

# **Livingstone**

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## Shire Council

### **ORDINARY MEETING**

### **AGENDA**

**14 JANUARY 2014**

*Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, Queen Street, Yeppoon on 14 January 2014 commencing at 11:00am for transaction of the enclosed business.*



**CHIEF EXECUTIVE OFFICER**  
9 January 2014

Next Meeting Date: 28.01.14

**Please note:**

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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**1 OPENING**

**2 ATTENDANCE**

Members Present:

The Mayor, Councillor (Chairperson)  
The Deputy Mayor, Councillor Graham Scott  
Councillor Adam Belot  
Councillor Nigel Hutton  
Councillor Jan Kelly  
Councillor Glenda Mather  
Councillor Tom Wyatt

In Attendance:

Mr Andrew Ireland – Chief Executive Officer

**3 LEAVE OF ABSENCE / APOLOGIES**

Nil

**4 MAYORAL MINUTE**

Nil

**5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

Minutes of the Ordinary Meeting held 3 January 2014



**6 DECLARATION OF INTEREST IN MATTERS ON THE AGENDA**

Nil

**7 BUSINESS ARISING OR OUTSTANDING FROM PREVIOUS MEETINGS**

Nil

**8 PUBLIC FORUMS/DEPUTATIONS**

Nil

**9 PRESENTATION OF PETITIONS**

Nil

**10 BUSINESS IMPROVEMENT COMMITTEE REPORTS**

Nil

**11 COUNCILLOR/DELEGATE REPORTS**

Nil

## 12 REPORTS

### 12.1 CAPRICORN INTEGRATED RESORT - DRAFT TERMS OF REFERENCE

**File No:** LU18.3.5

**Attachments:**

1. Draft Terms of reference for an environmental impact statement. Capricorn Integrated Resort (*Under Separate Cover*)
2. Strategic Precincts
3. Concept Sketch V3A

**Responsible Officer:** Brett Bacon - Director Community & Planning Services

**Author:** Jo McLennan - Coordinator Administration

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#### SUMMARY

*This report considers the draft terms of reference prepared for the Capricorn Integrated Resort project.*

#### OFFICER'S RECOMMENDATION

THAT Council resolve to delegate authority to the Director of Community and Planning Services to submit formal comments on the draft terms of reference regarding matters detailed in this report.

#### BACKGROUND

Development of land by Iwasaki Sangyo Co (Australia) Pty Ltd known as the Capricorn Integrated Resort was declared a 'coordinated project for which an environmental impact statement is required'. The Coordinator-General declared the project on 13 December 2013 as per section 26(1)(a) of the *State Development and Public Works Organisation Act 1971*.

The declaration as a 'coordinated project' starts the environmental impact assessment process requiring the preparation of terms of reference and a subsequent environmental impact statement for the project. however such applications will not be made until the Coordinator-General has finalised his report on the environmental impact statement The project will still require the requisite development applications to be made to Council,.

#### COMMENTARY

The project is generally defined by three precincts, being:

- 1) conservation precinct
- 2) rural precinct; and
- 3) urban precinct.

9,000 hectares of land is owned by Iwasaki Sangyo Co (Australia) Pty Ltd, with almost 1,500 hectares of the holdings being utilised by the project for the integrated resort.

The proposal involves the development of an integrated resort community inclusive of tourist uses, short term and permanent accommodation, an eco-retreat and wellness centre, air strip, commercial village centre, public open space and conservations area comprising natural wetlands and vegetation communities and a cattle and sheep station with associated host farm use.

The existing Mercure resort will be retained and refurbished, independent of this project however areas of the existing golf course are proposed to be changed into residential zoned land, 'golf residential' zones and part of a new golf course.

The Initial Advice Statement prepared by the proponent for the Coordinator-General indicates that the project investment will be six hundred million dollars (\$6,000,000) and includes a new 300 room five star resort and a residential community of approximately 8,000 dwellings. The project is expected to create approximately 19,000 jobs over a period of twenty years (8,500 on-site and 10,500 off-site) during construction in addition to another 2,160 jobs as the development becomes operational.

*Draft Terms of Reference*

Draft terms of reference for the environmental impact statement have been prepared by the Coordinator-General. The terms of reference set out both broad and specific matters that the proponent must consider in the preparation of the environmental impact statement. The draft terms of reference have been released for public comment and Council has been invited to comment on whether the terms adequately cover all the matters the project proponent must address in the environmental impact statement.

The broad scope of the terms includes the following key matters:

- 1) land use;
- 2) hazards;
- 3) flora and fauna;
- 4) water quality;
- 5) transport;
- 6) social and economic;
- 7) biosecurity;
- 8) waste management; and
- 9) cultural heritage.

Council officers have considered the terms of reference and are generally comfortable that it encompasses the various issues which are anticipated to be associated with the project. Some additional points for consideration will be formally provided to the Coordinator-General. These points include:

- 1) strategic traffic connections including alternative connections in the event of the closure of Farnborough Road at The Bluff;
- 2) haulage routes from source quarries for construction materials;
- 3) provide details of pedestrian and cycle networks within the project and facilitate connections to existing networks;
- 4) confirmation of private internal road networks and proposed future public roads;
- 5) consideration of culturally significant South Sea Islander sites;
- 6) demonstration of need, particularly for the permanent residential activities and commercial component;
- 7) tenure and management arrangements for environment and conservation areas including consideration of lands being dedicated to the State for National Park;
- 8) consideration of significantly limiting or prohibiting development in the storm inundation and high environmental areas;
- 9) protection of Barwells Creek and surrounding wetland and vegetation areas;
- 10) consideration of the suitability of sewerage treatment locations in context of proximal high environmental value areas;
- 11) provision of professional engineering planning reports to identify the infrastructure requirements to achieve the Desirable Standards of Service; and



- 12) provide details of infrastructure provision and timing to assist in the preparation of an infrastructure agreement for the project.

**CONCLUSION**

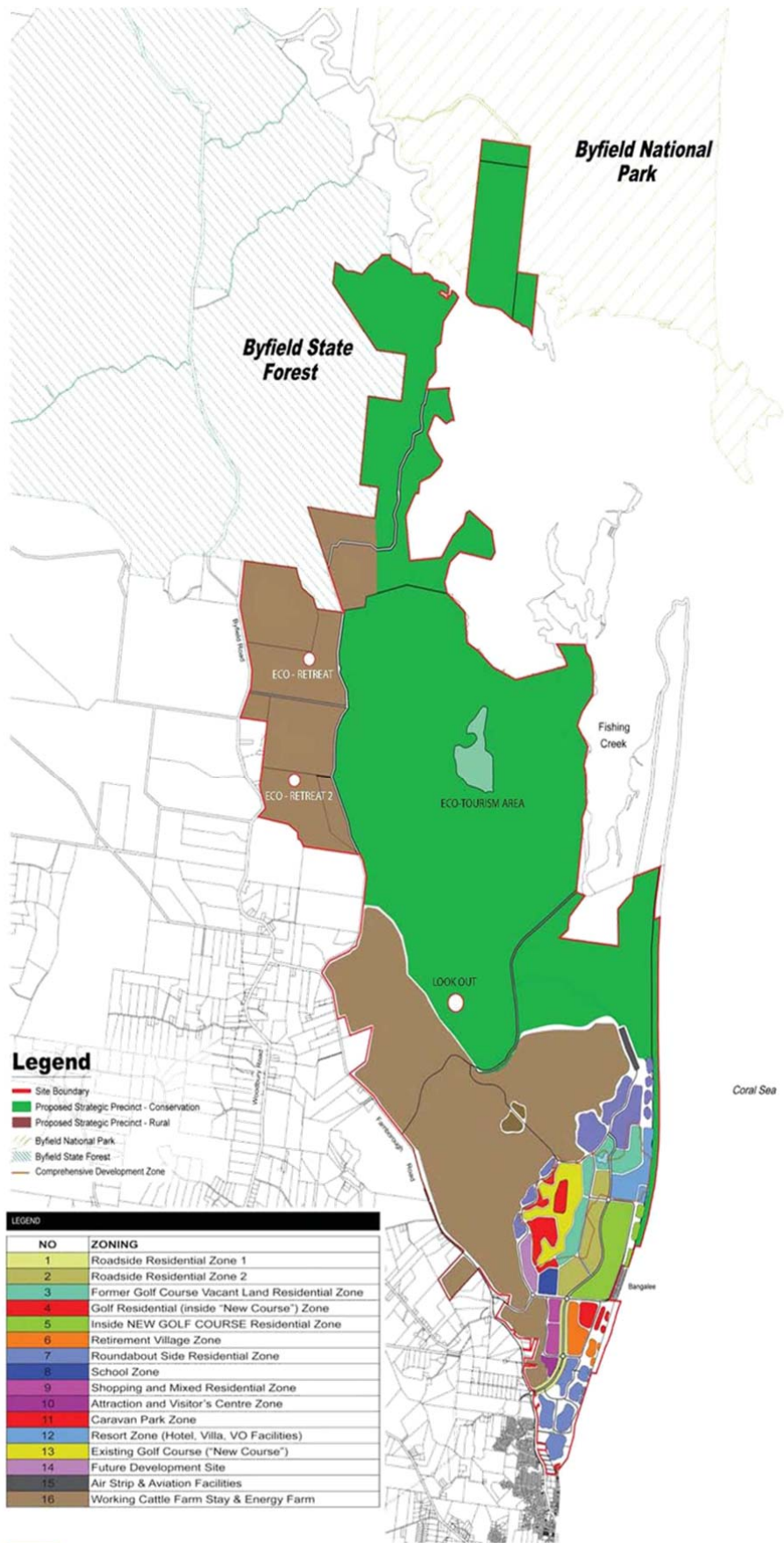
The draft terms of reference for the Capricorn Integrated Resort project have been reviewed and whilst generally the relevant matters are covered, some additional points will be submitted to the Coordinator-General for consideration.

# **12.1 - CAPRICORN INTEGRATED RESORT - DRAFT TERMS OF REFERENCE**

## **Strategic Precincts**

**Meeting Date: 14 January 2014**

**Attachment No: 2**

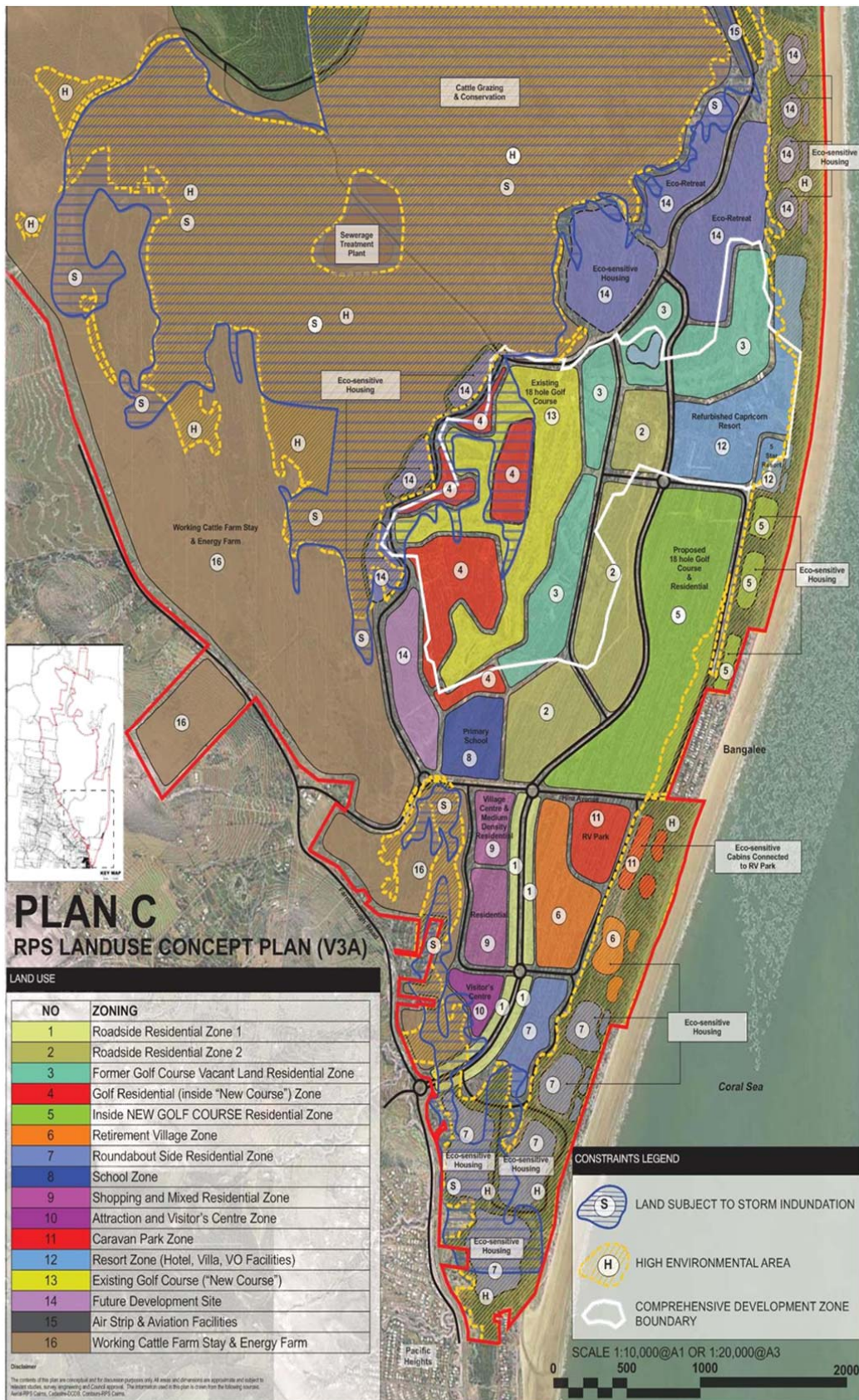


**12.1 - CAPRICORN INTEGRATED  
RESORT - DRAFT TERMS OF  
REFERENCE**

**Concept Sketch V3A**

**Meeting Date: 14 January 2014**

**Attachment No: 3**



# PLAN C

## RPS LANDUSE CONCEPT PLAN (V3A)

LAND USE

NO	ZONING
1	Roadside Residential Zone 1
2	Roadside Residential Zone 2
3	Former Golf Course Vacant Land Residential Zone
4	Golf Residential (inside "New Course") Zone
5	Inside NEW GOLF COURSE Residential Zone
6	Retirement Village Zone
7	Roundabout Side Residential Zone
8	School Zone
9	Shopping and Mixed Residential Zone
10	Attraction and Visitor's Centre Zone
11	Caravan Park Zone
12	Resort Zone (Hotel, Villa, VO Facilities)
13	Existing Golf Course ("New Course")
14	Future Development Site
15	Air Strip & Aviation Facilities
16	Working Cattle Farm Stay & Energy Farm

Disclaimer  
The contents of this plan are conceptual and for illustrative purposes only. All areas and dimensions are approximate and subject to relevant codes, surveying, engineering and Council approval. The information used in this plan is drawn from the following sources:  
Aerial RPS Cadastre, Colliers-CZCA, Capricorn RPS Cadastre.



**13 QUESTIONS/STATEMENT/MOTIONS ON NOTICE FROM  
COUNCILLORS**

Nil

## **14 URGENT BUSINESS/QUESTIONS**

*Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and can not be delayed until the next scheduled Council or Committee Meeting.*

## 15 CLOSED SESSION

In accordance with the provisions of section 275 of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

### RECOMMENDATION

THAT the meeting be closed to the public to discuss the following items, which are considered confidential in accordance with section 275 of the *Local Government Regulation 2012*, for the reasons indicated.

#### **16.1 Adoption of the Business Improvement Committee Charter, and appointment of representatives to the Business Improvements Committee**

This report is considered confidential in accordance with section 275(1)(h), of the *Local Government Regulation 2012*, as it contains information relating to 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 .

#### **16.2 Leasing Commercial Premises - 1A/34 East Street, Rockhampton**

This report is considered confidential in accordance with section 275(1)(e) (h), of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by it; AND 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 .

#### **16.3 Erosion Protection Works - Putney Beach**

This report is considered confidential in accordance with section 275(1)(e), of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by it.



**16 CONFIDENTIAL REPORTS****16.1 ADOPTION OF THE BUSINESS IMPROVEMENT COMMITTEE CHARTER, AND APPOINTMENT OF REPRESENTATIVES TO THE BUSINESS IMPROVEMENTS COMMITTEE****File No:** 13597**Attachments:**

1. **Audit Committee Selection Matrix**
2. **Business Improvement Committee Charter**

**Responsible Officer:** Andrew Ireland - Chief Executive Officer**Author:** Andrew Ireland - Chief Executive Officer

This report is considered confidential in accordance with section 275(1)(h), of the *Local Government Regulation 2012*, as it contains information relating to 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 .

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**SUMMARY**

*The purpose of this report is to recommend the following to Council:*

- *The establishment of a Business Improvement Committee encompassing the requirements of Section 105(2) of the Local Government Act 2009;*
- *Adoption of the draft charter for the committee; and*
- *The appointment of four members to the committee*

**16.2 LEASING COMMERCIAL PREMISES - 1A/34 EAST STREET, ROCKHAMPTON****File No:** 10725**Attachments:**

1. Location Plan
2. Floor Plan
3. Photographs of Premises

**Responsible Officer:** Brett Bacon - Director Community & Planning Services**Author:** Brett Bacon - Director Community & Planning Services

This report is considered confidential in accordance with section 275(1)(e) (h), of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by it; AND 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 .

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**SUMMARY**

*This report has been prepared for Council's consideration of entering into a lease of commercial premises at 1A/34 East Street.*

**16.3 EROSION PROTECTION WORKS - PUTNEY BEACH****File No:** 10725**Attachments:**

1. Location Plan
2. General Site Plan
3. Internal Report from Department of Environment and Heritage Protection (*Under Separate Cover*)

**Responsible Officer:** Andrew Ireland - Chief Executive Officer**Author:** Brett Bacon - Director Community & Planning Services

This report is considered confidential in accordance with section 275(1)(e), of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by it.

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**SUMMARY**

*A request has been received from the new proprietors of the Keppel Haven for assistance in halting the erosion which is occurring along Putney Beach and in particular the western section. This report discusses that request.*

**17 CLOSURE OF MEETING**