



GLADSTONE
REGIONAL COUNCIL

GENERAL MEETING NOTICE AND AGENDA

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

On Tuesday 2 June 2026

Commencing at 9.00am

**Leisa Dowling
CHIEF EXECUTIVE OFFICER**

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G/1. MAYORAL STATEMENT OF CURRENT ISSUES

G/2. CONFIRMATION OF MINUTES

G/2.1. CONFIRMATION OF GENERAL MEETING MINUTES FOR 19 MAY 2026

Responsible Officer: Chief Executive Officer

Prepared By: Executive Secretary

Council Meeting Date: 2 June 2026

File Ref: CM7.2

Purpose:

Confirmation of the minutes of the General Meeting held on 19 May 2026.

Officer's Recommendation:

That the minutes of the General Meeting of Council held on 19 May 2026 be confirmed.

Attachments:

1. Minutes of the General Meeting of Council held on 19 May 2026.

G/3. DEPUTATIONS

G/3.1. OX2 HOLDINGS PTY LTD

Responsible Officer: Chief Executive Officer

Prepared By: Executive Secretary

Council Meeting Date: 2 June 2026

File Ref: CM7.6

Purpose:

For OX2 Holdings Pty Ltd to provide information regarding the Euleilah Solar Farm and Battery Energy Storage System (BESS) project.

Officer's Recommendation:

That the deputation from OX2 Holdings Pty Ltd be received.

Background:

Deputation details are as follows:

Time of Presentation	9.10am
Duration of Presentation plus question time	15 mins
Speakers to present	Catherine Way, Director of Development Helen Kennedy, Stakeholder Manager Chris Smith, Development Manager

Attachments:

1. OX2 Holdings Pty Ltd Presentation

G/4. OFFICERS' REPORTS

G/4.1. COMMUNITY INVESTMENT PROGRAM - CONNECTED COMMUNITIES FUND

Responsible Officer: General Manager Community and Lifestyle

Prepared By: Manager Community Partnerships

Council Meeting Date: 2 June 2026

File Ref: GS3.1

Purpose:

To consider the recommendation of the Community Investment Panel on applications received under the Connected Communities Funding Stream (Round 2) for 2025/26.

Officer's Recommendation:

That Council:

1. Adopt the Community Investment Panel's recommendation of funding for the applications received as detailed in the table below:

Applicant	Project	Amount
Gladstone Netball Association Inc	Memorial Park Evening Safety & Community Wellbeing Initiative	\$140,000.00

Summary:

Council received one application for funding under the Connected Communities funding stream for Round 2 of 2025/26. The application was reviewed by an Assessment Panel consisting of a Councillor representative and two senior Council Officers in line with Council's Community Investment Policy, with a recommendation presented for Council's consideration.

Link to Corporate Plan:

Connecting Communities - We work with you and for you, supporting the success of our communities.
Delivering Value - We work efficiently to deliver value for your rates.

Background:

The Connected Communities Funding Stream is intended for higher risk, higher cost proposals, which involve a more detailed application and acquittal process. Applicants must demonstrate competency, capacity, and planning capability, and must demonstrate alignment to one of the five themes within Council's Community Development Strategy. The Connected Communities funding stream is for new initiatives and projects and applicants must commit a minimum 30% co-contribution.

The following Connected Communities application was received for consideration:

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Applicant	Project	Requested Amount
Gladstone Netball Association Inc	Memorial Park Evening Safety & Community Wellbeing Initiative	\$140,000.00

Assessment Process:

Expressions of Interest for the Connected Communities Fund were advertised from December 2025 to February 2026, and one application was received. The application was assessed by the Assessment Panel against the following criteria:

CONNECTED COMMUNITIES FUNDING STREAM KEY SELECTION CRITERIA (KSC)	Weighting
KSC 1: Effectively addresses the fund aim and selected theme	30
KSC 2: Demonstrated need for the project	20
KSC 3: Proposal is based on evidence-based practice (skills/qualifications)	20
KSC 4: Provides opportunity for collaboration	10
KSC 5: Diversity of funding streams/income	10
KSC 6: Capacity to deliver	10

The Assessment Panel consisted of a Councillor representative and two senior Council Officers and was moderated by the Manager Community Partnerships. The panel individually assessed the applications based on the information submitted and provided ratings of the applications' alignment to the funding criteria. The ratings were calculated and each application was scored to determine its suitability to progress further in the process.

The panel met to discuss the assessments, ensure consistency, and determine which applicants were shortlisted and invited to provide a presentation on their proposal.

Shortlisted applicants were invited to deliver a presentation to the panel, providing an opportunity to share additional details about their proposal, demonstrate project readiness, and respond to any questions from panel members. After all presentations were completed, the panel reassessed the application and reconvened to make a final funding recommendation to Council.

The application was eligible, was shortlisted, and was invited to present to the Assessment Panel.

Risk Management Summary:

Under Council's Risk Management Policy, key risks associated with the Community Investment Program relate to reputation, financial, and regulatory compliance. Reputational risk is the most significant due to Council's interface with community organisations, requiring decisions that protect Council's reputation.

Financial risk is considered to have an open appetite, with officers managing the approved program budget throughout the financial year.

Council maintains a measured appetite for regulatory and compliance risks. The program is administered under the Community Investment Policy, Community Investment Program Guidelines, and associated procedures.

Options and Opportunity Analysis:

Assessment of the applications was conducted in alignment with the Community Investment Policy and the Funding Guidelines. A Councillor participated in the process as a panel member, ensuring the recommendation is in line with Council's strategic priorities and community needs.

The decision-making process was a consensus, based on information in the original Expression of Interest and additional information from the presentation stage. The panel have provided justification for their recommendations in the commentary below.

Meeting minutes and copies of the presentations for the applicant have also been provided as a confidential document with further information and justification for the recommendation.

Summary of applications (Expression of Interest):

Applicant	Project	Project Location	Applicant Request	EOI Score	Recommendation
Gladstone Netball Association Inc	Memorial Park Evening Safety & Community Wellbeing Initiative	Gladstone	\$140,000.00	3.25 (81%)	\$140,000.00
This application was very well written, was shortlisted and the applicant invited to present a detailed project proposal to the Assessment Panel.					
Total Funding					\$140,000.00

Shortlisted applications:

MEMORIAL PARK EVENING SAFETY & COMMUNITY WELLBEING INITIATIVE	
Project Dates	1/9/2026 to 30/6/2027
Organisation Name	Gladstone Netball Association Inc
Brief Project Description	The Gladstone Netball Association proposes the Memorial Park Evening Safety & Access Initiative, a staged upgrade of lighting and infrastructure across the Memorial Park netball precinct to improve safety, accessibility and participation. The project includes replacing ageing lighting and structurally compromised poles, installing new lighting infrastructure across all sixteen courts, and delivering modern 200 lux sports lighting compliant with national standards. The upgrades will improve visibility, participant safety and usability of the precinct, which supports more than 1,800 registered players and over 15,000 annual attendances. The initiative supports community wellbeing by providing a safer, more inclusive and accessible environment for sport and recreation.
Target Audience / Project Beneficiaries	The primary beneficiaries of the Memorial Park lighting upgrade are the 1,843 registered junior and senior netball participants, along with volunteer coaches, umpires and committee members who support program delivery.

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	The broader precinct also supports more than 15,000 annual attendances, including families, spectators, school sport participants, visiting regional clubs and other Memorial Park user groups. As netball is predominantly played during evening hours throughout winter, improved lighting is essential to enhance safety, visibility, accessibility and volunteer supervision during training and competition. The project will deliver benefits across the shared Council-controlled precinct, supporting multiple clubs and community users while aligning with GNA's Equitable Access Strategy to promote inclusive participation and wellbeing outcomes for women, girls and diverse community groups. Upgraded national-standard lighting will also support the attraction of larger competitions and regional events, increasing future community participation and visitation.
Total Amount Requested	\$140,000.00
Total Project Cost	\$286,290.00
Previous Funding Received	COM017-23-24 - TMW QLD Pam Moore Memorial Gladstone Netball Carnival - \$1,500.00 CRBurnett01-25/26 - Clubhouse upgrade – Radio Promotion - \$10,000.00 Total previous funding received - \$11,500.00
EOI Panel Score	3.3 = 81%
Panel Recommendation - EOI	Overall, the application received support to proceed to shortlisting. Panel members expressed confidence in both the demonstrated community need and the organisation's ability to deliver the proposed project. Some concerns were raised regarding known power supply issues on the site and the panel requested these be addressed as part of the presentation stage. The application was considered well supported, clearly justified in terms of community benefit and suitable to proceed.
Final (Presentation) Panel Score	3.7 = 92%
Final (Presentation) Panel Recommendation	The Panel was highly impressed with Gladstone Netball Association's presentation, which provided a clear and comprehensive overview of the proposed project and its alignment with works already underway through secured Federal funding under the Play Your Way program for court upgrades. The applicant effectively demonstrated a strong and well-evidenced need for the upgrade, supported by detailed technical information including design plans, cost estimates, and engineering advice. The presentation also highlighted that deterioration of existing light poles presents a public safety risk, reinforcing the urgency of the proposed works. Council's Senior Electrical Engineer has confirmed that no Ergon network upgrade is required, with existing electrical capacity sufficient to meet current and future facility needs. This avoids additional infrastructure costs and supports improved lighting performance and reduced operating costs.

	Gladstone Netball Association also demonstrated strong financial capacity, including the ability to meet the required 30% co-contribution, and a proven track record in delivering comparable infrastructure projects. Overall, the Panel expressed strong confidence in the organisation and its proposal and recommends full funding of \$140,000.
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Stakeholder Engagement:

As detailed within the Community Investment Program Guidelines, the Assessment Panel included one Councillor and two senior Council Officers. Council's Manager Community Partnerships acted as the Panel Moderator. Members of Gladstone Netball Association were invited to present directly to the Panel on their proposals and answer questions from the Panel.

Legal and Regulatory Implications:

The applications have been assessed against Council's Community Investment Policy and Community Investment Guidelines. On favourable adoption of the Panel's recommendations detailed in this report, authorised officers will proceed to enter into a grant and/or funding agreement (detailing entitlements and conditions) with the successful applicant.

Financial and Resource Implications:

Within the 2025/26 budget, Council allocated \$140,000 for Round Two of the Connected Communities Funding Stream. Applications recommended for funding in this report total \$140,000.

Anticipated Resolution Completion Date:

Fully Executed Funding Agreement is expected by 19 June 2026.

Attachments:

1. CONFIDENTIAL – Scoring Matrix - Shortlisting
2. CONFIDENTIAL – Initial Panel Shortlisting Minutes
3. CONFIDENTIAL – Presentation
4. CONFIDENTIAL – Presentation Minutes
5. CONFIDENTIAL – Final Scoring Matrix
6. CONFIDENTIAL – Final recommendation Minutes

G/4.2. CONTRACT AND EXPENDITURE APPROVAL TENDER 20-26 PSA & RPQS CONCRETE CRUSHING

Responsible Officer: General Manager Finance Governance and Risk

**Prepared By: Manager Contracts and Procurement (Acting) (Tender Process) and
Manager Waste Program Delivery (Technical Review)**

Council Meeting Date: 2 June 2026

File Ref: FM21.1

Purpose:

This report seeks resolution from Council to enter into agreements for the provision of Concrete Crushing under a Preferred Supply Agreement (PSA) and Register of Pre-qualified Suppliers (RPQS) with Aestec Services Pty Ltd, and to resolve expenditure approval in accordance with Council's Register of Financial Delegations.

Officer's Recommendation:

That Council:

1. Endorse the Tender Evaluation Panel's recommendation to appoint Aestec Services Pty Ltd on a Preferred Supplier Agreement (PSA) and a Register of Prequalified Suppliers (RPQS) 20-26 Concrete Crushing;
2. Authorises the estimated total cumulative expenditure of \$1,524,100.52 ex GST with Aestec Services Pty Ltd for under PSA 20-26 in accordance with Council's Register of Financial Delegations for the five-year term; and
3. Authorise the Chief Executive Officer to enter into the PSA and RPQS panel arrangement for an initial term of two years with the provision to extend a further three periods of one year each with Aestec Services Pty Ltd.

Summary:

A closed market tender and open market tender was conducted in accordance with s228 and s232 of the Local Government Regulation 2012, and the Officer's recommendation is to appoint a service provider to the PSA and RPQS Concrete Crushing for period of up to five years.

Link to Corporate Plan:

Delivering Value - We work efficiently to deliver value for your rates.

Background:

Council previously engaged suppliers for concrete processing services under individual quote requests, with the last concrete crushing occurring in May 2025. In 2024, Council conducted an Expression of Interest (EOI) in various waste streams that included green waste, concreting, tyres, steel and other various waste categories. As part of those categories, concrete waste was included in the EOI in order to gain efficiencies in combining the need into a multi-year arrangement.

Council is establishing a new PSA and RPQS as Council seeks a suitably qualified and experienced Service Provider to undertake concrete crushing at the Benaraby Landfill, Gladstone Transfer Station and Agnes Water Transfer Station. The service aims to efficiently reduce the volume of stockpiled concrete waste in compliance with Council policies and environmental requirements.

The service also supports Council's broader resource recovery and circular economy objectives by enabling concrete waste to be processed into a reusable product rather than disposed of as landfill. Recovered crushed concrete can be reused onsite for applications such as internal road construction, drainage layers and operational hardstand improvements, reducing reliance on imported quarry materials and supporting more sustainable site operations.

Contracts

PSA and RPQS

A PSA is agreement with competitively selected supplier following a tender process for direct procurement under predefined terms for goods or services versus RPQS is a list of companies that have been assessed and deemed capable of providing specific goods or services, allowing them to be considered for future procurement opportunities.

Appointment of a PSA is a fixed contract schedule with an annual purchase order (PO) set up to perform those services. Where the primary supplier under a PSA is unable to perform the services, the RPQS arrangement can be utilised.

Appointment of a RPQS is based on a schedule of rates, it does not commit financial resources. Engagements with service providers under this arrangement will be exempt from tender or quote requirements in accordance with s232 of the Local Government Regulation 2012, however will be subject to the Sound Contracting Principles and Register of Delegations - Exercise of Statutory Powers and Financial Delegation Register.

In this instance for Tender 20-26, its proposed and recommended to award to Aestec Services Pty Ltd under the PSA and RPQS. Whilst Council only received one response for the RPQS, Council can refresh RPQS panel as required, and reviews will be conducted annually. RPQS panel refresh is based on market, existing supplier performance, new registered supplier interest and collaboration at events that determine a need. RPQS engagement can also be used for services such as emergency for disasters or additional sites that fall outside the PSA services.

Tender Process – EOI, Closed Invitation to Tender (ITT)

Markert Research

As per s232 of the Local Government Regulation 2012 and estimate value of the panel being greater than \$280,000 ex GST, an ITT is required. In May 2024, Council conducted an EOI under Tender 101 – 24 Waste Steams in which Council approached the three companies that were shortlisted under the concrete category through the closed ITT.

Tender Release

The closed ITT was released to the shortlisted companies in the EOI, and upon closure, no offers were received. Post closure of the closed ITT, Council contacted the invited tenderers that did not to submit an offer, seeking feedback on their reasons. Feedback is outlined in Attachment 1 – Confidential Award Report.

As a result of no offers being received, an open tender was released.

Open Tender Process

As per s228 of the Local Government Regulation 2012 and value being greater than \$280,000 ex GST, an ITT is required.

The ITT was released to the open market via VendorPanel on Saturday 17 January 2026. A total of 72 companies read the ITT on Vendorpanel and four companies flagged that they intend to respond.

The tender closed on 10 February 2026. Offers were received from the following four (4) businesses:

Tenderer	Local / Non-Local	Office Location
Aestec Services Pty Ltd	Local	Gladstone QLD
CW People Pty Ltd	Non-local	Osborne Park, WA
Quantum Crushing Pty Ltd	Non-local	Cunnamulla QLD
Rapid Crushing & Screening Contractors Pty Ltd	Non-local	Maddington, WA

The following companies were deemed as non-conforming and their offer did not proceed further to Technical Evaluation:

Tenderer	Reason
CW People Pty Ltd	Did not complete and return Section 4 Offer document
Rapid Crushing & Screening Contractors Pty Ltd	Did not complete and return Section 4 Offer document

Aestec Services Pty Ltd and Quantum Crushing Pty Ltd were conforming and progressed to technical evaluation.

Tender Evaluation

The offers were evaluated by a panel of subject matter experts, and was evaluated based on the criteria as specific in the ITT which included:

Objective Evaluation Criteria	Weighting
Offer demonstrates: - understanding of the scope and Council's requirements (including timeframes for processing), compliance with Legislative Requirements; and - suitable resources (personnel, plant and equipment) to undertake the required Services.	70%
Nominated past projects performed meet Council's experience and requirements	30%

Refer to Attachment 1 – Confidential Award Report.

Overall ITT Summary

The evaluation panel agreed to appoint Aestec Services Pty Ltd to the PSA and RPQS. The capability statement demonstrated their business was suitably skilled and resourced to perform the required services. The referenced past projects and reference checks conducted demonstrated experience and capability in delivery of the required services.

Throughout the term of the RPQS Contract, Council will complete regular commercial analysis to ensure value for money is continually being achieved from the Contract. Regular performance on the Supplier will be monitored to ensure the outputs are meeting Council requirements and delivery timeframes are met.

Risk Management Summary:

Council takes a balanced approach to Service Delivery and Financial risk. The intent of the PSA and RPQS is to allow access to service providers within the market, reducing Council exposure caused by delaying access to services not held by Council and is consistent with Council's risk appetite.

Options and Opportunity Analysis:

Option 1 – Endorse Tender 20-26 (Officer's Recommendation)

Endorse the Tender Evaluation Panel's recommendation to accept the offer and enter into a PSA and RPQS arrangement with Aestec Pty Ltd for Tender 20-26 based on the Tender being conducted in accordance with section 228 of the Local Government Regulation 2012 and Council's Procurement Policy and Procedures. As part of the process, this includes the evaluation methodology and criteria in the ITT.

Option 2 – Refer back to officers for re-evaluation

If Council is not satisfied with the evaluation methodology and criteria or the application thereof, Council may refer the matter back to officers for re-evaluation. Delays to the award will result in prolonged stockpiling and may reduce available operational space, constrain traffic movements and site accessibility, increase dust and sediment runoff management requirements, and limit Council's ability to recover and beneficially reuse materials.

In the interests of probity, an amendment to the evaluation methodology and/or criteria may require referral back to tenderers so that they can each have the opportunity to make any changes to their offers having regard to the amended criteria prior to re-evaluation.

Option 3 – Not proceed with Contract Award

Council is not satisfied and recommend not to resolve Tender 20-26 and to dissolve the Tender.

Council would have limited ability to manage and reduce existing concrete stockpiles at waste facilities, resulting in increasing operational, environmental and safety risks. Continued stockpiling may reduce available operational space, impact traffic movements and site accessibility, increase dust and sediment runoff management requirements, and reduce Council's ability to recover and reuse materials in line with broader resource recovery objectives. It may also increase operational costs through reliance on imported construction materials for landfill and transfer station infrastructure works

Stakeholder Engagement:

The relevant internal stakeholders have been engaged in the preparation of this report.

Legal and Regulatory Implications:

Council sought offers via VendorPanel in accordance with s228 and s232 of the Local Government Regulation 2012 and Council's Procurement Policy.

Council's endorsement of this tender award is in accordance with the Register of Delegations - Exercise of Statutory Powers and Financial Delegation Register.

Financial and Resource Implications:

The estimated PSA contract value is \$1,524,100.52 ex GST for a five-year contract period and is included within the waste delivery program budget.

The establishment of an RPQS does not commit financial resources. Engagements with service providers under this arrangement will be exempt from tender or quote requirements in accordance with s232 of the Local Government Regulation 2012 allowing for expedited procurement processes where appropriate.

Anticipated Resolution Completion Date:

If Council resolves to proceed with the tender award, the contract will be awarded by the end of June 2026.

Attachments:

1. CONFIDENTIAL – Tender PSA and RPQS 20-26 Award Report Concrete Crushing

G/4.3. STATUTORY DELEGATION UPDATES - COUNCIL TO CHIEF EXECUTIVE OFFICER

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: Governance Business Partner

Council Meeting Date: 2 June 2026

File Ref: CM9.2

Purpose:

This report presents the Statutory Delegation updates as released by the Local Government Association of Queensland since the last release in late 2025. It proposes that Council share in the exercise of legislative powers with the Chief Executive Officer (CEO) which will also allow the CEO to sub-delegate to other Officers within the organisation where appropriate.

Officer's Recommendation:

That the legislative powers listed in Attachment 1 (Statutory Delegations Updates – Council to the CEO) be delegated to the Chief Executive Officer pursuant to Section 257 of the *Local Government Act 2009*.

Summary:

Section 257 of the *Local Government Act 2009* allows Council to delegate legislative powers to the Chief Executive Officer, who may further sub-delegate under Section 259 with the exception of those powers that legislatively cannot be delegated or sub-delegated. The Local Government Association of Queensland provides six monthly updates for legislative change that impacts on delegable powers. Attachment 1 presents the delegated powers as a result of legislative change since the last release in late 2025.

Link to Corporate Plan:

Accountable Council - We are providing good stewardship built on a foundation of trust.

Background:

Council has an obligation to administer or enforce a wide range of State legislation either in whole or in part. In many instances the power to make decisions under legislation is given to 'Local Government' or 'Council' or 'the entity'. Where a power is given in this way, it is expected that the power is to be exercised by the elected body of Council (i.e. via Council resolution at a Council General Meeting) unless delegated. Council can share in the exercise of its powers through delegation to the Chief Executive Officer who may further sub-delegate to other positions within the organisation (except where legislation specifically prohibits delegation).

It is important to note that Council, as an elected body, is not giving away this power by delegating; it can still exercise any power in its own right. The process of Council sharing its legislative powers through delegation and sub-delegation allows officers to administer Council's responsibilities and make operational decisions efficiently and within their area of expertise, without the need for a Council resolution.

The Local Government Association of Queensland has developed a delegation register service for members, with the assistance of King and Company Solicitors, who comprehensively review State legislation impacting Local Government. The delegations service covers all possible delegations from Council to the CEO and from the CEO to employees or contractors for legislation that Councils may have a role in

administering, enforcing, monitoring, or have other powers/obligations.

The register is updated by King and Company during the two major Queensland Parliamentary recesses (summer and winter) when they have increased confidence that there will be no further changes to Acts and Regulations.

Historically, Council has taken the approach of including all the identified legislation that King and Company includes in the Statutory Delegation Register (with the exception of the *Aged Care Act 2024* (Cth) which is the one Federal Act included in the delegation service) along with its Local Laws and Subordinate Local Laws, rather than excluding particular State Acts and Regulations.

The following State Acts and Regulations have been amended, or King and Company has brought on new Registers into the service, during the last six months:

New Registers:

1. *Libraries Act 1988*
2. *Queensland Competition Authority Act 1997*
3. *Residential Tenancies and Rooming Accommodation Regulation 2025*
4. *Workers Compensation and Rehabilitation Regulation 2025.*

Amendments:

1. *Local Government Act 2009*
2. *Local Government Regulation 2012*
3. *Local Government Electoral Act 2011*
4. *Fire Services Act 1990*
5. *Nature Conservation (Animals) Regulation 2020*
6. *Nature Conservation (Plants) Regulation 2020*
7. *Planning and Environment Court Act 2016*
8. *Tobacco and Other Smoking Products Act 1998.*

In relation to the proposed delegations, the amendments to the *Local Government Act 2009* and *Local Government Regulation 2012* are a result of the 'Empowering Local Government Reforms' and relate to:

- powers relating to competitive neutrality public benefit assessment;
- powers relating to making policy decisions in exceptional circumstances during caretaker period;
- power relating to giving remedial notices to the owner or occupier of land;
- power (section 196(5) of the Act) relating to a panel convened for the purposes of appointing a senior executive employee (including renewals) which must include the Mayor, Deputy Mayor, and the Chief Executive Officer. Officers anticipate that decisions relating to a change to the Panel is a power that Council would seek to exercise in its own right and accordingly officers propose that this power not be delegated and 'Remain with Council';
- powers relating to providing information to the competition authority where a complaint has been lodged;
- power to set a value for a non-current asset; and
- power to provide the Minister with a copy of Council's resolution on the disposal of a non-current asset by means other than public tender.

The proposed delegations for the *Fire Services Act 1990* relate to asking the Commissioner for rural fire brigade assistance during an event/disaster.

The Nature Conservation Regulations have had some minor amendments relating to:

- the notification of changes to animal or plant authorities (i.e. a licence, permit, or other authorisation granted to take, keep, use or move protected animals and plants);
- applying, amending or renewing an animal authority.

The additional delegation proposed under the *Planning and Environment Court Act 2016* relates to seeking declarations related to matters in a social impact assessment report or community benefit agreement.

Councillors seeking additional information on the context of the powers listed in the schedule can access the relevant Acts and Regulation from the Queensland Governments legislation website.

Risk Management Summary:

The delegation of power to the Chief Executive Officer ensures that Council has legally shared relevant decision making power and obligations and facilitates timely and responsible decision making consistent with Council's measured approach to regulatory and compliance risk.

Options and Opportunity Analysis:

Option 1 – Officer's Recommendation

The delegation of power ensures that Council has legally shared relevant decision-making power and obligations with the Chief Executive Officer to meet legislative responsibilities in a timely and responsible way.

Option 2 – Amend the Delegations presented in Attachment 1

Should Council elect to change the delegation of particular powers, it can make an alternative resolution which excludes/includes delegable powers. An alternative resolution could be:

'That the legislative powers listed in Attachment 1 'Statutory Delegation Updates – Council to CEO' excluding those identified as 'Remain with Council', be delegated to the Chief Executive Officer pursuant to Section 257 of the Local Government Act 2009, subject to the following amendments:

1. *Insert proposed change*
2. *Insert proposed change.'*

Stakeholder Engagement:

Council's Governance and Risk Team review legislative delegation updates as produced by King and Company. The Manager Governance and Risk and Executive Leadership Team review the delegations as part of the agenda review process, before being tabled at Council's General Meeting.

Legal and Regulatory Implications:

Section 257 of the *Local Government Act 2009* allows Council to delegate powers to the Chief Executive Officer, who may further sub-delegate under Section 259 with the exception of those powers that legislatively cannot be delegated, or that Council has requested not be further sub-delegated.

Section 260 of the *Local Government Act 2009* also requires the Chief Executive Officer to establish a register(s) of delegation that records all delegations held by Council, the Mayor, and the Chief Executive Officer. The register(s) are open to public inspection upon request.

Financial and Resource Implications:

There are no direct costs to Council in delegating statutory powers to the Chief Executive Officer. Delegating powers to the Chief Executive Officer results in time and resource savings in the operations of Council.

Anticipated Resolution Completion Date:

12 June 2026

Attachments:

1. Statutory Delegations Register Updates – Council to the CEO

G/4.4. INTERIM MANAGEMENT REPORT 2026

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance & Risk (Acting)

Council Meeting Date: 2 June 2026

File Ref: FM4.4

Purpose:

To present a copy of the Interim Management Letter and Report to ensure transparency and accountability of Council regarding audit findings.

Officer's Recommendation:

That Council note the Interim Management Letter and Report in accordance with s213 of the Local Government Regulation 2012.

Summary:

The Queensland Audit Office's 2026 Interim Report has been received with no new control deficiencies/issues identified and confirming that the audit is progressing in line with the external audit plan and timelines.

Link to Corporate Plan:

Accountable Council - We are providing good stewardship built on a foundation of trust.

Background:

Attached to this report is the Queensland Audit Office's (QAO) 2026 Interim Report. The purpose of the Interim Report is to update Council on the progress of QAO's external audit on Council's financial statements for the 2025/26 financial year. Under Section 213 of the Local Government Regulation 2012, the Mayor must present a copy of this report to the next ordinary meeting of the local government.

The report highlights:

- The audit is progressing in line with the original external audit plan and timelines, with no delays or changes to the scope of our audit or cost.
- QAO did not identify any control deficiencies/issues from our audit results in revenue, payroll, and expenditure.
- Management's continued attention to deficiencies we raised in prior years will help maintain strong financial management, demonstrate good stewardship of public resources, and support the ongoing efficiency of our audit.
- No new matters or difficulties have arisen that require management's attention.
- The audit is progressing as planned, and there are currently no new issues that are expected to affect the financial statements or our overall audit approach.

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QAO will reengage with the business in July focusing on testing movements in assets including valuations, and information systems.

Risk Management Summary:

QAO provides assurance to Council on the effectiveness of risk controls and is an essential component of Council's risk and assurance framework.

Options and Opportunity Analysis:

N/A

Stakeholder Engagement:

The Interim report has been communicated to the Mayor and will be presented to the Audit Risk and Improvement Committee on 10 June 2026.

Legal and Regulatory Implications:

Section 213 of the Local Government Regulation 2012 requires the Mayor of a local government to present a copy of the auditor-general's observations report at the next ordinary meeting of the local government. This report meets this legislative obligation.

Financial and Resource Implications:

The costs associated with the External Audit is included in the Operational Expenditure Budget.

Anticipated Resolution Completion Date:

N/A

Attachments:

1. 2026 Gladstone Regional Council Interim Report

G/5. COUNCILLORS REPORT

G/5.1. AFFORDABLE HOUSING SUMMIT 2026

Responsible Officer: Chief Executive Officer

Prepared By: Cr Michelle Wagner

Council Meeting Date: 2 June 2026

File Ref: CM6.1

Purpose:

Councillor Michelle Wagner submits the following report on the Affordable Housing Summit held on Wednesday 11 March 2026 – Thursday 12 March 2026.

Councillor's Recommendation:

That the report from Councillor Wagner regarding the Affordable Housing Summit be received.

Conference Summary:

Councillor Glenn Churchill and I attended an Affordable Housing Summit (the Summit) in Brisbane on Wednesday 11 March 2026 – Thursday 12 March 2026 on behalf of Gladstone Regional Council.

The Summit looked at the impact of a 67% average increase in property values across Australia during the last decade and its impact on affordability.

Interestingly, the figures showed 64% of houses in Sydney now exceed \$1 million in value, which is eight years of household earnings for the average Australian, making it harder for younger and lower-income families to enter the accommodation market.

The implications, though, are not all negative because it has created an environment where individuals and families are seeking cheaper housing and larger living spaces in regional and remote communities, especially those which have coastal living options – including the Gladstone Region.

Challenges for Local Government

However, the high demand for increased density; the housing supply shortages; the impacts of the fuel crisis; operating in an inflationary environment; and strained infrastructure are placing great pressure on local governments, especially those on the eastern seaboard.

Councils are increasingly being tasked with rapidly progressing an influx of approvals, yet there is corresponding struggle being experienced to fund or resource the supply and construction of necessary infrastructure, like water and roads, to enable strategic and responsible growth to occur.

The need for affordable housing is becoming a critical priority for communities, often forcing councils to innovate with limited funding and staff to help support this demand. Exacerbating the situation is the lack of available skilled workers to construct houses or fill trade vacancies. High density housing development is a way forward in this regard.

The statistics presented at the Summit showed that affordable housing projects were providing some relief, but there were some inherent challenges with developers of such projects citing project delays of between

6-9 months and cost blowouts of up to 18% common, largely due to regulatory red tape, fragmented coordination and overlapping requirements of local and state authorities.

The Summit highlighted the fact that proactive councils were actively reviewing their processes and working closely with their state authority on providing solutions; and these solutions may offer some insight for Gladstone Regional Council to consider in its drive to improvement development and approval processes.

Summit Summary

The Summit program included a wide range of speakers from Australia and overseas, with a distinct focus on modular-container building construction options and how partnerships between local and state government, in particular, and developers can pave the way for viable and attractive affordable housing options – especially for those who would not otherwise be able to afford a home.

Key learnings or considerations that can influence future decisions for the Gladstone Region include:

1. Modularity, even those being imported from overseas, are now being constructed for clients in accordance with cyclone and other Local Government Area (LGA) building specifications before transport, so are purpose-built according to each state and local government requirements;
2. The facades of modularity can be made to look like any other building and are being used in high rises across the globe. Mostly, the facades for Australian developments are manufactured within Australia;
3. Success is being achieved in Brisbane and interstate for activating unused or disused public land and state government balance sheet capacity to unlock development-ready sites, such as the old Fitzroy Gasworks site in Melbourne, Victoria, where more than 1,000 homes have been developed, with 20% allocated to Affordable Housing. Another is the Yeronga TAFE site in Brisbane's south, where a former TAFE site is being transformed into a major urban renewal precinct featuring a mix of medium to high density residential, Affordable Housing, a community hub, a home for Yeronga Community centre, and commercial and retail shops.
4. New models of Affordable Housing delivery have shown promise in Victoria, including:
 - A 'ground lease' model where land is leased by developers from state or local government while development occurs;
 - 'Shared equity' models and partnerships with capital aggregators;
 - A 'build-to-sell' model and tailored structures for specific cohorts (an example is Nightingale Housing in Ballarat); and
 - 'Build-to-rent' model through community housing partner partnerships.
5. Delivery and procurement based on models of early coordination and collaboration helps reduce down-stream risk; and early 'buildability' validation and services rationalisation helps reduce variation exposure and improved program confidence;
6. Transport-oriented precincts offer opportunity to link development with transit funding and unlock lands not previously considered because of their locations in areas adjacent or within future transport corridors.
7. There exists an opportunity to review processes to enable faster development of secondary dwellings on existing house sites. Examples from Gold Coast and Brisbane show a growth in the construction of secondary dwellings, such as 'granny flats' or apartments, of generally up to 80 square metres in gross floor area next to an existing house, providing accommodation relief for family members or rental tenants;

8. Fast-growing centres can benefit from the rapid pace that modular housing can be built. Houses can be completed to lock-up in three weeks from construction commencement. There is also an opportunity for modular worker accommodation complexes, but there is a challenge in the scarcity of available skilled workforce. Local Governments that have enabling planning processes in place can facilitate rapid housing growth options such as these;
9. A coordinated approach to skills attraction and development, including possibly an income-boosting and housing pathway for young adults, can alleviate skills and labour shortages. For council, this would be an advocacy initiative with other tiers of government;
10. Stopping the pretence – the market alone cannot deliver affordability. There is a need for public housing. The private sector is increasingly becoming unable to provide housing at the cost within reach of low and, in most cases, middle income families or individuals. This may be a local government advocacy piece of work, in addition to enabling high density, modular proposal approvals through improved planning and development processes;
11. Enabling 'Gentle Density' development in existing centres, even in flood-prone areas, albeit with significant design considerations, increases the number and variety of homes in existing single detached home neighbourhoods. Traditional low-density zoning often consists of large lots with a single home leading to under-utilisation of valuable land resources. 'Gentle Density' can also be the redevelopment of an existing site to include multiplexes like triplexes, fourplexes, or infill row houses to optimise land; and
12. Understanding that the growth of Australian modular development over two-storeys is impeded by the fact there are less than a handful of companies qualified to build such developments currently across the country.

This Summit provided plenty of insightful information and Cr Churchill and I look forward to discussing this further with Councillors and relevant Council Officers to see how some of the examples and experiences can benefit us to help do our part in enabling Affordable Housing in the Gladstone Region.

Attachments:

Nil.

G/6. URGENT BUSINESS

G/7. NOTICE OF MOTION

G/8. CONFIDENTIAL ITEMS

G/8.1. POTENTIAL PROPERTY ACQUISITION

Responsible Officer: General Manager People and Strategy

Prepared By: Land Management Officer

Council Meeting Date: 2 June 2026

File Ref: CP2.1

Reason for Confidentiality:

This report is **CONFIDENTIAL** in accordance with Section 254J of the Local Government Regulation 2012, the meeting is to be closed to the public to discuss business relating to the following: -

(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.