



REGIONAL COUNCIL

ORDINARY MEETING OF COUNCIL

MINUTES

27 MARCH 2013

**ORDINARY COUNCIL
MEETING MINUTES
27 MARCH 2013**

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ATTENDANCE:

Councillors Present

- Cr Steve Jones (Mayor) (Chairperson)
- Cr Tanya Milligan
- Cr Peter Friend
- Cr Jim McDonald
- Cr Kathy McLean
- Cr Derek Pingel
- Cr Janice Holstein

Other People Present

- Ian Flint, Chief Executive Officer
- Jason Bradshaw, Executive Manager Governance & Policy
- Mark Piorkowski, Executive Manager Strategy & Planning
- Dan McPherson, Executive Manager Organisational Development & Performance
- Tony Trace, Acting Group Manager Infrastructure Services
- Leo Jensen, Group Manager Community & Development Services
- Jamie Simmonds, Executive Strategy Adviser
- Jason Cubit, Executive Liaison Adviser
- Brendan Steinhardt, Communications Officer
- Susan Boland, PA to Executive Manager Governance & Policy
- Sarah Fox, Manager Corporate Communications (part of meeting)

Apology

- David Lewis, Group Manager Corporate Services

The meeting commenced at 10.03 am

*The Mayor, Cr Jones as Chairperson opened the meeting and welcomed all present.
Pastor Doug Beahan led the meeting in prayer following a minute's silence for those persons recently deceased.*



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1.0 LEAVE OF ABSENCE

No Leave Of Absence reports

2.0 DEPUTATIONS

No Deputations reports

3.0 CONDOLENCES/GET WELL WISHES

3.1 Condolences/Get Well Wishes

Date: 21 March 2013
Author: Jenny Pascoe, Executive Assistant
Responsible Officer: Ian Flint, Chief Executive Officer
File No: 1.1/17/4

RESOLUTION:

THAT letters of condolence be forwarded to the families of the recently deceased persons in the Lockyer Valley region.

RESOLVED

4.0 CONFIRMATION OF MINUTES

5.1 Confirmation of Minutes

Date: 21 March 2013
Author: Ian Flint, Chief Executive Officer
Responsible Officer: Ian Flint, Chief Executive Officer
File No: 1.1/17/06

RESOLUTION:

THAT the Minutes of the Ordinary Meeting held on 27 February 2013 be hereby confirmed.

Moved By: Cr Milligan **Seconded By:** Cr McDonald
Resolution Number: 2930

CARRIED

7/0

5.0 COMMITTEE REPORTS

No Receival of Committee Reports as Minutes reports

6.0 BUSINESS ARISING FROM MINUTES

No Business Arising from Minutes reports



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Item Number: 3.1
File Number: 1.1/17/14
Councillor: Cr Steve Jones
SUBJECT: CHANGE TO ORDER OF BUSINESS

Given the numbers in the public gallery and interest in particular to Agenda Item 10.1, I, Cr. Steve Jones as Chairperson, amend the order of business for the meeting to bring forward Item 10.1, the Application for Preliminary Approval of Material Change of Use to Vary the Effect of a Planning Instrument Pursuant to Section 242 of the Sustainable Planning Act 2009 for Commercial and Community Uses & on Lots 1 & 2 RP25657, located at 1 Breuer Street & 284 Patrick Street, Laidley. This is in the interest of saving the public time and addressing the matter up front. I ask for Council's support by way of a motion.

Moved By: Cr Pingel **Seconded By:** Cr Holstein
Resolution Number: 2931

CARRIED
7/0

The Chairperson, Cr Jones announced that the meeting will now deal with the business of Item 10.

Statement of Interest – Declaration by Cr McLean

I declare to have a perceived conflict of interest in this matter (as defined in section 173 of the Local Government Act 2009) due to my husband being President of Laidley Better Business.

I also declare that my husband has a business in Laidley that is mid point between the existing town and the proposed new centre, and that approximately 1% of the company's current turnover comes from the existing CBD.

We are also part owners of the Valley Weekender Newspaper which has some advertisers located in the CBD of Laidley, we do not receive any income from this ownership.

I have determined that my personal interest in this matter is not of sufficient significance that it will lead me to making a decision on this matter that is contrary to the public interest.

I will best perform my responsibility of serving the overall public interest of the whole of Council's area by participating in the discussion and voting on this matter.

Mayoral Statement

The consideration & statement you (Cr McLean) just read with regard to Conflict of Interest

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and Material Personal Interest is of course your decision based on your understanding and that responsibility is yours alone and not the Council's. However, of course we do recognize that the statement you made will be recorded in the minutes.

I would like to remind all Councillors here, that if in fact there are any obligations to disclose any interests relevant to this matter, please do so, as any Interests should be declared with Council.

Mayors Personal Statement

In relation to my own position, I would like to acknowledge that in recent weeks there has been various statements which have been printed in the press and other places, I have taken advice on those matters and I make it very, very clear that I have absolutely no conflict of interest or material personal interest in this matter and in fact those statements which have been printed are in fact false and misleading.

Mayor's comment on Deferral

This matter was deferred for a fortnight for further information to be gathered, the deferral was purely to allow time for Council to discuss with the Government on issues with regard to the flooding and for that we make no apology. In fact, it is interesting to see today, the gallery crowded. Our last meeting a fortnight ago we did not have a single person. I believe Councillors have had a fortnight in which to deeply study the issues involved with this, I have had discussions with Minister for Local Government, Community Recovery and Resilience Hon David Crisafulli with regard to the Government's position with funding on flood mitigation. Councillors sitting around the table today are now in a good position; they have had sufficient time to understand exactly what is going on with this development, exactly where we are up to and to act accordingly. I believe that the majority will look at all the information and have based their decision on planning grounds.



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10.1 Application for Preliminary Approval of Material Change of Use to Vary the Effect of a Planning Instrument Pursuant to Section 242 of the Sustainable Planning Act 2009 for Commercial & Community Uses & on Lots 1 & 2 RP25657, located at 1 Breuer Street & 284 Patrick Street, Laidley

Date: 21 February 2013
Author: Trevor Boheim, Coordinator Development Assessment
Responsible Officer: Leo Jensen, Group Manager Community & Development Services
File No: DA2012/0013

Summary:

The application for Preliminary Approval of Material Change of Use to vary the effect of the Planning Scheme by Nichols Construction Pty Ltd to facilitate the development of a retail and commercial development on land described as Lots 1 and 2 RP25657, located at 1 Breuer Street and 264 Patrick Street, Laidley, is recommended for refusal.

Applicant: Nichols Construction Pty Ltd
Property Address: 1 Breuer Street & 284 Patrick Street, Laidley
Real Property Description: Lots 1 and 2 RP25657
Site Area: 26.78 hectares
SEQRP Designation: Urban Footprint
Laidley Planning Scheme Zoning: Rural
Use at Time of Application: Residential development site
Proposed Use: Retail and commercial uses
Recommendation: Refusal

Officer's Recommendation:

THAT Council refuses the application for a Preliminary Approval of Material Change of Use made pursuant to Section 242 of the Sustainable Planning Act 2009 for a Commercial and Community Uses on land described as Lots 1 & 2 RP25657 located at 1 Breuer Street & 284 Patrick Street, Laidley for the following reasons:

- 1. The proposal to override the Planning Scheme to allow for the future development of a major stand-alone shopping centre on a site 1.5 kilometres from the existing Laidley business area is inconsistent with all relevant provisions of the Planning Scheme and the South East Queensland Regional Plan 2009-2031, specifically it is in conflict with:**

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- a. DEO(3)(d) of the Laidley Shire Planning Scheme;
 - b. DEO(3)(f) of the Laidley Shire Planning Scheme;
 - c. DEO(3)(j) of the Laidley Shire Planning Scheme;
 - d. All three business outcomes of the Specific Outcomes for the Village Area
 - e. All four Overall Outcomes for Business Areas provided in the Laidley Shire Planning Scheme;
 - f. All three Specific Outcomes for Business Areas provided in the Laidley Shire Planning Scheme;
 - g. Desired Regional Outcome 8.6 of the South East Queensland Regional Plan 2009-2031; and
 - h. Policy 8.6.5 of the South East Queensland Regional Plan 2009-2031.
2. The economic report submitted with the development application and the further material provided by the applicant in response to the information request demonstrates that the proposed development would have a significant adverse impact on the existing Laidley business area.
 3. Whilst there is residential growth in the Laidley area, this growth is not of a magnitude that would justify the development of a new retail and commercial centre that rivals the scale of the existing Laidley business area.
 4. The resultant duplication of retailing and services and the inevitable impacts on the vitality and viability of the traditional main street business area that would result from the development would be to the detriment of the overall community.

RESOLUTION:

THAT Council refuses the application for a Preliminary Approval of Material Change of Use made pursuant to Section 242 of the Sustainable Planning Act 2009 for a Commercial and Community Uses on land described as Lots 1 & 2 RP25657 located at 1 Breuer Street & 284 Patrick Street, Laidley for the following reasons:

1. The proposal to override the Planning Scheme to allow for the future development of a major stand-alone shopping centre on a site 1.5 kilometres from the existing Laidley business area is inconsistent with all relevant provisions of the Planning Scheme and the South East Queensland Regional Plan 2009-2031, specifically it is in conflict with:



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- a. DEO(3)(d) of the Laidley Shire Planning Scheme;
 - b. DEO(3)(f) of the Laidley Shire Planning Scheme;
 - c. DEO(3)(j) of the Laidley Shire Planning Scheme;
 - d. All three business outcomes of the Specific Outcomes for the Village Area
 - e. All four Overall Outcomes for Business Areas provided in the Laidley Shire Planning Scheme;
 - f. All three Specific Outcomes for Business Areas provided in the Laidley Shire Planning Scheme;
 - g. Desired Regional Outcome 8.6 of the South East Queensland Regional Plan 2009-2031; and
 - h. Policy 8.6.5 of the South East Queensland Regional Plan 2009-2031.
2. The economic report submitted with the development application and the further material provided by the applicant in response to the information request demonstrates that the proposed development would have a significant adverse impact on the existing Laidley business area.
 3. Whilst there is residential growth in the Laidley area, this growth is not of a magnitude that would justify the development of a new retail and commercial centre that rivals the scale of the existing Laidley business area.
 4. The resultant duplication of retailing and services and the inevitable impacts on the vitality and viability of the traditional main street business area that would result from the development would be to the detriment of the overall community.

Moved By: Cr Pingel

Seconded By: Cr Milligan

Resolution Number: 2932

CARRIED

7/0

Report

1. Introduction

The report recommends that Council refuses the application.

2. Background

The development application, which was properly made on 17 January 2012, proposed the development of a new retail and commercial centre on the northern fringe of the town of Laidley. The application at that time comprised four elements:

1. An application for a Preliminary Approval of Material Change of Use to vary the effect of the Planning Scheme pursuant to section 242 of the *Sustainable Planning Act 2009* (SPA) to in effect include the whole of the development site as if it were in the Business Area land use designation.
2. An application for a Development Permit for Material Change of Use for the retail and commercial centre with a total floor area of 9,635m² incorporating a supermarket, specialty shops, offices, take-away food premises, bulky goods retailing showrooms, a gym, a tavern, a medical centre, a veterinary surgery, a child care centre and a service station.
3. An application for a Development Permit for an Environmentally Relevant Activity, being for fuel and chemical storage associated with the service station.
4. An application for a Development Permit for Reconfiguring a Lot to create a new road to access the proposed development.

The applicant's consultant (Saunders Havill Group) advised Council by email on 2 February 2012 that the application was amended by seeking approval only for the first element described above, being a Preliminary Approval of Material Change of Use to vary the effect of the Planning Scheme.

It should be noted that none of the documentation that was submitted with the application was amended by the applicant to indicate this change had been made. The effect of this was that the application material in effect incorrectly indicated that approval was sought for a development permit for a retail and commercial centre with a total floor area of 9,635m², an application for an Environmentally Relevant Activity and also an application for Reconfiguring a Lot. As would be expected, this created a great deal of confusion as to what the application actually sought approval for and would certainly have led the public to misunderstand the application during the public notification process.

Despite this situation, the application if approved as submitted would create an assessment environment where all of the development opportunities originally sought could be approved through code or self assessment with no community input. Consequently it is considered that the fact that the development potential of the site was made available to Council, referral agencies and the community has resulted in a more informed response to the development impacts on the existing Laidley business area and the wider community.

The application required referral to the Department of Transport and Main Roads (DTMR) and the then Department of Local Government and Planning (DLGP) as concurrence agencies and both have provided Council with their requirements. The application was publicly notified between 29 September 2012 and 14 November 2012 during which time 26 properly made submissions were received.

3. Report

3.1 Land subject of the application

The development site is located on the northern fringe of the town of Laidley approximately 1.5 kilometres to the north of the existing Laidley business area. The land comprises Lots 1 and 2 RP25657 which together measure 26.78 hectares in area; however the proposal for which development approval is sought is located only over the far western part of Lot 2 which is approximately 6.0 hectares in area and which is identified in the applicant's report as having a development area of 4.13 hectares. The balance of Lot 2 has development approval for urban residential development and is currently in the process of being developed for this purpose. Since the application was lodged, a reconfiguring a lot approval has created new lots, being Lot 800 and 801 SP256785 in place of Lot 2 RP25657.



Figure 1 – Location of the proposed retail/commercial centre.

A broad stormwater drainage channel associated with the residential development on the balance of Lot 2 RP25657 has been recently constructed adjacent the southern and western boundaries of the land. A new east-west road has also been constructed through the land linking the residential development referred to above to the east to a new intersection on Laidley-Plainland Road. The land is generally flat and has in the past been cleared of native vegetation. The entire area over which the preliminary approval is sought is identified by

Temporary Local Planning Instrument – Flooding, as being Low Hazard and Flood Investigation Area.

3.2 Proposal

The application seeks a Preliminary Approval of Material Change of Use pursuant to section 242 of SPA to vary the effect of the planning scheme. The Preliminary Approval proposes that the future development of the land is to be assessed against the provisions of the “North Laidley Convenience Centre Master Plan” and “North Laidley Convenience Centre Master Plan Code” which have been prepared by the applicant. This Master Plan and Code if approved would override the existing planning scheme or whatever planning scheme is in force when the future development is undertaken.

The effect of the Preliminary Approval, as it is proposed, will be to make any future development for a broad range of retail and commercial uses code assessable. In essence, the Preliminary Approval will apply the same development requirements to the land subject of the application as currently exists over the existing Laidley business area. The area of land over which preliminary approval is sought would, based on the plans submitted with the application, have capacity to accommodate a centre with a gross floor area in the order of 10,000m².

While the application material indicated that development approval was sought for a retail and commercial centre with a gross floor area of 9,566m², including a supermarket of 3,157m², bulky goods retail showrooms totalling 2,400m², retail specialty shops totalling 825m², take-away food premises, medical centre, gym, child care centre, tavern, veterinary clinic and service station, the change to the application made on 2 February 2012 means this specific proposal does not form part of the application.

3.3 Assessment

3.3.1 Legislative Requirements

The application was made on 17 January 2012 under the provisions of SPA, seeking development approval for four aspects of development: Preliminary Approval of Material Change of Use, Development Permit for Material Change of Use, Environmentally Relevant Activity and Reconfiguring a Lot. The application was however amended by the applicant on 2 February 2012 pursuant to s.351 of SPA to comprise an application for Preliminary Approval of Material Change of Use only.

The relevant local planning instrument against which the application is to be assessed is the Laidley Shire Council Planning Scheme which came into effect on 12 March 2003. The application made is impact assessable by the Planning Scheme. Being impact assessable it requires public notification of the application to be undertaken and provides persons who lodge a properly made submission with standing to appeal against Council's decision in the Planning and Environment Court.

3.3.2 State Planning Policies

Sections 314 and 316 of SPA require the application for Preliminary Approval of Material Change of Use to be assessed against any State Planning Policy (SPP) that is not reflected in a regional plan or a planning scheme. A review of the 12 SPPs currently in force and the



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single Temporary SPP indicates that none have relevance for the assessment of the application.

3.3.4 Referral Agencies

The *Sustainable Planning Regulation 2009* (SPR) provides that there were three referral agencies for the application at the time of its lodgement:

- Department of Transport and Main Roads (DTMR) – a concurrence agency for development contiguous with a State Controlled Road and for development contiguous with a Future Rail Corridor.
- Department of Local Government and Planning (DLGP) – a concurrence agency for a Preliminary Approval that varies the effect of a planning scheme.
- Queensland Urban Utilities (QUU) – a concurrence agency for all water supply and sewerage matters.

DTMR and DLGP issued formal Information Requests to the applicant on 28 March 2012 and 3 April 2012 respectively and the applicant responded to these requests.

DTMR provided its concurrence agency response to Council on 26 October 2012 which provides a set of conditions to be attached to an approval.

The Department of State Development Infrastructure and Planning (DISDIP) (which was formerly DLGP) provided its response on 24 September 2012 and noted that:

Council's forward planning does not envisage a new centre being established in the subject location. Council should be satisfied that the proposal will not undermine the role and function of the Laidley town centre, with particular regard given to Desired Regional Outcome 8.6 - Activity centres and transit corridors, which has specific application for the Laidley town centre and the context of this proposal.

Amendments to the SPR that became effective in August 2012 have removed the requirement to refer development applications to DLGP/DISDIP for a Preliminary Approval that seeks to vary the effect of a planning scheme pursuant to Section 242 of SPA; however as the application was made before the amendment came into effect the response of DISDIP remains valid.

On 5 December 2012 QUU provided the conditions it requires to be attached to an approval to Council.

3.3.5 Assessment – South East Queensland Regional Plan 2009-2031

Sections 314 and 316 of SPA require an application for Preliminary Approval of Material Change of Use to be assessed against the provisions of the *South East Queensland Regional Plan 2009-2031* (the Regional Plan).

The Regional Plan provides in Part C (Regional land use pattern) that in respect of economic activity and employment in the Lockyer Valley Regional Council area:

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Retail, commercial and office-based businesses within rural centres, towns and villages will integrate with the established urban fabric to enhance traditional main streets and respond to cultural and heritage values.

In regard to the Lockyer Valley Regional Council area, the Regional Plan identifies Laidley as a Major Rural Activity Centre that is subordinate to Gatton as a Principal Rural Activity Centre and acknowledges the development of retail and commercial focus at Plainland. The Regional Plan states that Major Rural Activity Centre provide concentrated retail, commercial, community and some government services.

Policy 8.6.5 of the Regional Plan provides that to focus employment and community services in vibrant regional activity centres it is necessary to:

Exclude out-of-centre land use and development that would detrimentally impact on activity centres.

In providing an explanation of the above, the Regional Plan notes that:

Out-of-centre development is inconsistent with the SEQ Regional Plan's strategic intent, as it can diminish the vitality of activity centres and detract from economic growth by diluting public and private investment in centre-related activities, facilities and infrastructure.

As the proposal does not enhance the traditional main street business centre in Laidley and proposes a significant out-of-centre retail and commercial development 1.5km north of the existing business area, the proposed development is inconsistent with the above provisions of the Regional Plan. In addition, as out-of-centre development of a scale that will rival the existing Laidley business area, it will clearly diminish the vitality of the existing Laidley business area and dilute future investment in the this centre by drawing activity from the centre, which is an outcome the Regional Plan seeks to avoid.

3.3.6 Assessment – Planning Scheme

The application is made impact assessable by the Planning Scheme. Section 314(2)(g) of SPA requires impact assessable applications to be assessed against the planning scheme as a whole. The following is an assessment of the proposal against all relevant provisions of the Planning Scheme.

Desired Environmental Outcomes

The Desired Environmental Outcomes (DEOs) are the highest order provisions of the Planning Scheme and are relevant to the assessment of all impact assessable applications. Of the twelve DEOs provided in the Planning Scheme, the following three DEOs are relevant to the assessment of the application.

DEO (3)(f) (Economic) *Industry, business and employment opportunities are improved and appropriately located to service the community and sub-region, and encourage economic activity within the local area.*

The proposed development is inconsistent with this DEO.



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As a major development it will clearly provide new opportunities for business and employment during its construction and so would undoubtedly have some short-term economic benefit to the region, the extent to which would be dictated by the area from which the construction workforce was drawn.

The DEO however has a longer term focus than the benefits of development activity and so recognises that improved opportunities for business and employment are dependant on the location of the new development and improvements to economic activity generally across the local area. In this regard the DEO requires new business activities to be located to both “service the community and sub-region” and to “encourage economic activity in the local area”.

While new employment opportunities will be created by the new centre, it has been demonstrated by the economic assessment submitted with the application that the proposed development will split the focus of economic activity between the existing and long-standing Laidley business area and the new centre and that it will impact on business turnover in the existing business area. The creation of employment in the new centre would be expected to be offset to a large degree by reduced employment in the existing business area with little net increase in employment.

The outcome will be of detriment to the community rather than servicing it better as retailing and services are split between two locations, one in the centre of Laidley and the other on its northern fringe 1.5 kilometres to the north of the existing centre. The resultant splitting of economic activity between two centres will act to decrease economic activity in the existing Laidley business area as both business activity and turnover relocates to the new centre.

DEO (3)(j) (Community Well-Being and Lifestyle) *Laidley township’s role and identity as the main business and community centre of the Shire is consolidated.*

The proposed development is wholly incompatible with the outcomes that are sought by this DEO.

This DEO recognises the vital role of the Laidley business area as the “main business and community centre” of the former Laidley Shire area and seeks that this role is consolidated as the local area continues to grow. It should be noted that the planning scheme does not oppose the introduction of a new or competing activities within the Laidley township, nor the introduction of appropriately sized centres to service new communities, however, the proposal will, by allowing for a new centre of comparable scale and business diversity to the Laidley business area on the northern fringe of Laidley, actively undermine rather than consolidate the role of the Laidley business area. It will as a result also diminish the of the identity Laidley business area that directly derives from it being a long-standing focus of local and sub-regional business activity, retailing and community service provision.

As one of five Community Well-Being and Lifestyle DEOs in the Planning Scheme, this DEO recognises the importance of the Laidley business area to the ongoing well-being of the local community and its place in supporting the lifestyle sought by residents of the local area and the region more generally.

DEO (3)(d) (Environment) *Places of historical and indigenous cultural heritage and social significance are protected, maintained and enhanced.*

The proposed development will not assist in the achievement of this DEO.

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The existing Laidley business area has historically been the focus of retail and commercial activity in the sub-region since the earliest days of European settlement. It contains a large number of buildings of local historic significance located in a compact, functional and commercially viable business precinct. It also forms an important social role as the hub of the Laidley community, being the place where the local and wider community interact as they go about their daily and weekly activities.

The maintenance and enhancement of the Laidley business area both as a social space for its community and as the area's historic centre is wholly dependent on the business area retaining its role as the primary commercial and retail centre for both the town of Laidley and the wider sub-region. The establishment of a competing centre on the northern fringe of Laidley would dilute the function of the Laidley business area as the primary social space for its community and bring to an end the historic role of the business area as the focus of commercial activity in the sub-region.

Assessment Criteria for Areas

Specific Outcomes of the Village Area

The application seeks approval under section 242 of SPA to vary the effect of the Planning Scheme by providing for the future development of the land subject of the application as if it were included in the Village Area. The basis for this approach given by the applicant is that the proposed uses are generally consistent with the intent for Village Areas under the planning scheme.

Under Part 6 Assessment Criteria (Codes) section 6.5.4 Specific Outcomes of the Village Area, The Laidley Planning Scheme States that:

- *Small scale business, community and emergency services is provided for the needs of the local community;*
- *Small scale activities are clustered for efficient use of infrastructure;*
- *The existing rural character of the Village Area is maintained;*
- *Residential development accommodates a range of housing types and allotment sizes, and provide a safe and pleasant living environment, with adequate access to community services;*

The proposed development is wholly incompatible with the size, scale and intensity of uses envisaged by the Specific Outcomes of the Village Area. It is considered that in referring to the Village Area the applicant has misinterpreted the Planning Scheme and that the proposed centre. The only area the Planning Scheme that is included in Village Areas is the area around the shop and church at Glenore Grove. It is considered that the scale of the proposed centre, is in fact consistent with the intent for Business Areas.

Business Areas

The planning scheme includes the existing business areas of Laidley and Forest Hill and a number of smaller locations of existing of business activity (the retail at corner of Warrego Highway and Crane Road and the Plainland Hardware) in the Business Area designation. As indicated above, Glenore Grove is the only Village Area. The proposed use is of a size, configuration and mix of uses that make it inconsistent with a Village Area designation.

Overall Outcomes for Business Areas



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The planning scheme contains four Overall Outcomes for the Business Area and Village Area. An assessment of the proposal against each of these is provided below.

- *A focal locality for the business, commercial, health, civic and social needs of the community is provided.*

The proposed development is inconsistent with the above Overall Outcome. It seeks to facilitate the development of a new centre 1.5 kilometres to the north of the existing business area of Laidley. The proposal is therefore to create a rival centre that will directly compete with and not complement the existing business area. It will therefore detract from the existing focus that the existing centre provides for the business, commercial, health, civic and social needs of the community.

- *The existing town centre hierarchy is maintained, with Laidley as the primary location for Shire-wide services, and Forest Hill as the core centre to service the surrounding community.*

This Overall Outcome has to some degree been overtaken by the development of a third focus for centre activities at Plainland, which has been established to better serve the extensive rural lifestyle areas of Plainland, Glenore Grove, Regency Downs, Kensington Grove and Hattonvale. The proposed new centre is however inconsistent with this outcome as it will upset the existing hierarchy of centres by undermining the role of the existing business area of Laidley as the primary location for services in the former Laidley Shire area.

- *The heritage character and amenity of the make of the business and village areas is retained.*

The proposed development is inconsistent with this Overall Outcome. It will adversely impact on the heritage character and amenity of the Laidley business area by reducing its vitality and share of retail turnover and so reduce the capacity of businesses and property owners to maintain buildings and preserve amenity values. As turnover and activity shifts to the new centre, it is likely that there will be deterioration in the maintenance and subsequent quality of buildings and spaces in the Laidley business area that will contribute to its decline.

- *Safe and convenient access for pedestrians and cyclists is maintained and enhanced.*

The proposed development is inconsistent with this Overall Outcome. The proposed new centre is a car-based out-of-centre development that, if approved as proposed, will compete with the existing business area and split retail and commercial services between two centres that will be approximately 1,500 metres apart. This will not provide for the continued existence of the current high level of convenience that directly results from all retail, commercial and community services being available along a 400 metre strip.

Specific Outcomes for Business Areas

The planning scheme contains three Specific Outcomes for the Business Area. An assessment of the proposal against each is provided below.

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- *Business and commercial development is located primarily in the town centres of Laidley and Forest Hill townships to provide central and accessible services to the local government area.*

The proposed development is wholly incompatible with this Specific Outcome that clearly states that business and commercial development is to be located primarily in the Laidley town centre. The proposed stand-alone centre on the northern fringe of Laidley approximately 1.5 kilometres from the town centre directly conflicts with the outcome sought.

Current economic modelling indicates that a centre of 15,000m² to 20,000m² comprising chore retail, impulse retail, personal retail, retail services, food and beverage with an additional 1,000m² for professional services would service a population of between 30,000 and 50,000 persons. Due to Laidley's relative isolation and traditional central place function servicing a large dispersed rural population as well as its core urban township it has a greater mix of uses and a larger proportion of retail gross floor area to population than would be expected in more urbanised areas of South East Queensland.

- *Business and commercial activity is consolidated, and health and emergency services are provided.*

The proposed development is also contrary to this Specific Outcome. The outcome seeks that business and commercial activity is consolidated, which in the case of Laidley is that it is consolidated in the existing business area. It should be noted that the planning scheme does not preclude the uses proposed in this application being located within the existing Laidley business area.

- *The 'rural main street character' of the Business Area is maintained.*

The proposed development does not support the continued achievement of this Specific Outcome. The rural main street character of the existing Laidley business area is dependant on it remaining a vibrant and functional retail and commercial precinct. The development of a stand-alone centre 1.5 kilometres from the town centre will reduce the vitality of the existing business area by initiating and then reinforcing a drift of activity out of the centre and so lead to a decline in its rural main street character. The new centre will reduce turnover in the existing business area and result in a significant increase in vacancies in the main street of Laidley.

Overall Outcomes for Rural Landscape Areas

The land subject of the application is included in the Rural Landscape Area. The Overall Outcomes for this area relate to rural industry uses, rural production, protection of good quality agricultural land and the location of kennels. The inclusion of the subject land in the Urban Footprint by the SEQ Regional Plan and the current development of adjoining land to the east and north for urban residential purposes make an assessment of the proposal against the Overall Outcomes for the Rural Landscape Area of no practical value.

3.3.7 Assessment – Common Material

Sections 314 and 316 of SPA requires the application to be assessed against the common material, which includes all material submitted by the applicant in the first three stages of the



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IDAS process. The application received on 17 January 2012 was supported by a Planning Report. The applicant also provided a response to Council's Information Request which was received in two parts on 28 August 2012 and 7 September 2012. The following is an assessment of the material provided to Council by the applicant in the first three stages of the IDAS process.

Economic Assessment – Foresight Partners

Taken together, the economic assessment provided with the application on 17 January 2012 and further information provided in response to the information request on 7 September 2012 addresses the need for the new centre and the impacts of the proposed development on existing centres.

- The Foresight reports indicate that the Laidley town centre has around 50 retail and commercial premises and a total of 8,400m² of floorspace. As a comparison, the proposed new centre that could be developed would have a gross floor area in the order of 10,000m². The new centre is not just a convenience centre, as it described in the application, but is of the scale of a town centre that will exceed the retail area of the existing Laidley business area.
- The Foresight reports indicate that the Laidley business area will experience a decline in retail turnover of about 26% as a direct result of the establishment of the new centre. (The second Foresight Report submitted in September 2012 reduced this to 23% based on a later opening of the centre.) The Foresight report itself acknowledges that any decline of more than 15% in a centre is a cause for concern. An impact on turnover of this scale will undoubtedly cause a number of businesses in the Laidley business area to fail and others to relocate to the new centre initiating a downward spiral in the Laidley business area as the focus shifts to the new centre.
- The Foresight reports indicate that a benefit of the proposed development will be the establishment of a major supermarket in the order of 3,000m². Laidley and surrounding areas are however presently well serviced with supermarkets with approximately 1,800m² in the existing two supermarkets in the Laidley business area and a further 3,200m² in the Plainland Woolworths centre, the latter being only seven minutes by car from Laidley.
- The Foresight reports are based on projections which conclude that a 24% increase in population will result in a 59% increase in household expenditure and so require a 90% increase in the provision of retail floorspace in Laidley.
- The Foresight reports base all analysis on the primary trade area for the proposed centre being the entire area of the former Laidley Shire Council. This confirms that the development is to be set up in direct competition with the existing Laidley business area with its success being dependent on drawing expenditure away from the existing centre.
- The Foresight reports indicate that in respect of the proposed tavern an existing Laidley hotel operator has expressed interest in establishing a licensed family tavern as part of the proposed convenience centre, but acknowledge that no specific investigation has been undertaken to establish need and demand. Given the existence of three licensed hotels in the Laidley business centre and the lack of any demonstration of need for the proposed tavern, it is concluded that such a need does not exist.

The continued functioning of the Laidley business area as the primary retail focus for Laidley and the future expansion of retailing at Plainland (which has development approval for approximately 28,000m² of additional retail/commercial development) will together fully satisfy the needs of Laidley and surrounding areas into the future. With the competition that will be provided by Plainland, the viability of the proposed centre is dependent on supplanting the current role of the existing Laidley business area by initially splitting and then shifting the focus of retailing activity in Laidley from the existing centre to the proposed centre.

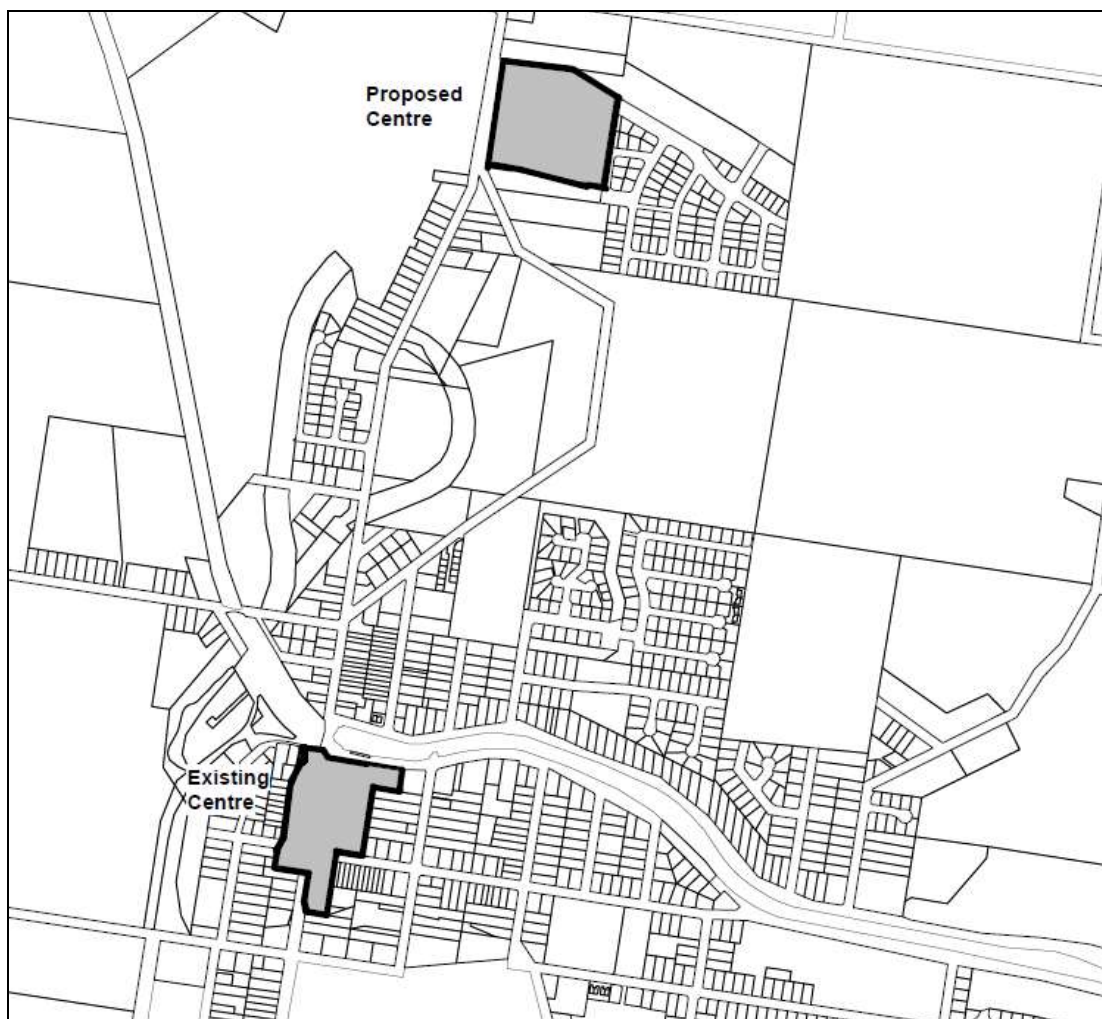


Figure 2 – Comparison of the scale of the proposed centre and the existing Laidley town centre.

Impact on Laidley business area

DEOs (3)(f) and (3)(j) recognise the importance of the Laidley business area and seek to ensure its continued role as the retail focus of Laidley. The following additional comment on what is the key issue for the assessment of this development proposal.

The existing Laidley retail and business area, focussed on Patrick Street, is a good example of a vibrant and functional main-street centre that services the needs of its town and surrounding



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districts, and which is also the hub of the local community. Despite the economic downturn brought on by the GFC, which is now in its sixth year, and the impact of significant flooding in January 2011 and January 2013, the Patrick Street business centre has demonstrated a high level of resilience and has benefited from the continued support of its community. This is evident in the fact that even in the face of these challenges; it has had very few vacant premises.

The continued success of the Patrick Street centre as the business and community hub of Laidley has been due to a large degree to the absence to date of out-of-centre development. This is in stark contrast to the situation found in numerous cities and towns across Australia where the development of shopping centres outside but close to the historic centre has at resulted in a continual decline in the traditional main street shopping precinct. Another reason for the continued success of the Patrick Street centre is the existence of the necessary mix of businesses within a 400 metre commercial area that enables the centre to meet a broad range of the daily and weekly needs of its community. It has also in the past been able to successfully accommodate new retail development, such as the Supa-IGA, in a manner which supports the centre, rather than acting to its detriment.

It is acknowledged in the economic analysis provided by the proponent of the North Laidley shopping centre that there will be a significant impact on the existing Patrick Street centre. The analysis indicates a projected decline in trade of 23% to 26% for the existing Patrick Street centre. It is not unreasonable to conclude that there would be few businesses in Laidley that could absorb such a decline in turnover and remain viable. It also must be considered that this impact is also unlikely to apply equally to all businesses and that some businesses will suffer a far greater decline in turnover and so be at an even greater risk of failure as a direct consequence of the proposed North Laidley shopping centre.

Based on the proponent's analysis, which would be expected to minimise the impact of the new centre, it is clear that a number of businesses in the existing Patrick Street centre will not be able to survive the establishment of the North Laidley shopping centre. While it is not clear which businesses or how many will close, it is clear that some will relocate to the North Laidley shopping centre while others will simply cease to trade altogether. The risk is that the loss of a number of key businesses from the Patrick Street centre will initiate and then reinforce a decline in the centre as more and more businesses are lost from the centre and it loses its critical mix of businesses to remain a viable centre.

These concerns are reinforced in the amount of retail and commercial floorspace that could be provided in the new centre being greater than that of the existing Patrick Street centre (approximately 8 000 m²). It is clear that the proposed centre will only be a success at the expense of the Patrick Street centre, as Laidley and its surrounding districts will, based on the proponent's own economic analysis, not be able to support two viable business areas of this scale.

One particularly relevant characteristic of the community in Laidley and its surrounds is the high level of dependence on private motor vehicles for transport which is reinforced by limited availability of public transport. The effect of this is to enable the vast majority of residents quick and easy access to alternative retail and business areas. In this context, the proposed centre is only a few minutes from the Patrick Street centre and the Plainland commercial area is within ten minutes driving distance. Ease of access to two modern car-based centres within ten minutes drive will mean that the Patrick Street centre will suffer from the combined impacts

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of both existing and future development at Plainland and also the proposed North Laidley centre, if the latter is approved.

The proponent's economic analysis is optimistic that the Patrick Street centre will be able to regain its viability over a number of years as the population of the Laidley district increases and the centre is able to re-capture a portion of the resultant increase in expenditure. This overlooks the fact that a number of businesses in the Patrick Street centre will simply not be able to survive a number of consecutive years of depressed turnover to remain trading and so be in a position to capture any future increase in expenditure. The analysis also discounts the long-term effect of the almost certain shift in the focus of retail and commercial from the Patrick Street centre to the North Laidley shopping centre over the intervening years.

It has been suggested that the Patrick Street centre could potentially withstand the impact of the North Laidley shopping centre by reinventing itself in a different form with a focus on tourism and boutique retailing instead of continuing in its current role. While this would be an ideal outcome for the centre, the town and the region, care needs to be taken not to be overly optimistic regarding the likelihood of this reinvention being realised, particularly given the current and likely future state of the local, state, national and international economies.

There is little doubt that the North Laidley shopping centre as it is currently proposed would be a success. Unfortunately there is also little doubt that there will be both short-term and long-lasting detrimental impact on the Patrick Street centre, with undisputable evidence of this outcome to be found in cities and towns both across the nation and overseas. It should be noted that this is not a case of limiting the operation of the free market or protecting existing businesses in the Patrick Street area from competition, but one of ensuring that the existing vibrant business and community focus of Laidley is not set on the path of an inevitable decline to the detriment of the community.

3.3.9 Public Notification

As impact assessable development, the application was required to be publicly notified by section 295 of SPA. As the application seeks approval to vary the effect of the planning scheme under section 242 of SPA, it is required by Schedule 17 of the *Sustainable Planning Application 2009* (SPR) to be publicly notified for a minimum of 30 business days. Section 297 of SPA requires public notification to be given by:

- publishing a notice at least once in a newspaper circulating generally in the locality of the land; and
- placing a notice on the land in the way prescribed by Section 16 of SPR; and
- giving notice to the owners of all land adjoining the land.

The applicant commenced public notification on 19 September 2012 with the closing date for submissions being 2 November 2012, however the notification was deficient as the notice had been placed on the wrong property and so public notification had to be recommenced. The applicant then recommenced public notification of the application on 29 September 2012 with the new closing date for submissions being 14 November 2012.

The application satisfied the 30 business day notification period, however there were a



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number of deficiencies with the way public notification was given which have been raised in a properly made submission on the application.

A total of 26 properly made submissions were received during the notification period and one submission was received on the day after the submission period closed.

A summary of the issues raised together with an assessment is provided below.

Issues Raised	Assessment of Issues Raised
<i>Conflict with the Planning Scheme</i>	
The proposed centre is in conflict with the Laidley Shire planning scheme which seeks to consolidate the role of the Laidley business area.	Agree. The proposed centre by virtue of its scale and location will undermine the role of the Laidley business area.
The proposal is in conflict with the Rural Landscape Area designation under the Laidley Shire planning scheme which provides for rural use of the land.	Disagree. Whilst the land is included in a rural designation, its location within the SEQ Regional Plan's Urban Footprint supports its development for urban purposes.
The proposed preliminary approval is inconsistent with the intent for Business and Village Areas provided by the Laidley Shire planning scheme by compromising the desire to maintain the existing town centre hierarchy.	Agree. The planning scheme supports the maintenance of the existing hierarchy of town centres and does not support the establishment of a new centre in the location proposed by the application.
Businesses that have invested in the Laidley business area and complied with all planning requirements need certainty.	Agree. Support for the development as it is proposed will undermine the confidence existing businesses have in the status of Council's statutory planning documents.
<i>Conflict with the Draft Strategic Framework</i>	
The proposal is in conflict with the draft Lockyer Valley Planning Scheme's Strategic Framework which supports the role of the existing Laidley business area and does not support out-of-centre development that would compromise the primacy of the Laidley business area.	Agree. That the proposal is inconsistent with the Draft Strategic Framework demonstrates that it is not supported by proposed as well as existing planning documents. However, the Draft Strategic Framework has no statutory role in the assessment of the application.
<i>Conflict with the South East Queensland Regional Plan 2009-2031</i>	
The proposal conflicts with the South East Queensland Regional Plan which seeks to maintain Laidley's role as a Major Rural Activity Centre.	Agree. The role of Laidley as a Major Rural Activity Centre is recognised and supported by the South East Queensland Regional Plan.
The proposal conflicts with the South East Queensland Regional Plan which does not support out-of-centre development.	Agree. The South East Queensland Regional Plan does not support out-of-centre development such as that proposed in the application.

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<i>Inconsistency with current planning approaches</i>	
The proposal is inconsistent with current planning approaches that embrace smart growth such as those contained in Next Generation Planning – A Handbook for Planners, Designers and Developers in South East Queensland.	Agree. The existing Laidley business area includes many of the highly sought after characteristics that are actively sought to be replicated in new development across South East Queensland and represents a number of Smart Growth principles.
<i>Impacts on the Laidley Town Centre business area</i>	
The proposed centre will fragment the focus of retailing in Laidley.	Agree. The proposed development would fragment retailing in Laidley.
The proposal is effectively to establish a new retail activity centre 1.5 kilometres to the north of the Laidley business area and so will fragment the existing centre into two competing centres.	Agree. The 1.5 kilometre separation distance will ensure that the two centres will function as two separate retail/commercial centres that compete for the same trade.
The scale of the proposal is equivalent to the retailing that is already provided in the Laidley business area.	Agree. The scale of the potential centre that could be developed under the preliminary approval actually exceeds that of the existing Laidley business area.
The proposal will undermine the role of Laidley business area as one of three activity centres in the Lockyer Valley.	Agree. The role of the existing Laidley business area as an activity centre will be diminished by the proposed development.
Laidley is already adequately serviced by two local supermarkets in the main street and a larger supermarket at Plainland.	Agree. The two local supermarkets and the larger supermarket at Plainland provide choice and competition.
The proposal will be detrimental to the tourism potential of Laidley as the retail focus shifts to the new centre.	Agree. The tourism potential of the Laidley business area is dependent on it continuing to be a vibrant place.
The new centre will lead to the closure of shops and a reduction in services in the existing Laidley business area resulting in a general moribund outlook for the area for the foreseeable future.	Agree. The new development will result in the closure of shops in the Laidley business area as some locate to the new centre and others cannot remain viable as the vitality of the existing centre declines.
The economic analysis provided by the applicant indicates the proposal will only succeed at the expense of the Laidley and Plainland centres with a significant adverse impact on the existing Laidley business area.	Agree. The economic analysis indicates that the proposed development will need to capture expenditure from the Laidley business area and Plainland. Proximity to the Laidley business area dictates that this will lose a significant proportion of current expenditure to the new centre.
Laidley has an attractive village feel and currently provides for all service needs of its residents.	Agree. The residents of Laidley are fortunate to have a vibrant functional main street focus for their community.
The experience of other locations where the village character and atmosphere has been diminished by out-of-centre development	Agree. There are countless examples across the State, Australia and internationally where out-of-centre development has led to



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that results in the duplication of services and the decline of existing businesses should be avoided.	the decline of long established main street commercial and retail centres.
The quaint bustling country feel of Laidley will be impacted upon if businesses close due to the proposed centre.	Agree. The character of Laidley is defined by its compact and vibrant main street business area.
The existing Laidley business area provides for almost all the needs of local residents in a delightful main street.	Agree. The Laidley business area meets the day-to-day needs of local residents in a compact and functional centre.
Business competition is already provided by the development at Plainland which will grow further into the future.	Agree. Plainland is only eight minutes from Laidley by car and has significant commercial and retail development approved that will provide greater competition into the future.
The provision of retail and services in the existing Laidley centre is already ample to meet the needs of residents.	Agree. The existing Laidley business area provides a good range of retailing and services that meets the needs of residents.
The friendliness of the main street shopping experience in Laidley is a pleasant change from the shopping malls where everything is the same.	Agree. The particular character of a functional main street based centre is an outcome that is actively being sought to be recreated in new development by many of the largest developers of new residential communities across Australia.
The Laidley business area has been trading for over 100 years but a new centre so close to the town could result in more stress than the centre could cope with.	Agree. The proposed development would represent a turning point in the role of the existing Laidley business area.
Splitting the retail focus of Laidley will be of benefit to no-one other than the developer of the new centre.	Disagree. There will be others who would potentially benefit such as residents of the North Laidley area who would be within walking distance of the new centre. The issue is whether these benefits balance out the impacts on the broader community that will result from a decline in the existing Laidley business area.
The expected decline in turnover of 23% where 15% is acknowledged as a cause for concern will risk the loss of community feel that the town currently provides.	Agree. The closure of some businesses and the relocation of others to the new centre will impact on the social benefits provided by the existing centre as a focus of the community.
The reduction in turnover in the Laidley business area will reduce the capacity for property owners to maintain buildings which will detract from its tourism potential.	Agree. Reduced turnover will lead to a lower capacity to maintain buildings. This outcome is evident in numerous main street centres that have declined as a result of out-of-centre retail development.
There is a high risk that the splintering of the business community will result in two	Agree. The economic analysis provided with the application demonstrates that there is

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centres where shops are financially unviable. There is no way two viable shopping precincts can co-exist and this is shown by the applicant's own economic modelling.	insufficient expenditure in the catchment to support the existing business area and the new development as it is proposed.
The loss of key businesses from the existing Laidley business area (such as one or both supermarkets) would result in such a decline in foot traffic that many of the specialty shops would be unable to survive.	Agree. The loss of key businesses from the Laidley business area will initiate a decline in trade for other businesses.
The threat of the proposed development to the Laidley business area is that it will undermine the viability of key businesses and if these close the remaining businesses will also be threatened.	Agree. The continued viability of many smaller businesses is dependent on the continued presence of key businesses such as the supermarkets, newsagency and chemist.
The Laidley business area is a vibrant activity centre with active street frontages that has an important role for community interaction.	Agree. The Laidley business area not only provides for the retail and service needs of the community but is a valuable space for social interaction and community activity.
The range of shops, services and facilities promotes multi-purpose trips to a range of independently owned businesses all within easy walking distance. The centre is not dying, not is it out of date or out of step with residents needs.	Agree. The Laidley business area is a compact centre that enables a broad range of residents needs to be met within a walkable main street precinct. The nature of the centres is one that is sought to be recreated in new residential communities.
The economic analysis does not provide any evidence of where an out-of-centre development has not resulted in the decline of a traditional main street shopping area in a small town of Laidley's size.	Agree. This has not been provided as there would be very few if any examples where an out-of-centre development in a town with the population, demographics and growth potential has not resulted in a decline of the historic main-street precinct.
The proposal will compromise the Laidley business area which currently functions as an important community focus for the residents of Laidley and surrounding areas.	Agree. The decline in the role of the Laidley business area will impact on its important role as the community focus for Laidley and the broader rural areas.
The community focus and community spirit fostered by the existing business area and complemented by services such as the library will be threatened by the proposed development.	Agree. The decline in the existing Laidley business area will diminish its role as a focus for the community.
The downturn in trade in the business area will undermine community spirit and reduce the capacity for businesses to support community events.	Agree. The capacity of local businesses to support community events is directly related to their profitability.
The existing businesses in Laidley support their community through festivals and events and by providing employment opportunities for locals. The closure of	Agree. The existing businesses play an important role in the community that they will no longer provide if they cannot remain viable.



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businesses will impact on the community.	
<i>Analysis of the economic impact of the proposed development</i>	
The application is supported by an economic report that indicates there will be a 23.1% decline in retail turnover in the existing Laidley business area and a 17.8% decline in turnover for the Plainland centre. This demonstrates that the proposal is not meeting an immediate retailing need.	Agree. The need to rely on the capture of this magnitude of turnover from Laidley and Plainland indicates there is no immediate need for a development of the scale of that proposed in the application.
The economic report concedes that it is especially likely that existing Laidley business area retailers would relocate to the new centre if it was to be approved.	Agree. The success of the proposed development is dependent on existing businesses relocating from the existing centre to the new centre.
The application fails to demonstrate the existence of an overriding need for the proposed new centre. The economic impact report provided by the applicant indicates the vast majority of the turnover for the new centre will come from the diversion of trade currently going to existing centres.	Agree. Overriding need for a new centre of the scale proposed does not currently exist. The reliance of the proposed centre on the capture of turnover from existing centres is evidence that need does not exist.
The Laidley area comprises a large number of low-income residents without the capacity to provide the necessary additional expenditure to support the proposed centre.	Agree. The demographics of the Laidley area do not allow residents to increase levels of expenditure to the degree necessary to support the proposed centre.
The proposal will not create more local employment as the establishment of new businesses in the new centre will result in the loss of businesses in the existing Laidley business area	Agree. It is likely there will be no demonstrable increase in employment as positions created in the new centre would be offset by the loss of positions in the existing business area.
Business competition is healthy but not where the outcome is the distribution of existing expenditure over a broader area.	Agree. There is already a healthy degree of competition provided by the Laidley, Plainland and Gatton Centres.
The existing businesses in the Laidley town centre rely on each other for trade. The relocation of businesses to the new centre would undermine this aspect of the town.	Agree. The viability of businesses in the existing Laidley business area is dependent on the concentration of services and shops in the business area.
The resilience of the Laidley business area demonstrated in the aftermath of the 2011 floods will not benefit from the duplication of services in a new centre.	Agree. The resilience of the Laidley business area called on to recover from the 2011 and 2013 floods may not be sufficient to deal with the decline of the area from a significant out-of-centre development.
There is no benefit from having a new competing town centre so close to Laidley. When products cannot be found in the existing Laidley business centre, the supermarkets at Plainland and Gatton are only a short drive away.	Agree. The community has a range of retail and commercial available in Laidley, Plainland and Gatton, with additional development approved in Plainland.

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There is no need for a major supermarket when the supermarket at Plainland is only eight minutes drive away.	Agree. There is a large-scale supermarket at Plainland and additional commercial and retail approved in this location.
The reduction in turnover and the loss of trade as businesses relocate to the new centre will cause other businesses to close and a decline in the business area.	Agree. The viability of existing businesses in the Laidley business area is dependent on the maintenance of a critical mass and level of turnover in the centre.
There is no need for another hotel in Laidley as one has already ceased trading. The establishment of a new tavern with poker-machines on the fringe of Laidley will result in the closure of one or more of the existing three hotels.	Agree. The existence of three hotels (and one closed hotel) in and a large hotel at Plainland Laidley does not support the need for a new hotel.
The economic analysis grossly overstates the extent of the potential trade area for the proposed new centre. In claiming that 23% of the trade will come from the north of the Warrego Highway the analysis ignores the level of retailing provided at Plainland.	Agree. There are concerns with the economic analysis underestimating the impact on the existing Laidley business area by anticipating capture of substantial expenditure from north of the Warrego Highway and underestimating both the expenditure that is captured by Plainland and that which will be captured as additional approved development begins trading.
The extent of the trade area (the entire area of the former Laidley Shire) is completely at odds with the application that indicates the centre is to serve the needs of the North Laidley residential community.	Agree. The application indicated the proposed development is intended to meet the needs of the North Laidley area but then bases its models of anticipated trade on the entire area of the former Laidley Shire.
The applicant claims consistency with the planning scheme by stating the centre is to service the local (North Laidley) residential community but the economic analysis is based on a trade area population of 16,060 of which 40% are located north of the Warrego Highway.	Agree. The North Laidley residential community alone could not support a development of the proposed scale. The reliance of the economic analysis on the capture of trade from areas north of the Warrego Highway means is significantly underestimates the likely impact of the development on the existing Laidley business area.
The flaws in the applicant's economic analysis mean that the proposal will be unable to reach its anticipated turnover and so will be economically unviable and furthermore the new centre will take a far greater share of trade from the Laidley business area than forecast.	Agree. The economic analysis does not provide any assurance that the proposed centre will be viable, nor does it provide a realistic indication of the impact of the development on the viability of the existing Laidley business area.
The assessment of economic impact failed to have any regard to the substantial development approvals and applications in Plainland including extensions to Schulte's Central, up to 28,000m ² of floorspace at Plainland Crossing and the proposed expansion of the Plainland Plaza Shopping	Agree. The lack of regard in the economic analysis to the capture of expenditure by both approved and proposed development at Plainland is a major concern given that it results in an underestimation of the impacts on expenditure in the existing Laidley business area. The reduction in expenditure



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Centre from 4,000m ² to 15,000m ² .	will as a result be higher than the 23% indicated in the analysis.
The economic analysis is contradictory in indicating that the existing Laidley business area is substandard and at risk of becoming fossilised and at the same time describing it as being robust and performing well.	Agree. The economic analysis contains contradictions such as those indicated. It states the Laidley business area is substandard when it seeks to justify the need for the new centre and describes it as robust and performing well when evaluating its capacity to withstand the impacts of the capture of expenditure by the proposed development.
The proposal will offer very little that is not already provided in the existing Laidley business area.	Agree. Much of what the proposed development will provide is already provided in the existing business area.
The economic analysis provides no basis to conclude that there is sufficient capacity in the retail market in Laidley to support a significant duplication of the town centre in an out-of-centre location.	Agree. The estimated reduction in turnover provided in the analysis is understated, and even taking the figure of 23% the analysis does not demonstrate capacity in expenditure for the proposal.
The impact of the proposal on the Laidley business area is underestimated due to the assumption that 21% of turnover will come from north of the Warrego Highway. To remain viable, the proposed development will need to make up this turnover by capturing more from the Laidley business area.	Agree. The lack of proper regard for the role of Plainland in capturing expenditure means that the development will need to capture a far greater percentage of expenditure from the existing Laidley business area to be viable.
Estimates of the impacts of similar developments in towns of a comparable size to Laidley indicate falls in expenditure in existing supermarkets of between 35% and 55%. The economic analysis underestimates the impact on the existing supermarkets in the Laidley business area.	Agree. The impact on expenditure in the Laidley business area will be greater than that indicated in the economic analysis and may be as high as the percentages indicated.
The estimate of a 23% fall in turnover is a significant underestimate, but even with this level of impact at least one supermarket in the Laidley business area will become unviable and be forced to close.	Agree. A decline of trade in the existing Laidley business area 23% will cause businesses to close. The underestimation of the impact will ensure the proposal causes a greater impact.
It is estimated that the fall in customer traffic in the two existing supermarkets in the Laidley business area will be in the order of 40% to 50% and that this will have considerable flow-on impacts for other existing businesses.	Agree. The fall in expenditure for businesses in the existing Laidley business area will impact on all businesses, not just those that will be duplicated in the proposed development.
<i>Deficiencies with the development application</i>	
There are discrepancies in the description of the proposal in the application which	Agree. The fact the application was significantly amended on 2 February 2012

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varies from 9,466m ² to 9,818m ² depending on which part of the material comprising the application is read. These discrepancies alter the amount of car parking that is required to be provided.	without the provision of amended reports and plans made it very difficult for anyone examining the proposal to understand what the application actually seeking approval for.
The application indicates the preliminary approval for the Village Area is appropriate however the only Village Area in existence is at Glenore Grove and this comprises no more than a single general store	Agree. The scale and nature of the proposed development exceeds that of a Village Area and is actually equivalent to that of a Business Area.
The application is not properly made as it does not contain the mandatory information necessary to assess the application for the Environmentally Relevant Activity.	Disagree. The application was amended on 2 February 2012 with the effect that approval of an Environmentally Relevant Activity was actually not sought.
<i>Deficiencies with the giving of public notice of the application</i>	
The public notification of the application was deficient as it described the proposal as "North Laidley Convenience Centre (Commercial Uses and Community Uses) which is vague and does not inform the public of the nature and scale of the proposed development in accordance with the State Government Guideline on giving public notice of development applications.	Agree. The public notification was deficient and did not adequately describe the nature and scale of the use and did not satisfy the State Government Guideline on giving public notice of development applications.
The public notification sign on the Patrick Street frontage of the land was not located in accordance with statutory requirements.	Unable to Agree or Disagree. Whilst the submitter has provided photographs of the notice, Council officers have not independently verified the notice was not properly given. The applicant's consultant has provided a statutory declaration that all notices were posted and maintained for the duration of the notification period in the required locations.
The public notification did not indicate that the application included applications for reconfiguring a lot and an environmentally relevant activity.	Disagree. The application was amended on 2 February 2012 with the effect that approval of reconfiguring a lot and an environmentally relevant activity was not actually sought.
<i>Issues relevant the site of the proposed development</i>	
The site is significantly affected by flooding and the applicant has not demonstrated that the proposal will be located 300mm above the Q100 flood level for the site.	Agree. Any approval that is given will need to be conditioned to ensure appropriate flood immunity is provided.
Being located on the fringe of Laidley, the relocation of businesses to the new centre will be dependent on a greater level of reliance on motor vehicles and so not support a healthier lifestyle.	Agree. Whilst many residents who visit the existing business area do so by motor vehicle, the proposed development, by splitting retailing and services will necessitate the use of a motor vehicle to



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	attend premises in both centres.
The location of the proposed centre will result in congestion and require traffic lights that will result in Laidley losing its country town appeal.	Agree. The need for traffic lights will change the character of the town.
The proposal will impact on the location of the future rail-line.	Disagree. The impacts on the future rail line have been assessed and the requirements of the Department of Transport and Main Roads have been provided to Council.

The majority of submissions raised concerns with the impact of the proposed development on the existing Laidley business area and the adequacy and accuracy of the economic analysis that supported the application. The issues of this nature raised in the submissions are almost without exception considered to be both reasonable and soundly based. Similarly the issues put forward in the submissions regarding the conflict of the proposed development with both Council and State Government statutory planning instruments are both correct and are supported.

The issues that have been raised regarding non-compliance with the statutory requirements for the giving of public notification are of concern. This would present a major issue if the application was to be approved, however as the recommendation is to refuse the application, this non-compliance is of no consequence.

3.3.10 Applicant's response to matters raised in public submissions

Copies of the submissions received were forwarded to the applicant's consultant who provided a lengthy written response to the matters raised in the submissions on 30 November 2012. A summary of the main points in the response is as follows:

- It is considered the application responds appropriately to the Planning Scheme's Desired Environmental Outcomes.
- The Planning Scheme requirement that the Laidley CBD remain the principal centre does not preclude similar development elsewhere at a lesser scale.
- There is no mention of Plainland as a centre in the planning Scheme.
- The proposed development is intended to support the existing CBD. It cannot replicate the range of services provided within the CBD and is not intended to.
- The justification for the reduced parking provision is clearly outlined.
- Stormwater management measures were developed and adopted over years as part of the residential developments occurring around the proposed convenience centre development and further east.
- The development provides an appropriate response to flooding and in contrast to the Laidley CBD 'main street' will provide appropriate flood immunity.
- There is not considered to be any conflict with the SEQ Regional Plan.
- This proposal is located within the SEQ Regional Plan's Urban Footprint and so does not need to demonstrate 'overriding need' in the community interest.
- The Draft Lockyer Valley Strategic Framework has limited relevance in the assessment of the development application.

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- There is strong growth expected within Laidley and within the region generally and the Economic Impact Assessment identifies that there is currently and will in the future be a critical need for additional retail including a full-line supermarket.
- There is limited capacity for the Laidley Centre to meet the needs of the local community in the context of the current and predicted population growth.
- The proposed development is not intended to nor will it replace the Laidley CBD.
- The Laidley CBD will retain its function as the primary business activity area within Laidley and continue to draw people.
- While the proposed development will duplicate some existing services within the Laidley CBD it may also facilitate retail space for offerings not already provided.
- The Laidley CBD has already been subjected to severe distress by flooding events that have clearly impacted the appearance, function and appeal of some premises within the main street – a distress that would not affect future residents within the proposed convenience centre.
- It is difficult to determine what element of the proposed development (if any) would impact on the ability of Laidley to continue to draw tourists.
- The update of the economic impact assessment's forecasts of centre performance and impacts indicate potential impact levels upon the town centre of 23% (\$11.1m). This is acknowledged as significant, and that it is likely to result in some short term vacancies and changes to its retail mix as businesses adapt to changed competitive conditions. However, unlike many rural towns, the Laidley area is a growth area, which will help ameliorate impacts.
- The limited number of specialty shops proposed will preclude the centre from matching the range and depth of retail and services offered in the CBD.
- The analysis of trade areas, market shares and potential impacts are matters of professional judgment and considerable previous experience in evaluating and preparing economic impact and needs assessments.
- The proposed tavern is not to be a new tavern.
- The proposed centre was designed in accordance with Council's preferred style being modern materials reflecting traditional building elements.
- The proposed development would not function any differently to the Laidley CBD in relation to mode of travel or ease of accessibility for residents.
- The proposed development is considered to comply with Australian Standards for transport and requirements of the Department of Transport and Main Roads.
- Public notification was undertaken in accordance with the Act.

3.3.11 Comments on applicant's response to matters raised in public submissions

The response provided by the applicant's consultant to the matters raised in the submissions reiterates the material provided in support of the application and does not alter the fact that the development of a centre of a scale larger than the existing Laidley business area will have a major impact on the ability of the existing centre to maintain its important role into the future.

It is of note that the applicant's consultant provides responses regarding the mix of uses in the proposed centre and the nature of the proposed tavern when the specifics of the future uses form part of the development permit element of the original application which was dropped on 2 February 2012.

4. Policy and Legal Implications



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Irrespective of the decision on this application, it is highly probable that the decision of Council will be subject of an appeal to the Planning and Environment Court. If the recommendation of refusal is supported by Council, an applicant appeal is likely. If the application was to be approved in accordance with the application as lodged, a submitter appeal is equally likely.

5. Financial and Resource Implications

As with the above, irrespective of the decision of Council it is likely there will be financial implications for Council resulting from a potential Planning and Environment Court appeal.

6. Delegations/Authorisations

There will be no implications for delegations or authorisations as a result of approval of this application.

7. Communication

Advice of the decision will be provided to the applicant, concurrence agencies and the submitters in accordance with the requirements of SPA. Given the nature of the application and its impacts on Laidley the decision of Council is likely to attract media attention a media release outlining Council's decision and the reasons for the decision should be prepared.

8. Conclusions

The proposal seeks an approval that will support an out-of-centre retail and commercial development that has the potential to more than duplicate the amount of retail/commercial floorspace of the existing Laidley business area. The applicant's economic consultant acknowledges that the reduction in turnover for the Laidley business area will be in the order of 23%-26%. There is no doubt this would lead to the closure of a number of businesses and initiate a decline in what is presently a highly functional town centre based on a traditional main street that meets the retail, commercial, and social needs of the Laidley community and the wider district. This will split the focus of retail/commercial activity in Laidley between two centres and so bring to an end the ability for residents to access shops and services in one central location.

There are numerous examples across Australia of dysfunctional town centres that have been propelled on a path of decline by the establishment of a competing out-of-centre shopping centre on the fringe of the community. Whilst competition should not be arbitrarily inhibited by planning decisions, it should not be supported where the detrimental impacts of that additional competition clearly outweigh any likely benefits. It is noted that without the new centre, a high level of competition already exists in the Laidley area as a result of the recent development of new retail and commercial development at Plainland. The development of the further retail and commercial floorspace that has been approved at Plainland will provide an even greater level of competition into the future.

An assessment of the proposal against the South East Queensland Regional Plan 2009-2013 and the Laidley Shire Planning Scheme demonstrates that it conflicts with all relevant provisions of both the relevant State Planning Instrument and the relevant Local Planning Instrument.

Grp: P & E ✓



Queensland
Government

26 October 2012

The Chief Executive Officer
Lockyer Valley Regional Council
PO Box 82
Gatton QLD 4343

Attention: Matthew Pinese

Dear Sir/Madam

IMU RECEIVED
31 OCT 2012
App No:
Responsible Officer:



CONCURRENCE AGENCY RESPONSE – CONDITIONS

Proposed Development: Preliminary Approval for Material Change of Use that may affect a local planning instrument under section 242 of the *Sustainable Planning Act 2009* (Commercial Uses and Community Uses)

Real Property Description: Lot 1 and 2 on RP25657

Street Address: 1 Breuer Street and 284 Patrick Street, Laidley QLD 4341

Assessment Manager ref.: DA2012/0013

Local Government Area: Lockyer Valley Regional Council

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 of the *Sustainable Planning Act 2009* (SPA) on 24 February 2012.

An assessment of the proposed development has been undertaken against the purposes of the *Transport Infrastructure Act 1994* for State-controlled roads, the purpose mentioned in section 258(2) of the *Transport Infrastructure Act 1994* for railways and the purpose of the *Transport Planning and Coordination Act 1994* for land use and transport coordination. Based on this jurisdiction, the department provides this concurrence agency response under section 285 of the SPA.

The department advises the assessment manager that it requires conditions to attach to any development approval for the application. The department would also like to provide advice about the application to the assessment manager under section 287(6) of the SPA.

Department of Transport and Main Roads
Program Delivery and Operations
Metropolitan Region
183 Wharf Street Brisbane Queensland 4000
PO Box 70 Spring Hill Queensland 4004

Our ref TMR12-001889
Your ref DA2012/0013
Enquiries Madeline Hersant
Telephone +61 7 3137 8344
Facsimile +61 7 3137 8363
Website www.tmr.qld.gov.au
Email developmentcontrol@tmr.qld.gov.au

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Under section 325(1) of the SPA, the assessment manager must therefore attach this response, including the enclosed Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons, to any approval for the application.

The department may change its concurrence agency response in accordance with section 290(1)(b) of the SPA.

The department must be provided with a copy of the assessment manager's decision notice regarding the application within five (5) business days after the day the decision is made in accordance with section 334 of the SPA.

A copy of this response has been sent to the applicant for their information.

If you have any questions or wish to seek clarification about any of the details in this response, please contact **Madeline Hersant**, Town Planner (Land Use Management) on **07 3137 8344**.

Yours sincerely



Stephen Smaha
Principal Advisor (Development Control)

Enc. (2)

Enclosure 1 Department of Transport and Main Roads Agency Conditions and Statement of Reasons

Enclosure 2 *Site Plan*, prepared by Hooker Design Consultants, dated 18 July 2012, 21953 Sheet 1B of 9 Amendment B

C/c Nichols Constructions Pty Ltd
C/- Saunders Havill Group
9 Thompson Street
Bowen Hills QLD 4006

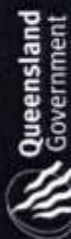


**Department of Transport and Main Roads
Concurrence Agency Conditions and Statement of Reasons**

Proposed Development: Preliminary Approval for Material Change of Use that may affect a local planning instrument under section 242 of the *Sustainable Planning Act 2009* (Commercial Uses and Community Uses)

Real Property Description: Lot 1 and 2 on RP25657
Street Address: 1 Breuer Street and 284 Patrick Street, Laidley QLD 4341
Assessment Manager ref.: DA2012/0013
Local Government Area: Lockyer Valley Regional Council

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
Preliminary Approval- Material Change of Use			
1	Development must be carried out generally in accordance with the following plan/s and report/s, except as modified by these concurrence agency conditions: <ul style="list-style-type: none"> Site Plan, prepared by Hooker Design Consultants, dated 18 July 2012, 21953 Sheet 1B of 9 Amendment B Laidley Commercial 284 Patrick Lane, Laidley Traffic Impact Assessment, prepared by GTA Consultants, dated 13 January 2012, HB10324 Issue A Response to TMR Information Request, prepared by GTA Consultants, dated 22 August 2012, HB10325 	Prior to the commencement of use and to be maintained at all times.	The purposes of the <i>Transport Infrastructure Act 1994</i> and the <i>Transport Planning and Coordination Act 1994</i> . The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plan/s and/or report/s which depict how the proposed development will be carried out.
2	(a) The development must be in accordance with the <i>Stormwater Management Water Sustainability Report</i> , prepared by Michael Samms and Associates Pty Ltd, dated December 2011, 11-2505	(a) & (b) Prior to the commencement of use and to be maintained	The purposes of the <i>Transport Infrastructure Act 1994</i> .



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>and the Response to TMR Information Request prepared by Michael Samms and Associates, dated 25 August 2012, 11-2505. Stormwater management for the development must ensure no worsening or actionable nuisance to the State-controlled road network caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, sedimentation and scour effects.</p> <p>(b) Any excavation, filling, paving, landscaping, construction or any other works to the land must not:</p> <ul style="list-style-type: none"> i. create any new discharge points for stormwater runoff onto the State-controlled road; ii. interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road; iii. surcharge any existing culvert or drain on the State-controlled road; iv. reduce the quality of stormwater discharge onto the State-controlled road; v. create a nuisance or hazard on the State-controlled road including from concentration and or re-direction of stormwater on the land. <p>AND</p> <p>(c) The applicant must provide RPEQ certification to the Department of Transport and Main Roads that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>at all times</p> <p>(c) Prior to obtaining a final inspection certificate or certificate of classification, whichever is applicable, or prior to the commencement of use, whichever occurs first</p>	<p>The safety and efficiency of State-controlled roads can be adversely affected by changes to stormwater runoff as a result of development.</p> <p>Please refer to the Department of Transport and Main Roads' Road Drainage Manual which can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx.</p> <p>Further guidance regarding stormwater management is also provided in the Queensland Urban Drainage Manual available at www.derm.qld.gov.au and in the Environmental Protection Act 1994 and Environmental Protection (Water) Policy 2009 which are available at www.legislation.qld.gov.au.</p>



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
3	<p>(a) The applicant must ensure that the management of stormwater quantity and quality post development achieves a no worsening impact (on the pre-development condition). In particular, stormwater management for the development must ensure no worsening or actionable nuisance to the future rail corridor land caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, sedimentation and scour effects.</p> <p>The development must not:</p> <ul style="list-style-type: none"> cause a net increase or concentration of stormwater or flooding flows discharging on the future rail corridor land during construction or thereafter; interfere with stormwater or flooding from or within the future railway corridor land. <p>(b) Any excavation, filling, paving, landscaping, construction or any other works to the land must not:</p> <ol style="list-style-type: none"> create any new discharge points for stormwater runoff onto the rail corridor land; interfere with the existing stormwater drainage on the rail corridor land. 	<p>(a) & (b) Prior to the commencement of use and to be maintained at all times</p>	<p>The purpose mentioned in the <i>Transport Infrastructure Act 1994</i>, section 258(2).</p> <p>The safety and operational integrity of railways and future railways can be adversely affected by changes to stormwater runoff as a result of development.</p> <p>Further information regarding development in a railway environment can be obtained from the Guide for Development in a Railway Environment which is available at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications/Guide-for-development-in-a-railway-environment.aspx.</p>
4	<p>Transport and Main Roads' planning indicates that land will be required from the subject property for future road purposes.</p> <p>A setback of 10m along the frontage of Laidley-Plainland Road is</p>	<p>Prior to commencement of use and to be maintained at all times</p>	<p>The purposes of the <i>Transport Infrastructure Act 1994</i> (TIA).</p> <p>Department of Transport and Main Roads' road</p>



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	to be excluded from any development and must be kept free of any permanent buildings, structures and improvements (including car parks, swimming pools and advertising signs) above and below the ground at all times. The development must incorporate the appropriate local government building and landscaping setbacks from this potential future property boundary. The proposed drainage easement and safety fencing is acceptable within the setback.		<p>corridor planning indicates that a future land requirement affects this property. A setback to be kept clear of permanent buildings, structures and improvements is required to protect the future road corridor.</p> <p>Information regarding land acquisition can be accessed via the Department of Transport and Main Roads' website at http://www.tmr.qld.gov.au/Community-and-environment/Property-information.aspx.</p>
5	No permanent structures are to be located within the future rail corridor land.	Prior to commencement of use and to be maintained at all times	<p>The purposes of the <i>Transport Infrastructure Act 1994</i> (TIA).</p> <p>Railway planning also indicates a future land requirement affects this property. This requirement must be protected to ensure the safety and operational integrity of railways and future railways.</p>
6	(a) Construct traffic signals at the intersection of the northern access street and Laidley-Plainland Road in accordance with the <i>Laidley Commercial 284 Patrick Lane, Laidley Traffic Impact Assessment</i> , prepared by GTA Consultants, dated 13 January 2012, HB10324 Issue A.	<p>(a) Prior to the commencement of use</p> <p>(b) – (d)</p>	<p>The purposes of the <i>Transport Infrastructure Act 1994</i> (TIA).</p> <p>The intersection upgrade is required as a result of the development and its associated traffic impacts to ensure the safety and efficiency of the</p>



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>(b) The applicant is to provide to the Department of Transport and Main Roads a copy of the detailed design plans (including lighting plans) of the proposed intersection for departmental approval prior to commencement of works. These are to be prepared by a suitably qualified engineer (RPEQ), in accordance with the requirements of the Department of Transport and Main Roads' Road Planning and Design Manual including the Interim Guide to Road Planning and Design Practice.</p> <p>(c) The intersection must be provided by the applicant at no cost to the Department of Transport and Main Roads.</p> <p>(d) All adjustments and/or relocations to existing services within the State-controlled road as a result of the development are at the applicant's expense.</p>	<p>A minimum of six (6) weeks prior to the commencement of intersection works</p>	<p>State-controlled road network.</p> <p>In accordance with section 33 of the TIA, you must have written approval to carry out road works, including road access works on a State-controlled road. These development conditions do not constitute such approval. You will need to contact the Department of Transport and Main Roads (Metropolitan Office – Brijesh Kumar) on 07 3137 8344 to make an application for approval under section 33 of the TIA to carry out road works.</p> <p>Where services within the State-controlled road reserve will be impacted by the development, the applicant will need to contact the relevant service provider.</p>
7	<p>(a) The southern access street and Patrick Street (Laidley-Plainland Road) intersection must be upgraded in accordance with the assessment undertaken in the <i>Response to TMR Information Request</i>, prepared by GTA Consultants, dated 22 August 2012, HB10325 to include full type CHR (Channelised Right Turn) and CHL (Channelised Left Turn) lane treatments.</p> <p>(b) The applicant is to provide to the Department of Transport and Main Roads a copy of the detailed design plans (including lighting</p>	<p>(a) Prior to the commencement of use</p> <p>(b) – (d) A minimum of six (6) weeks prior to the commencement of intersection works</p>	<p>The purposes of the <i>Transport Infrastructure Act 1994</i> (TIA).</p> <p>The intersection upgrade is required as a result of the development and its associated traffic impacts to ensure the safety and efficiency of the State-controlled road network.</p> <p>In accordance with section 33 of the TIA, you</p>



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	plans, signage and line marking) of the proposed intersection for departmental approval prior to commencement of works. These are to be prepared by a suitably qualified engineer (RPEQ), in accordance with the requirements of the Department of Transport and Main Roads' Road Planning and Design Manual including the Interim Guide to Road Planning and Design Practice.		must have written approval to carry out road works, including road access works on a State-controlled road. These development conditions do not constitute such approval. You will need to contact the Department of Transport and Main Roads (Metropolitan Office – Brijesh Kumar) on 07 3137 8344 to make an application for approval under section 33 of the TIA to carry out road works.
	(c) The intersection must be provided by the applicant at no cost to the Department of Transport and Main Roads.		Where services within the State-controlled road reserve will be impacted by the development, the applicant will need to contact the relevant service provider.
	(d) All adjustments and/or relocations to existing services within the State-controlled road as a result of the development are at the applicant's expense.		
8	The applicant must provide to the Department of Transport and Main Roads a RPEQ certified Road Traffic Noise Assessment Report, in accordance with Chapter 4 of the <i>Road Traffic Noise Management: Code of Practice</i> , demonstrating that the development, including any noise attenuation treatments, achieves the following environmental emission (noise) criteria: for child care centres and health care services exposed to State-controlled road traffic noise: <ul style="list-style-type: none"> Internal noise criteria of ≤ 35 dB(A) L_{eq} (1hr) (maximum hour during normal opening hours), and Internal noise criteria for sleeping areas for child care centres, health care services and hospitals of ≤ 30 dB(A) 	Prior to the commencement of use and to be maintained at all times	The purposes of the <i>Transport Infrastructure Act 1994</i> (TIA). The development is creating a noise sensitive use in proximity to a State-controlled road. The objectives set out in section 2(2)(b) of the TIA for roads includes establishing a regime for State-controlled roads in which "impacts on development from environmental emissions generated by State-controlled roads are addressed by the development". Furthermore,



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>Leq (1hr) (maximum hour during normal opening hours)</p> <p>In demonstrating that the development meets these criteria, the Road Traffic Noise Assessment Report must allow for predicted road traffic noise levels on State-controlled roads for up to 10 years from the estimated time of completion of the development being from when a final inspection certificate or certificate of classification is obtained, or from when the use commences, whichever occurs first.</p>		<p>section 49A of the TIA requires that the department, in its referral agency role, must consider the extent to which the development addresses impacts on the development from environmental emissions generated by State-controlled roads, for example noise emissions.</p>
			<p>The Department of Transport and Main Roads' technical standards and publications can be accessed at http://www.tmr.qld.gov.au/Business-Industry/Technical-standards-publications.aspx.</p>
9	<p>The applicant must ensure that there is provision for a bus stop along the future property boundary to Laidley-Plainland Road.</p> <p><i>Note:</i> a bus stop is not currently required; however this has been conditioned to allow for sufficient space to accommodate a bus stop in the future.</p>	<p>Prior to the commencement of use and to be maintained at all times</p>	<p>The purposes of the <i>Transport Planning and Coordination Act 1994</i> (TPCA).</p> <p>Part 2A, section 8A of the TPCA aims to ensure that as far as practicable, public passenger transport offers an attractive alternative to private transport. It also seeks to promote urban development that maximises the use of public passenger transport and ensure, as far as practicable, the provision of public passenger transport infrastructure to support public passenger transport.</p>



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
10	<p>The applicant must provide taxi facilities generally in accordance with the following plan:</p> <ul style="list-style-type: none"> • <i>Site Plan</i>, prepared by Hooker Design Consultants, dated 18 July 2012, 21953 Sheet 1B of 9 Amendment B 	<p>Prior to the commencement of use and to be maintained at all times</p>	<p>The purposes of the <i>Transport Planning and Coordination Act 1994</i> (TPCA).</p> <p>Part 2A, section 8A of the TPCA aims to ensure that as far as practicable, public passenger transport offers an attractive alternative to private transport. It also seeks to promote urban development that maximises the use of public passenger transport and ensure, as far as practicable, the provision of public passenger transport infrastructure to support public passenger transport.</p>



Advice for state controlled roads

An application for a Road Corridor Permit is required for any ancillary works and encroachments on the State-controlled road under section 50(2) and Schedule 6 of the *Transport Infrastructure Act 1994* and Part 5 and Schedule 1 of the *Transport Infrastructure (State-Controlled Roads) Regulation 2006*. Please contact the Department of Transport and Main Roads to make an application for a Road Corridor Permit. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting.

Pursuant to section 580 of the *Sustainable Planning Act 2009* it is a development offence to contravene a development approval, including any condition in the approval.

Pursuant to section 80 of the *Transport Infrastructure Act 1994*, the construction, augmentation, alteration or maintenance of a public utility plant on a State-controlled road reserve, must be in accordance with the Department of Transport and Main Roads' requirements.

The Department of Transport and Main Roads' technical standards and publications can be accessed at <http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx>.

Section 179 of the *Property Law Act 1974*, attaches an obligation to any land to ensure development does not withdraw support from any other land or from any building, structure or erection that has been placed on or below it.

Advice for public passenger transport and railways

The South East Queensland Principal Cycle Network Plan was released by the Queensland Government in 2007. The plan defines the existing arterial level cycle network and shows lines of intent for future routes both on State-controlled and local government-controlled roads or land. The plan was developed in collaboration with State agencies, local governments and bicycle interest groups in the region.

Please be advised that a future principal cycle network route is indicated along Laidley-Plainland Road. The department advises that any future development applications may require active transport infrastructure (i.e. a path along the site's frontage and further walking



Advice for public passenger transport and railways

and cycling connections) to be implemented.

Pursuant to section 255 of the *Transport Infrastructure Act 1994*, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.

To the extent any subsequent development of the land (for example, building work or operational work) involves a State resource, evidence of an allocation of, or an entitlement to, the resource will be required to support the development application. Please contact the Rail Ports & Freight Division on telephone number 07 3306 7430 regarding resource entitlements for rail corridor land.

The *Transport Planning and Coordination Regulation 2005* is available at www.legislation.qld.gov.au

The *Queensland Development Code (QDC)*, Mandatory Part 4.1 – Sustainable Buildings requires end of trip facilities (including bicycle parking and storage facilities, lockers and change rooms) to be provided for employees or occupants in Major Developments located in designated local government areas. Major Development includes commercial office buildings, shopping centres, tertiary education facilities or hospitals with a floor area greater than 2000m² or development specified in a local government planning scheme for the purposes of QDC MP4.1. The applicant is responsible for achieving compliance with the QDC when obtaining any necessary development permits for building work for the proposed development.

Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a state-controlled road. Please contact the Department of Transport and Main Roads, Mr Brijesh Kumar on 3137 8344 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The applicant should note that as part of the approval for road works, there will be a requirement to provide public information about the road works in the local media, so that road users can make informed travel choice decisions.

INFORMATION ATTACHMENT TO CONCURRENCE AGENCY RESPONSE

Representations on Referral Agency Response

If the applicant intends to make a representation to the Department of Transport and Main Roads (the department) regarding the attached concurrence agency response, the applicant needs to do this before the assessment manager decides the application. The assessment manager cannot decide the application before 10 business days after receiving the final concurrence agency response, pursuant to section 318(5) of the *Sustainable Planning Act 2009* (SPA).

The applicant will need to give the assessment manager written notice under section 320(1) of SPA to stop the decision-making period to make a representation to the department and subsequently contact the department to make the representation. The decision making period cannot be stopped for more than 3 months.

Planning and Environment Court Appeals

If an appeal is lodged in the Planning and Environment Court in relation to this application, the appellant must give written notice of the appeal to the department under section 482(1) of the SPA. This notice should be forwarded to the Planning Law Team, Planning Management Branch, Department of Transport and Main Roads, GPO Box 213, Brisbane QLD 4001 within 2 days if the appeal is started by a submitter, or otherwise within 10 business days after the appeal is started.

Planning & Environment ✓



Department of State Development,
Infrastructure and Planning

Our Reference: F12/2300

24 September 2012

Mr Ian Flint
Chief Executive Officer
Lockyer Valley Regional Council
PO Box 82
GATTON QLD 4343

Attention: Matthew Pinese



Dear Mr Flint

I refer to the development application received by this office on 29 February 2012 seeking the Chief Executive of the Department of State Development, Infrastructure and Planning's (DSDIP) referral agency response for the following application:

Assessment Manager:	Lockyer Valley Regional Council
Council Reference No:	DA2012/0013
Applicant:	Nichols Constructions Pty Ltd C/- Saunders Havill Group
Location:	1 Breuer Street and 284 Patrick Street, Laidley (Lot 1 on RP25657 and Lot 2 on RP25657)
Proposed Development:	Development Application for: Preliminary Approval for Material Change of Use (Impact Assessment) that may affect the Local Planning Instrument under section 242 of the <i>Sustainable Planning Act 2009</i> (Commercial Uses and Community Uses)
Referral Trigger:	<i>Sustainable Planning Regulation 2009</i> Schedule 7, table 3, item 24 - Development for which preliminary approval is sought under the <i>Sustainable Planning Act 2009</i> , section 242

63 George Street
PO Box 15009
City East Queensland 4002
Telephone +61 7 3237 1770
Facsimile +61 7 3235 4563
Website www.dsdip.qld.gov.au

The Chief Executive of the DSDIP, triggered as a concurrence agency for this application for the reason listed above, has no requirements relating to this application.

Further Advice

The *South East Queensland Regional Plan 2009-2031* identifies Laidley as a Major Rural Activity Centre. Whilst the proposal is located within the urban footprint boundary for Laidley, it is noted that Council's forward planning does not envisage a new centre being established in the subject location.

Council should be satisfied that the proposal will not undermine the role and function of the Laidley town centre, with particular regard given to *Desired Regional Outcome 8.6 - Activity centres and transit corridors*, which has specific application for the Laidley town centre and the context of this proposal.

If you require any further information, please contact Dane Burrows, Project Officer, Planning Services Division on 3237 1770 who will be pleased to assist.

Yours sincerely



James Coutts
Executive Director
Planning Services Division

CC: Nichols Constructions Pty Ltd
C/- Nick Christofis
Saunders Havill Group
9 Thompson Street
BOWEN HILLS QLD 4006

**ORDINARY COUNCIL
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Following the vote on Item 10.1 being brought forward the order of business in the Agenda resumed.

7.0 EXECUTIVE OFFICE REPORTS

8.1 Chief Executive Officer's Report

Date: 19 March 2013
Author: Ian Flint, Chief Executive Officer
Responsible Officer: Ian Flint, Chief Executive Officer
File No: 1.1/17/14

Summary:

This report is to update Council on the key issues being actioned and on the significant items of information presently to hand.

Officer's Recommendation:

THAT Council receive and note the Chief Executive Officer's Report and adopt the recommendations proposed within the report;

And further;

THAT Council be represented at the National General Assembly by The Mayor, Deputy Mayor and two Councillors and the Chief Executive Officer.

RESOLUTION:

THAT Council receive and note the Chief Executive Officer's Report and adopt the recommendations proposed within the report;

And further;

THAT Council be represented at the National General Assembly by the Mayor, Deputy Mayor, Cr McLean, Cr Pingel and the Chief Executive Officer or delegate.

Moved By: Cr Holstein

Seconded By: Cr Pingel

Resolution Number: 2933

CARRIED

7/0

Report

1. Introduction

This report provides an update on key matters arising and being addressed and on significant items of information since the last report.

2. Background

The previous reports provide the background information in the case of matters ongoing and only progress is being reported during the current reporting period on those matters. This report includes the relevant background information for matters introduced to report in this reporting period.



ORDINARY COUNCIL MEETING MINUTES 27 MARCH 2013

3. Report

LGAQ

Australian Constitution Recognition

The LGAQ has provided an update on developments in the campaign to have local government recognised in the Australian Constitution.

The Joint Select Committee on Constitutional Recognition of Local Government has urged the Gillard Government to hold a referendum on the issue to coincide with the scheduled 14 September election.

If the Government accepts this recommendation, local councils across the country will need to quickly set about the task of convincing their communities to support the yes case in the referendum.

The LGAQ has established a website containing an outline of the issues involved in the referendum, including a list of frequently asked questions, relevant reports and submissions and fact sheets. A link to the website is on LGOnline.

Council's are being urged to use this information to help campaign locally for a successful referendum.

LGAQ will be campaigning hard themselves to ensure that success by working closely with the national campaign HQ managed by the Australian Local Government Association as well as running their own state-based campaign.

This will include shifting the focus of the successful Local Government Image Campaign to concentrate on winning voter support for the referendum. It is important that LGAQ capitalise on the relatively good position that Queensland councils enjoy in regard to community support for constitutional recognition. Voters need to understand that, with the referendum, the power is in their hands to protect federal funding for community infrastructure and guarantee the survival of important programs like Roads to Recovery.

2013 Federal Election

The LGAQ has developed a 10 Point election policy plan for the 2013 Federal Election. The Plan represents the policy and legislative priorities that Queensland Councils seek as part of an incoming Federal Government's agenda for the next term of the Australian Parliament.

It is important that communities know where parties and candidates contesting the election stand on issues that are important to local councils and the communities they represent. LGAQ have written to Labour, the Coalition, the Greens and Katter's Australian Party asking them to adopt these 10 points to ensure their policy platforms reflect the interests of Queensland local communities.

The 10 point plan is attached for Councillor's reference.

ALGA – National General Assembly (June 2013)

Council has received advice and an invitation to the National General Assembly (NGA) of Local Government in Canberra from 16-19 June. This year's NGA promises to be politically charged and of critical importance to local government with the election announced for

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September 2013. The theme of this year's conference is "*Foundations for the Future – Twenty 13.*", with a focus on financing local government and constitutional recognition. Council has been requested to provide motions for consideration by the 26/4/13, and a further workshop will be held in coming weeks to finalise the motions.

The motions and Councils attendance will be confirmed at the April 2013 Ordinary Meeting.

Budget

The budget preparation work has commenced and with changes to the regulations now in force, it is planned that the budget will be adopted before 30th June 2013. A series of workshops have been scheduled over the coming months to achieve this deadline and it is planned that a special meeting will be called to adopt the budget.

The Queensland Treasury Corporation (QTC) has again been engaged to undertake a credit review for Council and this report will be available in May 2013, to be included in budget deliberations.

Councillor Training

Councillors have been undertaking additional training through the Department of Local Government, with a focus on planning, accountability and reporting, including the recent amendments to Local Government Act and Regulations.

Corporate Communications

In the absence of the Executive Manager Governance and Policy, the Media and Communications report is provided for Councils information.

4. Policy and Legal Implications

Policy and legal implications will be addressed in future on matters that arise before Council.

5. Financial and Resource Implications

Budget implications will continue to be addressed through existing allocation and re-prioritisation as required.

6. Delegations/Authorisations

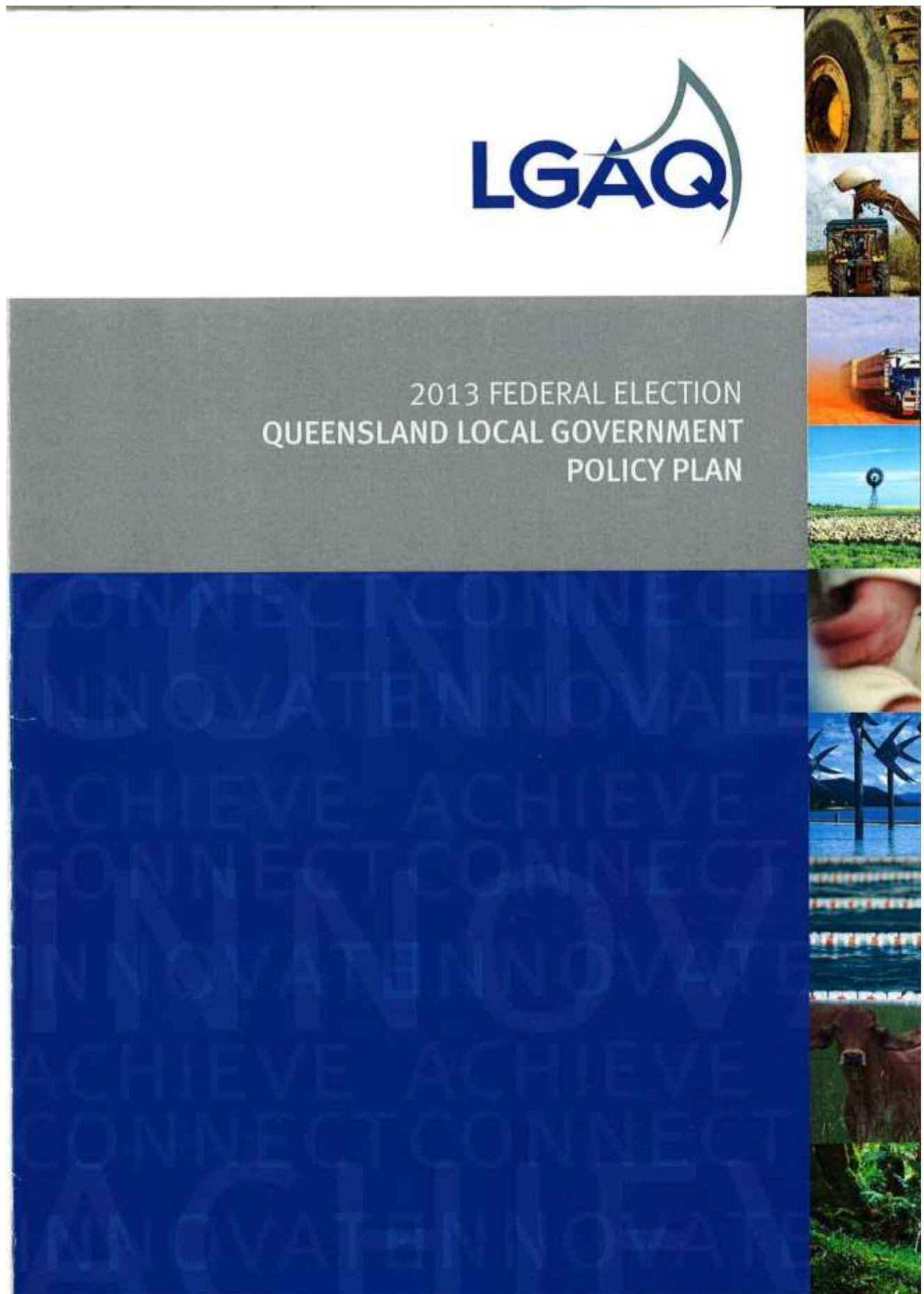
No further delegations are required to manage the issues raised in this report.

7. Communication

The matters arising from this report that require further communication will be addressed through existing communication channels.

8. Conclusion

That the Chief Executive Officer's report be received and noted, and that the further recommendations be endorsed.



1 Commitment to ensuring that Section 96 of the Australian Constitution is amended to give legal certainty to the Commonwealth's ability to directly fund local governments.

Local government has long been accepted as the level of public administration that is closest to individual communities. Successive federal governments have recognised this by investing in vital infrastructure and community programs such as Roads to Recovery. While the Federal Government collects the majority of the revenue from the estimated 250 taxes that exist in Australia, local government collects only one: rates. So, Commonwealth funding is vital for local and community services. However, recent High Court decisions have cast doubt over the ability of the Commonwealth to channel funds directly to local government. The only remedy to this, the only means by which this crucial funding relationship is delivered into legal certainty, is for a referendum to ensure the Australian Constitution recognises local government. There is no need for a major overhaul of the Constitution to achieve this. The change can occur by adding a simple phrase in Section 96.

► Queensland local government seeks a commitment to ensuring that Section 96 of the Australian Constitution is amended to include the words: "Parliament may grant financial assistance to any state or local government body formed by or under a law of a state or territory".

2 A permanent Roads to Recovery program with increased funding levels, including for urgent bridge upgrades, and a commitment to indexing funding to reflect increases in road and bridge construction costs.

Queensland has more than 147,000 kilometres of local roads, more than in NSW or Victoria. Much of this vast network services state and federal roads and highways and is therefore vital to the continued growth of the national economy. Since 2000, successive federal governments have recognised the difficulty local governments have in funding the maintenance of the local road network, providing \$3.5 billion in supplementary funding so far under the Roads to Recovery program. However, the Australian Local Government Association has estimated that the shortfall in funding to simply maintain rather than improve local roads over the next 15 years is about \$1.2 billion. Additional Commonwealth funding for Roads to Recovery would bridge this gap while indexing funding programming would protect roads investment from slipping back in future years.

► Queensland local government seeks a commitment to make the Roads to Recovery program permanent beyond 2019, an increase in Roads to Recovery funding for urgent bridge maintenance and the indexing of funds to reflect increased costs of road and bridge construction.

3 A responsive and relevant regional community infrastructure funding program which has local government as a genuine partner.

Local government is responsible for about \$12 billion in community infrastructure across the nation. This is expected to increase as Australia's population expands and community expectations grow. Queensland councils are seeking to adapt to such demands by finding new ways to provide community infrastructure without going further into debt or imposing large rate rises. However, this is made difficult by the current approach to Commonwealth assistance in funding community infrastructure. The existing Regional Development Australia Fund employs an inflexible model to funding which councils have found difficult to penetrate despite spending significant funds on compiling submissions. In addition, communities west of the Great Dividing Range have received little access to funding under this program despite lodging proposals for economically significant "shovel ready" projects.

► Queensland local government seeks a commitment to a more responsive and flexible federal funding program for the development of regional community infrastructure.

4 An updated system of Natural Disaster Relief and Recovery Arrangements which locks in existing value-for-money benchmarks to enable councils to deal with future disaster recovery on a more certain footing.

The current NDRRA Local Government Value for Money Pricing Model for disaster recovery works allows councils to use their local "day labour" on such projects. The Government has acknowledged that using internal labour for basic reconstruction works can reduce council project costs by up to 45 percent. However, this model only applies to recovery works associated with the 2010-11 floods and Tropical Cyclone Yasi. Queensland councils have consistently shown that bringing in contractors to undertake disaster reconstruction projects fails to deliver value for money for Australian taxpayers, i.e. such work can invariably be done quicker and cheaper using internal council labour.

► Queensland local government seeks a commitment to the use of the Local Government Value for Money Pricing Model as a standard when determining NDRRA payments in relation to future natural disaster events.

5 Smarter funding arrangements in relation to disaster management with an emphasis on mitigation as well as recovery.

Despite ample evidence that Australia needs a more proactive approach to planning for natural disaster management, funding dedicated to disaster mitigation projects remains low compared with the billions of dollars spent on relief and reconstruction payments after disaster has struck. In 2010-11, the cost of floods and cyclones was estimated at \$7.5 billion. In the same year, Queensland's allocation of Natural Disaster Resilience Program (NDRP) funds for disaster mitigation was about \$9 million. Over the past five years total payments under the NDRRA in Queensland have increased as follows: \$150 million in 2007, \$390 million in 2008, \$660 million in 2009, \$3.2 billion in 2010 and \$7.5 billion in 2011.

It is time to ask if handing out \$1000 relief payments to people after the disaster has passed is the right approach by the Federal Government when upfront investment in infrastructure that offers better protection from floods, fires, heatwaves and cyclones might mean fewer victims. The current NDRP deserves continued support but should be more responsive to the long term needs of communities for more resilient infrastructure to cope with natural disasters as well as focussed on the fact that all levels of government as well as the community have a responsibility to prepare for disaster.

Previous Australian governments have funded natural disaster mitigation programs on a 2:2:1 basis with the States and local government. Consideration should be given to developing new programs based on a co-contribution model.

► Queensland local government seeks a commitment to reviewing existing disaster management and disaster relief programs to provide more emphasis on mitigation as well as recovery.

6 A restructure of the Financial Assistance Grants (FAGs) to increase the total quantum of funds nationally, introduce a better escalation approach recognising local government's cost structure, and establish a new inter-state distribution formula based on horizontal fiscal equalisation principles, taking into account Queensland's unique infrastructure needs.

As a proportion of total Commonwealth taxation revenues in 2010-11, FAGs amounted to around 0.71%, continuing a long trend of reducing FAGs as a proportion of Commonwealth taxation revenue. Conversely, similar funding arrangements for state and territory governments under National Special Purpose Payment (SPP) funding

schemes increased by 30% in 2008-09. In addition, FAGs funding is indexed annually by population growth and CPI. However, over the past 10 years in Queensland local government expenditure on general services has increased by 114% driven primarily by a 61% increase in the road and bridge construction index and 41% in average wages. This compares with a 30% increase in the CPI and an overall increase in Queensland's FAGs allocation of 58%. FAGs funding is therefore falling behind in real terms and unable to meet its objectives, a situation cited by the Productivity Commission in 2008 when it reported the current funding levels were insufficient to achieve its principle of horizontal fiscal equalisation (HFE) and stated there was a case to review the provision of this grant to local government.

Whilst the FAGs grant must be distributed within each state and territory on the basis of HFE, the inter-state distribution is made on the basis of population. This is considered by Queensland local government as being inequitable and inconsistent with the distribution of GST payments to the state and territory governments which is based on HFE principles. Queensland's large area, combined with its widespread industrial and population distribution, means councils are unfairly disadvantaged by the per capita inter-state distribution. For example, local government in Queensland is being overburdened with providing infrastructure for the powerhouse of the Australian economy, the rapidly growing resources and energy sector. In its Vision 2020 Project looking at the future needs of the Queensland resources industry, the Minerals Council of Australia identified significant gaps in infrastructure that, unless closed, would help produce a lack of connectivity of export supply chains and inadequate road and air transport and telecommunications infrastructure. Such factors, the Minerals Council of Australia argued, would restrict mining activity and negatively impact on economic benefits.

In most resource regions in Queensland, the cost to councils of the capital and recurrent spending to provide for resource industries far outstrips resources-related revenue. The adoption of HFE principles for inter-state distribution of FAGs would more accurately reflect the need for financial assistance across the States and Territory and provide a consistent basis for the distribution of Commonwealth general revenue sharing arrangements.

► Queensland local government seeks a commitment to:

1. Increasing the overall national funding pool for FAGs to at least 1% of Commonwealth taxation revenue in 2012/13;
2. Introducing an escalation approach which recognises the cost structure of local government by using a Local Government Cost Index in place of CPI or alternatively maintaining FAGs at 1% of Commonwealth taxation revenue;
3. Changing the inter-state FAG distribution methodology to horizontal fiscal equalisation principles.

7 Engagement of local government as a legitimate partner in heavy vehicle charging and investment reform.

An efficient transport network is critical to the productivity of the Australian economy. Poor road networks lead to higher freight costs which can directly impact on the price that consumers pay for goods and services. Current revenue streams to fund Australia's road network, which consist of a combination of registration fees and fuel-based road user charges, are no longer able to adequately sustain government investment in road infrastructure. The Council of Australian Governments has initiated a major micro economic reform process to examine various heavy vehicle charging and investment options. As local government owns and manages a significant portion of Australia's road network and every freight journey begins and ends on a local road, the success of these reforms will be largely influenced by local governments' participation and contribution.

► Queensland local government seeks a commitment that it will be treated as a legitimate partner and fully engaged in the development and implementation of the heavy vehicle charging and investment framework and further still, the development and negotiation of the proposed inter-governmental funding agreement.

8 Strategic workforce development and employment programs that support business productivity and skills development.

The Australian Government in collaboration with local government has an opportunity to fundamentally reform the approach to local skills development through a more focussed program better aligning business opportunities, productivity improvement and enhanced workforce capacity and employability. Remote and Indigenous councils in particular have consistently called for more responsive and inclusive workforce development and employment programs that help drive local economies. Putting local communities at the centre of desired outcomes for workforce development and employment programs will naturally lead to skills development targeting existing and planned jobs and encourage the growth of local businesses. Underpinning this industry-led approach is a commitment to improved strategic workforce planning with demonstrable and measureable links between strategies and outcomes.

► Queensland local government seeks a commitment to a strategic, co-ordinated and industry-driven approach to workforce development and employment programs in collaboration with local councils that demonstrably and measurably support and promote business and skills development.

9 Genuine and collaborative partnership between the Australian Government and indigenous councils.

Of the 73 local governments in Queensland, 16 cover Aboriginal and Torres Strait Island communities. That is, just under one in four councils in the state represent indigenous communities. An opportunity exists for the Australian Government to forge partnerships with the LGAQ Indigenous Leadership Group which comprises all of the democratically elected leaders of their communities. Significant issues to be addressed include housing, land tenure and Native Title.

► Queensland local government seeks a commitment to pursue genuine and collaborate partnerships with indigenous councils through the LGAQ Indigenous Leadership Group to improve the economic and social wellbeing of the communities they represent.

10 Improved access for local government funding streams to deliver to climate change planning and adaptation strategies.

Little progress will be made with strategies to adapt to climate change unless they involve local leadership. Climate change adaptation strategies require funding and co-ordination at a national and state level. Any national government that is serious about addressing the effects of climate change should pursue policy and program outcomes that result in greater clarity around the roles and responsibilities of the three levels of government in climate change adaptation and improved access for local government to adaptation funding streams.

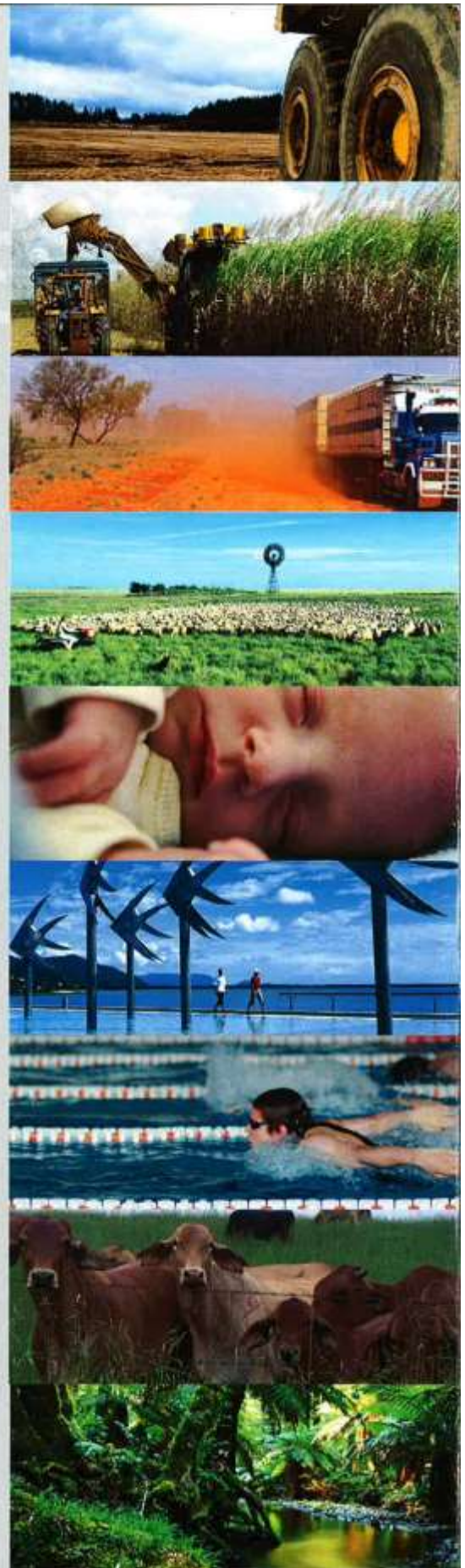
► Queensland local government seeks a commitment to pursuing effective and properly funded climate change adaptation strategies in which local government has a key leadership role.

CONNECT INNOVATE ACHIEVE

The Local Government Association of Queensland (LGAQ) seeks to build and maintain a close working relationship with the State and Australian Governments based on mutual respect, open and honest dialogue and recognition of our shared jurisdictions in serving the people of Queensland.

To further improve this relationship and to ensure local councils are best equipped to deliver on the aspirations of the communities they serve, we ask that the following is adopted in policy platforms for the next Federal Parliament.

*LGAQ believes all sides
of politics appreciate the
important and unique place
that local government holds in
Australian public life.*



CONTACT DETAILS

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General Manager - Advocacy
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Craig Johnstone
Media Executive
Phone: 07 3000 2205
Email: craig_johnstone@lgaq.asn.au



Information correct as of March 2013

Media and Communication Report – 19 March

Below are some key statistics of media coverage and communications initiatives since 21 February.

Media and PR

The table below shows media releases prepared and issued since **21 February** on the following topics:

Media release title / topic	Print	Radio/TV
Dive-In Movies launches anti-bullying campaign	1	
Lions kicking goals in Laidley		
Lockyer Valley community given mobile phone reception for the first time	2	4
Lockyer Valley on alert	2	4
Mount Sylvia/Junction View back to square one	1	1
Council briefs	3	2
Flood events highlight need for residents to stockpile supplies		
Festival set to be best yet!	2	2
Bureaucracy goes batty	2	4
Council makes borrowing books easy		
Lockyer Valley Libraries now has its own app!		
Flood mitigation	1	2
Go camping this Easter break	1	
Council continues to provides access	2	2
Reconstruction works	1	2

CHANNEL	Amount
CEO Announcements	<ul style="list-style-type: none"> We're all in this together - let's support each other Australia Day II celebrations Proud to be part of this team ECM End User Training

	<ul style="list-style-type: none"> • ICT Steering Committee • Procurement processes • Quarterly Employee Awards nominations extended • Corporate software training sessions • Recovery and resilience model
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Strategies

- ☐ Communication strategy for Skateboarding workshops
- ☐ Continued work on waste strategy for the roll out of the new two bin system, illegal dumping campaign and introduction of gate fees

Marketing/Collateral Development

- Information kits to be delivered with the new bins as part of waste collection
- Developed collateral for Harmony Day
- Presentation created for trip to Bundaberg
- Presentation created for flood meeting facilitated by the Gatton Star
- Creation and design of material for quarterly newsletter
- Australia Day flood presentation

Media alerts

- Media alert for the helipad launch

Facebook usage

- New Likes – 192 (6592)
- Talking about This – 292 (-91.5%)
- Weekly Total Reach – 20,304 (-85.5%)

Recommendation

- Note internal communication was successfully used to promote fundraising activities throughout Council which helped raise almost \$5000 for Cobie Taylor and Shave for a Cure.
- Media releases on flooding have decreased with a shift returning to day-to-day business.



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With the change in the order of business, The Mayor deferred the Mayoral Minute to be dealt with at this time.

8.0 MAYORAL MINUTE

4.1 Mayoral Minute

Date: 21 March 2013
Author: Jason Cubit, Executive Liaison Advisor
Responsible Officer: Ian Flint, Chief Executive Officer
File No: 1.1/17/06

Councillor Conference Attendance:

At Council's post-election meeting it was agreed that during this term of Council that all Councillors should attend conferences to better understand the broader processes involved in governing. The 2013 Australian Local Government Association conference is again being held in Canberra in June and it is suggested that Cr Pingel attend this year as there is a particular emphasis on finance. The LGAQ are holding the 2013 Disaster Management Summit in Brisbane in July and Cr Friend as the Deputy Chair of the LDMG. The Mayor has also been invited to speak at the summit. The 2013 LGAQ Conference is in Cairns in October and Councillor Representatives need to be determined for it. A full schedule of conferences during this term of Council will be developed into a table with all Councillors given the opportunity to attend a conference during this term. This will be presented and discussed at a workshop in the near future.

COMSEQ Infrastructure Campaign:

With 2013 being an election year, the SEQ Council of Mayors are about to launch the 'Give a Beep' Infrastructure Priorities Advocacy Campaign. The campaign will involve oversized billboards and other collateral to urge motorists to show their local MP they give a beep about transport upgrades in South East Queensland by visiting the Give a Beep web site. Our region will host one of these movable, oversized billboards for a number of weeks and Council will also be using our traditional marketing tools to support the campaign (web site, newsletters, social media etc). The obvious major project for us which is included as one of the priorities for the campaign is the Toowoomba Bypass project.

Floods and Betterment:

Discussions are ongoing with the Queensland Minister for Community Recovery and Resilience David Crisafulli regarding projects that Council could implement to assist in lessening the impact of flooding throughout the region. Council is developing a number of betterment proposals to apply for the recently announced Betterment Fund for projects to be rebuilt in a more resilient way. Some discussion about these occurred at the recent Laidley flood public meeting, hosted by the Gatton Star.

Helipad Launch

Owner of the Lockyer Valley Regional Airport Randal McFarlane held a hand-over/launch for the emergency helipad and refuelling point which will be built on his airport site at Lake Clarendon. This is a huge positive for our region.

RESOLUTION:

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THAT the Mayoral Minute be received and noted;

And further;

THAT the Chief Executive Officer coordinate a schedule for Councillor attendance at Conferences for the remainder of this term; and present this schedule at a future workshop of Council.

Recent Events were also recognised as a success including - Multicultural Festival, Gatton Street Sprints, Launch of 'The Hideaway' Murphys Creek Escape.



**ORDINARY COUNCIL
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27 MARCH 2013**

8.2

Queensland Urban Utilities (QUU) Report

Date: 21 March 2013
Author: Mark Piorkowski, Executive Manager Strategy & Planning
Responsible Officer: Mark Piorkowski, Executive Manager Strategy & Planning
File No: 1.1/17/14

Summary:

- Collaboration on the RDAF Lockyer Valley Recycled Water Scheme Project
- Changes to Queensland Urban Utilities (QUU) Water Pricing 2013/14

Officer's Recommendation:

THAT Council receive and note the Queensland Urban Utilities (QUU) Report.

RESOLUTION:

THAT Council receive and note the Queensland Urban Utilities (QUU) Report.

Moved By: Cr Friend

Seconded By: Cr Holstein

Resolution Number: 2934

CARRIED

7/0

Report

1. Introduction

- LVRC maintains an ongoing working relationship with Queensland Urban Utilities (QUU) on both operational and strategic aspects of water and sewerage provision.
- This report is an update on matters of significance with respect to QUU for Council's attention.

2. Background

- QUU is a statutory body, created on 1 July 2010 as a result of Queensland Government changes to the way water is managed in South East Queensland.
- QUU is owned by the Brisbane and Ipswich City Councils, and Lockyer Valley, Scenic Rim and Somerset Regional Councils and governed by an independent Board.
- QUU's primary role is to deliver drinking water, recycled water and sewerage services to the cities and townships within the boundaries of these five local government areas.
- QUU is responsible for delivering water to customers, collecting, transporting and treating sewage, as well as charging and billing for water and waste water services for customers in the Brisbane, Ipswich, Lockyer Valley, Scenic Rim and Somerset local authority areas.

3. Report

Since the last QUU Report the following is an update on matters of significance to Council:

Lockyer Valley Recycled Water Scheme Project

- As reported to Council the Lockyer Valley Recycled Water Scheme Project is an initiative being driven by LVRC and QUU with the intention of having the project funded under the Commonwealth Regional Development Australia Fund (RDAF).
- The joint project with QUU is planned to construct distribution infrastructure to deliver recycled water to agricultural/industrial purposes with Stage 1 of the project representing approximately \$15m in investment.
- The application is seeking \$7.5m from RDAF - \$7.35m from QUU (150k in kind from LVRC).
- The submission date for the detailed application is 27 March 2013 with the announcement anticipated from 7 June 2013.
- The project will involve the construction of distribution infrastructure to deliver 1,300ml per annum of Class A recycled water for agriculture and industry purposes (with the potential of 2,300ml per annum by 2031).
- This will be the first step towards securing water for the Region which is important for attracting investment and support for the longer term viability of the Lockyer Valley Sustainable Food Bowl.
- Co-located with the distribution infrastructure is the proposed Gatton West Industry Zone which will be well positioned to host the National Food Innovation and Training Centre to promote food tourism and the Centre of Excellence in food production.
- The planned upgrade to the Gatton Sewage Treatment Plant will provide an immediate increase to the volume and quality of recycled water available to the community. The scheme will provide around 1,300ml a year, potentially increasing to 2,300ml a year by 2031. The scheme provides an additional source of water that is supplementary to the existing water sources of the region (i.e., dams, aquifers, and irrigation channels).
- The location of the Gatton West Industry Zone in close proximity to the distribution pipeline presents an opportunity to not only lay the early foundations for providing secure water supply to support industry, but also provides opportunities to value add through the recovery of food waste for renewable energy solutions.
- Key benefits to be delivered for local communities by the Project include:
 - Reduced demand on existing groundwater resources and potable water supply;
 - Increased crop yields, and particularly quality / price received;
 - Attracting investment through improved water security for irrigators, industry and community use; and
 - Decreased effluent discharge to local waterways.
- The working relationship with QUU on this joint initiative has been excellent with that organisation providing significant resourcing to assist in completing the detailed application.

Queensland Urban Utilities (QUU) releases proposed 2013/14 prices

- LVRC has been notified by QUU that they will be limiting the increase to its proposed 2013/14 water and sewerage prices to less than a dollar a week despite QUU citing rising operational costs and significant levels of investment in new and existing infrastructure.
- QUU reported that their Board has been able to limit the increase to proposed 2013/14 water and sewerage prices to 3.9% which equates to an increase of \$29 per year, or 56 cents per week for the average bill for Lockyer Valley residential customers.



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- QUU noted that this was following on from their previous decision to freeze its residential water and sewerage prices for 2012/13 and deliver bill reductions for the Lockyer Valley region in the year prior to that.
- Proposed charges for non-residential customers will increase by 3.9% in 2013/14.
- Of note in the QUU advice was that these changes do not apply to the State Government's bulk water charge, which is not controlled by QUU. The Queensland Government will announce its bulk water pricing in due course.
- QUU advised that several factors were taken into account in establishing the organisation's proposed water and sewerage prices for 2013/14, including:
 - increased operational costs of electricity, chemicals, traffic control services and insurances;
 - lower-than-forecast growth impacting on projected revenue, and
 - investment in upgrading and improving the reliability of water and sewerage infrastructure.
- In 2013/14, QUU will continue to deliver its \$3.2b 10-year capital works program, which includes the Regional Wastewater Transfer Scheme in the Lockyer Valley.
- QUU's final 2013/14 water and sewerage prices will be released in June 2013.
- QUU's 2013/14 water and sewerage access charges will be reflected on residential accounts issued from 1 July 2013. Consumption charges, including the 2013/14 State Government bulk water charge, will be reflected on accounts issued from 1 October 2013.
- Further details on the proposed 2013/14 water and sewerage prices can be viewed on the QUU website.

4. Policy and Legal Implications

Policy and legal implications will be addressed through existing allocation and re-prioritisation as required.

5. Financial and Resource Implications

Budget impacts will continue to be addressed through existing allocation and re-prioritisation as required.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report.

7. Communication

The matters arising from this report that require further communication will be addressed through existing communication channels.

8. Conclusion

That the Queensland Urban Utilities (QUU) report be received and noted.



Council of Mayor's SEQ (COMSEQ) Committee Report

Summary:

- Officer's Recommendation:**

THAT the Council of Mayor's SEQ (COMSEQ) Committee Report be received and noted.

RESOLUTION:

THAT the Council of Mayor's SEQ (COMSEQ) Committee Report be received and noted.

Moved By: Cr Holstein **Seconded By:** Cr Milligan
Resolution Number: 2935

CARRIED
7/0

Report

1. Introduction

- LVRC is an active member of COMSEQ and this report is intended to provide Council with a summary of activity and key matters focusing on the Committee and Taskforce meetings since the last report.

2. Background

- Following the local and state government elections COMSEQ established new committees and elected chairs representing key areas of interest and advocacy.
- LVRC has provided a list of representatives on the respective committees.
- Since the last report COMSEQ has seen the departure of Senior Staff including Anthony Jones and Executive Director John Cherry including now a number of support staff.
- While COMSEQ has been recruiting for the Executive Director role Ms Pip Hold from the Lord Mayor's Executive Support team has been seconded to the role.
- Role of the Executive Director has been appointed to a Mr Peter Olah.

3. Report

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Since the last COMSEQ Report to Council the following update on COMSEQ activities has been provided to Council:

New COMSEQ Executive Director Peter Olah

- Peter Olah has been appointed to the role of Executive Director starting on Monday 18 March. Peter Olah comes to the COMSEQ after running his own consultancy business in fields which have included tourism and hospitality; workforce development; strategic and business planning; government and media relations; public transport and local government.
- Prior experience has included Executive Director of the Rural Fire Service Association (RFS) NSW, where he designed and led the policy, media and political campaigns of the RFS; National Affairs Manager at the Hotel Motel and Accommodation Association; CEO Scouts Australia (NSW); and Vice President of the Southern Sydney Regional Organisation of Councils.
- In 1995 Peter was elected Mayor of Hurstville after service as an elected member. As Mayor, Peter restructured and realigned organisational practices and procedures, achieving a 'top 5' ranking (out of 177 Councils state wide) across all KPIs for local government.

Infrastructure Funding Campaign

- Being driven through the infrastructure committee chaired by Councillor Jones COMSEQ has engaged digital agency Pusher Brisbane to assist with the 2013 Infrastructure Priorities Public Awareness Campaign. The creative concept devised by Pusher will aim to rally support from all South East Queenslanders to get behind the transport upgrades in SEQ. The campaign is scheduled to be in market in May and will be supported by an extensive influencing schedule which will involve a variety of social and traditional advertising mediums including oversized billboards on the Warrego.

Tourism Investor Forum Proposal Progressing

- Tourism was a key task identified by the Rural Communities Taskforce and was championed by Cllr Milligan resulting in a Tourism Workshop hosted by COMSEQ in the Scenic Rim. Since that time the COMSEQ broadened their efforts in tourism to the whole of the organisation and has initiated discussions with State and Federal Governments to source funding for a tourism investor forum, with an aim to declare SEQ open for business by making commitments to reduce the relevant barriers to entry.
- Tourism has now been identified as one of the core elements under the COMSEQ Economic Development Framework and at the recent Economic Development Priorities Working Group a report was tabled looking at how the COMSEQ can facilitate increased tourism infrastructure investment. The report summarised the thoughts of key national and international investors on the barriers to investment in SEQ and what can be done to reduce these barriers.

Industry Support for DA Leading Practice Framework

- A key COMSEQ project focus has been to improve DA practice within SEQ local governments. Industry peak bodies have expressed support for the draft Framework of Leading Practice for Development Assessment, noting that the work done so far by the Planning Reform Taskforce is leading the way nationally. COMSEQ views the framework as a critical step in delivering on the Mayors' commitment to planning reform.
- The COMSEQ Planning Reform team is now working with individual SEQ Councils including Lockyer Valley to undertake a current state assessment to measure councils

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existing DA business activities and processes against the framework. The outcome of this assessment will inform the drafting of two-year actions plans for each council, scheduled to be in place by June this year.

Seeking Funding for Regional Trails

- COMSEQ are currently advocating for SEQ Councils to receive appropriate funding to manage the expenses and maintenance of Regional Trails. The Hon Jeff Seeney MP confirmed that the Department of State Development, Infrastructure and Planning will continue to manage the existing trails in the short-term. The letter also stated that "transferring the management of trails to Local Government" is the department's longer term intent. COMSEQ supports the development of regional trails in SEQ and believes that the State Government should continue to roll-out a Regional Trails strategy in partnership with SEQ Councils. For existing trails, this may include a sub-lease arrangement where the State retains ownership and responsibility of the trails and incorporates an ongoing budget for the maintenance of the asset. However a clear agreement of what constitutes 'appropriate funding' is required. Funding would need to cover the real expenses of maintenance and managing of land and facilities.

Since the last COMSEQ Report to Council the following meetings have been held:

Environment and Sustainability Committee (Reported by CDS)

- The Committee met on February 8th 2013 was attended by G Moore with Councillors McDonald and Pingel as apologies due to commitments post the Australia Day Flood event.
- Committee members were requested to consider projects in the light of their direct impact on the economic development of the region and resources needed to implement these projects.
- Key messages were around regional corridors and where regional corridors are associated with waterways as they assist in providing land cover which ultimately protects these waterways. Regional corridors were also identified as a relative low cost high return economic development via ecotourism and recreation.
- Opportunity was flagged for the COMSEQ to take a strong economic view of the value of waterways and that the role for 'ecosystem services' be investigated through an economic business case.
- Members present supported the concept of a Mayoral Waterways Taskforce that could consider a series of projects and the shared funding model to deliver on these projects. It was suggested that the Taskforce could provide a conduit between Councils, SEQwater, SEQ Catchments, Healthy Waterways Ltd, with Councils generally funding the majority of works. It was noted that the role of the State and Federal governments needs to be defined through an economic business case.

Planning Reform Taskforce (Reported by CDS)

- A meeting of the COMSEQ Planning Reform Taskforce was hosted by Logan City Council on 15 February 2013 was attended by Councillor McLean and T Boheim.
- The Development Assessment Leading Practice Framework was the focus of the meeting. The framework will enable benchmarking of Councils to see where they stand in relation to other Councils across SEQ on a range of best practice criteria. The framework will be of benefit to LVRC as it will identify what actions are being implemented by larger Councils and so enable LVRC to draw on their experience and implement reforms that are



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appropriate to a Council of our scale. This is consistent with an objective of the Leading Practice Framework which is to share best practice experience between Councils.

- It was noted that the framework has been revised and refined following meetings with Logan and Gold Coast to make it more user friendly and that further revisions may occur as more Councils are engaged to provide input.
- A meeting is being arranged with COMSEQ representatives presently to enable this Council to participate. When this occurs it will enable the development of a Capability Assessment Report for LVRC that identifies where we are now. This will be followed by a gap analysis that identifies where we want to be and what is required to get us there. An overview of the current planning reform activities of the State Government was also provided to the meeting, including progress on shifting to a single referral agency and State Government actions to pursue further reforms to infrastructure charging.
- Another topic of importance was the review of infrastructure Charges with members voicing that the current system isn't working with concern that the recently announced review will not have wholesale changes with most of the energy concerned with who pays for what percentage of the infrastructure.

Rural Communities Taskforce

- The last meeting of the Rural Communities Taskforce was held February 18th 2013 and was attended by M Piorkowski and Councillor Milligan.
- Conversation was primarily focused on Land Management and in particular the Darling Downs Moreton Rabbit Board (DDMRB).
- A presentation was provided by Salvo Vitelli from the Department of Agriculture, Fisheries and Forestry (DAFF) who spoke to the Economic costs (\$743 million, 2004) associated with pests.
- Also speaking to the group was Rod Towner the current Chairman of the DDMRB who provided members with an overview of the duties that the DDMRB and offered to visit member councils to further explain and discuss the role of the DDMRB. An invite is being extended to Mr Towner to attend an upcoming workshop.
- Related and of interest is a joint project between DAFF and the LGAQ which is intended to develop a co-investment model whereby councils would move away from mandatory annual payments to the establishment of co-investment agreements. The LGAQ has written to all Mayors to invite participation for a Project Board. Senior officers have been invited to nominate for a project Think Tank.
- General discussion for the group focused on the impacts of flooding on member councils and highlighted the complexities of the disaster relief funding. Councillor Milligan noted that there was evidence some people were trying to sort the disaster relief payment system which had the impact of tying up valuable Council resources.
- Meeting finished with a good discussion on potential cross council collaboration noting opportunities to develop cross boundary notification and sharing of resources with the suggestion by ICC that COMSEQ as a whole, could develop an MoU to facilitate cooperation across the region.

Regional Plan and Growth Management Committee

- The Regional Plan and Growth Management Committee last met on February 22nd 2013 and was attended by M Piorkowski with Councillor McLean as an apology.
- Focus was primarily on updates with a presentation by BCC on their new planning scheme.
- Infrastructure Charges review has been restarted through LGAQ Infrastructure Charges Think Tank which was initiated in February. The Chair of the Think Tank has been in contact with councils through a survey which indicated that councils are collecting 60% of the value of

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infrastructure for industrial and commercial development in SEQ, and 85% for residential development in SEQ. Survey has identified that there has been no increase in charging, and where there was increases, it was to compensate for reduction in other areas.

- SEQ Regional Plan review was raised with members updated on the progress of the State's Regional Plan Review. Whilst COMSEQ has been actively expressing interest to the State regarding its intention to inform and participate in the regional plan review process there are indications that it may be excluded from that discussion.

COMSEQ Board Meeting (March 1st 2013)

- The COMSEQ Board met on March 1st 2013 following their Strategy Meeting on February 28th and was attended by M Piorkowski and Councillor Jones.
- Discussion at the Board Meeting mirrored the matters largely discussed at the Regional Plan and Growth Management Committee held on February 22nd 2013.
- Ad agency Pusher presented on the 2013 Infrastructure Priorities Public Awareness Campaign after which feedback and endorsement was sought on the creative concept and campaign plan as well as the timing of the Public Awareness Campaign for May 2013.
- International Opportunities for economic development included discussion around sending a delegation to the 2011 Asia Pacific Cities Summit to showcase the SEQ region to build international business.

4. Policy and Legal Implications

Policy and legal implications will be addressed through existing allocation and re-prioritisation as required.

5. Financial and Resource Implications

Budget impacts will continue to be addressed through existing allocation and re-prioritisation as required.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report.

7. Communication

The matters arising from this report that require further communication will be addressed through existing communication channels.

8. Conclusion

That the Council of Mayor's SEQ (COMSEQ) Committee report be received and noted.



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8.4 Request for Financial Assistance - Mayors Discretionary Fund

Date: 22 March 2013
Author: Jenny Pascoe, Executive Assistant; Jason Cubit, Executive Liaison Advisor
Responsible Officer: Ian Flint, Chief Executive Officer
File No: 1.1/17/14; 7.5/9/8

Summary:

Council has received two requests for financial assistance to support events throughout the region, which include the Morning Melodies concerts at the Gatton and Laidley nursing homes and the Tenthill Turnout 16th Annual Tribute Concert. Council has provided support for the Morning Melodies in the past via the Mayor's Discretionary Fund.

Officer's Recommendation:

THAT Council provide financial assistance and support a series of "Morning Melodies" concerts to be held throughout 2013 at the Karinya, Regis, Amaroo and Tabeel nursing homes. The total cost of conducting the concerts is \$1,760, which is to be funded through the Mayor's discretionary fund;

And;

THAT Council provide financial assistance to the value of \$3,000 towards the sponsorship of engaging artists to perform at the annual Tenthill Tribute concert to be held in May 2013, which is to be funded from the Mayor's discretionary fund.

RESOLUTION:

THAT Council provide financial assistance and support a series of "Morning Melodies" concerts to be held throughout 2013 at the Karinya, Regis, Amaroo and Tabeel nursing homes. The total cost of conducting the concerts is \$1,760, which is to be funded through the Mayor's discretionary fund;

And further;

THAT Council request that a schedule for the Morning Melodies visits be forwarded to Council for their information;

And further;

THAT Council provide financial assistance to the value of \$3,000 towards the sponsorship of engaging artists to perform at the annual Tenthill Tribute concert to be held in May 2013, which is to be funded from the Mayor's discretionary fund.

Moved By: Cr Holstein

Seconded By: Cr Friend

Resolution Number: 2936

CARRIED

7/0

Report

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1. Introduction

Council continues to receive requests for financial assistance which are outside of the scope of the existing grants policy and procedures or where approaches have been made directly to the Mayor's Office. In this instance the following requests have been referred to Council for signoff and confirmation.

Mr Joe McGhee (Piper Joe) from Aussie-Scot Events has requested financial support to the amount of \$220 (inc GST) to assist with the staging of a series of concerts in the form of "Morning Melodies with Piper Joe".

The Secretary of the Tenthill Turnout has requested financial support to the amount of \$3,000 to assist towards the sponsorship of engaging artists to perform at the annual Tenthill Tribute concert to be held in May 2013.

2. Background

Mr Joe McGhee has been performing two concerts a year at the four local nursing homes for several years. The concerts have been well received by the nursing home residents who rely on the goodwill of entertainers to come to the homes.

The Tenthill Turnout is an annual tribute concert held in memory of the late Stan Coster, a well know bush ballad/songwriter who started playing at the Tenthill Hotel in the 1980's. However, rising costs has made it difficult to keep the concerts running. The numbers attending the concert each year are decreasing and the committee feel they are unable to increase the ticket price of \$20 as the majority of the audience are older folk and pensioners.

3. Report

The Mayor has requested that the request for financial assistance be taken to Council for a decision to be made in regard to continued support for the Morning Melodies concerts and the sponsorship of the Tenthill Turnout 16th Annual Tribute Concert. Based upon the historical support for the events and the funds being available it is proposed that the financial assistance would be provided to the requests.

4. Policy and Legal Implications

While a Community Grants policy and procedure exists, it is currently being reviewed, and similar requests in the past have been authorised through the Mayor's discretionary funds.

5. Financial and Resource Implications

The Mayor Discretionary fund has been set aside to manage individual requests that come forward throughout the year for various functions and events that may require a separate level of assistance than normal policy may support. In these instances the Mayor will determine these and they are processed accordingly.

There are available funds in the Mayoral discretionary funds. A budget of \$40,000 has been provided and there is sufficient funds available as at the end of March 2013.

6. Delegations/Authorisations

While the Mayor has the authority to decide on these request out of the allocated discretionary funds, the request have been referred to Council in this instance. The requests when approved or otherwise will be actioned to address the timing of the events.



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7. Communication

The decision will be communicated in writing to the respective requests and the dates of the relevant events included in the Councillors' Calendar as these are confirmed.

8. Conclusion

It is recommended that the requests put forward be supported in this instance, given the community benefit and historical support that has been provided. The funds are available and can be allocated should the Council support both requests.

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Cr Peter Friend left the meeting, the time being 11:01 AM

8.5 Higher Ground Flood Recovery Concert Request for Council Assistance

Date: 21 March 2013
Author: Colleen Daniel, Event & Marketing Officer
Responsible Officer: Mark Piorkowski, Executive Manager Strategy & Planning
File No: 9.1/24/40

Summary:

Council has been approached to support a concert being held in Laidley as part of the 2013 Higher Ground Flood Recovery Concert Series. Financial support is requested to assist with covering the cost of the stage and production to a maximum of \$15,000, however any financial support is pending receipt of outstanding documentation.

Officer's Recommendation:

THAT Council support the event in principle;

And;

THAT Council provide a letter of support to Arts Queensland for financial assistance to fund the project;

And further;

THAT a financial commitment of not more than \$5,000 to be determined subject to evidence of financial support from other parties and full disclosure of budget breakdown.

RESOLUTION:

THAT Council support the event in principle;

And;

THAT Council provide a letter of support to Arts Queensland for financial assistance to fund the project;

And further;

THAT a financial commitment of not more than \$5,000 to be determined subject to evidence of financial support from other parties and full disclosure of budget breakdown.

And further;

THAT Council forward correspondence to the 2013 Higher Ground Flood Recovery Concert Series Committee requesting that they utilise local community groups to provide assistance in the event.

Moved By: Cr McDonald

Seconded By: Cr Pingel

Resolution Number: 2937



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**CARRIED
6/0**

Report

1. Introduction

Allegro Touring has put together a series of three concerts to assist Laidley, Chinchilla and Mundubbera recovery from the Australia Day flood event. The concerts will be held on Friday 19 April 2013 at Laidley, Saturday 20 April 2013 at Chinchilla and Sunday 21 April 2013 at Mundubbera. The primary purpose of the concerts is to raise morale in the flood affected communities, with Australian Red Cross being the approved beneficiary of the funds raised at the concert.

The Laidley concert has been proposed to be held at Laidley Showgrounds, 4pm – 10pm, with entry to the event free with opportunity for patrons to provide a donation.

As specified in the council's corporate plan in relation to sustainable growth and community lifestyle, this concert is an opportunity to support community recovery from the impact of the Australia Day 2013 flood event. The concert will be marketed outside the region as well, providing an opportunity to bring people to the region for a Friday night event, with the potential for an economic return to the region through booked campsites at the Laidley Showgrounds and Lake Dyer campgrounds.

Allegro Touring, in partnership with Laidley Show Society, will offer food sites to local community groups and market stall holders will also be invited to participate. It will be a condition of operation that all food sites meet Council requirements with regards to food handling and waste.

2. Background

Allegro Touring put together the Higher Ground concert series in response to the Australia Day flood event. The concert series is primarily to boost the morale of residents and to raise funds through donations at the event.

Sponsors secured to date are Iveco Australia, WIN and Imparja television, Gatton Star, Westpac, Village Roadshow Theme Parks, Ainsworth Motors, EM Media, Ben Sorensen's Real Country Mix, Brisbane Broncos and APRA.

Confirmed artists to perform are David De Vito – Australia's Got Talent 2011 Grand Finalist; Laura Loe – Australia's Got Talent 2012 Semi-Finalist; Tarscha - Country Rock; Lyn Bowtell – country; Seleen McAlister – country; Somerset Barnard – country; plus a local showcase.

Allegro Touring will cover the cost of flights and accommodation.

3. Report

At a meeting held on Wednesday 6 March 2013 with Allegro Touring the organising body for the concert series, and Laidley Show Society, Allegro Touring requested financial assistance with the cost of staging and production – a maximum of \$15,000. At the meeting, requests

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were made for an event management plan which included traffic control and waste management, budget and marketing plan. To this stage, none of the detail has been forthcoming. The request for financial assistance is pending receipt of this information.

A request has also been made to the Premier's Office by Arts Queensland for financial assistance with these costs. Council has been asked to provide a letter of support to assist this approach. If successful, this will reduce the amount of assistance requested from Council.

This concert has the potential to help the local community recover emotionally from the floods and give the opportunity for groups to work together and achieve an outcome that benefits all.

4. Policy and Legal Implications

Policy and legal implications will be addressed through existing allocation and re-prioritisation as required.

5. Financial and Resource Implications

There is no budget provision for this unscheduled event. It would need to be funds allocated by Council specifically as a one-off for the concert.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report.

7. Communication

EM Media is on board to market the concert series. There is also an opportunity for council to partner with the marketing to encourage patrons from outside the region to come for the concert and stay for the weekend. EM Media is keen to work with Council on this concept.

8. Conclusion

The concept of an external company coming into the region to deliver an event to boost the morale of residents, with minimal impact on Council staff resources has merit but a commitment of \$15,000 from Council would seem to be excessive. It seems that Allegro Touring has the capability to deliver the event and is happy to provide copies of the relevant insurance documentation and references from past events.

Cr Peter Friend returned to the meeting, the time being 11:03 AM



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9.0 CORPORATE SERVICES REPORTS

9.1 Summary of Council Actual Financial Performance vs Budget to 28 February 2013

Date: 13 March 2013
Author: Karen Pegler, Manager Financial Services
Responsible Officer: David Lewis, Group Manager Corporate Services
File No: 1.1/17/14.1 & 1.2/8/8

Summary:

This report provides a summary of Council's financial performance against budget for the eight months to 28 February 2013

To the end of February 2013, the current flood events have cost Council over \$1.1 million in emergent works for roads, streets and bridges and over \$413k in Counter Disaster operations costs. These unforeseen costs have placed a burden upon Council's budgeted cash flows. It is yet to be determined what impact the recent flood event will have on Council's rating base, overall financial sustainability and the formulation of the 2013/ 2014 Budget. However, significant costs to restore the region's roads and bridges are expected prior to 30 June 2013.

Further given Council's dependency on operating grants and subsidies, care must be taken to ensure that expenditure is matched to revenues as only 40.7% of this revenue stream has been received for the year to date.

As at 28 February 2013, Council had achieved operating revenues of 54.7% of the 2012/2013 Budget against operating expenses of 38.3%.

Against a benchmark target of 66%, capital revenues of 38.5% and capital expenditure of 33.1% have been achieved.

Subsequent to the last rates issue, Council is now in the process of issuing "reminder notices" to approximately 1,500 ratepayers. When combined with ratepayers that have received some form of temporary payment relief for the January 2013 Flood Event, indications are that a significant number of the region's ratepayers are under some form of financial duress.

Council will need to carefully manage its discretionary expenditure for the balance of the 2012/ 2013 Financial Year and operating expenditure and associated community expectations as it formulates the 2013/ 2014 Budget.

Officer's Recommendation:

THAT Council resolves to receive and note the Summary of Council Actual Financial Performance versus Budget to 28 February 2013.

RESOLUTION:

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THAT Council resolves to receive and note the Summary of Council Actual Financial Performance versus Budget to 28 February 2013.

Moved By: Cr Pingel

Seconded By: Cr McDonald

Resolution Number: 2938

CARRIED

7/0

THAT the Corporate Communications team and the Chief Executive Officer prepare communications to update the community more fully on the impacts of flooding from the 2013 flood events, to ensure a wider understanding of the overall impacts upon the Lockyer Valley Region.

Moved By: Cr Friend

Seconded By: Cr Holstein

Resolution Number: 2939

CARRIED

7/0

Report

1. Introduction

In accordance with Section 204 of the Local Government Regulation 2012, a financial report summarising the progress of Council's actual performance against budgeted performance is to be provided to Council.

2. Background

Monthly reporting of Council's financial performance is a legislative requirement and reinforces sound financial management practices throughout the organisation.

3. Report

The following report provides a summary of Council's financial performance against budget to 28 February 2013.

Operating Revenue - Target \$91.9 million Actual \$76.3 million or 83.0%

At 28 February 2013, operating revenue for the year to date is well below budget particularly in the areas of recoverable works, grants and subsidies as well as fees and charges. It is now highly unlikely that these revenues will meet budget expectations.

Operating grants and subsidies continue to fail to meet budget expectations with \$38.9 million or 40.7% of Council's \$95.5 million budget received to date. Council's 2012/ 2013 Budget is highly dependent upon operating grants and subsidies and as such, expenditure should be limited to revenue actually received.



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Grants relating to the recovery program totalling \$31.4 million have been received out of a budget of \$91m, with further recovery grants dependent upon approvals from the Queensland Reconstruction Authority. Operating grants in remaining programs are also below budget with \$2.5 million received against an expected budget of \$3.7 million.

Recoverable works income is significantly below budget at 40% with revenue from charges and fees also underperforming at 50.5%. It is anticipated that these revenue streams will continue to decline for the remainder of the financial year.

The abovementioned shortfalls are partially offset by interest income and other revenue which have achieved 66.4% and 389.1% of their respective budgets. Other revenue is over budget by \$1.3 million principally due to the recovery of costs associated with debt collection process \$283k and insurance payouts for flood damaged Council assets to \$714k.

Since June 2012, Council has forwarded to debt recovery agents of debts totalling \$2.9 million for outstanding rates. To date, Council has recouped just over \$1.7 million or 57% of these debts.

Operating Expenditure - Target \$94.0 million Actual \$54.5 million or 58.0%

At 28 February 2013, operating expenditure for the year to date is under budget with 66% of the financial year elapsed.

Goods and services expenses are significantly under budget with only \$27.3 million or 28.2% of the budget expended to date. This is largely due to delays in expenditure associated with the Recovery Program, which makes up approximately 87% of total budgeted goods and services expenditure.

Finance costs at 56.4% and depreciation at 64% are below budget expectations with 66% of the year elapsed.

Total employee costs of \$19.6 million are below budget at 58.4% with 66% of the financial year elapsed. There are cost overruns in some corporate programs but these are more than offset by efficiencies in other programs.

Capital Revenue - Target \$3.3 million Actual \$1.90 million or 57.6%

Overall capital grants and subsidies revenue is well below budget for the year to date with \$1.9 million received to date. However, \$563k of this amount relates to donated plant and equipment which is a book entry required by accounting standards. To date just over \$1.3 million has been received in cash with \$671k of this amount relating to State Government grants with a further \$563k relating to developer contributions.

Capital Expenditure – Target \$14.2 million Actual \$7.1 million or 50%

Excluding loan redemption payments, total capital expenditure of just over \$7 million is running well below budget at 33.1% with 66% of the year elapsed.

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Significant expenditure making up the capital program includes road, bridges and drainage capital works \$1.5 million, Information Technology systems \$1.4 million, Grantham Estate Stage 2 works \$538k and fleet replacement \$457k.

A detailed schedule of capital expenditure by program and job is attached to this report.

4. Policy and Legal Implications

In accordance with Section 204 of the Local Government Regulation 2012, a financial report summarising the progress of Council's actual performance against budgeted performance is to be presented to Council.

5. Financial and Resource Implications

Council's financial results remain largely dependant upon further advance payments from the Queensland Reconstruction Authority; the completion of the capital works program and the financial impact of the 2013 flood events. To date emergent works and counter disaster operations costs of approximately \$1.5 million have been incurred from the January 2013 Flood Events. Significant restoration costs are also expected before the end of the 2013 financial year.

As the quantum of the financial effects of the 2013 flood events are as yet unknown careful cost control and financial restraint remains paramount.

6. Delegations/Authorisations

There are no delegation or authorisation issues associated with this report.

7. Communication

There is no communication required as a result of this report.

8. Conclusion

Council's capital expenditure and revenues are within tolerable limits. However, as operating income is well below budget particularly in the areas of operating grants and subsidies, recoverable works and charges and fees, close attention needs to be paid to ensure that expenditures do not exceed receipted income. The full financial effects of the recent flood event are as yet unknown and as such, careful cost control and financial restraint is necessary.

Lockyer Valley Regional Council

Actual vs. Budget -

For the year to date:

28 February 2013

Total Council

	Budget 2012-2013	Amended Budget	% of Year Elapsed - 66	
			Actual to 31/01/2013	% Variance
Operating Revenue				
Rates and Utility Charges (Gross)	29,561,900	29,561,900	29,271,866	99.0%
Discount	(1,163,000)	(1,163,000)	(1,084,486)	93.2%
Charges and Fees	5,438,600	5,192,600	2,620,936	50.5%
Interest	2,961,000	3,385,000	2,248,966	66.4%
Operating Grants and Subsidies	97,310,500	95,564,574	38,905,244	40.7%
Operating Contributions and Donations	0	0	0	0.0%
Revenue - Contract/Recoverable Works	6,300,000	6,300,000	2,518,089	40.0%
Other Revenue	0	458,000	1,782,008	389.1%
Total Operating Revenue	140,409,000	139,299,074	76,262,623	54.7%
Operating Expenses				
Employee Costs	26,514,600	33,484,600	19,553,366	58.4%
Goods and Services	103,002,000	96,897,000	27,337,384	28.2%
Finance costs	1,483,200	1,483,200	836,363	56.4%
Depreciation	10,553,400	10,553,400	6,751,576	64.0%
Other Expenses	0	0	0	0.0%
Total Operating Expenses	141,553,200	142,418,200	54,478,689	38.3%
Operating Surplus/(Deficit) Before Capital Items	(1,144,200)	(3,119,126)	21,783,934	-698.4%
Capital Revenues and Expenses				
Capital Grants, Subsidies and Contributions	5,450,900	4,958,000	1,909,746	38.5%
Profit (Loss) on Disposal of Non Current Assets	0	0	118,921	0.0%
Other Capital Items	0	0	0	0.0%
Abnormal or Extraordinary Items	0	0	0	0.0%
Operating Surplus/(Deficit) After Capital Items	4,306,700	1,838,874	23,812,601	1295.0%
Sources and Applications of Capital Funding				
Capital Funding Sources				
Loans	5,100,000	5,100,000	0	0.0%
Disposal Proceeds of non Current Assets	276,000	276,000	381,743	138.3%
Funded Depreciation	10,553,400	10,553,400	0	0.0%
Total Capital Funding Sources Used	15,929,400	15,929,400	2,122,490	13.3%
Capital Funding Applications				
Capital Expenditure	22,548,600	21,521,700	7,127,933	33.1%
Loan Redemption	870,000	870,000	580,000	66.7%
		0		
Total Capital Funding Applications	23,418,600	22,391,700	7,707,933	34.4%

Lockyer Valley Regional Council

Actual vs. Budget -

For the year to date:

28 February 2013

Business Units

	Budget 2012-2013	Amended Budget	% of Year Elapsed - 66	
			Actual to 28/02/2013	% Variance
Operating Revenue				
Rates and Utility Charges (Gross)	3,239,800	3,239,800	3,481,247	107.5%
Discount	(162,000)	(162,000)	(139,340)	86.0%
Charges and Fees	2,532,000	2,532,000	1,208,425	47.7%
Interest	0	0	0	0.0%
Operating Grants and Subsidies	788,000	788,000	443,536	56.3%
Operating Contributions and Donations	0	0	0	0.0%
Revenue - Contract/Recoverable Works	6,300,000	6,300,000	2,518,089	40.0%
Other Revenue	0	0	0	0.0%
Total Operating Revenue	12,697,800	12,697,800	7,511,957	59.2%
Operating Expenses				
Employee Costs	4,881,300	4,551,300	2,022,708	44.4%
Goods and Services	6,399,600	6,747,100	4,521,476	67.0%
Finance costs	60,800	60,800	34,809	57.3%
Depreciation	409,400	409,400	167,488	40.9%
Internal Transfers	841,600	841,600	561,067	66.7%
Other Expenses	0	0	0	0.0%
Total Operating Expenses	12,592,700	12,610,200	7,307,548	57.9%
Operating Surplus/(Deficit) Before Capital Items	105,100	87,600	204,409	233.3%
Capital Revenues and Expenses				
Capital Grants, Subsidies and Contributions	0	0	59,001	0.0%
Profit (Loss) on Disposal of Non Current Assets	0	0	0	0.0%
Other Capital Items	0	0	0	0.0%
Abnormal or Extraordinary Items	0	0	0	0.0%
Operating Surplus/(Deficit) After Capital Items	105,100	87,600	263,410	300.7%
Sources and Applications of Capital Funding				
Capital Funding Sources				
Loans	1,781,000	1,781,000	0	0.0%
Disposal Proceeds of non Current Assets	0	0	0	0.0%
Funded Depreciation	0	0	0	0.0%
Total Capital Funding Sources Used	1,781,000	1,781,000	0	0.0%
Capital Funding Applications				
Capital Expenditure	1,834,000	2,334,000	792,844	34.0%
Loan Redemption	35,700	35,700	23,800	66.7%
Total Capital Funding Applications	1,869,700	2,369,700	816,644	34.5%

Lockyer Valley Regional Council
Capital Works Summary as at 28 February 2013

SCHEDULE OF CAPITAL WORKS	2012/2013 BUDGET	YEAR TO DATE \$ CAPITAL EXPENDITURE
Community and Development		
Museums, Arts and Cultural Buildings	0	34,308
Natural Environment Recovery	0	3,126
Human and Social Recovery	0	-
Libraries	30,000	64,944
Art Gallery	10,000	-
TOTAL COMMUNITY AND DEVELOPMENT 2012-2013	40,000	102,379
Corporate Services		
Corporate Records Management	0	-
Information Technology	4,089,000	1,361,379
TOTAL CORPORATE SERVICES 2012-2013	4,089,000	1,361,379
Strategy and Planning		
SES	477,700	17,563
Enterprise Buildings	210,000	129,603
Regional Development	100,000	105,058
Disaster Management	80,500	112,094
Tourism	76,500	42,117
Conference Rooms	31,500	-
Events and Marketing	8,000	-
Visitor Information Centre	5,000	-
TOTAL STRATEGY AND PLANNING 2012-2013	989,200	406,435
Infrastructure Services		
Special Projects		353,235
Assets on Reserve	0	-
Raw Materials	0	-
Infrastructure Recovery	0	226,485
Roads and Streets	3,900,000	922,580
Swimming Pools	4,415,000	540,620
Civic Halls	1,116,000	205,611
Plant Operations	1,105,000	457,852
Other Sport & Recreational Facilities	829,000	125,039
Urban Drainage	794,000	593,955
Bridges and Large Culverts	650,000	74,607
Administration Buildings	575,000	255,201
Public Order and Safety	220,000	16,090
Parks and Gardens	160,000	61,534
Miscellaneous	45,000	10,748
Depot Management	100,000	37,315
Environmental Services	50,000	-
Community Housing	45,500	-
Rural Services	35,000	19,228
Public Conveniences	25,000	44,129
Cemeteries	5,000	-
TOTAL INFRASTRUCTURE SERVICES 2012-2013	14,069,500	3,944,228
Business Units		
Weighbridge Project	0	67,662
Grantham Land Development	500,000	538,088
Waste Minimisation Facilities	1,090,000	3,345
Waste Disposal Facilities	430,000	101,757
Waste Management - General	210,000	-
Staging Post Café / Restaurant	68,000	11,918
Kensington Grove Child Care Centre	0	1,018
Gatton Child Care Centre	36,000	36,652
TOTAL BUSINESS UNITS 2012-2013	2,334,000	760,439
Governance and Policy		
Corporate Governance	0	12,200
TOTAL GOVERNANCE AND POLICY 2012-2013	0	12,200
Organisational Development and Performance		
TOTAL ORGANISATIONAL DEVELOPMENT & PERFORMANCE 2012-2013	0	0
Executive		
Chief Executive Office	0	0
Elected Members	0	378
TOTAL EXECUTIVE 2012-2013	0	378
DONATED ASSETS		540,484
GRAND TOTAL ALL PROGRAMS 2012-2013	21,521,700	7,127,933

Note: Total dollar allocations vary slightly to total program reports dollars due to end of the month capital processes.

Lockyer Valley Regional Council
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SCHEDULE OF CAPITAL WORKS	2012/2013 BUDGET	YEAR TO DATE \$ CAPITAL EXPENDITURE
Libraries		
Laidley Library - Replace Floor	0	52,586
Gatton Library Equipment	10,000	
Laidley Library Multi-screen System	15,000	
Library Wi-Fi Internet Setup	5,000	
** Laidley Library Furniture & Fittings		10,135
** Laidley Library Equipment		2,223
Total Libraries	30,000	64,944
Art Gallery		
Sculptures	10,000	
Total Art Gallery	10,000	0
Museums, Arts and Cultural Buildings		
Laidley Cultural Centre - Refurbishment	0	1,281
Lockyer Valley Cultural Centre	0	32,407
** Artefacts		320
** Art Purchases		300
Total Museums, Arts and Cultural Buildings	0	34,308
Natural Environment Recovery		
Special Recovery Projects	0	3,126
Total Natural Environment Recovery	0	3,126
TOTAL COMMUNITY & DEVELOPMENT 2012-2013	40,000	102,379
Information Technology		
ERP Replacement - Business Enterprise Systems	1,600,000	860,454
Data works - Upgrade Records Management System	600,000	223,051
Disaster Recovery & Business continuity process	60,000	
Mobile Device Management Software	75,000	36,882
Electronic Business Papers Delivery	25,000	19,511
Secure Large File Transfer/Internet Bandwidth	300,000	10,573
Data Centre Environmental Monitoring	200,000	2,968
End Point Security	10,000	10,271
Website - Joolma Upgrade	20,000	
Server Upgrade to 2008	50,000	
ESX Upgrades	40,000	
Exchange 2010	40,000	
Unified Comms - Prelim Scoping	25,000	
Web Filtering / Reporting / Corporate Firewall Upgrade	100,000	
Printer Strategy & Consolidation	100,000	
Miscellaneous	-150,000	
Wireless Network	80,000	
LiDAR Capture (Contours Aerial Survey)	34,000	
DMZ	15,000	
PDOnline	20,000	4,379
Service Desk Implementation	40,000	3,915
Back Up Process	25,000	
Radius	25,000	2,970
Windows 7	350,000	2,956
Software Deployment & Monitoring Tools	120,000	19,655
MS Audit/Software Library Development & Management	150,000	4,437
Call Centre Software	100,000	81,620
Edge Infrastructure Upgrade		26,820
WIP Information Services	0	
GIS Consolidation - Exponaire / Mapinfo	35,000	29,000
** Info Systems		21,003
Total Information Technology	4,089,000	1,360,465
Group Management Corporate Services		
**Furniture & Fittings		914
Total Group Management Corporate Services		914
TOTAL CORPORATE SERVICES 2012-2013	4,089,000	1,361,379
Enterprise Buildings		
Gatton Donations Building	200,000	129,603
Helidon Donations Building	10,000	
Total Enterprise Buildings	210,000	129,603

Lockyer Valley Regional Council
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SCHEDULE OF CAPITAL WORKS	2012/2013 BUDGET	YEAR TO DATE \$ CAPITAL EXPENDITURE
Regional Development		
Purchase of Land - West of Gatton	0	
Heritage Park Estate, Woodlands Road	0	
Motel - Lakeview Drive Gatton	0	-61,960
Master Planning Projects Industrial Land, Warrego - GWIZ	100,000	166,483
**Digital Hub Computer Hware/Sware		536
Total Regional Development Buildings	100,000	105,058
Events and Marketing		
Event Promotion Stands	5,000	
Ute Canopy	3,000	
Total Events and Marketing	8,000	0
Tourism		
Pioneer Village New Building - Accessioning	21,500	19,975
Gatton Historical Society Village	40,000	22,143
Refurbish Tourism Trailer	15,000	
Total Tourism	76,500	42,117
Conference Rooms		
Additional POS	10,000	
Portable Staging	15,000	
Storage Cabinets	5,000	
Wedding Arch & Well	1,500	
Total Conference Rooms	31,500	0
Visitor Information Centre		
Display Materials	5,000	
Total Visitor Information Centre	5,000	0
Disaster Management		
Other Equipment - WIP Disaster Management	0	96,335
Disaster Coordination Centre Generator Connectivity	4,000	
Fit Out of Mobile Depot Command Centre	5,000	
Gauges x 4	20,000	
Guardian Incident Management System	30,000	
Hand held VHF radios	1,800	
Ramp/Deck Disaster Coordination Centre	5,000	
Satellite Phones	3,500	
Signage Coordination Centre	700	
Smart board	2,000	
Stand alone Eviro weatherproof laptop/tablet	1,500	
40' Shipping Container with ventilation	7,000	
** Disaster Donga - Air Con, Blinds & Floor Coverings		9,700
** Forrest Hill SES Equipment		2,200
**Other Equipment		2,935
**Flood Early Warning System		924
Total Disaster Management	80,500	112,094
SES		
Block/Concrete Sand Bays	5,000	
Building Improvements Forest Hill SES	20,000	
Building Improvements Laidley SES	50,000	
Building Signs - Repaint Laidley and Forest Hill	2,000	
Fit Out of Donated Van	5,000	
Flammable Liquid Cabinets	13,000	
Response Vehicle - Laidley	60,000	
SES Flood and Storm Response/Mobile Command Centre	102,000	
SES Gatton Building Extension (Inc 11/12 unspent)	220,700	14,625
Stage 2 design	0	
SES Building Gatton	0	2,938
Total SES	477,700	17,563
TOTAL STRATEGY AND PLANNING 2012-2013	989,200	406,435

Lockyer Valley Regional Council
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SCHEDULE OF CAPITAL WORKS	2012/2013 BUDGET	YEAR TO DATE \$ CAPITAL EXPENDITURE
Administration Buildings		
Gatton Regional Office Refurbishment	225,000	83,218
Gatton Regional Office Renovations (incl. lift)	150,000	161,590
Gatton Regional Office Chambers Renovations	100,000	
Laidley Regional Office Renovations	100,000	
Training Donga Gatton		5,255
<i>**Training Donga - Floor Coverings and Furniture</i>		5,139
Total Administration Buildings	575,000	255,201
Public Order and Safety		
Upgrade Gatton CCTV Cameras	0	16,090
New Laidley CCTV System	220,000	
Total Public Order and Safety	220,000	16,090
Civic Halls		
Murphys Creek Community Centre (Rotary Funded)	800,000	197,167
Murphys Creek Community Centre (Associated Civil Works)	200,000	
Helidon Community Centre	0	
Gatton Shire Hall	0	
Gatton Shire Hall - Refurbish Bar/Cold room	0	
Gatton Shire Hall - Door Closer & Window Repairs	6,000	
Gatton Shire Hall - Paint Exterior	10,000	
Laidley Cultural Centre - Replace Function Room Roof	60,000	
Laidley Cultural Centre - Paint Exterior	40,000	
<i>**Gatton Shire Hall Equipment</i>		8,443
Total Civic Halls	1,116,000	205,611
Community Housing		
Frome Street Crisis Care House - Renew Bathroom/Laundry	15,000	
Clarks Lane Units - Renew Bathroom and Paint Landings	12,500	
Cochrane Street Units - Install Reinforced Concrete Drain	18,000	
Total Community Housing	45,500	0
Public Conveniences		
Lake Apex Toilets	0	44,129
Bugler Park Toilet Block	0	
Glenore Grove Village Toilets - Replace Disposal Area	20,000	
North Street Toilets - Paint	5,000	
Total Public Conveniences	25,000	44,129
Other Sport and Recreational Facilities		
Forest Hill Recreation Reserve - Spring Rocker - Upgrade Courts	0	
Gatton Showgrounds - Replace Show Ring Fence	0	17,294
Cahill Park Sports Complex - Roads and Car park (Stage 1)	0	
Forest Hill Recreation Reserve	0	
Laidley Recreation Reserve - Exercise Stations (RLCIP2) - Netball Courts	0	87,398
Lockyer Valley Events Centre including Traffic Study	0	
Laidley Recreation Reserve - Refurbish Netball Courts	300,000	
Lake Dyer - Bitumen Seal Access Road	15,000	20,347
Lake Dyer - Reinforce Concrete Slabs	12,000	
Ropehill Community Centre Oval - Fence (Subject to grant)	150,000	
Springbrook Park Sports Field - New Car park	75,000	
Sport and Recreational Buildings		
Lake Dyer - Renovate Toilets	50,000	
Gatton Squash Centre - Refurbishment	0	
Withcott Indoor Sports Centre		
<i>Round poly tank</i>		
<i>Marquee</i>		
Withcott Indoor Sports Centre - New Equipment	2,000	
Cahill Park - New Storage Building	50,000	
Cahill Park Sports Complex - New Canteen	50,000	
Cahill Park - Upgrade Power & Lighting to New Storage Building	5,000	
Gatton Indoor Sports Centre - New Equipment e.g., Freezer	5,000	
Laidley Recreational Reserve - Multi purpose Community Centre (Design Costs)	100,000	
Lake Dyer - Storage Shed	15,000	
Total Other Sport and Recreational Facilities	829,000	125,039

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SCHEDULE OF CAPITAL WORKS	2012/2013 BUDGET	YEAR TO DATE \$ CAPITAL EXPENDITURE
Swimming Pools		
Laidley Swimming Pool - Refurbish Filter	100,000	112,198
Gatton Aquatic Centre Complex - Design	0	428,422
Gatton Aquatic Centre - Design (Stage 1)	250,000	
Total Swimming Pools	4,415,000	540,620
Cemeteries		
Laidley Cemetery - Concrete Headstone Strips	5,000	
Total Cemeteries	5,000	0
Rural Services		
Laidley Saleyards Improvements - Yards and Ramp (stage 3)	35,000	
Livestock Pound Gatton	0	7,130
**Structure Long life - Livestock Pound Gatton		12,098
Total Rural Services	35,000	19,228
Environmental Services		
Implementation of Lake Apex master plan (preliminary)	50,000	
Total Environmental Services	50,000	0
Roads and Streets		
Revote Roads Program:		
Roadworks Renewal		
Reseals		
Restoration Project Reseals	408,000	
Network Reseals	400,000	
Forest Hill/Blenheim Road	0	76
Kelly Road	0	
Nandine Road	0	
Summerholm Road	0	152
Raymonds Road	0	
Cross Road	0	1,379
Manteuffels Road	0	13,293
Caffey Connection Road	0	3,410
Petersons Road	0	21,338
Dry Gully Road	0	6,239
Ma Ma Lillydale Road	0	79,095
Grantham Scrub Road	0	76
Carpendale Road	0	76
Flagstone Creek Road	0	
Hell Hole Creek Road	0	76
Giltens Road	0	
Lake Clarendon Way	0	
Otto Road	0	
Back Flagstone Road	0	
Priors Road	0	19,148
Spa Water Road	0	152
Other Projects		
Nandine Road	0	
Hannant Road Bikeway	0	1,361
Flagstone Creek Road Floodway	0	121,241
Gatton SHS Cycleway	0	35,132
Brightview/Village Road Intersection Imps.	0	
Mountain Road/Range Crescent Intersection	0	4,527
Cooper Street - Reconstruction	0	
Mary Street	0	2,384
McGarrigal Road	0	
Allowance for Restoration Betterment Contribution	500,000	
Sub-Total	1,308,000	309,154

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SCHEDULE OF CAPITAL WORKS	2012/2013 BUDGET	YEAR TO DATE \$ CAPITAL EXPENDITURE
Local Roads of Regional Significance (LRRS)		
Airforce Road (0-0.25km) - 239/LGSR/5	240,000	508
Fifteen Mile Road (0-0.62km) - 239/LGSR/7	350,000	
Woodlands Road (10.80-12km) - 239/LGSR/3	400,000	16,878
Brightview Road (0-12km) - 239/LGSR/8	650,000	
Sub-Total	1,640,000	17,386
Safest Transport Infrastructure Development Scheme (TIDS)		
Gatton State School - 239/LGSH/2	99,000	137,316
Laidley State High School Set Down	0	10,217
Translink - Mary St Bus S/D		1,981
Hatton Vale State School Bus Set Down	0	12,289
Lake Clarendon State School Set Down	0	23,176
Milora Street Bus Set Down	0	655
Thornton State School Bus Turnaround	0	7,375
Carry Over: Murphy Creek School - 239/LGSH/10	236,000	
Glenore Grove State School - 239/LGSH/18	66,000	53,781
Laidley District State School Parking Facility	200,000	
Hickey Street Pathway and Lighting 16046-07-044	205,900	
2012-13 School Bus Routes - 239/LGSH/3	110,000	
2012-13 School Bus Routes - 239/LGSH/5	110,000	
Sub-Total	0	246,792
Council Road Projects		
Revote Road Program:		
Fords Road Upgrade - R2R carry over	185,000	-360
Mountain Road/Range Crescent I/S - Realign road reserve	40,000	
William & Spencer Street Intersection Upgrade	50,000	25,244
Footpath Renewal	130,000	
Footpath Spencer Street		1,050
Footpaths - Turner Street		27,343
Footpath - Briggs Road		1,050
Footpath Renewal - Ambrose Street		7,578
Footpath Renewal - Western Drive		
Gravel Road Resheet	300,000	
Gehrke Hill Road	0	
Mountain Road	0	0
Fords Road	0	22,755
Coles Road	0	87,599
Woolshed Creek Road	0	14,055
Morleys Road	0	32,023
Rockmount Road - Seal missing Link/Floodways	0	
Risson Road	0	55,492
Dolleys Road - Realignment and seal	0	
Gatton to Uni Old Gatton - Cycleway	0	
Staatz Quarry and Forrest Hill - Fernvale	0	737
Cahill Park Car park Staget	0	
Airforce Road Intersection	0	
Orton Street, Laidley	0	378
Whites Road, Laidley	0	
Sub-Total	705,000	274,944
Roadworks Upgrade		
On Street Car parks (and disabled)	50,000	
Ambrose Street Car park (and disabled)		6,213
Victor Street - Car park	0	41,479
Signs and Line marking	100,000	
Old Laidley Forrest Hill Road		8,328
Schultz Lookout Rd - Signs		1,836
Ambrose Street - Signs & Line marking		86
Wandin Road - Signs & Line marking		1,739
Gatton - Signs and Line marking		
Laidley - Signs and Line marking		14,624
DA1873 Summer Street. Council commitment for K&C Drainage	40,000	
Sub-Total	190,000	74,305

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SCHEDULE OF CAPITAL WORKS	2012/2013 BUDGET	YEAR TO DATE \$ CAPITAL EXPENDITURE
Translink Projects		
Translink Bus Stops - various (4 of)	57,000	
Sub-Total	57,000	0
Total Roads and Streets	3,900,000	922,580
Bridges/Large Culverts		
Assume Peters & Hogers done 2011/12 Kapernicks under flood restoration		
Thistlethwaite Bridge - requires \$1.3m (flood recovery)	650,000	1,462
Hogers Bridge	0	73,145
Davey Bridge Alternative (Design etc)	0	
Total Bridges/Large Culverts	650,000	74,607
Urban Drainage		
Revote Program:		
Flood and Urban Drainage		
Total Water Cycle Management Plan	50,000	
Drainage Complaint Works	100,000	
Helendale Drive Drainage Upgrade		3,928
Edward Street, Laidley	0	
Murphy Street Drain Upgrade	0	
Stewart Street, Withcott	0	
Drainage - Land Acquisition	0	12,081
Emergency Resilience Project, Gatton	0	14,465
Forest Hill Flood Study	0	16,010
12 Airforce Road, Drain Easement	0	21,666
Ibis Court, S/Water Drainage	0	
Sub-Total	150,000	68,150
<i>Flood & Drainage Mitigation Projects-including such projects as</i>	644,000	
South East Laidley, voluntary house purchase		
Forest Hill levee further investigation and design		8,082
Withcott Creek drainage investigation and design		
Other flood mitigation projects e.g., Gatton trunk drainage works trunk drainage		
Study in Laidley - Laidley Levee Feasibility		8,082
Creek Capacity Imp Withcott		4,000
Challenge Avenue mitigation, VHP, easement works		
Resilience funding project contributions		
Extension of spatial & photogrammetry to support TLPI & other planning		
assessment		5,250
Lakes Drive Drainage Upgrade	0	3,588
Douglas McInnes Dr Drainage Upgrade	0	1,000
Summer Street Drainage Upgrade	0	1,218
Sub-Total	644,000	31,218
<i>**Purchase Drainage Land - Hayes Street, Laidley</i>		494,586
Total Urban Drainage	794,000	593,955
Plant Operation		
Plant Reduction	2,377,000	
Plant Operation Total	1,377,000	
Fit Out Mobile Work Van - Plant No. 725	0	
Fit Out Events Trailer - Plant No. 727	0	
Fabricate Box Trailer Plant No. 732	0	6,602
Fabricate Box Trailer Plant No. 733	0	3,172
Pramac Generator - Depot		16,551
Pramac Generator - Cultural Centre		16,551
Supply and set up 300 KVA Diesel powered backup generator for Gatton Office	105,000	68,763
<i>**Individual Plant Purchases</i>		346,214
Total Plant Operation	1,105,000	457,852

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SCHEDULE OF CAPITAL WORKS	2012/2013 BUDGET	YEAR TO DATE \$ CAPITAL EXPENDITURE
Miscellaneous		
Emergency Helipad - Gatton	0	5,426
Emergency Helipad - Lake Clarendon	0	4,055
GPS monitoring System		
Fitting of GPS monitoring systems and event recorders to Jet patcher, Street Sweeper, Wide Area Mowers X 2, Tractor and Slasher X 2, Grader, Tipper and Two Utes (Roads Maintenance Foreman)	15,000	
Small Plant - Parks and Open Spaces	15,000	
Small Plant - Infrastructure Delivery	15,000	
**Engineering Furniture		1,266
Total Miscellaneous	45,000	10,748
Total Special Projects		
Motel - Lakeview Drive Gatton	0	353,235
Total Special Projects		353,235
Depot Management		
Communication Equipment		
Two-way radios/UHF radios	10,000	
Workshop Equipment		
Loose tools and equipment	10,000	
Depot		
5000 L kero tank and bunded area	30,000	
Network Expansion Project	0	
Gatton Depot Office	0	
Gatton Depot Fuel Tank	40,000	28,412
Additional Covered Parking Shed, Gatton	10,000	
***Ice Machine		8,902
Total Depot Management	100,000	37,315
Parks and Gardens		
Community Facilities		
Capital Expenditure		
Springbrook Park - Facility Improvements	20,000	
Playground Improvements	50,000	
Progress Park		6,300
Bugler Park	0	27,932
<i>Landscaping</i>		
<i>Facilities</i>		
<i>Playground</i>		
<i>Car Park - being added to Infrastructure's asset register</i>		
Anzac Park		27,302
<i>Landscaping</i>		
<i>Facilities</i>		
<i>Playground</i>		
<i>Car Park - being added to Infrastructure's asset register</i>		
Operational Expenditure		
Park General Improvements	70,000	
Gatton CBD Streetscape - Replace Lights	20,000	
Total Parks and Gardens	160,000	61,534
Assets on Reserve		
Coin Operated Water Dispense Units	0	
Total Assets on Reserve	\$0	0
Raw Materials Management		
Potential Quarries	0	
Total Raw Materials Management	\$0	0

Lockyer Valley Regional Council
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SCHEDULE OF CAPITAL WORKS	2012/2013 BUDGET	YEAR TO DATE \$ CAPITAL EXPENDITURE
Infrastructure Recovery		
Dongas at Gatton Depot	0	136,571
Accommodation at Woodlands Road		10,686
Contamination Cleanup	0	62,606
**Fencing - Woodlands Donga Accommodation		14,646
**Furniture and Fittings - Gatton Dongas		1,977
Total Infrastructure Recovery	\$0	226,485
TOTAL INFRASTRUCTURE SERVICES 2012-2013	14,069,500	3,944,228
Child Care Centres		
Kensington Grove Child Care Centre	0	
**Floor Coverings		1,018
Total Kensington Grove Child Care Centre	0	1,018
Gatton Childcare		22,083
Gatton Child Care - New Nursery Furniture & Play Equipment	18,000	
Gatton Child Care - Replace Soft fall to Climbing Equipment	18,000	
**Gatton Child Care Equipment		14,569
Total Gatton Child Care Centre	36,000	36,652
Total Child Care Centres	36,000	37,670
Staging Post Café / Restaurant		
Back of House Conversion	20,000	
Convection Oven	25,000	
New Cold Room Installation	20,000	
Software Upgrades	3,000	
**25L Hydro boil		1,430
**Turbofans Double Ovens		10,488
Total Staging Post Café / Restaurant	68,000	11,918
Waste Disposal Facilities		
Gatton Landfill	0	101,757
Fencing of Transfer Stations	50,000	
Gatton Landfill - Plant Storage Shed	30,000	
Gatton Landfill - Roadworks	250,000	
Lockrose Transfer Station - Upgrade/Land Purchase	100,000	
Total Waste Disposal Facilities	430,000	101,757
Waste Minimisation Facilities		
Gatton Materials Recovery Facility	0	
Gatton Recycling Shop Alterations	50,000	3,225
New 2 Bin System (26,000 bins)	1,040,000	
Strategic Waste Study	0	
Waste Management Strategic Plan		
**Signage		120
Total Waste Minimisation Facilities	1,090,000	3,345
Waste Management - General		
Landscaping of Transfer Stations (Stage 1)	50,000	
LVRC Infrastructure Plan (Transfer Stations locations/hours operation)	100,000	
LVRC Signage	40,000	
Laidley Transfer Station	0	
Transfer Station Upgrades	20,000	
Total Waste Management - General	210,000	0
Weighbridge Project		
Gatton Landfill - Phone & Communication	0	3,806
Gatton Landfill - Hardware/Software	0	
Weighbridge Preparation	0	10,579
Remove & Replace Fence	0	7,026
Weighbridge Office	0	2,646
Retaining Wall	0	
**Weighbridge Hardware Software		43,604
Total Weighbridge Project	\$0	67,662

Lockyer Valley Regional Council
Capital Works Detailed Summary as at 28 February 2013

SCHEDULE OF CAPITAL WORKS	2012/2013 BUDGET	YEAR TO DATE \$ CAPITAL EXPENDITURE
Grantham Land Development		
Housing Recovery: GL 7140-4901		
Grantham Estate Works - Stage 2A	500,000	307,744
Grantham Estate Works - Stage 2B	0	230,344
Total Grantham Land Development	500,000	538,088
TOTAL BUSINESS UNITS 2012-2013	2,334,000	760,439
Governance and Policy		
**Air conditioners and Fans		11,282
**Strata Stacker Chairs		918
TOTAL GOVERNANCE AND POLICY 2012-2013		12,200
Elected Members	0	
**Desk for Elected Members		378
Total Elected Members		378
TOTAL EXECUTIVE OFFICE 2012-2013	0	378
DONATED ASSETS		540,494
GRAND TOTAL ALL PROGRAMS 2012-2013	21,521,700	7,127,933

Note: Total dollar allocations vary slightly to total program reports dollars due to end of the month capital processes.

LOCKYER VALLEY REGIONAL COUNCIL
Progress At A Glance - Council
28 February 2013

- | | |
|---|--|
| ✓ | Budget on Track (variance of less than ± 10%) |
| ① | Potential Budget Issue (variance of between ± 11 to 30%) |
| ✗ | Definite Budget Issue (variance greater than ± 30%) |

Net Operating Result

Community & Development

Environmental Health Services	✓	
Animal Control	✓	
Community & Youth Development	✓	
Multicultural Development	✓	
CDS Group Management	✓	
Rural Services	✓	Yearly precept paid August
Community Services	✗	No budget for expenses in this area. Budget amendment will be required.
Library Management	✓	
Arts and Culture	✓	
R.A.D.F.	✓	
Natural Environment Recovery	✓	
Human and Social Recovery	✓	Corrective action needed-99% of budgeted expenses spent
Environmental Corporate Program	✗	Operating expenses at 80%-corrective action required
Community Grants	✓	
Salinity	✓	
Land for Wildlife	✓	
Land Acquisition/Conservation	✓	
Onground Works/Helping Hand	✓	
Herbicide Subsidy Class 3	✓	
Plumbing Services	①	Expenses exceed income. Cost control needed.
Building Regulatory	✓	
Strategic Planning	✓	
Development Applications	✓	
Weed Control	✓	
Development Assessment Engineering	✓	
Organisational Development & Performance		
Organisational Development & Performance	✓	
Executive Office		
Chief Executive Office	✓	
Elected Members	✓	

LOCKYER VALLEY REGIONAL COUNCIL
Progress At A Glance - Council
28 February 2013

- | | |
|---|--|
| ✓ | Budget on Track (variance of less than ± 10%) |
| ① | Potential Budget Issue (variance of between ± 11 to 30%) |
| ✗ | Definite Budget Issue (variance greater than ± 30%) |

Net Operating Result

Corporate Services	
Workplace Health & Safety	✓
Financial Planning & Performance	✓
Corporate Services Group Management	✓
Human Resources	✓
Corporate Records Management	✓
Financial Services	✓
Purchasing & Stores	✓
Rates	① Debt recovery costs exceed budget
Accounts Payable	✓
Payroll	✓
Accounts Receivable	✓
Information Services	✓
GIS	✓
Customer Service	✓
OGAP Agency	✓
Governance & Policy	
Corporate Communication	✓
Governance & Policy	① Operating expenses at 92%-corrective action needed
Legal Services	✓
Advocacy	✓
Corporate Governance	① Operating expenses at 172%-corrective action required. \$80k unbudgeted expenditure. Yearly insurance paid.
Strategy & Planning	
Regional Development	✓
Public Relations	① Operating expenses at 97%-corrective action required. Community Event assistance \$29k over budget & rising each month.
Strategy and Planning	✗ Operating expenses at 103%. Budget amendments needed. Legal expenses \$50k not budgeted for. Consultancy \$20k over budget.
Tourism	✓
Visitor Information Centre/Conference Rooms	✓
State Emergency Services Management	✓ Expenses at 81% & will over run budget on current expenditure pattern.
Rural Fire Brigades Management	✓
Other Disaster Control Management	✗ Expenses under control but no income received to date. Had budgeted for \$296k income.
Old Transport Museum	✓

LOCKYER VALLEY REGIONAL COUNCIL
Progress At A Glance - Council
28 February 2013

- ✓ Budget on Track (variance of less than ± 10%)
- ① Potential Budget Issue (variance of between ± 11 to 30%)
- ✗ Definite Budget Issue (variance greater than ± 30%)

Net Operating Result	
Volunteer Co-Ordination	✓
Housing Recovery	✗ Energex & NBN non council assets not budgeted for \$400k. Water & sewer for Stage 2 \$34k over budget
Community Engagement & Communication	✓
Recovery Co-Ordination & Management	✗ Unbudgeted expenses
Economic Recovery	✓
Infrastructure Services	
Depot Operations	✗ \$30k over budget.
Development Assessment	✗ Corrective action required as 119% of budget spent.
Public Order and Safety	✓
Civic Halls Management	✓
Community Housing	✓
H.A.C.C. Services	✓
Cemetery Management	✓
Building Maintenance Management	① Annual insurance premium paid in July
Showgrounds Management	✓
Swimming Pools Management	① Budget amendment needed for depreciation on equipment.
Other Sporting and Recreational Facilities	✓
Public Conveniences	✓
Parks and Gardens	✓ Corrective action required as budget at \$240k overspent
Reserves Management	✗ Corrective action required as budget at 145% spent
Plant Operations	✗ Yearly insurance & registrations paid.
Roads and Streets	✓
Drainage Structures	✓
Stormwater Drainage	✓
Raw Materials Management	✗
Engineering Operations	✗ Corrective action required as budget at 157% spent. Consultancy is \$80k over budget. Training \$73k over budget.
Asset Management	① Budget amendments required as budget at 71% spent. Includes consultancy not budgeted for.
Survey and Design Management	✓
Infrastructure Recovery	✓

LOCKYER VALLEY REGIONAL COUNCIL
Progress At A Glance - Council
28 February 2013

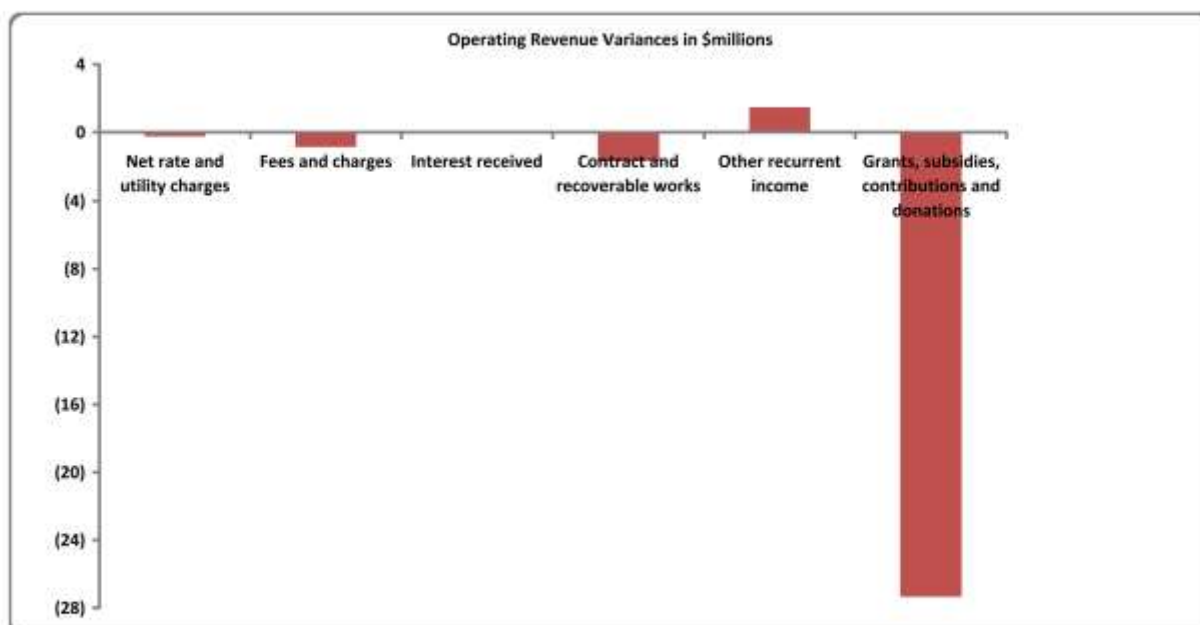
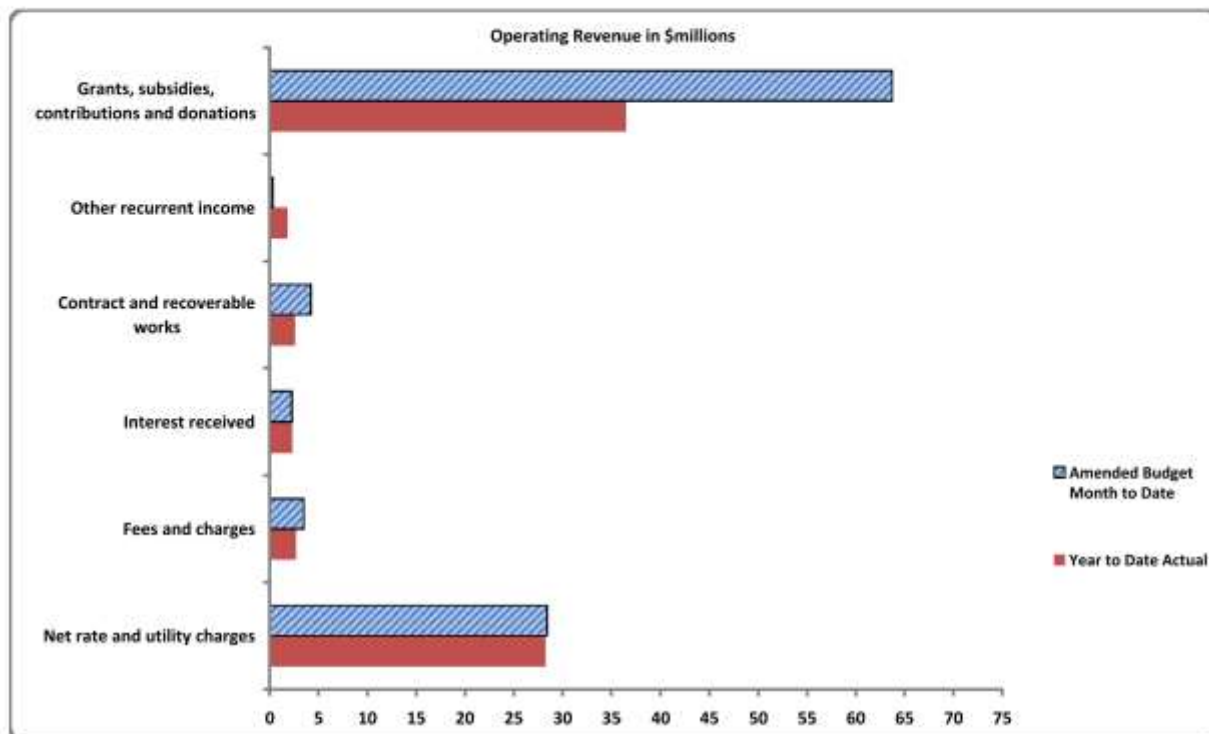
- ✓ Budget on Track (variance of less than $\pm 10\%$)
- ① Potential Budget Issue (variance of between ± 11 to 30%)
- ✗ Definite Budget Issue (variance greater than $\pm 30\%$)

Net Operating Result

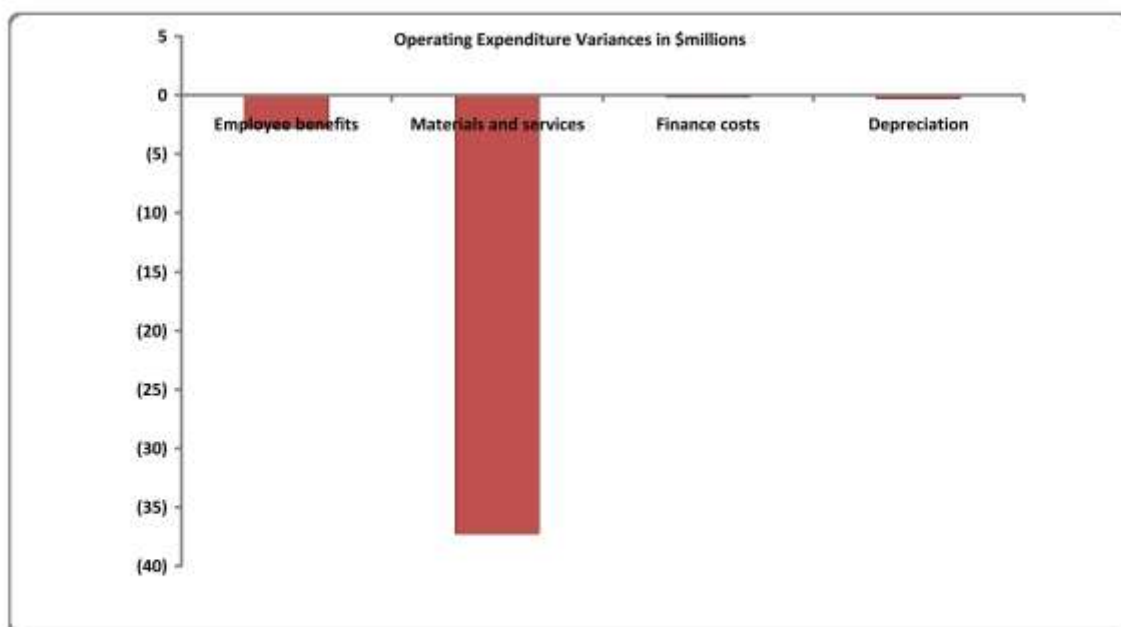
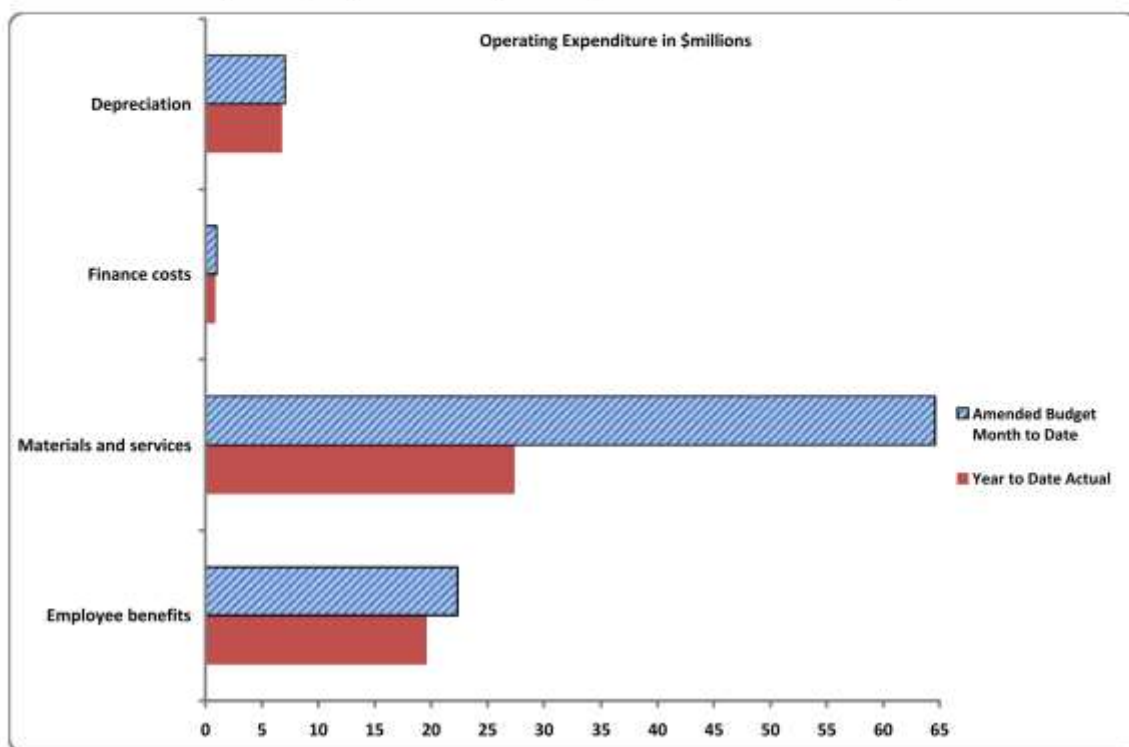
Business Units

Kensington Grove Child Care Centre	✓	
Gatton Child Care Centre	✓	
Recoverable/Contract Works	①	
Main Roads Maintenance	✓	
Staging Post Café	✓	Corrective action as income significantly less than expenses.
Building Certification	✗	Cost control needed as income significantly less than expenses.
Grantham Land Development	✗	No income
Waste Collection	✓	
Waste Disposal	✓	
Waste Minimisation	✓	

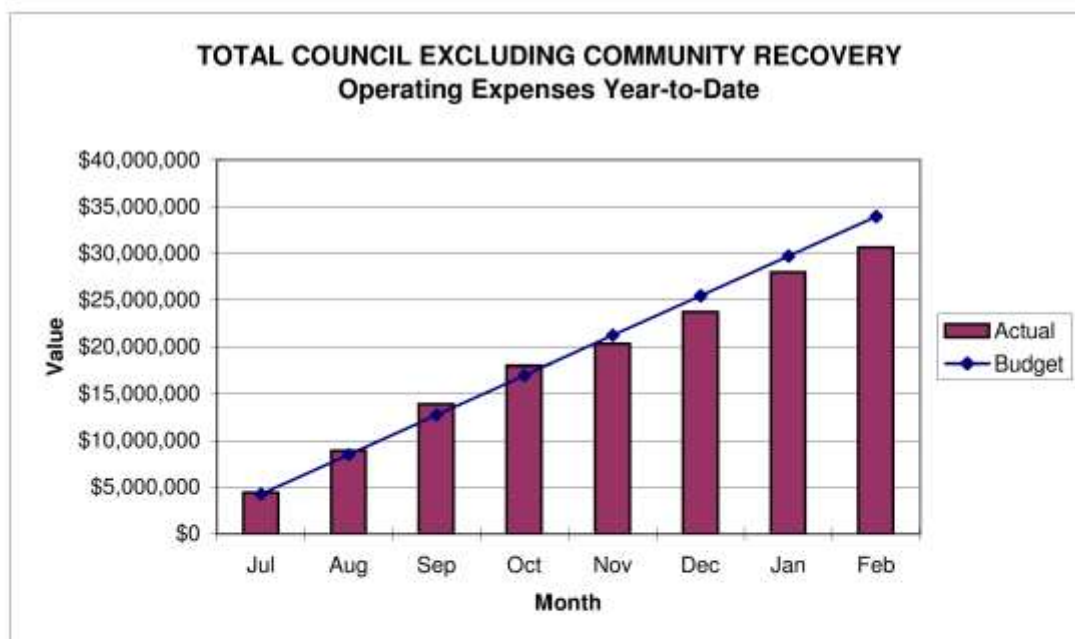
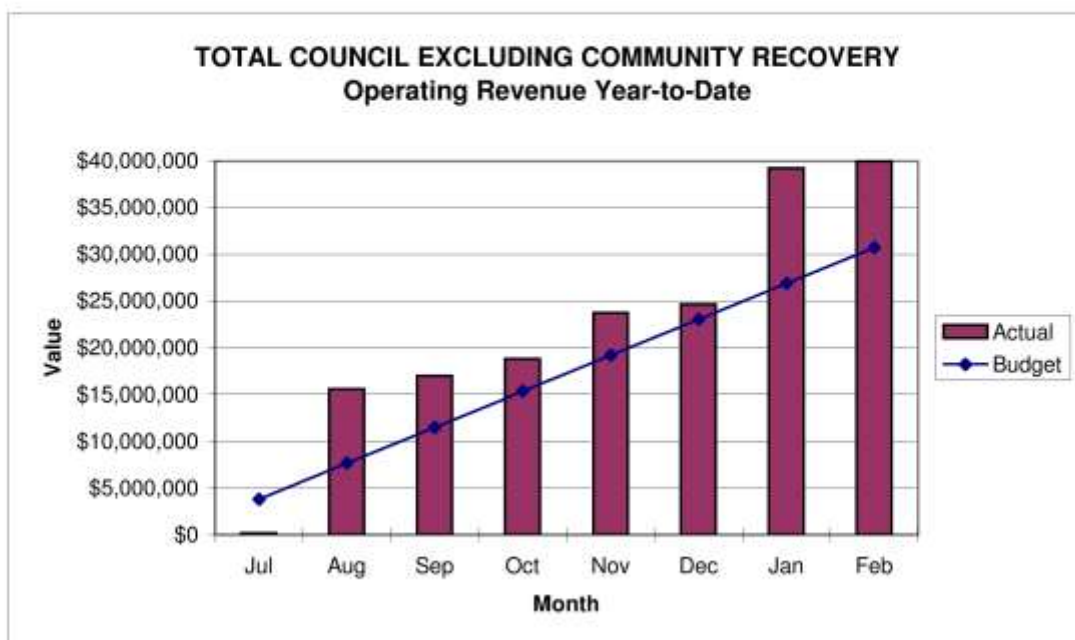
LOCKYER VALLEY REGIONAL COUNCIL
Operating Revenue Graphical Representations as at 28 February 13



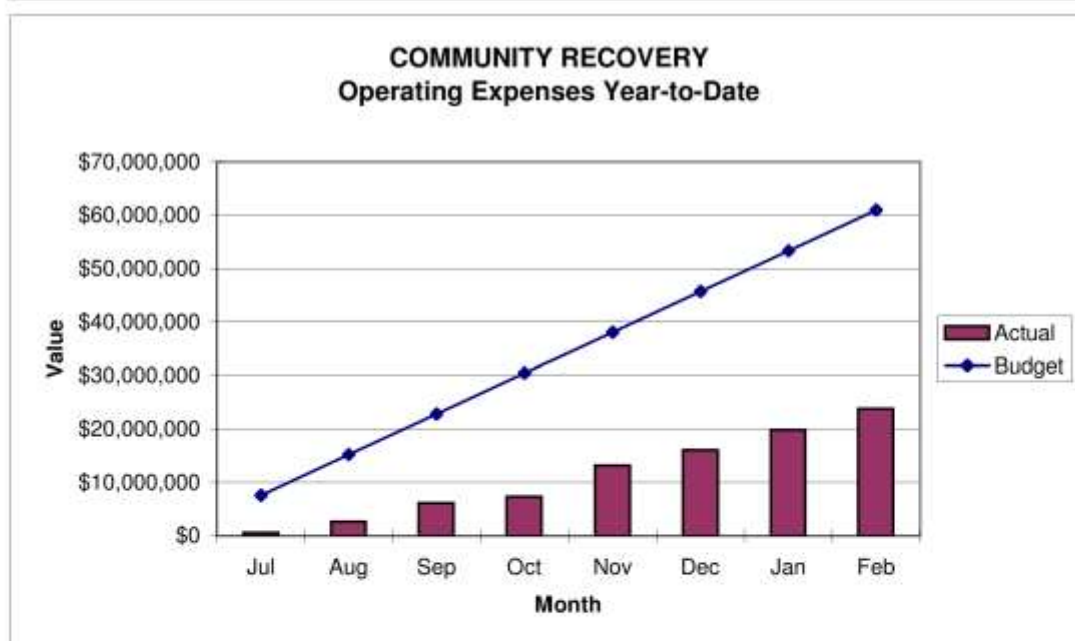
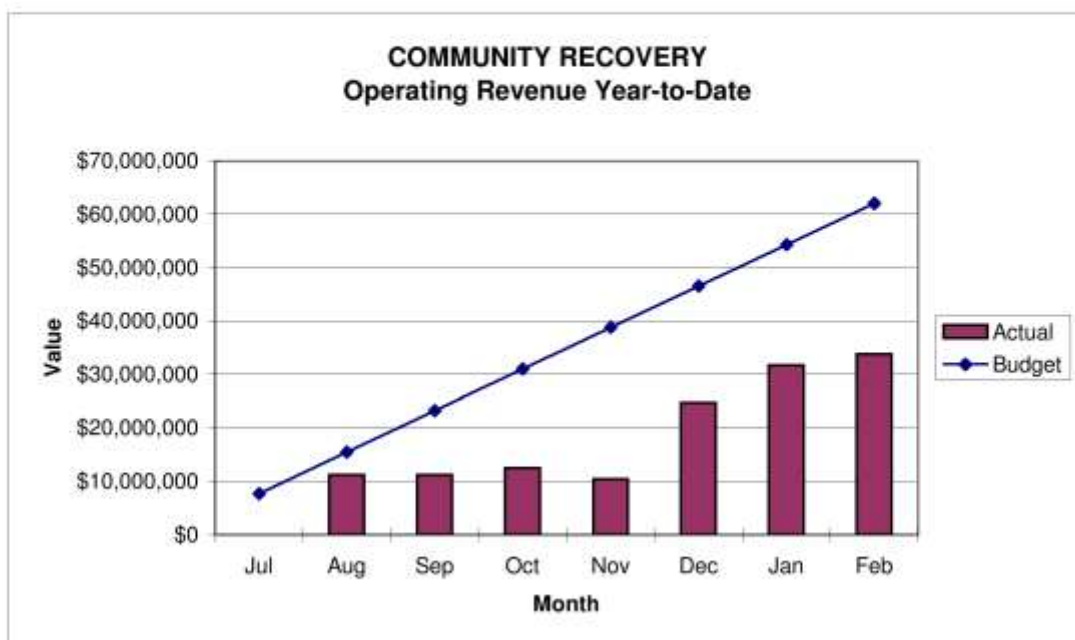
LOCKYER VALLEY REGIONAL COUNCIL
Operating Expenditure Graphical Representation as at 28 February 2013



LOCKYER VALLEY REGIONAL COUNCIL
Operating as at 28 February 2013

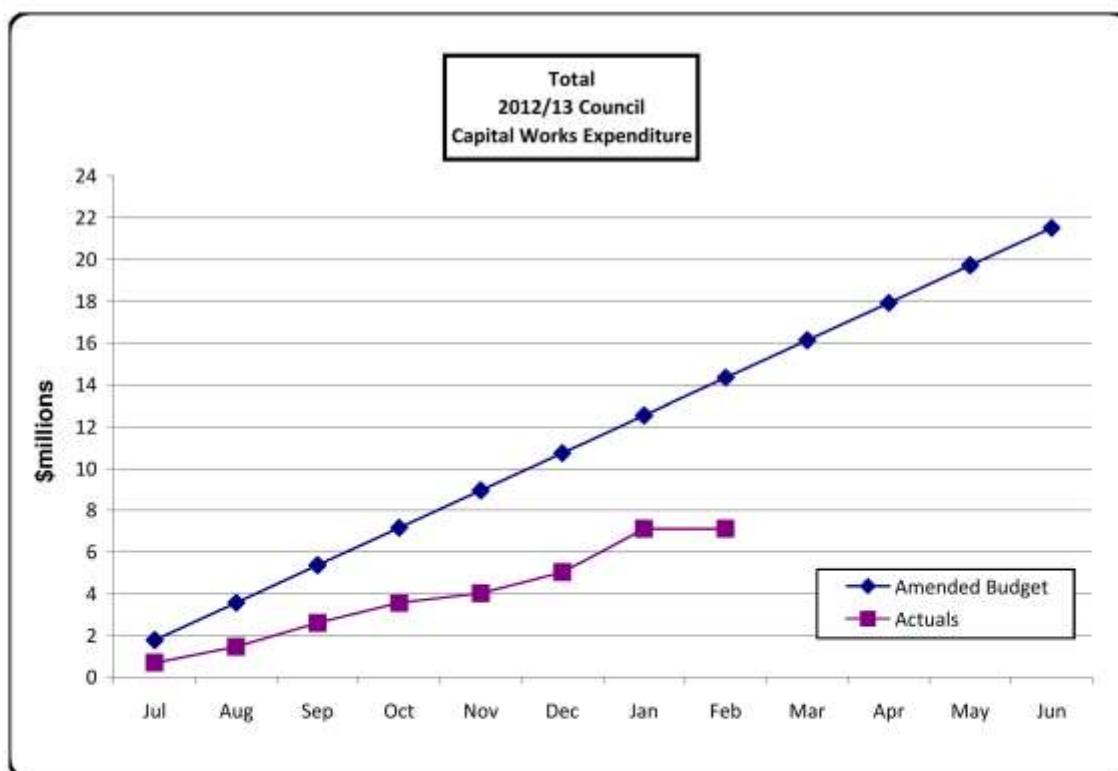


LOCKYER VALLEY REGIONAL COUNCIL
Operating as at 28 February 2013



LOCKYER VALLEY REGIONAL COUNCIL
Capital Works Graphical Representation to 28 February 2013
Capital Works by Program

Corporate Program	Original Capital Budget	Amended Capital Budget	Year to date Actual	% of Annual Budget Spent
Community & Development	\$40,000	\$40,000	\$68,690	171.7%
Corporate Services	\$4,089,000	\$4,089,000	\$1,361,379	33.3%
Infrastructure Services	\$15,596,400	\$14,069,500	\$4,390,227	31.2%
Governance & Policy	\$0	\$0	\$49,700	0.0%
Organisational Development & Performance	\$0	\$0	\$0	0.0%
Strategy & Planning	\$989,200	\$989,200	\$464,715	47.0%
Executive Office	\$0	\$0	\$378	0.0%
Business Units	\$1,834,000	\$2,334,000	\$792,844	34.0%
TOTAL	\$22,548,600	\$21,521,700	\$7,127,933	33.1%







ORDINARY COUNCIL MEETING MINUTES 27 MARCH 2013

The principle function of the Committee is to promote collaboration between Mayors and their administrations to ensure that environmental and sustainability issues that have cross boarder implications are addressed with a strong SEQ focus.

Following on from previous meetings the Committee there is a continuing theme that the Committee would facilitate reduction in 'red tape' and 'green tape' between the administration and assessment of environmental and sustainability issues.

2. Background

The focus on the committee meeting was a clarification of the strategies that were to be supported by the Committee and the key activities and work plan to support these.

3. Report

Strategic Direction and Key Messages

Committee members were requested to consider projects in the light of their direct impact on the economic development of the region and what resources will be needed to implement these projects.

Key messages were the regional corridors and how this links to the strategic direction. It was suggested that where regional corridors are associated with waterways they will assist in providing land cover which ultimately protects these waterways. Regional corridors were also identified as a relative low cost high return economic development via ecotourism and recreation.

Waterways – forward planning

Committee members were requested to consider opportunities within the State's developing 30 year Water Strategy to look at catchment management in SEQ.

It was suggested that there is an opportunity for the Council of Mayors (SEQ) is to take a strong economic view of the value of waterways and that the role for 'ecosystem services' be investigated through an economic business case.

It was suggested the 26 January Australia Day Floods could provide solid evidence for SEQwater (who guarantees supply of good quality water to water utilities) investigating the economic impact on industry and the water utilities of the flood event.

Cr Attwood and Cr Bourke supported the concept of a Mayoral Waterways Taskforce. The role for the Taskforce could be to look at a series of projects and the shared funding model to deliver on these projects.

It was suggested that the Taskforce could provide a conduit between Councils, SEQwater, SEQ Catchments, Healthy Waterways Ltd, with Councils generally funding the majority of works. It was noted that the role of the State and Federal governments needs to be defined through an economic business case. There is a link to the investment prospectus under development.

Cr Williams concurred that Council of Mayors (SEQ) has a primary advocacy role as well as a role in strategic-level project planning, but there is also a role for looking at how efficient we

**ORDINARY COUNCIL
MEETING MINUTES
27 MARCH 2013**

can be with available resources and a single governance arrangement may be required. Collaboration between Councils to get better outcomes may also be part of this approach.

Members discussed the potential for a Mid Brisbane River Recovery Initiative along with Logan River, Bremer River and Pumicestone Passage Recovery Initiatives. It was also noted that there is a need to look at land use in the catchment.

Members discussed the definitions of 'NRM' and 'catchment management' and how this may influence the intent of the proposed Mayoral Taskforce. Recreation as an outcome is considered by some Councils via NRM, however the current SEQ NRM Plan does not cover recreation.

Committee members suggested that:

- the role of the Taskforce would need to focus on what the State government is responsible for and where the current SEQ NRM Plan sits. The Taskforce would need to take care not to rehash work that has already been done;
- in light of the significant flood events of recent years there is an opportunity to look at all options with a view to refocussing and resourcing properly what is needed. This package would then go to the Mayors for direction.; and
- funding will be required for a Council of Mayors (SEQ) review of potential mechanisms for governance, planning and resourcing and any economic business case.

Draft Natural Assets Investment Prospectus

Members discussed the tabled draft Prospectus. Overall, the general concept and layout was supported.

It was suggested that inserts describing specific projects could be developed. This would allow projects to be developed over time e.g. the in light of the previous discussion waterways could be incorporated into the Prospectus.

Draft Indian (Common) Myna Action Plan

The draft Indian (Common) Myna Action Plan was presented to and supported by the Members with an emphasis to be placed on coordination of information and messages.

The Secretariat will investigate the potential of establishing a specific website for this purpose. Data collection and analysis is to be explored in the context of this being a role for key partners.

Cr Bourke commented that while the project does not have a direct line of sight to Economic Development, it does provide a tangible benefit that the Mayors can highlight as regional best practice collaboration.

General Business

Dorean Erhart referred to the upcoming consultation by the State government regarding the offsets policy, likely to be in March.

4. Policy and Legal Implications

At this point in time there are no policy or legal implication arising from the Council of Mayors Environment and Sustainability Committee.



**ORDINARY COUNCIL
MEETING MINUTES
27 MARCH 2013**

5. Financial and Resource Implications

Other than in-kind from nominated Councillors and support staff there are no financial or resource implications arising from the Council of Mayors Environment and Sustainability Committee.

6. Delegations/Authorisations

No new or altered requirements are required to existing delegations or authorisations.

7. Communication

There are no communications proposed from the meeting of the Council of Mayors Environment and Sustainability Committee. Future communications will be dependant on the work program and outcomes of the Committee.

8. Conclusion

The meeting of the Council of Mayors Environment and Sustainability Committee was essentially a forum in which to discuss the purpose, objective and potential outcomes of the Committee. Future meetings of the Committee may produce recommendations, work programs and objectives that may have policy, legal, financial or resource implication that may require ratification of Council.

**ORDINARY COUNCIL
MEETING MINUTES
27 MARCH 2013**

At this juncture Cr Jones, Chairperson left the meeting, the time being 11.35 pm and Cr Milligan, Deputy Mayor assumed the Chair as Acting Chairperson.

10.3 Environmental Planning Projects Update

Date: 21 March 2013
Author: Garth Moore, Manager Planning & Environment
Responsible Officer: Leo Jensen, Group Manager Community & Development Services
File No: 1.1/17/17

Summary:

This report provides an update on environmental planning projects and activities associated with the Environment Portfolio for information purposes.

Officer's Recommendation:

THAT the Environmental Planning Projects Update Report be received and the contents noted.

RESOLUTION:

THAT the Environmental Planning Projects Update Report be received and the contents noted.

Moved By: Cr McDonald Seconded By: Cr McLean
Resolution Number: 2941

CARRIED
6/0

Report

1. Introduction

The Environment Portfolio is charged under the Community Plan to '*Work together to enhance and protect our environment and landscape*'.

2. Background

The Environment Portfolio has a number of agreed strategies that were developed for the 2012/13 financial year. Since the initial development of these strategies a number of factors have limited the organisation's ability to progress a number of the initiatives.

These factors have included staff absences due to bringing to close contracted personnel; planned annual leave and unforeseen sick leave; as well as more recent efforts in 2013 associated with flood response and recovery efforts.



ORDINARY COUNCIL MEETING MINUTES 27 MARCH 2013

Despite such limitations the small support team supporting the environmental portfolio have continued to respond to a range of operational demands and emergent environmental issues.

3. Report

The Environmental Portfolio has, or is in the process of, delivering on the following projects:

- An internal engagement strategy for environmental stakeholders within the region is in the process of being implemented in April 2013.
- Partnering with community organisations to develop a range of education and action programs. The Land for Wildlife strategy initiated the highly successful 'Splashing about in our Catchment'. This project was run in partnership with The Creative Recovery Project and involved the participation of three LVRC rural primary schools. A formal community presentation was undertaken on 27 October 2012.
- Eight new rural properties with natural habitat in excess of one hectare have been registered onto the Land for Wildlife program. Property owners are supported with a detailed information pack to assist them in conserving areas of environmental significance within and adjacent to their properties.
- Promote the planting of endemic native species throughout the Lockyer Valley local government area through Council's Free Tree program. In excess of 2250 plants have been distributed. The program is extremely popular with residents, community groups and schools.
- Management of the Helidon Hills site which has been nominated for inclusion in the National Reserve System. Negotiations have been continuing with Commonwealth and Department of Environment and Heritage Protection personnel. To progress the project a steering committee meeting is scheduled for March 2013 (a meeting date is still to be confirmed).
- As part of the implementation program to protect our natural environment by restoring degraded landscapes, Council has been successful in securing Green-Works funding to undertake tree planting and the construction of an observation platform and boardwalk in Brightview adjacent the Regency Downs Cricket Grounds.
In addition Council is partnering with SEQ Catchments in the implementation of the Lockyer Creek Reach Project. The Lockyer Creek Reach Project is providing direct funding to approximately 20 property owners for riparian restoration works; Council is working with Murra Innovations and Land Trust Queensland to undertake riparian restoration works along four areas of the Lockyer Creek (two Upper, one mid and one lower catchments) to produce excellent environmental outcomes.
- Design work has been undertaken to improve the water quality of overland stormwater entering Lake Apex through Apex Park. The design is to be presented to FOLA in the near future for detailed review and comment, as well as liaison with Councillors through the workshop forum.
- Community Environmental Grants will be advertised on 27 March 2013. The Grants of up to \$5,000.00 (there is a total budget of \$20,000.00) are designed to promote the

**ORDINARY COUNCIL
MEETING MINUTES
27 MARCH 2013**

protection, maintenance and restoration of natural environments, promote environmental education; or undertake environmental surveys.

- Flying Foxes have been a constant issue for Council. Current legislation, both State and Federal, place significant emphasis on Flying Fox conservation rather than resolving conflict between human amenity and lifestyle and Flying Fox populations. The current process of preparation of Species Management Plans (SMP) and Damage mitigation permits (DMP) to manage Flying Foxes and their impacts especially in urban areas are time consuming, confusing and there is a distinct lack of communication between State government departments, and between DEHP and Commonwealth departments.

The role of local government in promoting community interest to State agencies is unclear and State agencies appear to have a clear priority for the conservation and protection of Flying Foxes over human habitat.

In recent time Council officers have been advised by officers of Queensland Parks and Wildlife Service that a local government may prepare an SMP to manage Flying-foxes for the whole of the local government area. This advice has never been offered to Council before.

We have become aware that the Gold Coast City Council is in the process of preparing an SMP to manage Flying-foxes for its local government area.

The Environment Planning team is currently liaising with other local governments to examine the advantages and disadvantages of preparing a Species Management Plan to manage Flying-foxes for the whole of the Lockyer Valley Regional Council Area.

Recovery and Resilience Framework

In addition to operational programs, the environmental planning team and other relevant areas of Council will be actively involved in responding to issues identified through the resilience framework after recent flood events. Plans are currently underway to explore options forward for the running of the environment taskforce under the recently adopted framework.

4. Policy and Legal Implications

At this point in time there is no policy or legal implications arising from the Environment Portfolio.

5. Financial and Resource Implications

The programs outlined above are fully funded through the current 2012-13 budget. Due to unforeseen circumstances some aspects of these projects may progress into the 2013-14 financial year due to the issues outlined herein.

6. Delegations/Authorisations

No new or altered requirements are required to existing delegations or authorisations.

7. Communication

Other than existing commitments under the 2012-13 Operational plan, there are no additional communications arising from the Environment Planning Portfolio.

Future communications will be dependant on the work program and outcomes of the current and future operational plan.



**ORDINARY COUNCIL
MEETING MINUTES
27 MARCH 2013**

8. Conclusion

The Environment Planning program despite resourcing constraints has been proactive in progressing a range of emergent issues as well as these projects in Council's operational plan and outlined in the Environment Portfolio strategies document. This information is provided to update Council at this time.

11.0 INFRASTRUCTURE SERVICES REPORTS

No Infrastructure Services reports

12.0 ITEMS FOR INFORMATION

THAT Council receive and note the following reports:

- Executive Manager Strategy & Planning Monthly Update
- Executive Manager Organisational Development & Performance
- Group Manager Corporate Services Monthly Update
- February 2013 Customer Statistics Report
- Group Manager Community & Development Services Monthly Update
- Acting Group Manager Infrastructure Services Monthly Update

(Refer: Items 12.1 to 12.6)

Moved By: Cr McDonald

Seconded By: Cr Friend

Resolution Number: 2942

CARRIED

6/0



**ORDINARY COUNCIL
MEETING MINUTES
27 MARCH 2013**

12.1 Executive Manager Strategy & Planning Update Report

Date: 21 March 2013
Author: Mark Piorkowski, Executive Manager Strategy & Planning
Responsible Officer: Mark Piorkowski, Executive Manager Strategy & Planning
File No: 1.1/17/14

Summary:

This report is to update Council on the big issues currently being actioned.

Officer's Recommendation:

THAT Council resolves to receive and note the Executive Manager Planning & Strategy's Report.

RESOLUTION:

THAT Council resolves to receive and note the Executive Manager Planning & Strategy's Report.

Report

- **Events – Australia Day 2** was a success with the town of Laidley welcoming up to 3,000 people on Saturday 23 February. The weather was perfect and the event commenced on time. I would like to acknowledge the great job that the Regional Development Team and in particular Coleen Daniel did to ensure that it was an event that LVRC could be proud to support. Attached to this report is an updated debrief for the event providing key information and statistics for the day.
- **Regional Development** – Council has continued to further progress the development application for the 'rezoning' and subdivision of the Council-owned properties within GWIZ. Discussions are ongoing with the State Government Agencies (Department of Natural Resources and Department of Main Roads) as well as Council's own planning team who are responsible for assessing the application.
- **Regional Development** – Planning related preparation work has been completed for the proposed motel site with work initiated in preparation for operational works. Negotiations with a potential third party are ongoing with a resolution anticipated in March 2013.
- **Regional Development** – Discussions with Lockyer Better Business (LBB) on the Business Facilitator role and the development of an MOU between LVRC/LBB to govern the role was positive and productive. A draft for signature by the LBB Chair and CEO LVRC has been developed.
- **Special Projects** – LVRC has continued to undertake detailed economic needs and cost benefit assessment for both the Laidley Multipurpose Sport & Recreation Centre project and the Lockyer Valley Recycled Water Scheme which are required to meet the Commonwealth's requirements for the application phase. At this time effort is also being put into working with key stakeholders in generating needed letters of support for both of these respective projects.

**ORDINARY COUNCIL
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- **Special Projects** – A media event was held on March 14th for the launch of a new emergency helipad for the Lockyer Valley with over 20 people attending. This project has been made possible by the donation of land for the helipad from the developers of the Lockyer Valley Regional Airport. Council will now progress to construction.
- **COMSEQ** – Since the last reporting period COMSEQ has been subject to significant organisational and staffing movements. Also of note COMSEQ will be initiating a media campaign targeting infrastructure investment. A separate report has been provided to better address those changes.
- **Legal** – At the writing of this report Council was about to go to Court supported by its legal team for a hearing which will outline how that case is to proceed under Judge Robin's direction. LVRC has continued to work with residents who have formed under Keep Lockyer Rural.
- **Tourism** - Finalizing advertising and social media/ hot offers for the upcoming Brisbane Marketing campaigns as well as imagery to update the website. Have also been facilitating introductions with Tourism operators to be featured in this campaign.
- **Tourism** - Work continuing on the LVRC Tourism Guide on track to send to print prior to Easter. The focus is on gathering outstanding ads, editorial content, design and the launch. A separate report has been prepared for Council for decision on flood affected businesses advertising in the guide.

4. Policy and Legal Implications

Policy and legal implications will be addressed through existing allocation and re-prioritisation as required.

5. Financial and Resource Implications

Budget impacts will continue to be addressed through existing allocation and re-prioritisation as required.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report.

7. Communication

The matters arising from this report that require further communication will be addressed through existing communication channels.

8. Conclusion

That the Strategy and Planning report be received and noted.



**ORDINARY COUNCIL
MEETING MINUTES
27 MARCH 2013**

**12.2 Executive Manager Organisational Development & Performance
Monthly Update**

Date: 18 March 2013
Author: Dan McPherson, Executive Manager Organisational Development & Performance
Responsible Officer: Ian Flint, Chief Executive Officer
File No: 1.1/17/14

Summary:

This report is to update Council on key issues currently being actioned.

Officer's Recommendation:

This document is for Council's information only.

RESOLUTION:

This document is for Council's information only.

Report

1. Introduction

This report provides an update on key matters arising and being addressed since the last report.

2. Background

The previous reports provide the background information to date and only progress is being reported during March.

3. Report

LGMA Challenge Team 2013

The LGMA Challenge Team 2013 has completed and submitted its presentation paper based on Community Engagement and Development to the judges of the LGMA Challenge. On 21 March 2013, the Team will undertake the formal challenge and will be up against many teams from across Queensland. The Queensland winner, going through to the Australian and New Zealand championship final, will be announced in mid April. Good luck to our team.

Recovery and Resilience Model

After an extremely busy start to the year, with two flood events, it is now timely to move from disaster mode to a recovery and resilience mode and introduce such a model for Council. This model has been developed and is designed to guide the organisation in gathering intelligence from the community and the businesses, including farmers throughout the region. The information will ensure Council is coordinated in assessing community and business needs and able to prioritize and allocate tasks through to work groups in a smooth manner.

4. Policy and Legal Implications

Policy and legal implications will be addressed if required in future reports on matters that arise before Council.

5. Financial and Resource Implications

Budget impacts will continue to be addressed through existing allocation and re-prioritisation as required.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report.

7. Communication

The matters arising from this report that require further communication will be addressed through existing communication channels.

8. Conclusion

That the Organisational Development & Performance report be received and noted.



**ORDINARY COUNCIL
MEETING MINUTES
27 MARCH 2013**

The Mayor, Cr Steve Jones returned to the meeting and resumed the Chair, the time being 11.39 am.

12.3 Group Manager Corporate Services Monthly Update

Date: 13 March 2013
Author: David Lewis, Group Manager Corporate Services
Responsible Officer: David Lewis, Group Manager Corporate Services
File No: 1.1/17/14

Summary:

This report provides Council with a brief summary of key operational activities undertaken by the Corporate Services Group during February 2013.

Officer's Recommendation:

This document is for Council's information only.

RESOLUTION:

This document is for Council's information only.

Report

1. Introduction

This report provides Council with a brief summary of key operational activities undertaken by the Corporate Services Group during February 2013.

2. Background

Council should be aware of group activities to guide future decision making.

3. Report

A brief summary of the key outcomes of the Corporate Services Group during February by functional grouping follows.

Customer Services

A summary table of major activities undertaken during February 2013 follows.

Strategy / Activity / Project	Update
Customer Service	Ongoing general business inclusive of Rates payments (cut off date for discount was 18 February 2013) but payment date was extended for victims of flood event as per Council resolution number 40.
Telephone / Email	6,495 calls were received into the exchange in February. The

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Software	significant increase was predominantly due to the aftermath of the Australia Day flood event and the issue of rates notices in January.
Rebuild of Customer Service Centre.	Progress remains slow.

Information Services

A table of major works undertaken during February 2013 follows:

Strategy / Activity / Project	Update
Deployment Software – Microsoft SCCM 2013	System Centre Configuration Manager (SCCM) is being implemented. This is a critical requirement to enable ICT to effectively manage and deploy corporate software across the network. Next steps involve: <ul style="list-style-type: none"> • Client Deployment • Application Deployment Remediation • Report Generation • Documentation, Training, Support Estimated completion date for this project is 15 th March.
Service Desk – Software – SysAid	Council has finalized SysAid service desk & asset management software as the Service Desk solution. The procurement process has started and a requisition has been raised. Council has also engaged SME consultants to assist in the initial implementation & configuration of the Service Desk software solution.
Secure Large File Transfer / Internet Bandwidth	Council continues liaising with the vendor in relation to the delivery of the Internet services. This implementation work has been tasked to Telstra via the supplier. Telstra engineers will be onsite in the next two weeks to complete the installation of fibre optic cable to the premise.

Strategy / Activity / Project	Update
Data Centre Project	Alternative solutions are now being evaluated to identify a cost effective solution.
Digital Hub Project	ICT are liaising with the Digital Hub Project Manager, to date assistance has been provided in relation to network, cabling, and switch capacity needed to support the constantly evolving requirements.
Edge Infrastructure	Council's core and group switch fabric has now been successfully upgraded and is capable of supporting increased security standards



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	and voice over IP. UPS devices need to be installed for all switch fabric in the Gatton Office to protect this core network equipment and provide disaster recovery capability.
NetboxBlue - Web Filtering/ Corporate firewall	Implementation of the new corporate firewall is scheduled and the work will result in sporadic Internet service interruptions.
Hardware Implementation for Corporate Apps	New server hardware has arrived. This will replace Council's entire virtualization platform and provide Council with the needed capacity to support the new corporate applications. This is a very complex project and will involve the upgrade of Council's core virtualization platform software as well.
Windows 7 & MS Office 2010	CMLT will be targeted to assist in the identification of software currently in use across Council. Presently Council operates some 1,100 different software applications, many of which will not operate at all on Windows 7. This represents an excellent opportunity for Council to review the necessity for this volume of software and to consolidate and simplify the corporate network environment.
GIS Projects	Project is on hold as GIS team is acting on response to the January 2013 Flood Event.
UPS installation	Requisition of UPS equipment has now been initiated after evaluation of various options from suppliers.

Records

At 28 February, there were two active Right to Information applications with Council.

Core Systems Replacement Project

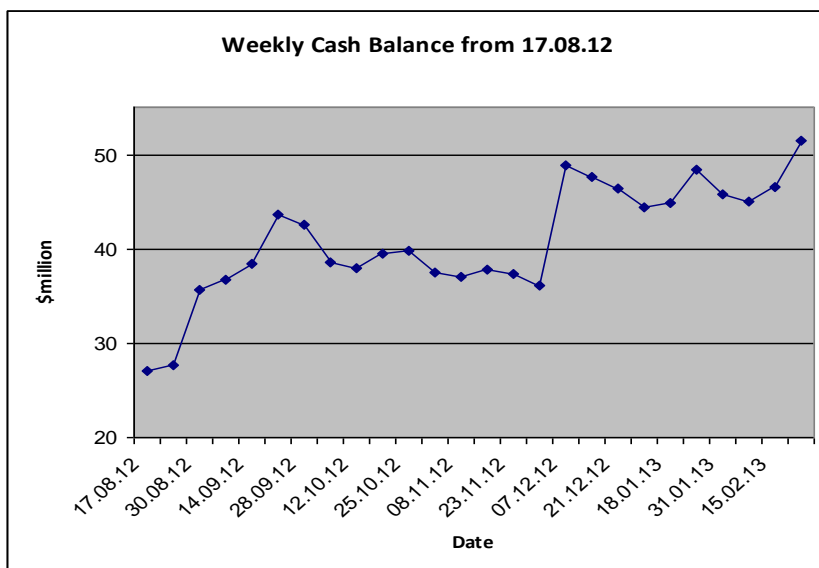
ECM remains on currently on track for implementation on 8 April 2013. Some issues remain with the conversion of data from the old to new database. A position on this issue will be determined following the end user training to resolve if "go-live" should be deferred by up to two weeks for data verification.

One Council also remains largely on track although resource conflicts are now starting to emerge as the project gains momentum. The ownership of the CLMT is essential to the successful implementation of this product. Council is also in negotiations with Technology One on the acquisition of a Defects Module and GIS Synchronisation to allow integration with the Works modules. Change management sessions continue for both Module Champions and CLMT.

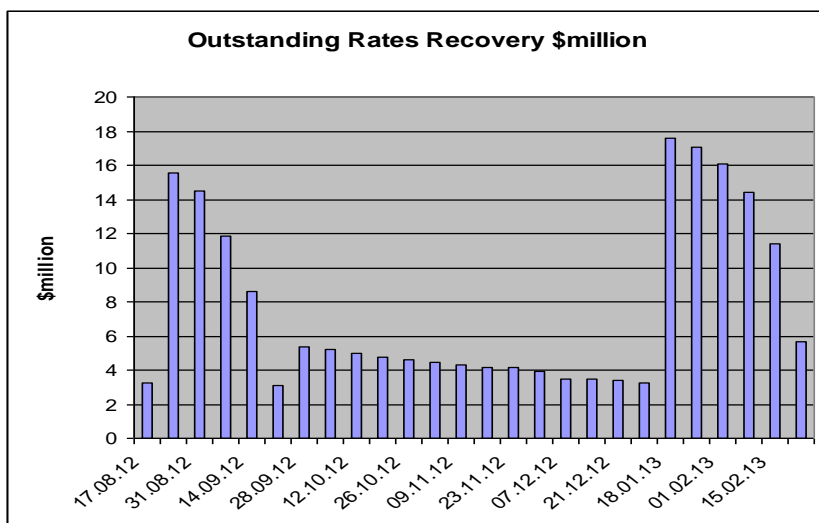
Finance Services and Planning and Performance

The weekly Cash and Investment balance as at 22 February 2013 was \$51.5 million.

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Outstanding rates at 22 February 2013 were \$ 5.7 million (noting that the discount period has been extended to victims of January 2013 Flood Event by up to 90 days).





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Further to significant resource commitments to One Council other major work undertaken by the financial teams during February include:

Strategy / Activity / Project	Update
Capital expenditure actuals versus budget since amalgamation.	Completed.
Budget Guidelines.	Budget Guidelines for 2013/14 issued.
NDRRA Cost Control Group.	Review of internal controls on NDRRA expenditure to ensure flood costs are fully claimable.
Asset valuation.	Meetings with Asset Val commenced re: end of year valuation for lands, roads and drainage infrastructure assets.
One Council	Preparation of Council assets for uploading into One Council.
Sole and specialized supplier listing.	Commenced work on compilation of list of Sole and Specialized Supplier for adoption by Council.

Human Resources

At 28 February, 360 Full Time Equivalent Employees were employed by Council. Associated with these employees, there were eight ongoing disciplinary matters.

Other activities undertaken during February are outlined in the following table.

Strategy / Activity / Project	Update
Position Descriptions	All position descriptions that have been received will go to the ERP Meeting on 25.02.2013.
Performance Reviews	Performance Review Documentation is now available on the Intranet for the supervisors and managers to commence the next stage of the performance review process.
SPA (Salary Sacrificing)	Dates have been scheduled for both Group and One on One Information Sessions with SPA in late March to early April. There has been significant interest from employees to date.
TechOne	Information compiled for Technology One includes a Qualifications and Skills matrix to put against all positions within Council.

4. Policy and Legal Implications

There are no policy or legal implications associated with this report.

5. Financial and Resource Implications

There are no financial or resource implications associated with this report.

6. Delegations/Authorisations

There are no delegation or authorisation issues associated with this report.

7. Communication

No communication is required in relation to this report.

8. Conclusion

A significant workload continues within the Group as we continue to enhance the finance, procurement, customer services, human resources and information units of Council.



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12.4

February 2013 Customer Statistics Report

Date: 13 March 2013
Author: Cherie Irving, Manager Customer Service
Responsible Officer: David Lewis, Group Manager Corporate Services
File No: / & 1.1/29/21

Summary:

The following report contains the February 2013 statistics from the Customer Service Centre. The report consists of a breakdown of data for service requests, telephone calls and a QGAP transaction analysis to provide Council with a snapshot of Council's interaction with our customers during the period.

Officer's Recommendation:

This document is for Council's information only.

RESOLUTION:

This document is for Council's information only.

Report

1. Introduction

The purpose of the report is to ensure Council has the required statistics each month regarding customer interactions with LVRC Council. The report provides information gathered from various systems throughout the organisation to provide a comprehensive view of the type of transactions we engage in with our customers.

2. Background

Historically there were limited opportunities to gather statistics due to the inherent restrictions of various systems within Council. However since the opening of the contact centre in Gatton (May 2012) and subsequent system modifications and upgrades, access to a range of statistics has greatly been enhanced.

3. Report

Following are the Customer Service reports for February 2013. The month was extremely busy as the Customer Service team dealt with the impacts of the January 2013 Australia Day Flood Event and consequent emergencies. This response saw the Call Centre twice opening for extended after hour's periods to cope with customer demand. Team members were responsive to these demands and made themselves available for rostering throughout the period including overnight and on weekends. Due to the inbound call demand, additional

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staffing was supplied from other business units and both Toowoomba and Ipswich City Councils.

Service Requests

Each month, each business unit can draw down their reports for the month for information pertaining to: the breakdown and numbers for each type of contact for their unit and what is outstanding for their investigation and completion. Following the report are details that include:

- Service Requests received for February 2013
- Rates Service request comparison December 2012, January and February 2013
- Service Requests taken by department
- Service Requests comparison by department, December 2012, January and February 2013
- Councillor Service Requests February 2013
- Outstanding Councillor Service Requests as at 28th February 2013
- Outstanding Department Service Requests as at 28th February 2013 and
- Tasking report for February 2013.

Telephones

6,495 calls were received into the exchange in February. This large increase was mostly due to the aftermath of the Australia Day flood event and the issuing of the January rates notices. As a result of extra lines being added (November 2012) there were only three calls that did not make it through to the exchange. The various statistical reports gained from the system allowed us to make pertinent staffing decisions.

Data included in the following report include:

- Total calls received August-February 2013
- A comparison of statistics for calls within business hours for January and February 2013
- Top calling exchanges by volume and
- After Hour Calls for February 2013.

Receipting

15,152 receipts were processed through the system in February. Rates, due on the 18th February, were responsible for the substantial increase in receipts for the month. 83.2% of receipts processed for February 2013 were paid either by BPay, Direct Debit, via Australia Post or Internet banking and demonstrates that large numbers of customers are conducting their financial transactions with Council by means other than direct/ personal contact.

Visitors

There were 35 tags issued for visitors in the Laidley office and 206 in Gatton.

QGAP

QGAP activities continue to be under close scrutiny. In February, approximately 90% of all transactions for QGAP was the provisions of services for transport and car insurance. In the following report details included are:

- Performance Report February 2013
- QGAP transaction count for 2010 - 2013



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4. Policy and Legal Implications

There are no Policy or Legal implications associated with this report.

5. Financial and Resource Implications

There are no Financial or Resource implications associated with this report.

6. Delegations/Authorisations

There are no Delegations/ Authorisations associated with this report.

7. Communication

There Communication implications associated with this report.

8. Conclusion

The purpose of the report is to ensure Council has the required statistics each month regarding customer interactions with Council. The report provides information gathered from various systems throughout the organization to provide a comprehensive view of the type of transactions we engage in with our customers. February 2013 was extremely busy as the Customer Service team dealt with the Australia Day flood event and consequent emergencies.

CUSTOMER SERVICE - JANUARY 2013 STATISTICS

The following report breaks down the statistics for the Customer Service area into:

- Service Requests (Delta)
- Telephones
- QGAP

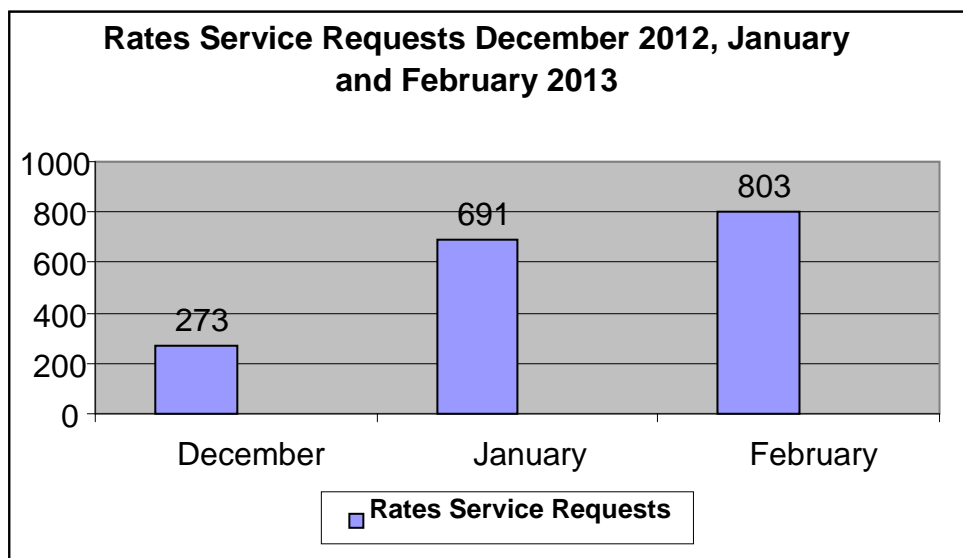
Service Requests

Total Amount of Requests Received for February	4,108
Total Amount of Quick Completes created in February	1,327
Total for month	5,435

The volume of Service Requests was the highest number of service requests recorded in the system and can, anecdotally, be attributed to the flooding events and the rates payment date (18 February 2013). In addition to the Delta request system, Councils' Disaster Management System – 'Guardian' was utilised in response to the majority of flood related requests. In February, 219 Guardian requests were also logged by Customer Centre team members.

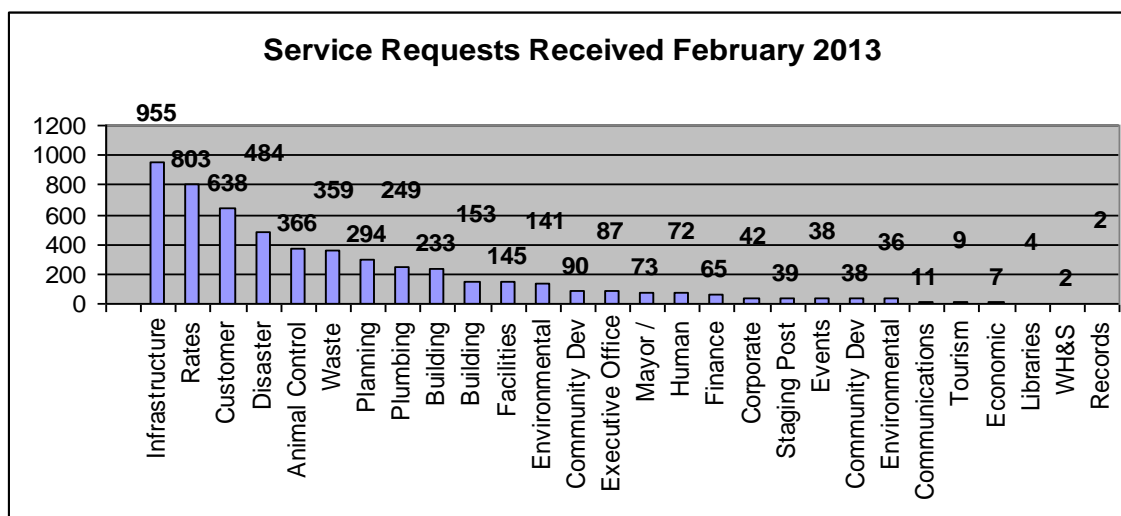
The following graph provides the numbers of rates service requests for the last three months. The rates notices (issued in January and due February 18) generated many extra phone enquiries.

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Service Request by Department

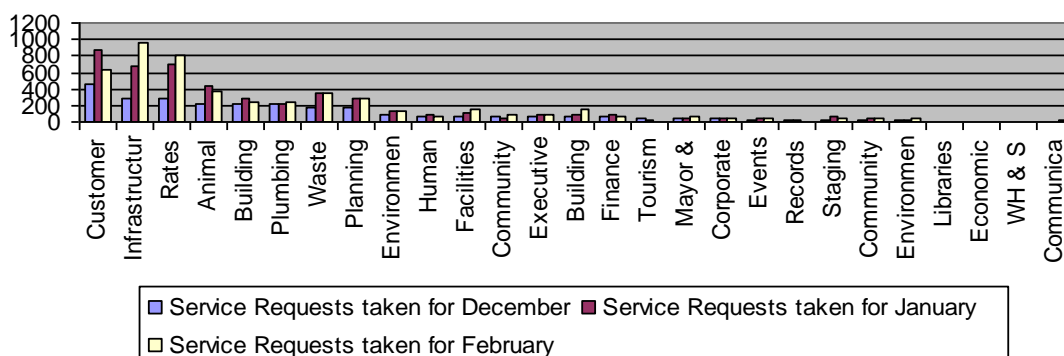
The following table shows the number of service requests received by each department during February 2013. Reflective of the flood event, Infrastructure Services, Rates, Disaster Management, Customer Service, Animal Control and Waste all had a very busy month.



The following graph shows the comparison of Service requests taken in November, December 2012 and January 2013.

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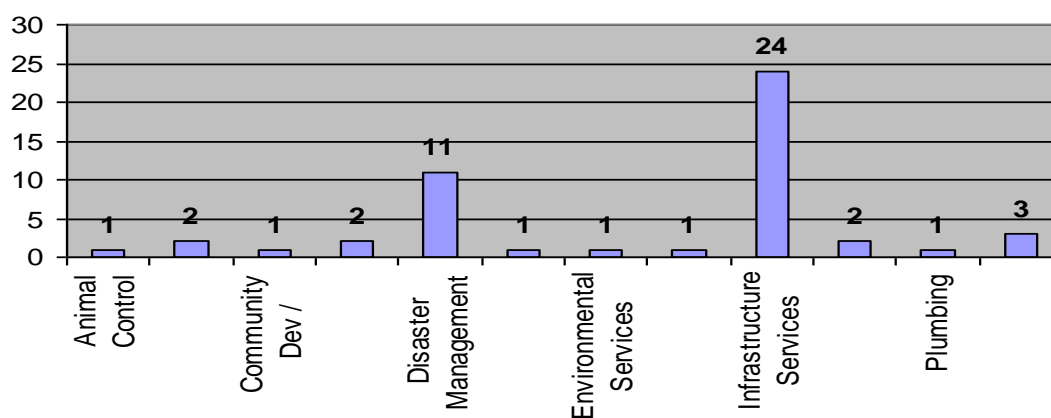
**Service Requests by Department December 2012, January
and February 2013**



Councillor requests

There were 50 councillor requests taken in February 2013 with 30 outstanding service requests for February. The majority of the requests were regarding Infrastructure and Disaster Management.

Councillor Service Requests February 2013

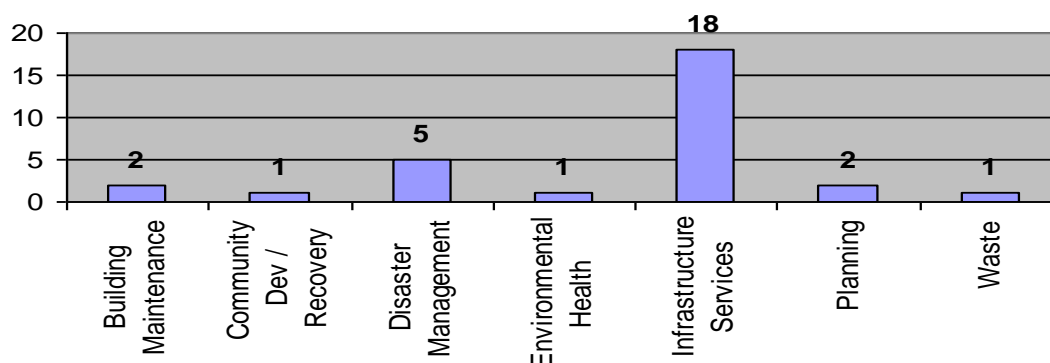


Outstanding Councillor Requests

There remain 51 open councillor requests for 2012. In response to this the Executive Assistant to Councillors has been following up on each outstanding report to facilitate their completion. Further a 2013 overdue councillor request report has been emailed to each councillor with details pertaining to each request. The reports provide only a snapshot though – effective as at that date, as daily requests are opened, actioned and closed.

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Overdue Councillor Service Requests February 2013

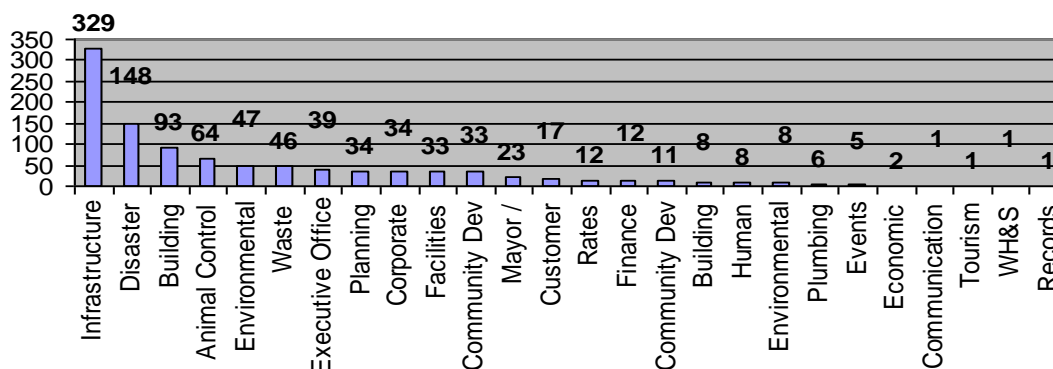


Outstanding Service Requests

The following graph shows service requests outstanding as at February 2013. This data provides only a snapshot effective as at that date, as requests are continually opened, actioned and closed.

There are a large number of overdue service requests in particular for Infrastructure and Disaster Management which were raised in response to the flood events of February.

Overdue Service Requests by Department February 2013

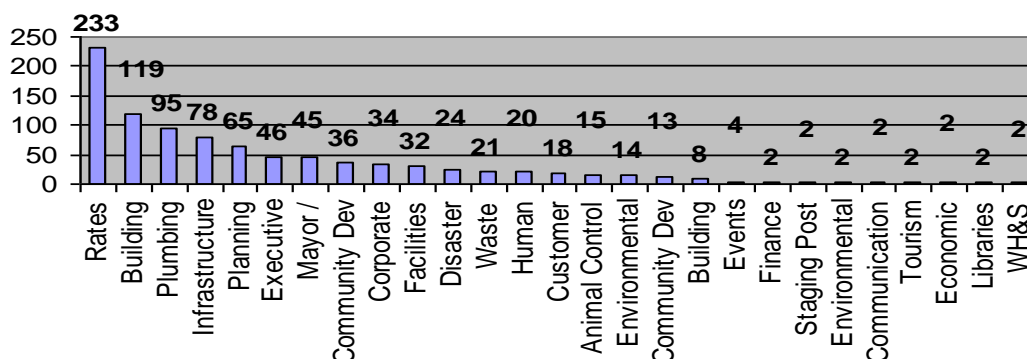


Tasking

All correspondence and emails to mailbox@lvrc.qld.gov.au are tasked to the appropriate business unit for action. Tasking details are graphically represented in the following chart.

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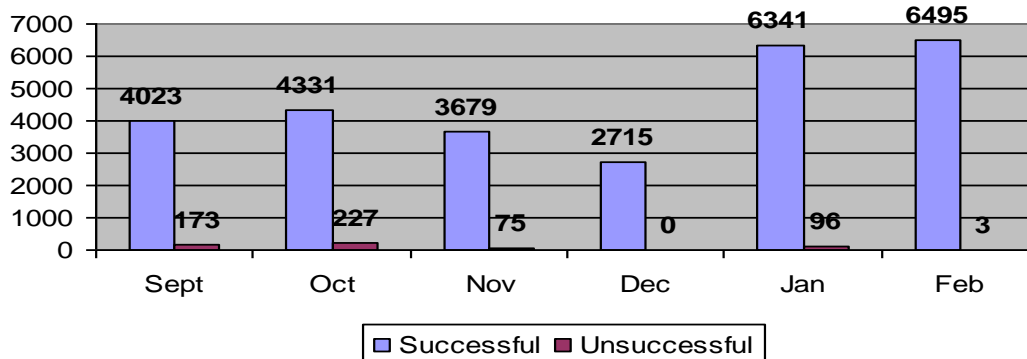
Tasking Service Requests by Department February 2013



Telephones

Total Calls

Monthly Comparison of Calls Sept 2012 to February 2013



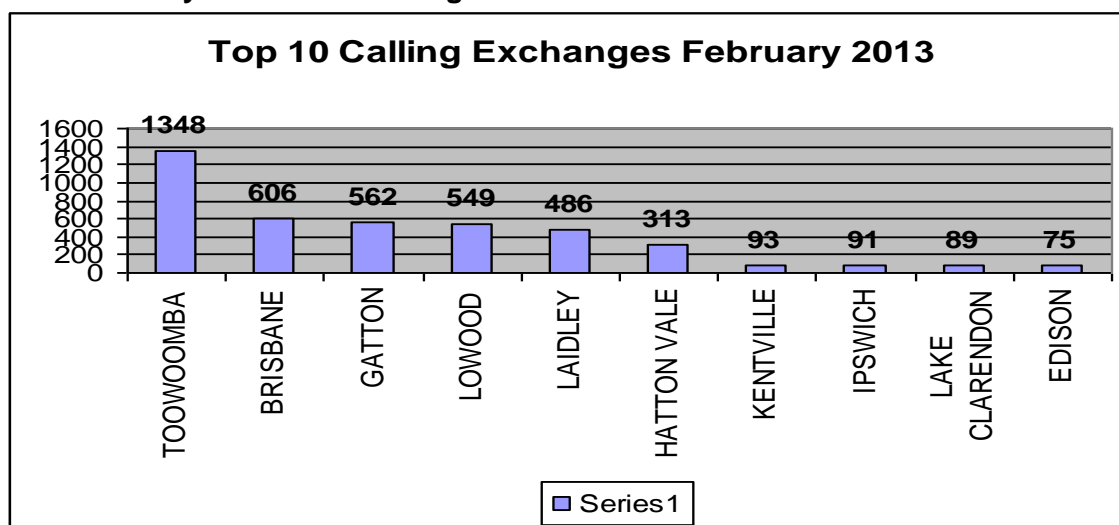
The February flood event combined with the second half rates payment generated significant inbound phone calls and resulted in additional team member being rostered to cater for the increased volume.

1. In February the Service Centre experienced a significant volume of inbound phone calls and our service level rose slightly (from January 2013) to 80%. Our aim is to consistently achieve a service level of 90%. During this time and predominantly in response to the flood event, there were a number of periods when queued contacts outweighed the number of agents logged in with the maximum queued contacts for February being 21.
2. Customer Service Team members are becoming more proficient at answering more phone call enquires without the need to transfer the call for resolution. Hence our members speaking time on the telephone is longer. On average the contact time per call, inclusive or post processing, was 7 minutes and 22 seconds.

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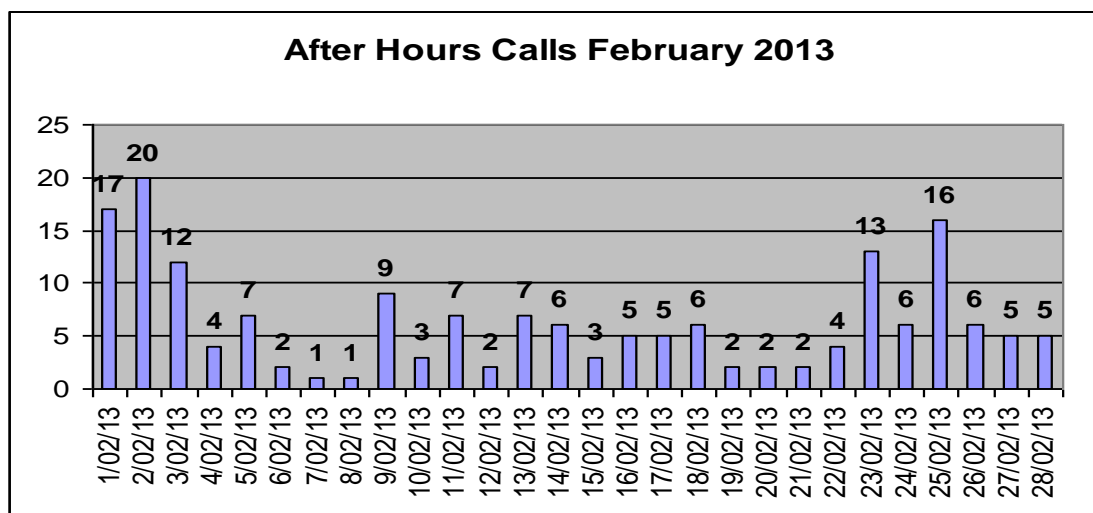
3. The abandoned call rate is still high. However, in response to the January flood event, the high volume of inbound phone calls was to be anticipated but the rate had decreased marginally from January (01:31) to 01:19 minutes. Significantly the average call wait period was 1.22 minutes. The majority of inbound phone calls were answered within appropriate levels though it is important to recognize that the maximum time waited to be answered in February was 14:37 minutes and the maximum time before inbound phone calls were abandoned was 12:24 minutes. Given the call volumes in February and even with increased staffing levels on the phone, delays would be expected even with the deployment of additional team members (both internal and external).

Breakdown by state and exchanges



After Hours Calls

The following report shows the January afterhours calls from Brisbane City Council. There were a total of 178 calls for February 2013 and represents an increase on previous months. The Service Centre opened twice afterhours during the month.





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RECEIPTING

The following table shows the number of receipts taken by Council in February. 15,152 receipts were processed in the system and include all transactions for Council for the month. 83.2% of receipts processed in February were paid either by BPay, Direct Debit, via Australia Post Office or Internet banking. The slight increase in actual transactions is due to some customers paying their accounts with both cash and credit card.

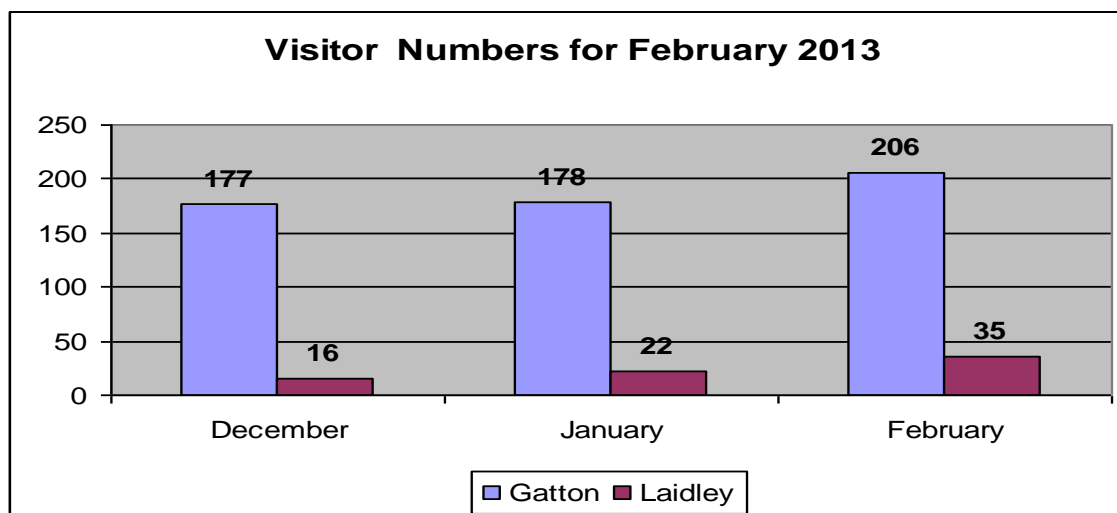
	December	January	February
Receipting	4322	6268	15152

The following breakdown indicates how the money was received:

Cash	Cheque	Eftpos	Credit Card	Direct debits / BPAY / Post Office	Total
685	1,015	380	462	12,650	15,192
\$392,065.60	\$1,809,361.01	\$217,659.65	\$360,191.49	\$12,227,437.85	\$15,006,715.60

VISITORS

The following graph indicates the number of visitors received in each office.



QGAP

The following report from QGAP indicates the volumes of traffic through QGAP for February 2013. Once again the Department of Transport took up the majority of transactions, (inclusive of NRMA and Suncorp insurances associated with registration) and amounted to 90% of all QGAP transactions in February. The reduced number of transactions this month is due to closure of the facility due to the January flood event.

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QGAP PERFORMANCE REPORT for the period from 01/02/2013 to 28/02/2013.

GRAND TOTALS

Total collection value for all transactions	\$36267.90
Total Service Fee for all transactions including monthly grant of \$1,916.67 received from Smartservice Qld	\$4259.41
Total time taken for all transactions	69.5167hrs
Total number of transactions	607
Total average time for all transactions	6.87

DESCRIPTION	FUNDS COLLECTED	SERVICE FEE	TIME (MINS)	TRANS-ACTION
Births, Deaths & Marriages	\$381.00	\$98.02	162	29
Centrelink		\$8.00	12	2
Medicare		\$8.00	12	2
Housing & Homelessness		\$71.02	88	14
Dept of Justice		\$30.67	46	8
Lead Agent		\$253.34	380	12
QRAA		\$2.67	4	1
Seniors Card		\$13.67	16	3
SPER	\$202.90	\$8.00	12	2
Suncorp Metway	\$1126.90	\$38.56	72	12
Transport & Main Roads	\$34 557.10	\$1810.79	3367	522

The following table lists the transaction counts for Laidley QGAP for the last 3 years:

MONTH	2010/2011	2011/2012	2012/2013
JUL	1,328	1,207	1,117
AUG	1,302	1,414	1,017
SEP	1,110	1,323	996
OCT	1,132	1,214	1,104
NOV	1,143	1,149	1,068
DEC	824	913	654
JAN	847	1,098	1,093
FEB	880	1,252	607



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MAR	1,339	1,529	
APR	1,259	1,353	
MAY	1,638	1,132	
JUN	1,118	1,075	
TOTALS	13,920	14,659	7,656

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12.5 Group Manager Community & Development Services Monthly Update

Date: 21 March 2013
Author: Leo Jensen, Group Manager Community & Development Services
Responsible Officer: Leo Jensen, Group Manager Community & Development Services
File No: 1.1/17/14

Summary:

This report provides Council with a broad update on activities within the Community and Development Services Group for the month of February 2013.

Officer's Recommendation:

This report is for Council's information.

RESOLUTION:

This report is for Council's information.

Report

The month of February 2013 witnessed significant activity across all Units within the Group, both in disaster response and recovery, and maintaining normal operations on a downscaled level with a skeleton staff.

The staff response across the Group was excellent to observe with everyone "pulling together" during the month.

Highlights of the Group's monthly activities by Unit were:

Community Development and Cultural Services

Child Care

- Both centres are running at capacity with a range of ongoing activities being offered to the children over the period.

Library - Art Gallery

- The Australia day flooding saw the Laidley Library inundated. Until the Laidley library is repaired Laidley is being serviced by the mobile library. Interim measures have been put in place to maintain the regular mobile library program.
- The art exhibition during February comprised over 80 works of art by three local women. The exhibition closed on the 24 February, with numerous items sold.

March will see an outstanding exhibition of works in various mediums by prisoners from the local correctional centre. The exhibition is sponsored by Serco. Visiting this exhibition is a must.



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Community Development – Community and Youth

- The Youth Council launched their Anti-Bullying Campaign and “Dive-In Movie” event on 23 February 2013 with over 92 people attending the event despite inclement weather and the venue being changed to the Lockyer District State High School hall.
- Officers attended a meeting of the Regional Community Transport Solutions Initiative with the aim of developing a “region wide coordinated, accessible, responsive, affordable and sustainable (their words...) transport service. They propose to hold a further “Workshop on Wheels” (bus trip) to the Sunshine Coast where this type of initiative is in place and working well on Thursday 21 March.
- Work is well underway for the Multicultural Festival. Officers have been working with representatives from the Darfur Community Association who are assisting in the event.
- Another successful Skateboarding Australia Workshop was held on Saturday 16 February at Forest Hill.
- Officers have continued to attend and work with a wide range of community organisations over the period.
 - Youth Council Big Day In planning, Anti Bullying Campaign, Youth Council report to Council.
 - Anti-Discrimination Commission of Queensland (ADCQ) *Creating Inclusive Communities* workshop at the Lockyer Valley Cultural Centre.
 - Lockyer Service Providers Interagency meeting. Promotion of LAMP projects – Multicultural Festival, Anti-Discrimination workshop, Australian South Sea Islander workshop, and Youth Council project – Anti-bullying launch (Dive In Movie).
 - Darfur Community Association mentoring and support for Multicultural meeting.
 - Ethnic Communities Council of Queensland workshop as part of the Men’s Multicultural Swimming program.
 - Lockyer Service Providers Interagency meeting. Promotion of LAMP projects.
 - Rotary – presentation on multicultural program.
 - Lockyer Multicultural Association, Planning *Tastes of Harmony* March 18 and Multicultural Festival.
 - CALD establishment of a new playgroup, Monthly welcome luncheon.

Community Development – Human and Social

- Murphys Creek Community Centre was officially opened. This was a very successful event with many Rotarians from across the country attending, as well as a number of local community and Council representatives.

Numerous officers from across the Group assisted this project including Plumbing and Building, Health and Regulatory Services and the Community Development and Cultural Services Units.

The re-specification and tender delivered a vastly improved outcome on the ground which also resulted in stretching funding a lot further in delivering a range of resources for the centre.

Personnel from the IS Group also assisted with internal roadworks, mowing and laying of turf.

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- Response and Recovery
The Community Development Team was highly active and visible across the region this month in the following areas:
 - Landswap
 - Evacuation centres
 - Resupply and restocking efforts
 - Community liaison
 - Management/distribution of donated goods
 - Responding to community enquires on behalf of the various Council officers and the Local Disaster Coordination Centre

Planning and Environment

- Council was successful in attracting funding under the Powerlink offsets funding for the Kentville Bush land Reserve and Brightview Riparian Reserve Rehabilitation Project. The offset fund has a value of \$225,000.00. This project will help to provide land for nature conservation and public recreation and protect green space as part of the planning process. The objective of the project is to revegetate 5ha of Reserve 559 and Reserve 698.

Plumbing and Building

- Officers met with Queensland Urban Utilities regarding connection approvals and assessment of sub metering with positive outcomes.

Waste, Health and Regulatory Services

- Work progressed with the JJ Richards & Sons Pty Ltd contract. Livery for the new collection trucks was signed off and painting of the trucks commenced. Bin designs also progressed.
- A workshop is scheduled for early March with Councillors.
- Response times to animal control issues are being monitored closely with the resignation of one of the officers. Recruitment processes have commenced with the position being advertised.

Group Manager Community and Development Services

- As part of Council's advocacy for assistance with the response and recovery efforts, two detailed proposals were prepared in support of community development and environmental resources/projects. A significant effort was expended to provide detail to inform future advocacy efforts for the region.
- Attended the Healthy waterways/SEQ Catchments combined meeting which discussed the implications and issues associated with flood impacts on the region's recent flood events. The message delivered by this meeting was that any restoration works both physical and natural needs to be coordinated and approached from a whole of catchment approach – all agencies need to be on the same page and working together to maximise future investment.



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- **Environment Portfolio**
Liaison with Councillor McDonald occurred and progress with portfolio strategies were held in abeyance due to flood response and recovery efforts this month. A separate update is reported this Council agenda.
- **Laidley Centre Revitalisation Group**
The internal Group met for the second time to discuss a range of issues arising from the first meeting and emergent issues as a result of recent flooding in Laidley.

Overall, the Group's activities during the February were extraordinary in responding to the January and subsequent February rain events. Notwithstanding this, efforts across the Group are applauded and the 'teamwork' across the organisation is recognised.

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12.6 Acting Group Manager Infrastructure Services Report

Date: 20 March 2013
Author: Anthony Trace, Acting Group Manager Infrastructure Services
Responsible Officer: Anthony Trace, Acting Group Manager Infrastructure Services
File No: 1.1/17/28

Summary:

This report is to update Council on the emerging matters arising since Council last met in regards to the Infrastructure Services Group.

Officer's Recommendation:

This document is for Council's information only.

RESOLUTION:

This document is for Council's information only.

Report

1. Introduction

This report is to provide an update to Council on current matters arising for the Infrastructure Services Group since Council's last meeting held on 13 February 2013.

2. Background

Previous Infrastructure Services reports to Council up to and including 27 February 2013.

3. Report

Infrastructure Planning:

NDRRA assessments of 2013 event

In conjunction with QRA, Council continues to undertake eligibility assessment of all community assets. The focus to date has been on finalising the assessment of 3 main programs of work, being:

- Lefthand Branch Road
- Black Duck Creek Road
- East Haldon Road

The finalisation of the assessment to these severely damaged areas and QRA approval for these works is expected by the end of April 2013.

Assessment of the remainder of the Lockyer Valley Region is targeted to be completed by May 2013. To assist in meeting these timeframes, an additional 3 QRA resources have been allocated to the Lockyer Valley.



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Damage to Community Facilities and Parks have also been included to offset any shortfall in insurance coverage.

Flood Mitigation Studies

Investigations are continuing to identify mitigation options for high risk areas of the Lockyer Valley Region, with a current focus on the Laidley area. Options under consideration include levees, detention basins, improved capacity and connectivity of catchment/storm water networks.

13/14 Capital Program

Development of Council's 13/14 Capital program is underway for discussion with Council at a future meeting, with planning studies and condition assessments being undertaken to identify required scope of works.

Also work has been completed to identify works uncompleted in previous budgets, and these projects have been included for funding consideration.

Sports & Recreational Plan

Development of the Sports & Recreational Plan has been delayed due to the severe weather events experienced early in the year. Community Facilities in conjunction with Organisational Performance and external consultants have been developing a Sport and Recreation Plan for the Region. Community consultation has commenced on the Plan with meetings scheduled for the week of 25-29 March 2013 and will be held in Gatton Laidley and Withcott (these have been arranged by Ross Planning the engaged Consultants). Survey forms have been provided to all users of these facilities to complete and submit back by Friday 22 March 2013. Council's Project Steering Group has a meeting scheduled for Thursday 4 April 2013 and a draft report is expected by the end of April 2013.

Planning Coordination Group

This cross functional work team continues to meet on a regular basis to coordinate the activities of the various planning units of Council. A good outcome for Council has been the formation of teams to address corporate wide planning issues and delivery operational objectives, such as review of PIPs and developer charges, beautification of town centres, as well as flood mitigation planning.

TMR Coordination

To assist in the coordination of activities between LVRC and TMR, regular meetings are scheduled. The main focus currently is on the coordination of emergent works to damage infrastructure and provision of 2WD access over road networks. Work has also commenced on developing a common engagement strategy to address issues with DERM in identifying and implementation of long term restoration solutions.

In relation to the Main Roads Network, please note that TMR have advised that the:

- Jordan's Bridge on Gatton Esk Road is scheduled to be re-opened 21 March 2013.
- \$40 million Helidon to Withcott project expected to be completed by June 2013.

RRG update:

While the Board of LGAQ remains committed to reviewing RRG boundaries, after consideration of submissions from all RRGs and Councils and taking into account the recent natural disaster situations impacting the majority of Councils across the State, it has been

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decided it is not prudent to pursue changes to RRG boundaries at this time, unless Councils have indicated a willingness to change.

In terms of 12/13 TIDS funding, the following additional projects have been approved for delivery in the 2012/13 financial year:

- Lockyer District High School (Gatton) - \$55,000
- Airforce Road - \$150,000

Current items under consideration by the RRG include;

- Combining of current multiple funding programs (ie: SafeST, Roads Alliance & cycleways) into a one RRG funding program.
- Change from “Regional Roads Group” to “Regional Transport Group” to expand focus on other modes of transport infrastructure including airports, cycleways etc.

Infrastructure Delivery:

Emergent Works 2013 progress

Lefthand Branch Road:

- Crews are working in the central section to improve standard of access which remains 2WD high clearance.
- Work continues to stabilise crossings with work well advanced at the northern end to the first 5 crossings. As water recedes the temporary pavements will be constructed over the temporary repairs.
- Work on the 14th crossing is currently planned for Thursday 21 March which will require complete road closure between 9am and 3.30pm. Advice to all landowners will be provided.

Black Duck Creek Road

- Crews are working on the central section to improve standard to 2WD high clearance.
- Temporary works to stabilise the first crossing (near old Junction View School) are well advanced with temporary pavement to be placed over the crossing when water recedes.
- Temporary repairs to the second and third crossings are planned for coming days. Traffic delays are expected.

East Haldon Road

- Access to high clearance standard has been established for the full length of the road.
- Work has commenced stabilising the second crossing. Some traffic delays are expected.

Other emergent works continue across the region, focusing on removal of silt and debris and re-storing of assets into a safe condition. The majority of Council's roads have now been re-opened with just the Junction View/Mt Sylvia area and Lockyer Siding Road under local access restrictions and Winwill Connection Road remains closed at one crossing at close of business on 20 March 2013.

2011 Restoration Program Update

The current Estimated Final Cost has been revised down to \$126.7m by approximately \$3.7 million of planned works which were further significantly impacted by the January 2013 event, particularly uncompleted works on Black Duck Creek, East Haldon and Lefthand Branch Road.



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Further revision of this program will continue as approvals for treatment are finalised and as costs are finalised for completed works. This is estimated to be in the range of a potentially \$2 - \$3million.

Total expenditure to end of January was \$75.9m, with estimated cost to complete at the end of January being \$50.8m. This includes \$4.6m in contingency which is unlikely to be called up. It also includes an allowance of \$4.2m for Program Management (10% of direct job costs). Realistically, remaining direct job costs of approved submissions is probably no more than about \$32m.

1. Being assessed for phase 2 approval: only 9 roads are yet to be inspected for phase 2, valued about \$600k
2. Approved works still to be reviewed internally: up to 80 roads in batches 6 – 16 still require a review of scope prior to delivery either by contract or day labour, value \$6.9m.
3. Allocated to Council crews: currently completed about \$4.2m and another \$7m allocated. More can be allocated as scope is finalised and if the capacity to do more is demonstrated. I expect very little day labour restoration work will be achieved between now and 30 June as their focus will be on completing TIDS and other capital works.
4. Awarded to external contractors: \$6.16m WIP.
5. Ready for or in tender process: \$2.4m in the market for pricing and another \$2.7m to be called in the next couple of weeks.

Review of the delivery schedule for the remaining program is being undertaken (post recent events) to determine expected program completion timeframe and support any request for a further extension past current December 2013.

12/13 Capital Program progress update

Review of 12/13 Capital program is being undertaken in light of recent natural events and works required in other programs, to determine likely impacts to the delivery of this program, as well as informing overall resource planning across all delivery programs.

Customer Service Stats

Request Group	Requests Taken	Councillor Requests	Inspected	Completed	Outstanding
Building Maintenance	64	0	42	49	46
Facilities	100	0	23	93	29
Infrastructure Services	1196	32	209	659	633
Total	1360	32	274	801	708

Business Operations:

Fleet Operations:

Work continues on the replacement and upgrading of the Fleet with the expectation that the 12/13 Fleet Replacement will be fully delivered or committed by June 2013.

Tenders are being advertised in the Courier Mail on Saturday 23 March 2013 for the following plant replacement items, being a 6x4 Tipper and Tri-axle tipping dog trailer, a 6x4 Tipper (This unit will replace the truck written off in accident) and a 6x4 Chassis mounted water truck and also an additional plant item being a 4 WD air-cab tractor and tractor mounted road stabilizer unit.

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Work has commenced on the development of the 13/14 Capital budget, consultation with other business units will be undertaken in the near future.

One Council Update:

Significant work continues to cleanse and develop the Asset database/Register to be mitigated into the new Corporate Solution, with initial datasets provided to the Corporate Project Team to allow initial testing of solution to be undertaken.

Initial asset costing framework utilising the project and work order functionality of the corporate solution has been developed to meet business requirements. Once this framework has been created in the solution, user acceptance testing will be undertaken to identify any further improvements or changes to processes.

To assist in the successful implementation of the new solution, an IS resource has been seconded to the corporate project team to undertake the required development work and to act as the business link into the project. This resource will utilise the newly formed IS Improvement Team, which contains representatives from across all units to ensure the best outcomes of the business and assist staff in the transition to the new solution.

4. Policy and Legal Implications

Policy and legal implications will be addressed in future reports.

5. Financial and Resource Implications

Budget impacts will continue to be addressed through existing allocation and re-prioritisation as required.

6. Delegations/Authorisations

No further delegations are required to manage the matters raised in this report.

7. Communication

The matters arising from this report that require further communication will be addressed through existing communication channels.

8. Conclusion

That the Acting Group Manager of Infrastructure Services report be received and noted.

The Mayor, Cr Jones, returned to the meeting and resumed the Chair, the time being 11.39 am.



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13.0 CONFIDENTIAL ITEMS

Item Number: 13.1
File Number: 1.1/17/10
Councillor: Cr Steve Jones
SUBJECT: CLOSED SESSION

That Council move into Closed Session at 12.00pm for discussion in accordance with section 275 (1), (e), (f) & (h) of the Local Government Regulation 2012, (e), (f) & (h) of the Local Government Act 2009, contracts proposed to be made by it, other business for which a public discussion would be likely to prejudice the interests of the local government or someone else and starting or defending legal proceedings involving it.

Moved By: Cr Pingel **Seconded By:** Cr McDonald
Resolution Number: 2943

CARRIED

7/0

Item Number: 13.2
File Number: 1.1/17/10
Councillor: Cr Steve Jones
SUBJECT: OPEN SESSION

THAT Council move into Open Session, the time being 12.25 pm.

Moved By: Cr Pingel **Seconded By:** Cr Milligan
Resolution Number: 2944

CARRIED

7/0

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13.3

Legal Update - Personal Injury Claim

Date: 19 March 2013
Author: Caitlan Natalier, Solicitor
Responsible Officer: Jason Bradshaw, Executive Manager Governance & Policy
File No: 1.1/14/6-5

RESOLUTION:

THAT Council resolves to receive and note the report;

And further;

THAT Council approve the endorsement of the full and final settlement of this claim in respect of the Laidley and District Historical Society's liability in accordance with the Claimant's "Calderbank Offer" as authorised by the Chief Executive Officer on a commercial basis.

Moved By: Cr Friend

Seconded By: Cr Milligan

Resolution Number: 2945

CARRIED

7/0



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13.4 Request for Fee Waivers - Lockyer Valley Tourism Guide Publication (for flood inundated business)

Date: 20 March 2013
Author: Michelle Brown, Events & Marketing Coordinator
Responsible Officer: Mark Piorkowski, Executive Manager Strategy & Planning
File No: 1.1/17/14

RESOLUTION:

THAT Council to agree to waive 50% of the advertising costs in the 2013 Lockyer Valley Tourism Guide, for identified inundated Lockyer Valley businesses, that had an existing booking at the time of the 2013 Australia Day floods.

Moved By: Cr Holstein **Seconded By:** Cr Pingel
Resolution Number: 2946

CARRIED

7/0



Date: 13 March 2013
Author: David Lewis, Group Manager Corporate Services
Responsible Officer: David Lewis, Group Manager Corporate Services
File No: 1.1/17/14.1 & 1.5/1/1