer's Recommendation:

That Council enter into a Preferred Supplier Arrangement (PSA) with:

1. Blomfield Excavations for the provision of Crushing and Screening of Gravel and Concrete Waste in accordance with tender specifications and their tender submission, at an estimated cost of \$815,200, for an initial period of twelve (12) months, and
2. Authorise the Chief Executive Officer, or delegate, to exercise the option of extending the contract for a further period of twelve (12) months, as required.

G/18 /3451 Council Resolution:

Moved Cr Goodluck
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

CARRIED

G/3.5. COMMUNITY DEVELOPMENT AND EVENTS**G/3.5.1. GLADSTONE REGIONAL ARTS DEVELOPMENT FUND (RADF)
ROUND 2, 2017/2018**

File Ref: CC7.16

Purpose:

Regional Arts Development Fund (RADF) Committee reporting on recommendations following assessment of Round Two 2017-2018.

Officer's Recommendation:

That:

1. Council accept the recommendations of the Regional Arts Development Fund (RADF) Committee and approve funding the following applications for the Round Two 2017-2018:

Applicant	Project Title	Project description	Artform	Total project cost	Amount Requested	RADF investment recommended
Creative Gladstone Region Inc.	<i>Landscapes: Mixed Media Masterclass</i>	Two-day visual art workshop by award-winning Australian artist, Catherine Hamilton	Visual Arts	\$5,007.00	\$2,755.00	\$2,595.00
Crow Street Creative Inc.	<i>Strategic Planning and Committee Training</i>	Strategic planning, business plan development and governance training	Multi-arts	\$6,340.00	\$5,500.00	\$5,500.00
William Debois	<i>Signs of Life / Leaving Home</i>	Photographic project exploring the interaction between the dweller and the dwelling	Visual Arts	\$9,497.00	\$5,200.00	\$5,200.00
Community Advisory Service	<i>2018 Seniors Week</i>	Engage local artists to deliver FREE art workshops for seniors during Seniors Week	Visual Arts	\$17,372.12	\$6,372.12	\$6,372.12
Gary Brighton	<i>2020 Vision</i>	Engage QMusic to host skill development workshops for local musicians	Music	\$7,100.00	\$5,500.00	\$5,500.00
TOTAL				\$45,316.12	\$25,327.12	\$25,167.12

2. Council note the acceptance of Outcome Reports for the following RADF projects:

- a. Gladstone Festival & Events – Carols 2017,
- b. Heather Jensen - QCWA State School 2017,
- c. Community Advisory Service – Seniors Week 2017,
- d. Plural Theatre – When I'm 18
- e. Rainbow Valley – Creative Children Creating Change
- f. 4MBS – 60 Minute Shakespeare
- g. Capricorn Film Festival – Engage, Inspire and Create
- h. Mikayla Birthisel – Academy of Country Music
- i. William Debois – The Sea I Swim In
- j. Jennifer Ryan – Footsteps and Footprints
- k. Gladstone Horse Performance Club – Public art with Bob Gammage

- I. Luke Graham – The Long Road
- m. Roseberry Community Services Ltd, *Our Place* with Katrina Elliott

G/18 /3452 Council Resolution:

Moved Cr Bush
Seconded Cr O'Grady

That the Officer's Recommendation be adopted.

CARRIED

G/3.6. CUSTOMER EXPERIENCE

G/3.6.1. COMMERCIAL ACTIVITY ON COUNCIL LAND - STATIONARY VENDING - OH ... COFFEE!

File Ref: LE2.25

Purpose:

The purpose of this report is to allow the Council to consider an application for the commercial use of a Council controlled area and make a decision on the application.

Officer's Recommendation:

That:

1. Council approve the application with standard conditions, stationary vending conditions and a non-standard condition (as attached) for Oh...Coffee! to conduct stationary roadside vending under Council's *Local law no.1 (Administration) 2011* as a prescribed activity at the following locations:
 - a. The Esplanade, Turkey Beach
 - b. Two (2) locations on Hancock Street, Turkey Beach
2. Council authorise the Manager Regulatory Services (delegate) to issue the approval in accordance with the recommended conditions.

G/18 /3452 Council Resolution:

Moved Cr Goodluck
Seconded Mayor Burnett

That the Officer's Recommendation be adopted.

MOTION LOST

**The meeting adjourned for morning tea at 10.19 am
and reconvened at 10.42 am.**

G/18 /3453 Council Resolution:

Moved Cr Trevor
Seconded Cr Churchill

That:

Council refuse the application for Oh...Coffee! to conduct stationary roadside vending under Council's *Local law no.1 (Administration) 2011* as a prescribed activity at the following locations:

- a. The Esplanade, Turkey Beach
- b. Two (2) locations on Hancock Street, Turkey Beach

CARRIED

In accordance with section 273 of the Local Government Regulation 2012 it was resolved that due to:-

- a) The business activities operated from the fixed premises are sufficient to meet public demand for the goods or services proposed to be sold as part of the operation of prescribed activity; and**
- b) The Commercial Activities on Council Land Policy (P-2017/01) will be reviewed as soon as possible.**

A Division was called on the motion:

In Favour of the Motion:

Crs Masters, Bush, Churchill, Trevor, Hansen, O'Grady.

Against the Motion: Crs Goodluck, Mayor Burnett.

Cr Churchill (declared perceived Conflict of Interest) left the room during the consideration and voting of Item G/3.6.2.

(refer G/0.3.2 Disclosure of Interest section of the minutes - page 5)

Mayor Burnett (declared perceived Conflict of Interest) left the room during the consideration and voting of Item G/3.6.2.

(refer G/0.3.2 Disclosure of Interest section of the minutes - page 5)

It was resolved that as Mayor Burnett (Chair) is required to leave the room for Item G/3.6.2, Cr Trevor will be Chair for this item

G/18 /3454 Council Resolution:

Moved Cr Goodluck
Seconded Cr Masters

That due to Mayor Burnett's declared perceived conflict of interest, Cr Trevor Chair the meeting for Item G/3.6.2.

CARRIED

G/3.6.2. DEVELOPMENT APPLICATION 13/2017 FOR A MATERIAL CHANGE OF USE OF PREMISES FOR A CAR WASH AT 1 OLSEN AVENUE, NEW AUCKLAND QLD 4680

File Ref: DA.13.2017; DB1.7

Development Application:

Application Number:	13/2017
Applicant:	CQ Wolves Football Club Inc C/- Zone Planning Group
Owner:	Mr I A Brown
Date Of Receipt:	27 February 2017
Location:	1 Olsen Avenue, New Auckland QLD 4680
RPD:	Lot 11 SP 112850
Area:	1.99 hectares
Current Use Of Land:	Vacant
Zoning:	Limited Development (Constrained Land) in the Flood Affected Lands Precinct
Proposal:	Car Wash
Public Notification Period:	9 April 2018 to 1 May 2018
Number Of Submissions:	Four (4) Not Properly Made Submission; Fifty-Five (55) Properly Made Submissions

Purpose:

The purpose of this report is to assess Development Application 13/2017 for a Material Change of Use of Premises for a Car Wash at 1 Olsen Avenue, New Auckland against the *State Planning Policy July 2017* and the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 1* under the *Sustainable Planning Act 2009*.

Officer's Recommendation:

That Development Application 13/2017 for a Material Change of Use of Premises for a Car Wash at 1 Olsen Avenue, New Auckland be recommended for approval subject to the following reasonable and relevant conditions:

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
1237 Page 1 of 9	3	Site Plan	Car Wash Builders	24/09/2015
1237 Page 2 of 9	3	Ground Floor Plan	-	24/09/2015
1237 Page 3 of 9	3	Roof Plan	-	24/09/2015
1237 Page 4 of 9	3	Elevations	-	24/09/2015
1237 Page 5 of 9	3	Sections	-	24/09/2015
1237 Page 8 of 9	3	Shadow Diagram	-	24/09/2015
DWG-300	A	Operational Control Plan	Biome Water and Environmental Consulting	6/03/2018
DWG-310	A	Basin Layout and Cross Section	Biome Water and Environmental Consulting	6/03/2018

And supporting documents

Document Number	Revision	Description	Author	Date
R18011/D3132	0	Environmental Noise Level Impact Assessment for Proposed Carwash Facility	David Moore & Associates Pty Ltd	19/03/2018
BC-17147	1	Hydraulic Impact Assessment	Biome Consulting Pty Ltd	January 2018
BC-17147	1	Conceptual Stormwater Management Plan	Biome Consulting Pty Ltd	March 2018
082-17-18	A	Traffic Response	McMurtrie Consulting Engineers	1/03/2018
-	-	Gladstone Car Wash	Gladstone Airport Corporation	13/02/2018

Special Conditions

2. Upon commencement of the use, the development is restricted to operation between the hours of 7am and 10pm.
3. Upon commencement of the use, the Car Wash Use does not permit ancillary uses (i.e. Shop) within the subject site.
4. Upon commencement of the use, noise levels are to be maintained within the maximum limits prescribed by the Environmental Protection (Noise Policy) 2008 under the Environmental Protection Act 1994.
5. As part of Building Works, sealed and raised bunding is to be constructed around all forecourt areas on which a vehicle can stand while being cleaned and/or washed.
6. As part of Building Works, drainage from paved forecourt areas and areas on which a vehicle can stand while being cleaned and/or washed, shall be directed by appropriate surface grading into grated sumps, where it is treated in an approved manner or held and removed by an approved contractor.
7. As part of Building Works, the Applicant must construct an acoustic fence 2.7 metres in height and should be located a minimum distance of 2 metres from the development footprint boundary, in accordance with the approved Noise Level Impact Assessment for the Proposed Car Wash Facility. The acoustic fence is to be located along the entire eastern and southern development footprint boundary and must receive a surface treatment to maintain visual amenity of the streetscape and compliment the proposed colour pallet of the Car Wash facility. Details of the proposed surface treatment are to be submitted to Council for approval prior to the issue of a Development Permit for Building Works.

Operational Works

8. 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 driveways, signage and footpaths);
 - c. Stormwater Management (quantity, quality, flood and drainage control); and
 - d. Landscaping, environmental protection and associated works.
9. Development Applications for Operational Works shall be designed and constructed in accordance with Australian Standards, the Engineering Design Planning Scheme Policy under the Gladstone Regional Planning Scheme and any other applicable standards at the time of lodgement. Prior to the commencement of the use, all Operational Works conditioned by this approval must be accepted "on maintenance" by Council or have an approved uncompleted works arrangement with 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>.

Building, Plumbing and Drainage Works

10. The Applicant is required to obtain a Development Permit and Building Final for Building Works 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.

11. The Applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Planning Act 2016*. Construction is to comply with the *Plumbing and Drainage Act 2002* and the requirements of other relevant authorities.
12. Prior to the commencement of the use, all plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.
13. Prior to the commencement of the use, 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.
14. As part of Building Works, all outdoor lighting is to comply with Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.
15. Prior to the commencement of the use, all lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining sites.

Water Infrastructure

16. Prior to the commencement of the use, a water service connection is to be provided from Council's water supply infrastructure to the front property boundary. The location and size of the water service (and any associated fire service) is to be determined in consultation with Council.
17. Prior to the commencement of the use, connections to Council's live water reticulation network must be carried out by Council. The cost of these works is to be borne by the Applicant.

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

Sewerage Infrastructure

18. Prior to the commencement of the use, all sanitary drainage is to drain into a new 1050mm diameter privately owned maintenance hole within the development site, before connection to Council's sewerage infrastructure. The location and size of the sewer service is to be determined in consultation with Council.
19. Prior to the commencement of the use, connections to Council's live sewerage network must be carried out by Council. The cost of these works is to be borne by the Applicant.

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

Stormwater Infrastructure

20. The Applicant is to submit for approval by Council a revised Site Based Stormwater Management Plan as part of the first Development Application for Operational Works for the development. The plan must address both quantity and quality aspects of stormwater management, be in accordance with the Engineering Design Planning Scheme Policy under the Gladstone Regional Planning Scheme and be certified by a RPEQ experienced in this type of work. Prior to the commencement of the use,

all stormwater infrastructure is to be constructed on the site generally in accordance with the Site Based Stormwater Management Plan.

21. The bioretention basin constructed as part of this development is to be inspected and maintained in accordance with the Water by Design's Maintaining Vegetated Stormwater Asset guideline.

Transportation Services

22. As part of any development application for Operational Works, the Applicant shall provide an amended Traffic Response (Ref: 082-17-18) or other documentation that addresses the following:
 - a. Submit evidence that the minimum Stopping Sight Distance (SSD) in accordance with AS2890.1 of 65m is provided at the exit to the development site;
 - b. Demonstrate that the following has been taken into account when addressing the issues of sight lines and sight distances:
 - i. proposed landscaping within the site, including fencing and planting;
 - ii. existing and proposed vegetation within the road reserve, including street trees; and
 - iii. signage internal and external to the site;
 - c. Provide signage on the road that warns drivers of vehicles proceeding south on Olsen Avenue that vehicles may be entering around the bend. The Applicant shall obtain Council approval of the design and wording of the sign(s) and the sign location(s).
23. Prior to the commencement of the use, the Applicant is to construct the car parking spaces 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 AS2890.1.

Advisory Note: The Site Plan (Ref: 1237 page 1 of 9, Rev. 3, dated 24 September 2015) shows 14 car parking spaces.

24. Prior to the lodgement of a Development Application for Operational Works, the Applicant must demonstrate how internal conflicts will be managed to prevent vehicles travelling the wrong way in the carpark when exiting the site from the self-service wash bays (i.e. Wash Bays 1 to 4).
25. Prior to the commencement of the use, two (2) Commercial Driveways (one entry only and one exit only) are to be constructed in accordance with Council's Standard Drawing for an Urban Commercial/Industrial Driveway. The dimensions of the driveways are to accommodate the turning paths of the design vehicle(s).

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>.

26. Prior to the commencement of the use, all grassed footpath areas disturbed by the development are to be top dressed and turfed following completion of construction activity.
27. Prior to the commencement of the use, a 2 metre wide concrete footpath is to be constructed from the existing footpath on Dawson Highway to the entry driveway to the site in accordance with Council's Standard Drawing for Concrete Pathway/Bikeway Details.

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

Retaining Walls

28. As part of Operational Works, any new retaining walls which are visible from the road reserve must receive a surface treatment such as rendering or cladding to maintain the visual amenity of the streetscape. The treatments must complement with the existing/proposed colour pallet of the proposed building.

Landscaping

29. As part of the first Development Application for Operational Works, a full Landscaping 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 should include the proposed landscaping within the development footprint and street trees. The proposed street trees will be provided along Olsen Avenue, at a rate of 1 tree per lot frontage. The full Landscaping Plan is to be certified by a Landscape Architect and must specify plant density, location and heights.

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

30. Prior to commencement of the use, all landscaping areas are to be constructed with an appropriate irrigation system. Details of the irrigation system are to be provided as part of the full Landscaping Plan.

Waste Management

31. As part of any Development Application for Building Works, a Waste Management Plan is to be submitted and approved by Council. The Waste Management Plan is to be in accordance with the Waste Management Planning Scheme Policy of the Our Place Our Plan Gladstone Regional Council Planning Scheme.
32. Prior to the commencement of the use, refuse bins are to be provided in accordance with Table SC6.7.3.2 of Schedule 6.7 Waste Management at a minimum rate and minimum capacity as specified in the approved Waste Management Plan.
33. 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.
34. 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.
35. Prior to the commencement of the use, the Applicant is required to obtain a Trade Waste Permit to discharge trade waste to the Sewer in accordance with Councils Trade Waste Approval Process prior to Plumbing Final being issued.

Advisory Note: Applications for Trade Waste Discharge can be found at <http://www.gladstone.qld.gov.au/trade-waste-approval-process>.

Acid Sulfate Soils

36. 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.

Airport Enviros

37. As part of any Development Application for Operational Works, the Applicant must submit a Construction Management Plan to the Gladstone Airport Corporation for approval. The Construction Management plan is to detail all measures proposed to limit impacts to aircraft operations, intrusions into the Obstacle Limitation Surface and Airport Operational Airspace. Upon receipt of approval, a copy of the Construction Management Plan is to be provided at no cost to Council.

Environmental Health

38. Upon commencement of the use, service deliveries should not occur outside the timeframes of 7am-10pm.

Lawful Commencement

39. Prior to the commencement of the 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.
40. 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 /3454

Council Resolution:

Moved Cr Goodluck
Seconded Cr Masters

That Development Application 13/2017 for a Material Change of Use of Premises for a Car Wash at 1 Olsen Avenue, New Auckland be recommended for approval subject to the following reasonable and relevant conditions:

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
1237 Page 1 of 9	3	Site Plan	Car Wash Builders	24/09/2015
1237 Page 2 of 9	3	Ground Floor Plan	-	24/09/2015
1237 Page 3 of 9	3	Roof Plan	-	24/09/2015
1237 Page 4 of 9	3	Elevations	-	24/09/2015
1237 Page 5 of 9	3	Sections	-	24/09/2015
1237 Page 8 of 9	3	Shadow Diagram	-	24/09/2015
DWG-300	A	Operational Control Plan	Biome Water and Environmental Consulting	6/03/2018
DWG-310	A	Basin Layout and Cross Section	Biome Water and Environmental Consulting	6/03/2018

And supporting documents

Document Number	Revision	Description	Author	Date
R18011/D3132	0	Environmental Noise Level Impact Assessment for Proposed Carwash Facility	David Moore & Associates Pty Ltd	19/03/2018
BC-17147	1	Hydraulic Impact Assessment	Biome Consulting Pty Ltd	January 2018
BC-17147	1	Conceptual Stormwater Management Plan	Biome Consulting Pty Ltd	March 2018
082-17-18	A	Traffic Response	McMurtrie Consulting Engineers	1/03/2018
-	-	Gladstone Car Wash	Gladstone Airport Corporation	13/02/2018

Special Conditions

2. Upon commencement of the use, the development is restricted to operation between the hours of 7am and 8.30pm.
3. Upon commencement of the use, the Car Wash Use does not permit ancillary uses (i.e. Shop) within the subject site.

4. Upon commencement of the use, noise levels are to be maintained within the maximum limits prescribed by the Environmental Protection (Noise Policy) 2008 under the Environmental Protection Act 1994.
5. As part of Building Works, sealed and raised bunding is to be constructed around all forecourt areas on which a vehicle can stand while being cleaned and/or washed.
6. As part of Building Works, drainage from paved forecourt areas and areas on which a vehicle can stand while being cleaned and/or washed, shall be directed by appropriate surface grading into grated sumps, where it is treated in an approved manner or held and removed by an approved contractor.
7. As part of Building Works, the Applicant must construct an acoustic fence 2.7 metres in height and should be located a minimum distance of 2 metres from the development footprint boundary, in accordance with the approved Noise Level Impact Assessment for the Proposed Car Wash Facility. The acoustic fence is to be located along the entire eastern and southern development footprint boundary and must receive a surface treatment to maintain visual amenity of the streetscape and compliment the proposed colour pallet of the Car Wash facility. Details of the proposed surface treatment are to be submitted to Council for approval prior to the issue of a Development Permit for Building Works.

Operational Works

8. 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 driveways, signage and footpaths);
 - c. Stormwater Management (quantity, quality, flood and drainage control); and
 - d. Landscaping, environmental protection and associated works.
9. Development Applications for Operational Works shall be designed and constructed in accordance with Australian Standards, the Engineering Design Planning Scheme Policy under the Gladstone Regional Planning Scheme and any other applicable standards at the time of lodgement. Prior to the commencement of the use, all Operational Works conditioned by this approval must be accepted "on maintenance" by Council or have an approved uncompleted works arrangement with 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>.

Building, Plumbing and Drainage Works

10. The Applicant is required to obtain a Development Permit and Building Final for Building Works 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.
11. The Applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Planning Act 2016*. Construction is to comply with the *Plumbing and Drainage Act 2002* and the requirements of other relevant authorities.
12. Prior to the commencement of the use, all plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.

13. Prior to the commencement of the use, 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.
14. As part of Building Works, all outdoor lighting is to comply with Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.
15. Prior to the commencement of the use, all lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining sites.

Water Infrastructure

16. Prior to the commencement of the use, a water service connection is to be provided from Council's water supply infrastructure to the front property boundary. The location and size of the water service (and any associated fire service) is to be determined in consultation with Council.
17. Prior to the commencement of the use, connections to Council's live water reticulation network must be carried out by Council. The cost of these works is to be borne by the Applicant.

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

Sewerage Infrastructure

18. Prior to the commencement of the use, all sanitary drainage is to drain into a new 1050mm diameter privately owned maintenance hole within the development site, before connection to Council's sewerage infrastructure. The location and size of the sewer service is to be determined in consultation with Council.
19. Prior to the commencement of the use, connections to Council's live sewerage network must be carried out by Council. The cost of these works is to be borne by the Applicant.

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

Stormwater Infrastructure

20. The Applicant is to submit for approval by Council a revised Site Based Stormwater Management Plan as part of the first Development Application for Operational Works for the development. The plan must address both quantity and quality aspects of stormwater management, be in accordance with the Engineering Design Planning Scheme Policy under the Gladstone Regional Planning Scheme and be certified by a RPEQ experienced in this type of work. Prior to the commencement of the use, all stormwater infrastructure is to be constructed on the site generally in accordance with the Site Based Stormwater Management Plan.
21. The bioretention basin constructed as part of this development is to be inspected and maintained in accordance with the Water by Design's Maintaining Vegetated Stormwater Asset guideline.

Transportation Services

22. As part of any development application for Operational Works, the Applicant shall provide an amended Traffic Response (Ref: 082-17-18) or other documentation that addresses the following:
- a. Submit evidence that the minimum Stopping Sight Distance (SSD) in accordance with AS2890.1 of 65m is provided at the exit to the development site;
 - b. Demonstrate that the following has been taken into account when addressing the issues of sight lines and sight distances:
 - i. proposed landscaping within the site, including fencing and planting;
 - ii. existing and proposed vegetation within the road reserve, including street trees; and
 - iii. signage internal and external to the site;
 - c. Provide signage on the road that warns drivers of vehicles proceeding south on Olsen Avenue that vehicles may be entering around the bend. The Applicant shall obtain Council approval of the design and wording of the sign(s) and the sign location(s).
23. Prior to the commencement of the use, the Applicant is to construct the car parking spaces 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 AS2890.1.

Advisory Note: The Site Plan (Ref: 1237 page 1 of 9, Rev. 3, dated 24 September 2015) shows 14 car parking spaces.

24. Prior to the lodgement of a Development Application for Operational Works, the Applicant must demonstrate how internal conflicts will be managed to prevent vehicles travelling the wrong way in the carpark when exiting the site from the self-service wash bays (i.e. Wash Bays 1 to 4).
25. Prior to the commencement of the use, two (2) Commercial Driveways (one entry only and one exit only) are to be constructed in accordance with Council's Standard Drawing for an Urban Commercial/Industrial Driveway. The dimensions of the driveways are to accommodate the turning paths of the design vehicle(s).

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

26. Prior to the commencement of the use, all grassed footpath areas disturbed by the development are to be top dressed and turfed following completion of construction activity.
27. Prior to the commencement of the use, a 2 metre wide concrete footpath is to be constructed from the existing footpath on Dawson Highway to the entry driveway to the site in accordance with Council's Standard Drawing for Concrete Pathway/Bikeway Details.

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

Retaining Walls

28. As part of Operational Works, any new retaining walls which are visible from the road reserve must receive a surface treatment such as rendering or cladding to maintain the visual amenity of the streetscape. The treatments must complement with the existing/proposed colour pallet of the proposed building.

Landscaping

29. As part of the first Development Application for Operational Works, a full Landscaping 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 should include the proposed landscaping within the development footprint and street trees. The proposed street trees will be provided along Olsen Avenue, at a rate of 1 tree per lot frontage. The full Landscaping Plan is to be certified by a Landscape Architect and must specify plant density, location and heights.

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>.

30. Prior to commencement of the use, all landscaping areas are to be constructed with an appropriate irrigation system. Details of the irrigation system are to be provided as part of the full Landscaping Plan.

Waste Management

31. As part of any Development Application for Building Works, a Waste Management Plan is to be submitted and approved by Council. The Waste Management Plan is to be in accordance with the Waste Management Planning Scheme Policy of the Our Place Our Plan Gladstone Regional Council Planning Scheme.
32. Prior to the commencement of the use, refuse bins are to be provided in accordance with Table SC6.7.3.2 of Schedule 6.7 Waste Management at a minimum rate and minimum capacity as specified in the approved Waste Management Plan.
33. 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.
34. 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.
35. Prior to the commencement of the use, the Applicant is required to obtain a Trade Waste Permit to discharge trade waste to the Sewer in accordance with Councils Trade Waste Approval Process prior to Plumbing Final being issued.

Advisory Note: Applications for Trade Waste Discharge can be found at <http://www.gladstone.qld.gov.au/trade-waste-approval-process>.

Acid Sulfate Soils

36. 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.

Airport Enviro

37. As part of any Development Application for Operational Works, the Applicant must submit a Construction Management Plan to the Gladstone Airport Corporation for approval. The Construction Management plan is to detail all measures proposed to limit impacts to aircraft operations, intrusions into the Obstacle Limitation Surface and Airport Operational Airspace. Upon receipt of approval, a copy of the Construction Management Plan is to be provided at no cost to Council.

Environmental Health

38. Upon commencement of the use, service deliveries should not occur outside the timeframes of 7am-10pm.

Lawful Commencement

39. Prior to the commencement of the 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.
40. 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

CARRIED

In accordance with section 273 of the Local Government Regulation 2012 it was resolved to amend the closing operating hours in Special Condition 2 due to the site being adjacent to a residential area.

G/3.7. PEOPLE CULTURE AND SAFETY

Nil.

G/3.8. FINANCE GOVERNANCE AND RISK

G/3.8.1. PSA 02-19 READY-MIXED BAGGED CONCRETE

File Ref: PE8.2

Purpose:

This report seeks Council's approval to enter into a contract for the supply and delivery of ready-mixed concrete under a Preferred Supplier Arrangement (PSA).

Officer's Recommendation:

That the Council enter into a Preferred Supplier Arrangement with:

1. Boral Resources (QLD) Pty Ltd, as the Primary Contractor for the supply and delivery of ready-mixed concrete to all areas except the Miriam Vale area in accordance with the tender specifications and their submission for an initial period of twelve (12) months;
2. Hanson Construction, as the Secondary Contractor for the supply and delivery of ready-mixed concrete to all areas except the Miriam Vale area in accordance with the tender specifications and their submission for an initial period of twelve (12) months;
3. Miriam Vale Concrete Pty Ltd for the supply and delivery of ready-mixed concrete to the Miriam Vale area in accordance with the tender specifications and their submission for an initial period of twelve (12) months; and
4. Authorise the Chief Executive Officer, or delegate, to exercise the option of extending the contracts for a further period of twelve (12) months subject to continued need and satisfactory performance.

G/18 /3456 Council Resolution:

Moved Cr Goodluck
Seconded Cr O'Grady

That the Officer's Recommendation be adopted.

CARRIED

G/3.8.2. ANNUAL REVIEW OF DELEGATIONS - COUNCIL TO THE CHIEF EXECUTIVE OFFICER

File Ref: CM9.6

Purpose:

This report outlines a review undertaken of the delegation of powers to the Chief Executive Officer under State legislation and Council's Local Laws and recommends a revised set of delegations be adopted.

Officer's Recommendation:

That in accordance with section 257 of the *Local Government Act 2009*, Council delegate to the Chief Executive Officer, the exercise of powers contained in the *Delegations Register – Exercise of Statutory Powers – Council to Chief Executive Officer* with the limitations as attached to the officer's report contained as outlined.

G/18 /3457 Council Resolution:

Moved Cr Churchill
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

CARRIED

G/3.8.3. WASTE COLLECTION AREA

File Ref: WM8.2

Purpose:

The purpose of this report is to designate areas within the Gladstone Regional Council local government area where Council will undertake a general waste collection service in accordance with *Local Law no. 8 (Waste Management) 2018*.

Officer's Recommendation:

That, in accordance with section 5 of *Local Law No. 8 (Waste Management) 2018*, Council:

1. Resolve to designate the general waste collection area for the Gladstone Regional Council area as represented in Attachment 1 to 25 of the officer's report, and
2. Decide the frequency for domestic general waste collection to be undertaken on a weekly basis and recycling general waste collection to be undertaken on a fortnightly basis.

G/18 /3458 Council Resolution:

Moved Cr Masters
Seconded Cr Bush

That the Officer's Recommendation be adopted.

CARRIED

G/3.8.4. ECONOMIC DEVELOPMENT INCENTIVE SCHEME

File Ref: FM7.2

Purpose:

To introduce an Infrastructure Charge Economic Development Incentive Scheme for development across the Gladstone Region. This will consider incentives to encourage development in specific focus areas, retirement facilities and tourism development.

Officer's Recommendation:

That Council adopt Policy P-2018-03 Infrastructure Charges Economic Development Incentive Scheme – General.

G/18 /3459 Council Resolution:

Moved Cr Trevor
Seconded Cr Churchill

That Council adopt Policy P-2018-03 Infrastructure Charges Economic Development Incentive Scheme – General with the following additions attached as **Addendum 1**:

- Not For Profit incentive is to be made clearer within this policy, with a maximum amount of 50% discount given to Not For Profit organisations.
- Applications from Federal and State Governments and/or government approved agencies are excluded.

CARRIED

**G/3.8.5. APPOINTMENT OF A NEW LOCAL DISASTER COORDINATOR TO THE
GLADSTONE LOCAL DISASTER MANAGEMENT GROUP**

File Ref: ES1.6

Purpose:

To appoint a new Local Disaster Coordinator to the Local Disaster Management Group under section 35 of the *Disaster Management Act 2003*.

Officer's Recommendation:

That Council:

1. Resolve to endorse the Mayor's actions to appoint Mr Mark Holmes, General Manager Finance Governance and Risk, as the Local Disaster Coordinator of the Gladstone Disaster Management Group under section 35 of the *Disaster Management Act 2003* being satisfied that Mr Holmes has the necessary expertise to be a Local Disaster Coordinator; and
2. Resolve to endorse Mr Peter Billing, General Manager Operations, as the deputy Local Disaster Coordinator of the Gladstone Disaster Management Group under section 35 of the *Disaster Management Act 2003* being satisfied that Mr Billing has the necessary expertise to act as a deputy Local Disaster Coordinator.

G/18 /3460 Council Resolution:

Moved Cr Goodluck
Seconded Cr Hansen

That the Officer's Recommendation be adopted.

CARRIED

G/4. COUNCILLORS REPORT

Nil.

G/5. URGENT BUSINESS

Nil.

G/6. NOTICE OF MOTION

Nil.

G/7. CONFIDENTIAL ITEMS

G/18 /3461 Procedural Motion:

Moved by Cr O'Grady
Seconded Cr Bush

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: -

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

CARRIED

G/18 /3462 Procedural Motion:

Moved by Cr O'Grady
Seconded Cr Bush

That Council re-open the meeting to the public.

CARRIED

G/7.1. DISPOSAL OF TWO UNITS AT 18 DISCOVERY DRIVE AGNES WATER

File Ref: CP2.5, P62104

G/18 /3463 Council Resolution:

Moved Cr Bush
Seconded Cr O'Grady

That Council resolves to:

1. Rescind part 1 of previous Council Resolution G/17/3152 to '*sell by public auction (Lot 65 SP 155996) 18 Discovery Drive Agnes Water*', due to failure to sell the property at auction;
2. Delegate authority to the Chief Executive Officer to negotiate the sale of units 1 and 2 individually or together as a complex;
3. Delegate authority to the Chief Executive Officer to adjust the listing price of each unit or complex as required;
4. Delegate authority to the Chief Executive Officer to accept a sale price at or above market value within the next twelve months.

CARRIED

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

THE MEETING CLOSED AT 11:57 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 44 pages form the official copy of Gladstone Regional Council General Meeting Minutes of the 3 July 2018.

.....
Mayor Matt Burnett

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

ATTACHMENTS

ADDENDUM 1



Gladstone Regional Council

Council Policy

Title	INFRASTRUCTURE CHARGES ECONOMIC DEVELOPMENT INCENTIVE SCHEME - GENERAL
Policy Number	P-2018-03
Business Unit	STRATEGY AND TRANSFORMATION CUSTOMER EXPERIENCE
Date of Adoption	
Resolution Number	
Date Review Due	
Date Repealed	

1.0 PURPOSE:

This policy provides incentives by way of discounted Levied Charges for developments proposing a Material Change of Use (other than for certain uses – 'Excluded Use'), which deliver economic development and growth outcomes that align with Councils Economic Development Strategy and Planning Scheme.

2.0 SCOPE:

This policy applies to all land uses other than certain Excluded Uses within the Gladstone Regional Council Local Government area however within the Priority Infrastructure Area. Developments that qualify for the incentives under this Policy are solely for a discount of Levied Charges. No other incentives are offered or borne by this policy.

This policy does not apply to Development Applications for a Reconfiguring of a Lot.

3.0 RELATED LEGISLATION:

- *Planning Act 2016*
- *Planning Regulation 2017*

4.0 RELATED DOCUMENTS:

- Gladstone Regional Council Adopted Infrastructure Charges Resolution (No. 1) – 2015 Amendment No. 2
- Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2
- Gladstone Regional Economic Development Strategy 2015

5.0 DEFINITIONS:

To assist in interpretation of this policy the following definitions apply:

“Infrastructure Agreement” has the same meaning as defined in the Planning Act 2016.

“Infrastructures Charges Notice” has the same meaning as defined in the Planning Act 2016.

“Levied Charge” has the same meaning as defined in the Planning Act 2016.

“Priority Infrastructure Area” identifies the area priorities for the provision of trunk infrastructure to service existing and assumed future urban development up to 2013. The Priority infrastructure area is identified in Schedule SC3 – Local government infrastructure plan maps within the Our Place Our Plan Gladstone Regional Council Planning Scheme V 2.

“Excluded Use” means the following land use definitions as defined in SC1.1 Use definitions within the Our Place Our Plan Gladstone Regional Council Planning Scheme V2:

Use:	Definition:
Dual Occupancy	Premises containing two dwellings, each for a separate household, and consisting of: <ul style="list-style-type: none"> • a single lot, where neither dwelling is a secondary dwelling or • two lots sharing common property where one dwelling is located on each lot.
Dwelling House	A residential use of premises for one household that contains a single dwelling. The use includes domestic out buildings and works normally associated with a dwelling and may include a secondary dwelling.
Dwelling Unit	A single dwelling within a premise containing non-residential use(s).
Multiple Dwelling	Premises containing three or more dwellings for separate households.
Relocatable Home Park*	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.
Rural Workers Accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.
Non-resident Workforce Accommodation	Premises used to provide accommodation for non-resident workers. The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.

** Relocatable Home Park development that provides solely for residents over the age of 50 years, is not an excluded use, for the purposes of this Policy.*

6.0 POLICY STATEMENT:

6.1 Application of Policy

This Policy applies to Development Applications for making a Material Change of Use of Premises which:

1. Are lodged with Council after the 1 July 2018; with respect to applications lodged prior to the 1 July 2018, Council may in its sole discretion, consider Development Applications approved and not yet constructed, or Development Applications that have been lodged but not yet decided, and

2. Are for any land use as defined within SC1.1 Use definitions of the Our Place Our Plan Gladstone Regional Council Planning Scheme V2 other than an Excluded Use as defined herein; and
3. Are proposed to be located within a Priority Infrastructure Area.

This policy does not apply to any application made by or on behalf of a Federal or State Government agency.

Notwithstanding Clause 6.1(1) of this policy, Council may in its absolute discretion, at any time, resolve that this policy is not applicable to a Development Application.

6.2 Incentives

Upon receipt of a Development Permit and an Infrastructure Charges Notice, an Applicant may apply to Council to enter into an Infrastructure Agreement which reduces the Levied Charge by 50% based on the net charge amount identified within the Levied Charges Notice, up to a maximum concession value of up to \$500,000. In no case shall the reduction in the Levied Charge exceed \$500,000.00.

In addition, a concession for a Not for Profit organisation will incorporate concessions from other entitlements so that the value of the combined concessions do not exceed 50% of the net charge amount.

Applicants are to complete and lodge the Request – Levied Charge Incentive Form to Council. Upon receipt, an assessment and decision will be made under this policy. Should the application be successful, Council will prepare an Infrastructure Agreement which must be executed by the Applicant. That Infrastructure Agreement will reflect the discounted charged and the Incentive Conditions set out in Clause 6.3 of this Policy.

The terms of the Infrastructure Agreement will be determined by Council and are not negotiable. Council's costs with respect to the preparation and execution of the Infrastructure Agreement will be payable by the Applicant.

6.3 Incentive Conditions

To be eligible for an incentive under this Policy, developments must:

1. Be completed within two years from when the Material Change of Use of Premises Development Permit starts to have effect; or
2. If staged, the first stage be completed within two years of when the Material Change of Use of Premises Development Permit starts to have effect with all stages of the development being completed within four years of when the Material Change of Use of Premises Development Permit starts to have effect; and
3. Should these Incentive Conditions not be met then no reduction in the Levied Charges shall be applicable and the balance of the Levied Charges then the outstanding shall be immediately due and payable.

7.0 ATTACHMENTS:

Nil.

GLADSTONE REGIONAL COUNCIL
 POLICY NO. P-2018-03 – INFRASTRUCTURE CHARGES ECONOMIC DEVELOPMENT INCENTIVE SCHEME – GENERAL POLICY
 PAGE 4 of 4

8.0 REVIEW TRIGGER:

This policy will be reviewed when any of the following occur:

1. The related legislation or governing documents are amended or replaced; or
2. Other circumstances as determined by resolution of Council or the CEO; or
3. One year from date of adoption.

TABLE OF AMENDMENTS			
Document History	Date	Council Resolution No.	Notes (including the prior Policy No, precise of change/s, etc)
Originally Approved			
Amendment 1			
Amendment 2			
Amendment 3			

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ROSLYN BAKER
CHIEF EXECUTIVE OFFICER