



ORDINARY MEETING OF COUNCIL

AGENDA

9 SEPTEMBER 2015



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COUNCIL AGENDA
9 SEPTEMBER 2015**

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1. MEETING OPENED

2. LEAVE OF ABSENCE

No Leave Of Absence

3. CONDOLENCES/GET WELL WISHES

3.1 Condolences/Get Well Wishes

Date: 02 September 2015
Author: Jason Bradshaw, Acting Chief Executive Officer
Responsible Officer: Jason Bradshaw, Acting Chief Executive Officer

Officer's Recommendation:

THAT letters of condolence be forwarded to the families of the recently deceased persons from within or associated with the Lockyer Valley Region.

4. DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST BY COUNCILLORS AND SENIOR COUNCIL OFFICERS

4.1 Declaration of Material Personal Interest on any Item of Business

Pursuant to Section 172 of the *Local Government Act 2009*, a councillor who has a material personal interest in an issue to be considered at a meeting of the local government, or any of its committees must –

- (a) inform the meeting of the councillor's material personal interest in the matter; and
- (b) leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.

4.2 Declaration of Conflict of Interest on any Item of Business

Pursuant to Section 173 of the *Local Government Act 2009*, a councillor who has a real or perceived conflict of interest in a matter to be considered at a meeting of the local government, or any of its committees must inform the meeting about the councillor's personal interest in the matter and if the councillor participates in the meeting in relation to the matter, how the councillor intends to deal with the real or perceived conflict of interest.



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5. MAYORAL MINUTE

5.1 Mayoral Minute

Date: 02 September 2015
Author: Jason Cubit, Executive Liaison Officer Mayor/CEO
Responsible Officer: Jason Bradshaw, Acting Chief Executive Officer

6. CONFIRMATION OF MINUTES

No Confirmation of Minutes, the minutes of the 19 August and 28 August 2015 meetings will be confirmed at the next Ordinary Meeting.

7. BUSINESS ARISING FROM MINUTES

No Business Arising from Minutes

8. COMMITTEE REPORTS

No Receival of Committee Reports as Minutes

9. DEPUTATIONS/PRESENTATIONS

9.1 Gatton Real Estate

Date: 04 September 2015
Author: Jason Cubit, Executive Liaison Officer Mayor/CEO
Responsible Officer: Jason Bradshaw, Acting Chief Executive Officer

Officer's Recommendation:

THAT at 10.00am Mrs Rhonda McLucas, Owner/Operator, Gatton Real Estate will address Council in regard to rating matters.

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10. EXECUTIVE OFFICE REPORTS

10.1 117th 2015 LGAQ Annual Conference - Additional Motion

Date: 01 September 2015
Author: Jason Bradshaw, Acting Chief Executive Officer
Responsible Officer: Jason Bradshaw, Acting Chief Executive Officer

Summary:

The purpose of this report is to advise that an additional resolution has been added to the finalised motions for the LGAQ Annual Conference. Following consideration at the Councillor Workshop and further discussions with LGAQ an additional resolution has been added in regard to the Registration of Working Dogs.

Officer's Recommendation:

THAT the following motion be endorsed for submission to the LGAQ Annual Conference:

Motion:

That LGAQ seek an amendment to the *Animal Management (Cats and Dogs) Act 2008* to remove the requirement of rural and remote local governments to regulate the registration and identification (e.g. micro-chipping) of all dogs kept on rural land by a person defined as a primary producer in the Act.

Report

1. Introduction

The following additional motion was provided to 2015 LGAQ Annual Conference. The intent of proposing motions is to influence changes in government policy and legislation and to address matters that are common to local government in general.

2. Report

Council identified a range of matters for discussion and these were considered at the Council meeting on the 19 August 2015. The additional motion on the Registration of Working Dogs be endorsed.

Following discussions and consideration of the priority associated with the issues raised, these motions are recommended for Council review and determination:

Motion:

That LGAQ seek an amendment to the *Animal Management (Cats and Dogs) Act 2008* to remove the requirement of rural and remote local governments to regulate the registration and identification (e.g. micro-chipping) of all dogs kept on rural land by a person defined as a primary producer in the Act.

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Under the *Animal Management Action (Cats and Dogs) Act 2008* local governments are required to regulate the registration and identification of all dogs in the local government area with the exception of working dogs which means:

- a) a dog usually kept or proposed to be kept-
 - i. on rural land; and
 - ii. by an owner who is a primary producer, or a person engaged or employed by a primary producer; and
 - iii. primarily for the purpose of;
 - A. droving, protecting, tending, or working, stock; or
 - B. being trained in droving, protecting, tending or working, stock;
- b) does not include a class of dog prescribed under a regulation.

The practical application of the requirement is difficult for local governments to administer. For example, where a primary producer has two working dogs and one 'house dog' that resides on the property under the legislation, the 'house dog' is required to be registered but the two working dogs are exempt. In some cases these 'house dogs' are retired working dogs that have not needed to be registered in the past. The capacity of Council officers to ensure compliance of primary producers with dogs on rural land to register non-working dogs and to establish which dogs are working dogs and those which are 'house dogs', is limited.

In addition, the definition of working dogs does not include dogs kept for primary producing activities other than droving, protecting, tending, or working, stock. For example dogs trained to keep vermin damage to a minimum on commercial vegetable properties are not defined as working dogs under the legislation.

4. Policy and Legal Implications

There will be a number of matters that will require Council to support existing policy positions of Council and this will be referenced where needed with the background to the motions. Any legal implications or motions to amend legislation will address the policy needs and intended outcome to support the proposed motions. There are no direct legal implications associated with the report.

4. Financial and Resource Implications

There are limited financial and resource implications directly related to the submission of motions. Council's annual subscription to the LGAQ provides for policy advice and support in progressing matters to motions or through advocacy to government.

5. Delegations/Authorisations

That the Chief Executive Officer was authorised to finalise the motions to ensure the application was consistent with the conference requirements.

6. Communication

Council provided the final motions to the LGAQ in writing in the format as required, and ensured the motions were clear, correct and consistent so that misinterpretation is avoided during debate.



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7. Conclusion

That the Council endorse the additional motion seeking to remove the registration of Working Dogs.

8. Action/s

The Chief Executive Officer attend to the administrative arrangements of registration and attendance and finalisation of the motions for the 2015 LGAQ Annual Conference.

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10.2 Singapore In-Market Visit Report

Date: 02 September 2015
Author: Paul Cranch, Special Projects - Trade and Investment
Responsible Officer: Jason Bradshaw, Acting Chief Executive Officer

Summary:

This is a report on the recent In-Market Visit to Singapore which occurred between the 15th to the 20th of August. This initiative is part of Council's Advocacy Action Plan 2015 and is in accordance with one of the 5 key strategic objects - to establish an export-ready group of growers and facilitate the export of high quality produce and products into Asia.

Officer's Recommendation:
THAT Council receive and note the Singapore In-Market Visit Report.

Report

1. Introduction

After the success of the recent Reverse Trade Mission involving growers and buyers, we have had a significant number of local producers who showed interest in an In-Market Visit to Singapore.

2. Background

On the back of the success of our last visit, the Mayor took the initiative to create another opportunity to encourage more of our local producers to look at exporting and explore the opportunities of working collaboratively in the Asian Market.

With the continued drop in the Australian Currency dollar and pressures from the big supermarkets in the domestic market, this time was as good as any other to take producers to the Asian markets to visit the local retailers, logistics, warehouses and cold storage providers. They were able to meet relevant stakeholders and ask in person questions about the market and see firsthand for themselves to learn what the market is truly like.

3. Report

Along with the opportunities of the Trade Mission, the Mayor was also invited by the Singapore Government's Trade Office to speak alongside a number of guest speakers including the Australian Trade Commissioner. This was an opportunity to further promote our region and put us further on the international map particularly in the Singapore market. The Mayor spoke to over a hundred Singapore companies about Australian Agriculture and Supply Chain Logistics and the importance of a dependable, sustainable and streamlined distribution network for progressing Australia's agricultural (particularly perishable good) exports. The Mayor also seized the opportunity to promote our region as well. Prior to this presentation, the Mayor met with the Deputy CEO of IE Singapore and talked about an opportunity for us to further promote our regions produce to Singapore's Trade Commissioner.

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All participants were given a brief overview of the market prior to leaving so they were a little prepared prior to the visit. The first 2 days for the In-Market visit, the participants got a good understanding of the market by visiting the three major supermarkets (Sheng Siong, NTUC – FairPrice, and Cold Storage). These chains of supermarkets total over 300 retail stores covering the low end up to the high end style supermarkets. It was important to understand the market a little prior to the business meetings so the producers could obtain a good understanding of the Market. We then proceeded to meet with our key contacts from our previous trips who could then further expand on the local market. From this preparation, the producers could then talk confidently knowing a little more about the Singapore Market to their new contacts.

We then had an In-Market briefing by our newly made contact, International Enterprise Singapore (Singapore's Government Body which promotes trade and investment). This provided our group to understand the market more and how our new contacts were able to assist them in moving their business further forward in the Singapore and greater region of South East Asia. Our first meeting started by meeting one of Singapore's largest companies, Keppel. Keppel Logistics showed interest in working with our dairy producers in investing in milk production. We then moved onto more meetings with other logistics, cargo and warehousing businesses which gave our delegation a good insight into the logistics of how products are handled and distributed in Singapore and surrounding countries. This is important for exporters to understand for ensuring the quality of product is not damaged along the cold chain. Singapore being a very hot and humid country, products can be easily damaged if a break in cold chain supply is made.

During our trip, the group met a total of 6 buyers and the rest were logistics and cold chain suppliers. The group were also introduced to the Austrade team including the Trade Commissioner Mr. Chris Rees. This will help if they need any in-market support if they wish to go to Singapore again on their own or if the Australian Trade Commission have any enquiries for products.

Surprisingly three out of the five producers have progressed significantly and are starting to trade. This is a first for our trips as in the past it usually took a couple of weeks upon our return before anything happened. Prior to the trip most of the members had made contact with freight forwarders and were prepared and business could be done quickly. Other deals may come of things once the remainder of the group can get samples overseas. We have also heard that some of these participants have now reached out to other growers in our region to source more products.

4. Policy and Legal Implications

No specific policy issues to be addressed

5. Financial and Resource Implications

Budget implications will be addressed through existing allocations

6. Delegations/Authorisations

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

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7. Communication and Engagement

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

8. Conclusion

Our time was short but we continue to learn and build relationships within the Singapore market. We will continue sharing these opportunities with local producers to build up their markets, help spread their risks and encourage them to be more globally competitive as well as encouraging them to work collaboratively and share their knowledge, contacts and leads. As we have learnt from the recent Asia Pacific Cities Summit helping small to medium size business to export contributes significantly to the local economy and is critical to ensuring a strong economic future. We have seen from previous participant's success stories that has led to job creation, increased prosperity for our region and a positive outlook for the future of our region.

Here is a letter from a participant which sums up his experience and success:

I would like to thank you for the opportunity to participate in the recent market visit to Singapore. Visits like this don't happen without extensive work beforehand to put this all together. Your organisation and guidance during the trip was invaluable.

Additionally, I want to recognise the foresight by the Lockyer Valley Regional Council to engage in this activity to help Lockyer Valley growers develop export market opportunities. Relationship's developed by the Lockyer Valley Regional Council in Singapore have enabled our company to rapidly establish and develop connections in the market.

In our particular case, discussions with a Singaporean Importer/Wholesaler have progressed rapidly. These companies are interested in both retail and food service products. Their background, experience and expertise seem like a good fit for our business. Another set of salad samples are being delivered soon. Agreement to work together will very likely be reached this week with product shipments to start when we have market specific packaging available. Most likely this will be in the next 4-6 weeks. Supply will be year round. In the future, our business with this company will likely extend beyond Singapore.

Again, thank you for considerable help.

Here is another letter from a participant talking about his experience:

Hi Paul,

Thanks again for taking me on the trip across to Singapore. I have started the process of getting in touch with all of the contacts in Singapore.

My thoughts on the trip. Firstly, I thought it was a very well thought out trip, and the flow was great. Visiting the retail spaces first gave us a good feel for the market, what was for sale and how it was packaged. It was also helpful with the price-point for products in store. Following after that, meeting with the buyers was certainly more meaningful as we had seen the supermarkets and already had a feel for what they are looking for. Logistics was next – which was a huge eye-opener for me. Huge volumes, from all around the world and an amazing picking system, it really was impressive. The airport logistics was helpful to the veggie guys to see the unbroken cold store chain.

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From my perspective I definitely got the most from the retail and logistics meeting as it met my product more specifically than the cold stores, but more to the point it gave me a great handle on doing business in Singapore and some great contacts to move forward with, hopefully with future business opportunities. Overall I found the tour very informative and well organised. Overall the flow of meetings – Retail, retail buyers and logistics and distribution got the best out of the trip.

9. Action/s

No further actions are required from this report

Attachments

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Introduction

It is our pleasure to provide the following Visit Program to support **Lockyer Valley Growers** in Singapore. Important information such as contact details and details of your appointments are provided in the following pages. You will be meeting with key representatives of the fresh produce industry during your visit. We hope that your visit is a success and we are happy to further brief you on the market and assist with post-visit follow up.

Key Contacts while in Singapore

Australian High Commission-General Telephone: +65 6836 4100
Emergency Police: 999
Emergency Ambulance: 995
Emergency Fire: 995

Transport

As taxis cannot be easily arranged and relied upon at short notice, we recommend that you book the use of a taxi or hired vehicle for all your appointments. This can be arranged through your hotel or we are happy to arrange this for you with a private taxi company.

Taxi Service

CityCab	+65 6552 1111
Comfort Taxi	+65 6552 1111
SMRT Taxis	+65 6555 8888
TransCab	+65 6555 3333
Premier Taxis	+65 6363 6888
Prime Taxi	+65 6778 0808
Yellow-Top Taxi	+65 6293 5545
Smart Cab	+65 6485 7777
Taxi Singapore	+65 6600 2800

Accommodation

Hotel Name: Oasia Hotel Singapore (Far East Hospitality)
Street Address: 8 Sinaran Drive, Singapore 307470
Telephone: +65 6664 0333
Email: info.ohs@fareast.com.sg
Website: www.oasia.com.sg

Notes

Recommended Preparation

We highly recommend that you refer to the following sites for further information to make your visit a success.

Visiting Singapore	http://www.austrade.gov.au/Visiting-Singapore/default.aspx http://www.austrade.gov.au/Visiting-the-market-VTM/default.aspx
Doing Business in Singapore	http://www.austrade.gov.au/Doing-business-in-Singapore/default.aspx
Country Profile	http://www.dfat.gov.au/geo/fs/sing.pdf
Market Brief	http://www.austrade.gov.au/Singapore-profile/default.aspx
Overview of Singapore F & B sector	http://www.austrade.gov.au/Export/Export-Markets/Countries/Singapore/Industries/Food-and-beverage
Travel Advice	http://www.smarttraveller.gov.au/zw-cgi/view/Advice/Singapore

Please note comments on security advice which are located on the Department of Foreign Affairs and Trade website.

It is important to be on time for appointments, however, if you are going to be late, please call the relevant person directly and let them know in advance.

Schedule of Appointments

The following pages provide the details of the appointments that have been scheduled for you. Please note that estimated travel times are based on the average time normally taken. As traffic conditions can vary significantly, it is important that you check with your hotel staff or transport operators about current traffic conditions on the days of your appointments and make necessary changes to departure times as appropriate.

Saturday, 15 August 2015

Time	Contact, Location, Comments
8:50am	Gather in the Lobby
9:00am	<p>Visit: Cold Storage – Novena Square Venue: Supermarket adjacent to the Hotel About: Cold Storage Supermarket (Part of Dairy Farm Group). Website: www.coldstorage.com.sg</p> <p>The name "Cold Storage" is an icon and its story is unique in the corporate histories of Singapore. The Company had humble beginnings - a small depot storing and selling mainly frozen meat from Australia. From that, it has grown to become the premier player in retailing in Singapore. Established in 1903, Cold Storage was the child of the Industrial Revolution and Pax Britannica, when Singapore was the "Clapham Junction of the Eastern Seas". Together with electricity and refrigeration, it allowed European agents of change - the colonial civil servants, merchants, miners, planters, traders - to acclimatise to living in the tropics. It can thus be said that if there were no Cold Storage the modern history of Singapore would probably be quite different. In its early days, the Company's primary concern was to have a quick and profitable turnover of its imported meats and range of products. Later, Cold Storage shifted from counter-service to self-service, introducing the supermarket to Singapore. Then the Company pioneered the concept of multiple retailing, capitalising on bulk buying and economies of scale.</p> <p>As the island's oldest established supermarket operator with over 100 years of experience in Singapore, Cold Storage the market leader in Singapore, constantly introduced new store concepts that set clear industry standards. It is the No. 2, but most premium supermarket platform here. In recognising the importance of freshness guaranteed, Cold Storage started the Fresh Food Distribution Centre in Singapore back in 1999, a composite multi-temperature warehousing for fresh and frozen food distribution. FYE 31/12/2012, Coldstorage Singapore's Revenue: SGD 2,070,649,000 & Profit after tax: SGD 101,976,000.</p>
11:30am	Lunch
1:00pm	<p>Visit: FairPrice Finest Venue: Supermarket 20mins away About: Website: http://www.fairprice.com.sg</p> <p>About Fairprice: NTUC Fairprice Co-operative Ltd was founded by the labour movement in 1973, with a social mission to moderate the cost of living in Singapore. From one supermarket, FairPrice has grown to become Singapore's largest retailer, with a network of more than 270 stores comprising FairPrice supermarkets, FairPrice Finest, FairPrice Xtra, FairPrice Xpress and Cheers convenience stores. FairPrice also owns a Fresh Food Distribution Centre and a centralised warehousing and</p>

	distribution company. Today, with its multiple retail formats serving the varied needs and interests of people from all walks of life, the social mission of NTUC FairPrice has evolved to make the dream of living well accessible to everyone by moderating the costs of the good life. Fairprice is the largest supermarket platform in Singapore, with nearly 50% of market share. In FY 2012/2013, total group revenue peaked at S\$2.8 billion, while group profit from operations before finance costs and rebates was S\$185 million.
3:00pm	Meeting with Total Fresh (importer/wholesaler)

Sunday, 16 August 2015

Time	Contact, Location, Comments
8:50am	Gather in the Lobby
9:00am	<p>Visit: Sheng Siong Supermarket Venue: Supermarket (Little India) About: Sheng Siong Supermarket Website: www.shengsiong.com.sg</p> <p>About Sheng Siong Supermarket: Sheng Siong is Singapore's 3rd largest grocery retailer with over S\$637.3 million in revenue for FY2012. They operate the Sheng Siong Groceries Chain, including 33 stores all across Singapore. Their stores are primarily located in retail locations in the heartlands of Singapore, and designed to provide customers with both "wet and dry" shopping options, including a wide assortment of live, fresh and chilled produce, such as seafood, meat and vegetables, in addition to processed, packaged and/or preserved food products as well as general merchandise such as toiletries and essential household products.</p> <p>To support their retail operations, they also have an extensive distribution network, food-processing facilities, and warehousing facilities. In May 2011, they completed the construction of a new corporate headquarters and warehousing and distribution centre at Mandai Link, at an estimated cost of up to S\$65 million. In March 2013, they received HACCP certification for their processing of fish, seafood, meat and vegetables (from receiving raw materials to storage, processing, packing and transportation of finished products). Their repackaging of dried food from receiving raw materials to storage, repacking and transportation of finished products, as well as the receiving, storage and transportation of frozen food and fruits were also HACCP-certified.</p>
12:00pm	Lunch
1:00pm	Meeting with local Gourmet Deli
3:00pm	Meeting with former Austrade employee and importer

Monday, 17 August 2015

Time	Contact, Location, Comments
8:50am	Gather in the Lobby
9:00am	<p>Meeting: IE Singapore Venue: IE Singapore Office About: IE Singapore is the government agency that supports the growth of international trade for Singapore Companies</p>

9:30am	Brief on Transshipment Hub and Opportunities for LVRC
12:00pm	Networking Lunch
2:00pm	<p>Meeting: Keppel Logistics Venue: TBC Website: http://www.keppellog.com/ About: Keppel Logistics is a subsidiary company of one of Singapore's largest and most successful companies Kepple. We will be pitching to them about a site at our industrial site GWIZ.</p>
4:30pm	<p>Meeting: CWT Limited Venue: TBC Website: http://www.cwtlimited.com/ About: CWT is a leading provider of integrated logistics and supply chain solutions. Serve a spectrum from small establishments to multinational corporations across multiple markets and geographies. They deliver business solutions that optimize the value chain and add value for our customers and stakeholders. The CWT Group employs around 6,000 people and reported revenue of S\$15.2 billion in 2014.</p>
7:00pm	<p>Meeting: Ban Choon Marketing Venue: TBC Website: http://www.banchoon.com.sg/ About: Ban Choon Marketing Pte Ltd was founded in 1988 by the Managing Director Mr C H Tan. Though the company was officially founded in 1988 by Mr Tan, the name "Ban Choon" has existed since the 1950s, when Mr Tan's grandfather ran a trading business in Singapore.</p> <p>Ban Choon's core business is in the import and distribution of fresh produce – fruits and vegetables, supplying to major supermarkets, catering centres (Singapore Airlines Terminal Services, Changi International Airport Services and ship chandlers), hotels and restaurants.</p> <p>Ban Choon is currently operating in a 88,000 sq ft facility, which was completed in mid-2008.</p> <p>Today, Ban Choon has diversified its product lines and services into:</p> <ol style="list-style-type: none"> 1. Fresh Produce for Supermarkets 2. Fresh Produce for Food Service 3. Grocery Products 4. Health Supplements 5. Meats, Seafoods & Fine Foods

Tuesday, 18 August 2015

Time	Contact, Location, Comments
8:50am	Gather in the Lobby
9:00am	<p>Meeting: Aries Fresh Venue: TBC Website: http://www.ariesfresh.com/ About: ARIES FRESH is an established Singapore based fresh produce company that imports, distributes, exports and markets not only a broad range of vegetables and</p>

	<p>fruits, but also its own brand of healthy, nutritious and tasty snacks – FruliFresh Mushroom Crisps, FruliFresh Pineapple Crisps and more.</p> <p>With a growing annual supply capacity of 5,000 metric tons, ARIES FRESH is becoming the choice supplier that wholesalers, hotels, supermarkets, airlines and individual buyers depend on for quality fresh produce and Mushroom Crisps.</p>
10:30am	<p>Meeting: Hupco Venue: TBC Website: http://www.hupco.com.sg About: As one of the leading companies in the import, export and wholesale of fresh fruits and vegetables, HUPCO has been supplying a wide variety of fresh produce to all leading supermarkets, traditional markets, as well as the food service industry in Singapore since 1992.</p> <p>NOTE: Mr. Tay visited us on the recent Ausveg/LVRC Reverse Trade Mission Luncheon. He is the Chairman of the Singapore Fruits and Vegetable Importers and Exporters Association.</p>
12:00pm	Lunch
2:00pm	<p>Meeting: Keppel Logistics Venue: TBC About: Keppel Logistics is a subsidiary company of one of Singapore's largest and most successful companies Kepple. We will be pitching to them about a site at our industrial site GWIZ.</p>
4:30pm	<p>Seminar: iAdvisory Seminar Venue: IE Singapore About: http://www.iesingapore.gov.sg/Content-Store/Event-Store/iAdvisory/Upcoming-Events/iAdvisory-Seminar-on-Australia-2015 TOPICS</p> <ol style="list-style-type: none"> Investment Opportunities in Australia: Mr Christopher Rees, Minister-Counsellor & Senior Trade Commissioner, Singapore IE's Market Insight for Australia and Comprehensive Strategic Partnership: Mr Timothy Chua, Centre Director, Sydney Overseas Office, IESingapore How IE can help you in your internationalisation journey Australia's New Horizons: The Economy After the Mining Boom: Mr Glen Maguire, Chief Economist, South Asia, ASEAN & Pacific, ANZ Bank Managing Business Operations in Australia: Mr Andy Dyer, Head of Transaction Banking Sales, APEA Network and Development Australia Agriculture and Supply Chain Logistics: Mayor Steve Jones, Lockyer Valley Regional Council Practical Tips on Investing in Australia: Mr Amrit Bahra, Executive Director, 333 Capital/KordaMentha, Sydney
5:50pm	Mayor and Jamie departing for the airport for the 8:55pm flight

Wednesday, 19 August 2015

Time	Contact, Location, Comments
TBC	Gather in the Lobby
9:00am	<p>Meeting: Mandai Link Logistics Operations Venue: TBC</p>

	Website: http://www.mandailink.com/ About: Cold Storage supply chain and logistics specialists
10:30am	Meeting: Sheng Siong Venue: TBC Website: As above About: As described earlier
12:00pm	Lunch
2:30pm	Meeting: Fair Price (NTUC FairPrice) Venue: TBC Website: As above About: As described earlier
4:00pm	Seminar: YCH Venue: TBC Website: http://www.ych.com/ About: Logistics and supply chain solution company. YCH Group is the leading integrated end-to-end supply chain partner to some of the world's largest MNCs and aspiring growth companies, including Dell, Motorola, Samsung, LG, Exxon Mobil, Unilever, LVMH and Royal FrieslandCampina. Focused on boosting productivity and sustainability for customers,

Thursday, 20 August 2015

Time	Contact, Location, Comments
TBC	Gather in the Lobby
9:00am	Meeting: Changi Airport Group Venue: Changi Airport Website: http://www.changiairportgroup.com/cag/ About: Changi Airport Group. This is the group that manages the airport.
11:00am	Meeting: Coolport Venue: TBC Website: http://www.coolport.com.sg/index.php About: Handling company based at the airport. They offer a wide suite of value-adding services such as inventory management, dedicated storage zones, pick and pack, labelling and redistribution services.
12:30pm	Lunch
3:00pm	Meeting: Singapore Airlines Cargo Venue: TBC Website: http://www.siacargo.com/ About: Singapore Airlines has been in the cargo business for over 50 years, since we first flew the Airspeed Consuls in 1947. In July 1992, a full-fledged Cargo division was formed to devote more attention to the cargo business. As a further step in our evolution, we corporatized to become an independently managed subsidiary of Singapore Airlines on 1st July 2001.
5:00pm	Debrief on the trip from IE Singapore

6:00pm	Checking in to prepare for flying out at 8:55pm
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Disclaimer

Why You Need To Know About Foreign Bribery and its Implications:

Bribing, attempting to bribe or facilitating bribery of a foreign public official is a serious crime and amendment to the Australian Criminal Code in 1999 makes acts of this nature overseas punishable in Australia.

Companies can also be held criminally responsible for the acts of their agents.

The extraterritorial nature of these penalties reflects the serious criminal nature of bribery and the detrimental effects it has on Australian trade and reputation, and international governance.

It is no defence that such acts may be common practice in some countries. You must be aware of the types of activities that are legal and illegal when interacting with foreign officials. The offence applies regardless of the outcome or result of the bribe or the alleged necessity of the payment: companies and individuals may be held liable regardless of whether or not the bribe obtains the advantages sought and whether or not the bribe was considered necessary to do business.

Refer to Attorney-General's Department Foreign Bribery website: <http://www.ag.gov.au/foreignbribery>

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10.3 Request from Local Artist Brett Stockwell Report

Date: 02 September 2015
Author: Jason Cubit, Executive Liaison Officer Mayor/CEO
Responsible Officer: Jason Bradshaw, Acting Chief Executive Officer

Summary:

Council is in receipt of a request from local artist Brett Stockwell for financial assistance to attend the Milan Expo 2015 International Contemporary Art Show.

Officer's Recommendation:

THAT Council agree to support local artist Brett Stockwell's request for funding to attend the Milan Expo 2015 International Contemporary Art Show where his work will be exhibited and where he will attend as an ambassador for the Lockyer Valley with a donation of \$500 out of the Mayoral Fund as a contribution to the \$6,500 total cost of the trip.

Report

1. Introduction

Local artist Brett Stockwell of Brightview has written to Council to seek financial assistance to attend the Milan Expo 2015 International Art Show where his work has been accepted and will be exhibited.

2. Background

Brett Stockwell is a local artist who has exhibited work for more than 30 years. His work has been accepted and will be exhibited at the Milan Expo 2015 International Art Show being held from 16 September, 2015 until 30 October, 2015 for which Brett is seeking some assistance from Council to attend. Brett has offered to be an ambassador for the Lockyer Valley internationally at the event if Council were to agree to fund some of the cost of his attendance.

3. Report

Given that Brett is an individual artist, not a community group or sporting body and that this is a unique request, it was felt the request should come forward to Council for a decision.

Section Two of Council's adopted Community Grants and Assistance Procedure is the Mayoral Fund which allows for financial contributions of up to \$1,000 to organisations and individuals seeking support for activities which contribute to the Lockyer Valley community.

The recommendation is for Council to grant Brett \$500 from the Mayoral Fund as per the procedure to assist in the cost of his attendance at the Milan Expo 2015 International Art Show.

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It should also be noted that the Office of the Mayor is assisting Brett in possibly promoting his story through one of Australia's most prominent radio breakfast shows which could assist Brett greatly in sourcing other funds.

Attachments

1 [View](#) Letter 1 Page

Mr Brett Stockwell
57 Walnut Drive
BRIGHTVIEW QLD 4311
Ph: 0432 550 113
brettstockwell@hotmail.com

6 August 2015

Mayor Steve Jones
Lockyer Valley Regional Council
PO Box 82
GATTON QLD 4343

RE: REQUEST FOR FUNDING SUPPORT

Dear Mayor Jones

I am writing to advise you of an international contemporary art exhibition I will be participating in which is held in Milan, Italy, in September this year, and to request financial support from Council towards my travel and participation costs.

The exhibition, *Milan Expo 2015 International Contemporary Art* is my first overseas exhibition and represents a unique opportunity for me to further develop my interests and career.

As a resident within the Lockyer Valley, I am keen to improve my skills and opportunities to help increase our local artist exhibitions, and also to fly the flag for the Lockyer Valley internationally.

I have been an exhibiting artist for more than 30 years, and it is my desire to continue to develop my artworks as a career.

The total cost of my trip to Milan for this exhibition is approximately \$6,500. Any contribution towards this cost from Lockyer Valley Regional Council would be greatly appreciated.

I will be happy to provide a brief report to Council of my trip and experience following my return.

Yours sincerely



BRETT STOCKWELL

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11. GOVERNANCE AND PERFORMANCE REPORTS

11.1 Application for Permanent Road Closure - The Unnamed Road Separating Lot 759 on CC295 from Lot 760 on CH311024 off Upper Flagstone Creek Road, Upper Lockyer

Date: 24 August 2015
Author: Caitlan Natalier, Solicitor/Legal Services Coordinator
Responsible Officer: Jason Bradshaw, Acting Chief Executive Officer

Summary:

The Department of Natural Resources and Mines have received an application for the permanent closure of the unnamed road separating Lot 759 on CC295 from Lot 760 on CH311024 off Upper Flagstone Creek Road, Upper Flagstone. The purpose of this Report is to consider this application and provide Council's views and requirements for consideration by the Department of Natural Resources and Mines when assessing the application.

Officer's Recommendation:

THAT with respect to the correspondence received from the Department of Natural Resources and Mines on 7 August 2015 requesting Council's views and requirements in relation to an application for the permanent closure of the unnamed road separating Lot 759 on CC295 from Lot 760 on CH311024 off Upper Flagstone Creek Road, Upper Flagstone, Council resolves to write to the Department of Natural Resources and Mines advising that Council has no objection to the application and is not aware of any views or requirements that should be considered when assessing the application.

Report

1. Introduction

The purpose of this Report is to provide Council's views and requirements in respect of an application for the permanent closure of the unnamed road separating Lot 759 on CC295 from Lot 760 on CH311024 off Upper Flagstone Creek Road, Upper Flagstone.

2. Background

The applicant for the permanent road closure is the owner of the adjoining property Lot 759 on CC295. She is also one of the owners of the adjoining Lot 760 on CH311024. Both of these properties adjoin almost the entire length of the road proposed to be permanently closed.

The road proposed to be permanently closed has already been temporarily closed by the applicant, as part of the road area has been planted with trees.

Public Notice of the application for permanent road closure has been published in the Gazette and is currently available in Council's Reception for viewing by the public in compliance with statutory requirements. The objection period is due to close on 17 September 2015.

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Council has been requested to consider the application and provide its views and requirements to the Department of Natural Resources and Mines prior to the end of the objection period for consideration when assessing the application.

3. Report

An Aerial Plan and Drawing DD2015/073 showing the location of the proposed road closure area, Lot 759 on CC295 and Lot 760 on CH311024 is **attached** to this Report.

The Aerial Plan shows that the road area appears to have been historically used and maintained as part of the applicant's adjoining property, Lot 759 on CC295. If the application is successful, the applicant proposes to include the closed road area as part of this freehold property.

The road is unconstructed and comprises of approximately 2.57 hectares. As evidenced by the temporary road closure already in place, the road is not required to provide a legal access to any of the surrounding properties, which all have constructed access from either Scenic Drive or Upper Flagstone Creek Road.

There is no legal basis on which Council could object to the proposed road closure as the road:

- (a) is not required for future roads purposes
- (b) does not provide continuity of a road network, and
- (c) is unlikely to ever be constructed.

The recommendation made in this Report supports the application.

4. Policy and Legal Implications

If the application is successful, the applicant will be required to purchase the closed road at market value from the Department of Natural Resources and Mines and amalgamate it into the applicant's adjoining property.

5. Financial and Resource Implications

No financial or resource implications for Council have been identified.

6. Delegations/Authorisations

The Chief Executive Officer, through the Legal Services Unit, should be authorised to advise the Department of Natural Resources and Mines of Council's resolution in respect of the application.

7. Communication and Engagement

Council's Infrastructure Works and Services and Planning and Development Services Units have been consulted in the preparation of this Report and have advised that they have no concerns in respect of the application for permanent road closure.

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The Chief Executive Officer, through Council's Legal Services Unit, shall be responsible for advising the Department of Natural Resources and Mines of Council's resolution prior to 17 September 2015.

The information provided by the Department of Natural Resources and Mines has been provided to Council in confidence for the purpose of seeking Council's views in respect of the application. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the Department of Natural Resources and Mines unless required.

It is noted that any objections received may be viewed by other parties interested in the proposed road closure in accordance with the provisions of the *Right to Information Act 2009*.

8. Conclusion

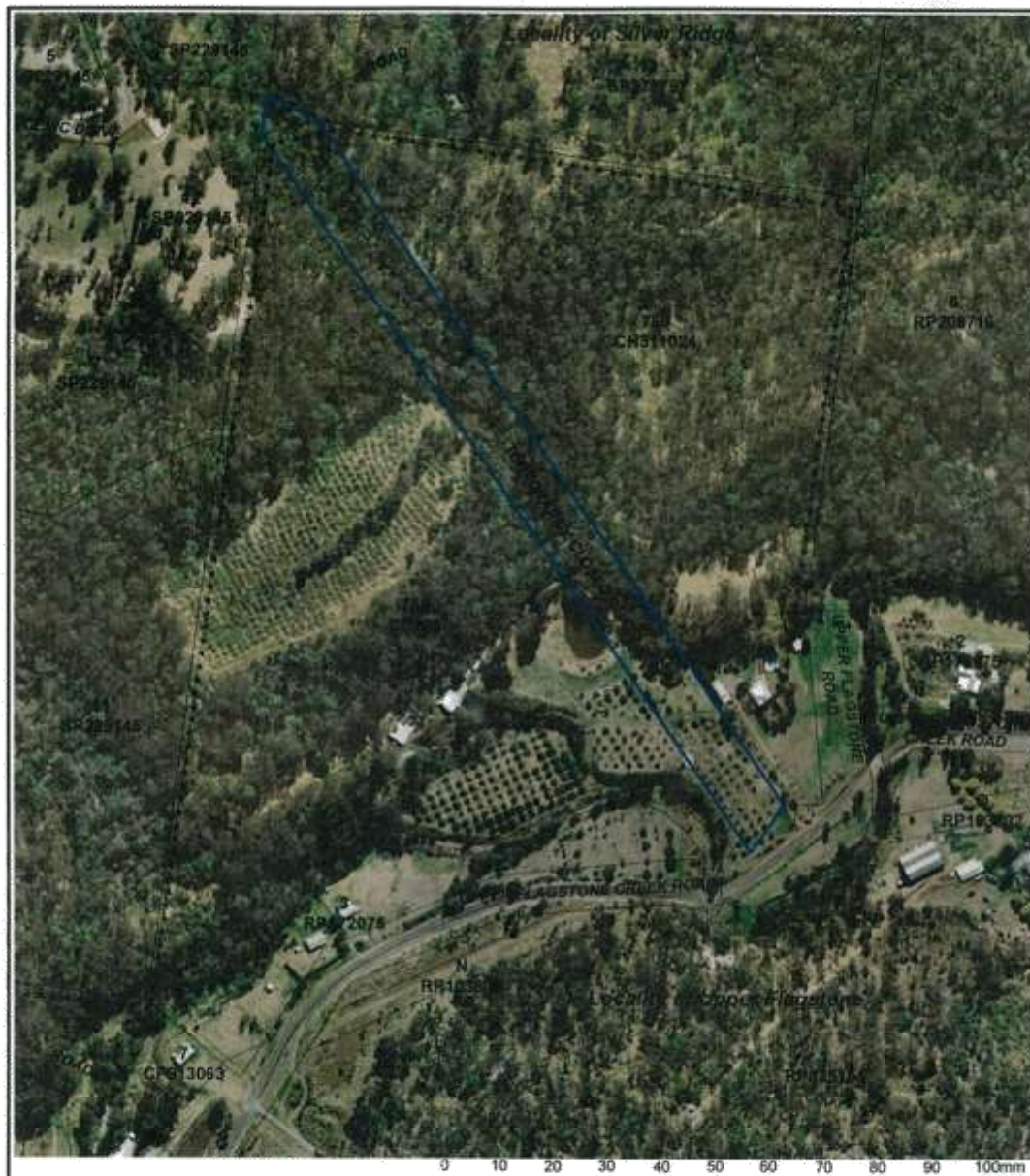
The Recommendation in this Report will enable the Department of Natural Resources and Mines to consider and progress the application.



9. Action/s

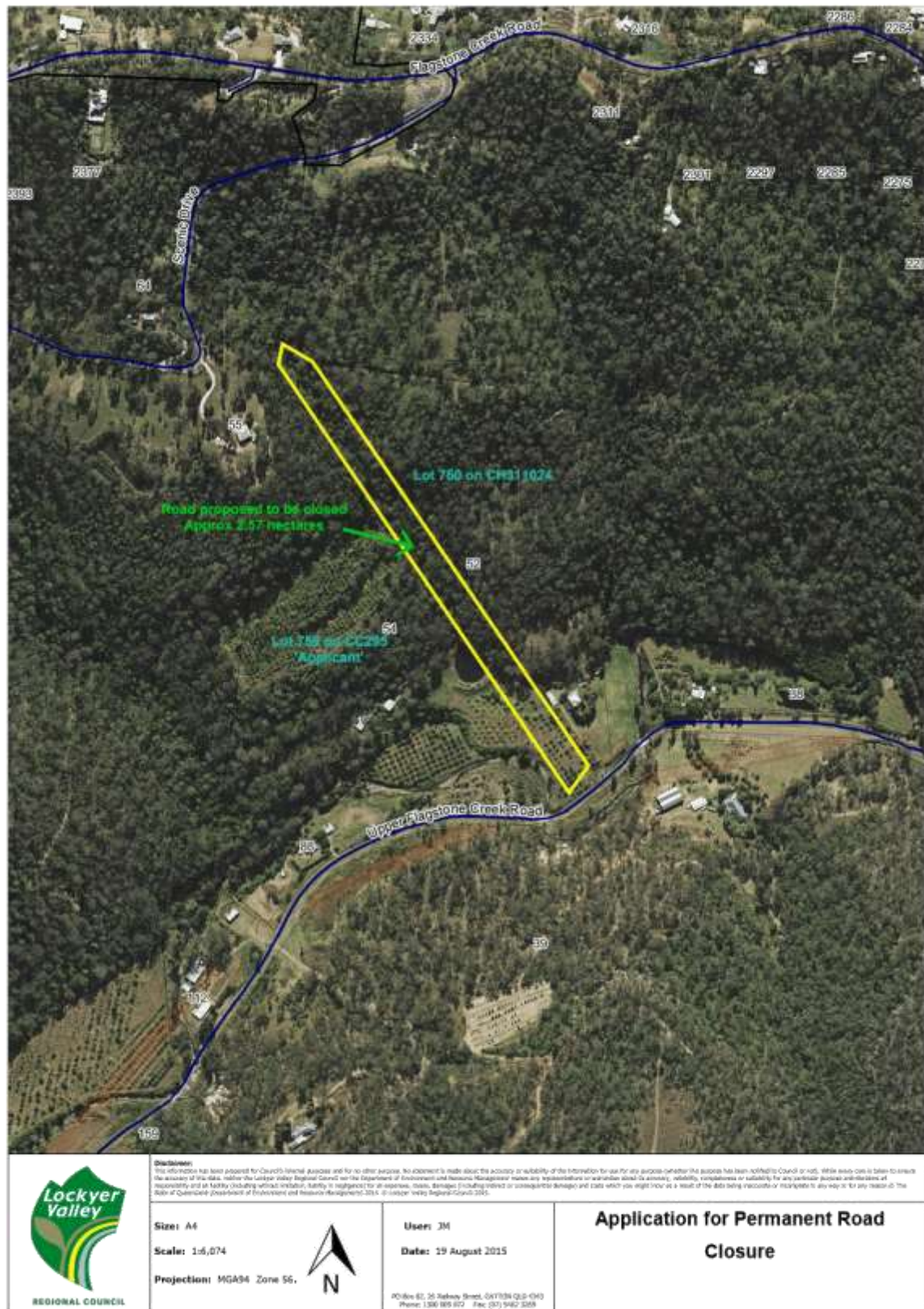
1. Display Notice of Application for Closure of Road until 17 September 2015.
2. Advise the Department of Natural Resources and Mines of Council's resolution before 17 September 2015.

Attachments

- 1 [View](#) Drawing 1 Page
2 [View](#) Map 1 Page



	Road & Temp Closed Road to be Permanently Closed <input type="checkbox"/>		 NORTH Scale 1:4000
	Area: - abt 2.57 ha		
LOCALITY OF SILVER RIDGE & UPPER FLAGSTONE PARISH OF FLAGSTONE DNR REGION: SOUTH COUNTY OF CHURCHILL LOCAL GOVERNMENT: LOCKYER VALLEY R.C.			Drawing No:- DD2015/073 Image
Previous Title ref: 17706072		Compiled from: DCDB	
eLVAS ref: 2015/003445		Prepared by: ARM Date: 28/07/2015	



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11.2 Regional Flavours & Brisbane Ekka Post Event Report

Date: 02 September 2015
Author: Michelle Brown, Event & Marketing Coordinator
Responsible Officer: Jason Bradshaw, Acting Chief Executive Officer

Summary:

As in past years, Council has again attended Regional Flavours at South Bank and the Brisbane Ekka in 2015. This report contains a snapshot of the results and exposure the region received through attending these valuable events.

Officer's Recommendation:

THAT COUNCIL supports attendance to these events again in 2016, by agreeing to rebook the relevant sites and through the provision of budgetary allowance in the 2016/2017 budget.

Report

1. Introduction

Recently, Council attended Regional Flavours at South Bank on 18th and 19th July and the Brisbane Ekka from 7th to 16th August. At both tradeshows Council attended to promote the regions tourism and food offer to the public, encouraging visitation and the purchase of local food products. This year at Regional Flavours Council again partnered with the event to obtain greater exposure through a dedicated precinct area and additional marketing benefits. In relation to the Ekka, Council again had a stand in the Agricultural Pavilion to promote the region.

2. Background

REGIONAL FLAVOURS

Regional Flavours is an annual event held at the South Bank Parklands that provides Council with an opportunity to promote the region and its great food offer to food enthusiasts from South East Queensland and beyond. This event provides a valuable platform within Brisbane city to promote the Lockyer Valley to the drive tourism market, positioning the region as a weekend destination and also highlighting the quality products the region produces through stalls, media, marketing and cooking demonstrations. Our relationship with the event organisers allows Council to leverage our attendance through additional marketing exposure in publications such as the Courier Mail, branding on high exposure outdoor signage and being a part of high profile celebrity chef demonstrations in front of huge audiences. The potential audience for this event is over 85,000 for the two days.

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BRISBANE EKKKA

The Brisbane Ekka is another annual event that offers a fantastic marketing opportunity for Council, with the potential to expose the region to a crowd of approximately 400,000 visitors. This event again is targeted at the valuable drive tourism market, focusing on attracting those people that live in close proximity to Brisbane. This event also gives the regions tourism operators and food producers a valuable platform to promote their businesses through a regional presence. The show also gives us access to new business contacts and media coverage.

3. Report

REGIONAL FLAVOURS*

At the 2015 event Council continued our partnership with Brisbane Marketing (event organisers) to further leverage the regions exposure over the event period. This allowed us access to two stages to promote the region through cooking demonstrations, as well as a dedicated precinct this year in a high exposure area. This precinct was brand new to Regional Flavours and was marketed as the Lockyer Valley Picnic Patch which included picnic styled seating, a pop up space for Alastair McLeod, space for our stallholders as well as promotional space for tourism marketing and to display the fruiterer's truck. This partnership also gave us access to a wealth of branding opportunities including the distribution of recipe cards at cooking demonstrations, message integration on stage, advertising in the event program, advertising in the Courier Mail feature, branding exposure through city billboards and event signage, substantial coverage on the event website, e-newsletters and in social media. This exposure was over and above the region's usual presence at the event as a stallholder and gave us a wealth of leveraging opportunities usually not available.

Stallholders present included – Emmos Fine Foods, Schulte's, Dunlop's Apiaries, UB's Farm at Helidon, Seatonfire Chilli Chocolate and a pop up space for Alastair McLeod to serve Lockyer Valley menu items. Council also promoted tourism product and visitation to the region through a tourism stand and had a fresh produce display on the Bedford Fruiterer's Truck.

Alastair McLeod, Lockyer Valley Food Ambassador, was also invited to run cooking demonstrations on the Hunting Club and QLD Taste Stages, promoting the Lockyer Valley region and utilising our produce. Council also partnered with Alastair and his catering company to showcase Lockyer Valley produce through a picnic style menu that included a picnic tasting plate featuring all products from our stallholders for \$8, and ham hock minestrone soup for \$4 within the Picnic Patch precinct.

Through our partnership, the region was also given the opportunity to supply produce to be used in a number of celebrity chef cooking demonstrations including Sharnee Rawson, Lola Berry, Georgie Barnes, Miguel Maestre, Adam Liaw, Massimo Mele, Richard Ousby and Adriana Zumbo. The organisers provided a list to Council of their requirements which we sourced from local suppliers and couriered to the event caterers. We also provided all information about the suppliers to the organisers for integration into the MC notes and to provide to the chefs.

In relation to promotional activation, a flyer was developed to promote the region and stallholders as well as recipe cards that were distributed to all attendees in addition to the tourism destination guides, events calendars and Seedsticks. A competition was also run to

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give away a weekend in the region including a fully catered, at accommodation three course dinner for six people. This competition was heavily supported by tourism operators and food producers, supplying accommodation, a chef, local produce etc. free of charge. The competition was also run on the Regional Flavours website, encouraging online entry in the lead up and during the event.



Fruiterer's Truck and stallholder marquees



Alastair McLeod's Pop Up



Entrance signage to precinct



Picnic seating in our precinct

Results:

- Exposure to 85,000 attendees at the event over the two days – 13% increase on last year, 8% intrastate and 12% interstate and overseas, rest local
- 95% overall satisfaction rating for event visitors and 97% satisfaction with the quality of event
- Just under 1,000 tourism destination guides distributed
- Over 400 tasting platters and just under 300 serves of soup sold at Alastair McLeod pop up menu

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- 3x posts on the Visit South Bank Facebook page to an audience over 78,000 followers (average post reach 9,675) and 3x tweets to the Visit South Bank Twitter page to over 3400 followers
- Promotion of region and competition on Regional Flavours website with online entry attracting over 2500 online entries (over 2800 entries in total – including paper entries)
- 2x digital billboards shown in Brisbane city for two week period promoting the picnic patch, the region and our food ambassador in the lead up to the event
- Branding recognition on stage and on associated precinct signage for the Hunting Club and QLD Taste stages
- Ad and dedicated page on the precinct and region in the Courier Mail lift out - 300,000 copies printed
- Distribution of dedicated e-newsletter promoting our competition to Brisbane Marketing database in excess of 31,000 members
- Generation of exposure and sales for food producers – all reported substantial increase on past years in the vicinity of 25% due to new location and layout
- Food producers covered 50% of their site fees and this year both Dunlop's Apiaries and Schulte's doubled their stall size to a 6x3
- Radio coverage for Seatonfire and UB's Farm live on ABC Radio during event
- Inclusion of producer products in media kits sent to journalists and food bloggers
- Exposure for regional produce during high profile cooking demonstrations featuring Lockyer Valley produce including Adriana Zumbo and Miguel Maestre
- Many photos taken of the event area and products taken by visitors and shared across social media platforms

*Still awaiting the final partnership report from Brisbane Marketing which will detail the marketing value obtained. Some producer sales information still to come and will be documented for future reference.

BRISBANE EKKA

This year Council had its own individual stand under our own branding as the Regional Harvest collaboration between Council's did not occur, with Southern Downs Regional Council withdrawing in the lead up to the event.

Council had a 12m x 3m space in the Agricultural Pavilion giving us the opportunity to showcase the region using our award winning stand that was built for the Sydney Royal Easter Show, also allowing locals to see it in person. The space included a large counter and produce display, storage space, tourism product, the Fergie tractor, competition entry boxes and much more. As in Sydney, Rotary was again working from our stand to promote the "Fergies for the Bush Campaign" and raise much needed funds for drought relief.

Council staff were assisted by tourism and food operators to man the stand, as well as Councillors, ELT and other managers.

A number of producers attended the show helping to promote the region, sample and also sell their products, they included – Bauer's Organic Farm, Gecko Grove Fine Foods, Mormor Food, UB's Farm Helidon and Seatonfire Chilli Chocolate.

In relation to promotional activation Council had a variety of collateral being distributed at the event including tourism guides, special interest brochures for key tourism attractions, recipe

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cards and more. We also were distributing colouring in sheets and tattoos for the kids and three seed stick varieties. A competition was also held to giveaway three family passes to key tourism attractions in the region.

This year we were also invited to display Councils Fruiterer's Truck, in a site that would normally costs \$5,000 or more to rent. This site was given to Council at no cost due to our ongoing relationship with the RNA. The truck display was located on the entrance ramp to the pavilion featuring a static display of local produce and promotional material.

Council again worked closely with Oz Harvest in relation to the removal of the fresh produce used on the stand. Rather than to throw away the old produce it was donated to Oz Harvest to be used to feed the homeless.



Fruiterer's Truck on display



Vegetables on back of tractor



Visitors from SES and QFRS to stand



Counter area

Results:

- Just under 400,000 people attended the Ekka this year
- Approximately 4,000 tourism destination guides were distributed
- Just under 500 competition entries received
- Fergie's for the Bush donations at event were over \$7,000 – 603 little tractors and 2 big tractors
- Received free space to display the fruiterers truck valued at \$5,000 in kind
- Article in Chronicle promoting our attendance valued at over \$10,000
- Radio coverage for Bauer's Organic Farm on River 94.9

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- Radio coverage for Seatonfire by various at show radio stations talking about their chocolate and trying it on air
- Win story in lead up to Ekka valued at over \$10,000 with an audience just under 30,000 people
- Opportunity for tourism operators and food producers to promote their businesses and products
- Generation of leads and relationships with new networks

4. Policy and Legal Implications

This report and recommendations align with Council's Operational Plan.

5. Financial and Resource Implications

Both projects in the 15/16 financial year were delivered within budget. Total costs for Ekka to date were \$30,956, the majority of all major costs having been accounted for including changes to stand from the Sydney Royal Easter Show with additional lighting, flooring, signage and shelving. Regional Flavours costs were \$17,238 to date, again with the majority of all costs being recorded.

In relation to resources at Ekka a total of 332.5 man hours were rostered for the duration for the show. This did not include work in the lead up to the event, bump in or bump out. Stand hours alone included: Regional Development Staff 104.5 hours, Managers/advisors 15 hours, Councillors 35 hours, Executive Managers 38 hours, tourism operators 26 hours and food producers 104.5 hours and council volunteers 9.5 hours. **A total of 193 rostered hours for Ekka were donated by Managers, Councillors, Operators/Industry volunteers and Council volunteers which was a great cost saving to Council.**

Regional Flavours consisted of a total of 34 rostered hours to man the stands which included 22 hours for Regional Development staff and 12 hours in staff assistance from other departments over the weekend.

Adoption of the recommendations contained in this report will be managed through the 2016/17 financial year budget.

6. Delegations/Authorisations

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

7. Communication

Attendance at both these events was supported through additional marketing and media coverage. A partnership with Regional Flavours also generated substantial coverage and exposure over and above the norm for the region. See attachments for marketing and media examples.

8. Conclusion

The recommendations of this report will allow Council to continue delivery of the strategy for tradeshow and achieve key objectives of the Tourism Destination Plan 2013 – 2019 previously adopted by Council.

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9. Action/s

The next step will be to confirm the future bookings for these shows and further leverage the Lockyer Valley's position as a tourism and food destination. We will also move forward with allocation of resources to manage and plan both events.



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12. ORGANISATIONAL DEVELOPMENT AND ENGAGEMENT REPORTS

No Organisational Development and Engagement Reports

13. CORPORATE AND COMMUNITY SERVICES REPORTS

No Corporate & Community Services Reports

14. PLANNING AND DEVELOPMENT SERVICES REPORTS

- 14.1** **Application for Development Permit for Material Change of Use (Impact Assessment) for Intensive Animal Industry (Poultry Farm) >200,000 birds and Environmentally Relevant Activity No. 4 (Poultry Farming) on Lot 4 RP206331 located at Tallaringa Drive, Adare**

Date: 02 September 2015
Author: Trevor Boehm, Manager Planning and Environment
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

The application has been assessed in accordance with the requirements of the *Sustainable Planning Act 2009* and is recommended for approval on the basis of the imposition of reasonable and relevant conditions.

Officer's Recommendation:

THAT the Application for Development Permit for Material Change of Use (Impact Assessment) for Intensive Animal Industry (Poultry Farm) >200,000 birds and Environmentally Relevant Activity No. 4 (Poultry Farming) on Lot 4 RP206331 at Tallaringa Drive, Adare be approved subject to the following conditions which are to be met prior to the commencement of the use unless otherwise specified:

MATERIAL CHANGE OF USE APPROVAL

- 1. The development shall be undertaken generally in accordance with Plan No.7771-02 prepared by AJS Surveys and dated 6-8-10.**
- 2. The Relevant Period for this Development Permit is four (4) years.**
- 3. The development is to occur in accordance with the Concurrence Agency Response from the Department of Environment and Resource Management dated 18 January 2010.**
- 4. The development is to occur in accordance with the Concurrence Agency Response from the Department of Transport and Main Roads dated 3 September**

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2010.

5. Infrastructure charges shall be paid in accordance with Council's Adopted Infrastructure Charges Resolution and as indicated the Infrastructure Charges Notice issued by Council.
6. At no cost to Council the developer shall undertake works to widen Tallaringa Drive to a 7.8 metre wide seal between its intersection with Gatton-Esk Road and the location immediately west of the water supply channel where the road widens to 7.8 metres.
7. The developer shall undertake stormwater management works necessary to ensure increased stormwater flows resulting from the increase in impervious area are mitigated so there is a non-worsening of stormwater flows across the boundaries of Lot 4 RP206331.

Conditions 8 to 27 relate to works – these conditions shall be met prior to the commencement of use and will, where relevant, be subject of a further approval for operational works

8. Submit operational works documentation in the form of detailed plans, drawings and calculations for Council review for compliance with the approval conditions and Council's general requirements. Submission of operational works documentation will include but is not limited to:
 - (a) In accordance with the mandatory supporting information for an operational works application noted on IDAS Form 6;
 - (b) Drawings showing full construction details, layout dimensions, finished surface levels and detail works to be completed;
 - (c) All drawings must be checked, approved and signed by a current RPEQ with their registration number;
 - (d) Two full sets of the engineering drawings in A3 size; and
 - (e) Calculations supporting stormwater management proposals (quantity and quality) are to be included.
9. Development works shall be designed and constructed in general compliance with the AusSpec Construction - Roadways and Construction - Utilities standard specifications with the following general exceptions:
 - (a) Control of traffic shall comply with MUTCD;
 - (b) Control of erosion and sedimentation is included for information only (Reference should be made to specific erosion and sediment control conditions);
 - (c) Measurement & Payment provisions are not relevant to these conditions; and
 - (d) Where there is conflict with Council's inspection and testing provisions outlined in other conditions these will override standard specification requirements.

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10. Provide evidence of Portable Long Service Leave having been paid for projects over \$150,000 in contract value.
11. All works must be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. If in the opinion of the Executive Manager Infrastructure Works and Services, that the contractor does not have the necessary competency, or has previously constructed substandard works for Council, the right is reserved by Council to reject the nominated contractor. Alternatively, Council may require an extended maintenance period.
12. Prior to works commencing it is required that a prestart meeting be attended by Council officers, the supervising engineer and the contractor. At the meeting, it will be necessary for the supervising engineer to provide Council with a works program.
13. Municipal works must be accepted on maintenance prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000.00) will be retained by Council for a minimum period of twelve months, or until such time as the works are accepted off maintenance by Council.
14. For designs prepared by a private consultant, a Design Checking Fee (approval of engineering drawings) based on Council's estimated cost of the works shall be payable. The fee is to be paid prior to design approval being given. Refer to Lockyer Valley Regional Council current Fees and Charges for calculation of the fee.
15. Should any works associated with the development be carried out by agencies other than Council an Inspection Fee based on Council's estimated cost of the municipal works shall be payable. This fee is valid for six months from the date of this approval. Refer to Lockyer Valley Regional Council current Fees and Charges for calculation.
16. No works shall commence until approval for operational works has been obtained from Council.
17. Any costs from repairs due to damage caused to Council assets as a result of proposed works undertaken shall be met by the applicant. Where pedestrian and vehicular traffic safety is exposed to hazards created from damage, the damage shall be repaired immediately upon associated works being completed.

Earthworks

18. Provide a soil management plan of areas of the subject land that will be disturbed during the construction phase. Details shall include proposed treatment strategies if dispersive soils are present.

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19. Any proposed retaining walls greater than 1m in height or with a surcharge loading shall be designed and certified by a RPEQ qualified engineer and in accordance with relevant Australian standards and relevant building code requirements and shall comply to:
- (a) the minimum Design Life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structures is that specified in Table 3.1 of Australian Standard AS4678-2002;
 - (b) be designed to allow for live and dead loads associated with the proposed uses of adjoining land;
 - (c) all proposed retaining walls and embankment shall be provided with a sub soil drainage system; and
 - (d) provide temporary safety fencing to all earth retaining structures over 1.0 metre in height.
20. Earthworks must be carried out in accordance with Australian Standard AS3798-2007 Guidelines on earthworks for commercial and residential developments.
21. All batters resulting from earthworks (cut and fill) associated with the development shall be located within the subject land.

Roadworks - General

22. All road works shall be designed and constructed:
- (a) In accordance with Council's standards outlined in the Lockyer Valley Regional Council Road Hierarchy Table unless specifically detailed otherwise in other conditions of this approval;
 - (b) In general compliance with the Planning Scheme for the Shire of Gatton, Austroads publications and Institute of Public Works Engineering Association Queensland Standard Drawings;
 - (c) To ensure the speed environment, geometry, sight distances, carriageway widths, lighting, bus stops, vehicle movements, on street parking other physical attributes are consistent with the function and role of the road or street in the transport network; and
 - (d) In accordance with the nominated design speed in Lockyer Valley Regional Council Road Hierarchy and in general accordance with Complete Streets Design Guidelines for "Subdivisional Street Works".
23. All works on or near traffic shall be signed as per MUTCD Part 3 - Works on Roads. A traffic management plan shall be submitted to Council for approval prior to any works being undertaken.

Stormwater management

24. Provide all necessary internal and external stormwater drainage to service the

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development for overland flow onto the subject land, runoff from the development and to discharge stormwater from the subject land. Such drainage works must be designed and constructed in accordance with QUDM 2013 and Council's planning scheme such that the overall drainage system caters for a storm event with a 1% AEP.

25. Peak rate of stormwater discharge from the site shall not exceed the peak rate of stormwater discharge for the site prior to development for all rainfall events (i.e. 63%, 39%, 18%, 10%, 5%, 2% and 1% AEP). This shall be achieved by appropriate detention facilities (if necessary) and water sensitive urban design features.
26. No ponding or redirection of stormwater shall occur onto adjoining land.

Erosion and sediment control

27. Silt management facilities shall be installed and maintained from the time of commencement of construction until the development has been released off maintenance by Council. All silt management facilities including diversion drains, sediment basins and energy dissipation structures as necessary shall be designed, constructed and maintained in accordance with 'Best Practice Erosion and Sediment Control' published by International Erosion Control Association Australasia.

ENVIRONMENTALLY RELEVANT ACTIVITY APPROVAL

Conditions 1 to 21 as set out below are to be met on an ongoing basis.

1. The development shall be undertaken generally in accordance with Plan No.7771-02 prepared by AJS Surveys and dated 6-8-10.
2. Maintain stocking densities at or below 17.7 birds per square metre.
3. Ensure litter is laid to a minimum depth of 50mm.
4. Any breach of a condition of this environmental authority must be reported to the delegate of the administering authority within 24 hours of becoming aware of the breach and record full details of the breach and any subsequent actions.
5. This environmental authority authorises you to conduct the activity listed above at the level specified.
6. All reasonable and practicable measures must be taken to minimise the likelihood of environmental harm being caused.
7. The activity must be undertaken in accordance with written procedures that:
(a) identify potential risks to the environment from the activity during routine

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- operations and emergencies;
- (b) establish and maintain control measures that minimise the potential for environmental harm;
 - (c) ensure plant, equipment and measures are maintained in a proper and effective condition;
 - (d) ensure plant, equipment and measures are operated in a proper and effective manner;
 - (e) ensure that staff are trained and aware of their obligations under the Environmental Protection Act 1994; and
 - (f) ensure that reviews of environmental performance are undertaken at least annually.

8. All information and records that are required by the conditions of this environmental authority must be kept for a period of at least 5 years.
9. Storage of chemicals and fuels in bulk or in containers of greater than 15 litres must be within a secondary containment system and releases from the containment system controlled in a manner that prevents environmental harm.
10. If you become aware of any adverse impact on an environmental value likely to have been caused by the operation of the activity, you must notify the delegate of the administering authority in writing of the full details of the adverse impact within 24 hours of becoming aware of the impact.
11. Odours or airborne contaminants which are noxious or offensive or otherwise unreasonably disruptive to public amenity or safety must not cause nuisance to any nuisance sensitive place or commercial place.
12. Dust and particulate matter emissions must not exceed the following concentrations at any sensitive place or commercial place:
- (a) dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 (or more recent editions); or
 - (b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.6 (or more recent editions).
13. Other than as permitted within this authority, contaminants must not be released from the site to any waters or the bed and banks of any waters.
14. Contaminants must not be released to groundwater or at a location where they are likely to release to groundwater.
15. Contaminants must not be released to surface waters.
16. Noise from the activity must not exceed the levels identified in Table 1 – Noise

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limits and the associated requirements at any nuisance sensitive place or commercial place.

Table 1 – Noise limits

Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays		
	7am-6pm	6pm-10pm	10pm-7am	9am-6pm	6pm-10pm	10pm-9am
	Noise measured at a nuisance sensitive place					
L_{Aeq adj,T}	Background +5	Background +3	Background +3	Background +5	Background + 3	Background + 3
MaxL_{pA,T}	Background +10	Background +8	Background +5	Background +10	Background +8	Background +5
	Noise measured at a commercial place					
L_{Aeq adj,T}	Background +10	Background +8	Background +5	Background +10	Background +8	Background +5
MaxL_{pA,T}	Background +15	Background +13	Background +10	Background +15	Background +13	Background +10

17. Any release of contaminants generated by the activity to land must not cause environmental harm.
18. Before surrendering this environmental authority the site must be rehabilitated to achieve a safe, stable, non-polluting landform.
19. All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
20. Any release or utilisation of waste products generated by the activity must not cause environmental harm.
21. In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the Environmental Protection Act, and the regulations made under the Act. For example, the holder must comply with the following provisions of the Act:
 - (a) general environmental duty (section 319);
 - (b) duty to notify environmental harm (section 320-320G);
 - (c) offence of causing serious or material environmental harm (sections 437-439);
 - (d) offence of causing environmental nuisance (section 440);
 - (e) offence of depositing prescribed water contaminants in waters and related matters (section 440ZG); and
 - (f) offence to place contaminant where environmental harm or nuisance may be caused (section 443).

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Definitions

Key terms and/or phrases used in this the above conditions are defined in this section and are underlined where they appear in the condition. Applicants should note that where a term is not defined, the definition in the Environmental Protection Act 1994 (the Act), its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

activity means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

administering authority means the Department of Environment and Heritage Protection or its successor or predecessors.

background means noise, measured in the absence of the noise under investigation, as L A90,T being the A-weighted sound pressure level exceeded for 90 percent of the time period of not less than 15 minutes, using Fast response.

commercial place means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

delegate of the administering authority means an officer of the Department of Agriculture and Fisheries (DAF) or its successor as cited by the administering authority.

environmental nuisance (the Act) is unreasonable interference or likely interference with an environmental value caused by—

- (a) aerosols, fumes, light, noise, odour, particles or smoke; or
- (b) an unhealthy, offensive or unsightly condition because of contamination; or
- (c) another way prescribed by regulation.

environmental value (the Act) is—

- (a) a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety; or
- (b) another quality of the environment identified and declared to be an environmental value under an environmental protection policy or regulation.

L_{Aeq,adj,T} means the adjusted A weighted equivalent continuous sound pressure level measures on fast response, adjusted for tonality and impulsiveness, during the time period T, where T is measured for a period no less than 15 minutes when the activity is causing a steady state noise, and no shorter than one hour when the approved activity is causing an intermittent noise.

MaxL_{pA,T} means the maximum A-weighted sound pressure level measured over a

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time period T of not less than 15 minutes, using Fast response.

measures has the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.

noxious means harmful or injurious to health or physical well-being.

offensive means causing offence or displeasure; is unreasonably disagreeable to the sense; disgusting, nauseous or repulsive.

prescribed contaminants means contaminants listed within Schedule 9 of the Environmental Protection Regulation 2008.

release of a contaminant into the environment includes:

- (a) to deposit, discharge, emit or disturb the contaminant; and
- (b) to cause or allow the contaminant to be deposited, discharged, emitted or disturbed; and
- (c) to fail to prevent the contaminant from being deposited, discharged emitted or disturbed; and
- (d) to allow the contaminant to escape; and
- (e) to fail to prevent the contaminant from escaping.

sensitive place includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

- (a) a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- (b) a motel, hotel or hostel; or
- (c) a kindergarten, school, university or other educational institution; or
- (d) a medical centre or hospital; or
- (e) a protected area under the Nature Conservation Act 1992, the Marine Parks Act 1992 or a World Heritage Area; or
- (f) for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2008.

waters includes all or any part of a river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water in natural or artificial watercourses, bed and banks of a watercourse, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater.

you means the holder of the environmental authority.

ADVICE

1. In carrying out the construction activity all reasonable and practicable measures must be taken to ensure that it does not harm Aboriginal Cultural Heritage (the

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“cultural heritage duty of care”). Compliance with the cultural heritage duty of care will occur if the contractor is acting in accordance with gazetted cultural heritage duty of care guidelines and the Cultural Heritage Act 2003.

- 2. In accordance with the Plant Protection Act 1989 and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.**

Under Queensland legislation, fire ants are a notifiable pest and suspected sightings must be reported to Biosecurity Queensland. To report suspect fire ants please complete the online form or contact Biosecurity Queensland on 13 25 23. It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Department of Agriculture, Fisheries & Forestry. www.biosecurity.qld.gov.au

Report

1. Introduction

The application, which was lodged on 19 October 2009, seeks the material change of use and environmentally relevant activity approvals necessary expand an existing poultry farm at Adare. The current poultry farm encompasses 38 sheds that are spread over four lots owned by Golden Egg Producers Pty Ltd. It is proposed to provide an additional 16 sheds located on a fifth lot owned by Golden Egg Producers located to the west of and adjoining the existing poultry farm. The relevant approvals required are a Development Permit for Material Change of Use for an Intensive Animal Industry (Poultry Farm) and an approval for an Environmentally Relevant Activity, being ERA No.4, Poultry Farm.

2. Background

The current poultry farm was established under a development approval issued by the former Gatton Shire Council in February 1991. At the time the use was established the surrounding area was rural in nature and its location away from sensitive uses would have provided an ideal opportunity for future expansion. At the time the poultry farm was established the closest non-farm residences were those located on the 32 lots along the western side of Gatton-Esk Road, each of which is slightly larger than four hectares.

Within the past ten years rural residential subdivision, comprising four small estates with lots in the order of one hectare, has been approved and developed between these 32 lots in Gatton-Esk Road and the poultry farm. A total of 112 lots now exist in this area with a further 40 hectares still to be developed, which could yield another 30 lots.

The current development application was lodged on 19 October 2009 and became properly made on 28 October 2009. It was subject to public notification in August-September 2010 when one properly made submission was lodged. The assessment of the application has extended over almost five years as a result of the need to arrive at an outcome that balanced the business needs of the poultry farm to expand and the impact of any expansion on the

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amenity of residents of the rural residential lots which have been developed since the poultry farm was established.

2.1 Changes to Environmental Regulation

An important matter that has in part provided a clearer way forward is the 2013 change in responsibility for assessment and determination of applications for ERA No.4, Poultry Farm.

At the time the application was lodged in October 2009 Council was responsible for the assessment and determination of both the material change of use (planning) and environmentally relevant activity (environmental impacts) aspects of the proposal. Changes to the *Environmental Protection Regulation 2008* that came into effect on 31 March 2013 mean that if the application was lodged today, Council would only be responsible for assessing and determining a material change of use application and a separate application would need to be made to the Department of Agriculture and Fisheries (DAF) for approval of the environmentally relevant activity.

As the application was lodged before 31 March 2013 it is required by law to follow the assessment process that existed when it was lodged; however if the application is approved, DAF rather than Council will be responsible for ensuring the operation of the poultry farm is compliant with the conditions of the environmentally relevant activity approval. The practical effect of this is that DAF and not Council will need to address any future complaints received about the impacts of the poultry farm that relate to matters such as noise and odour.

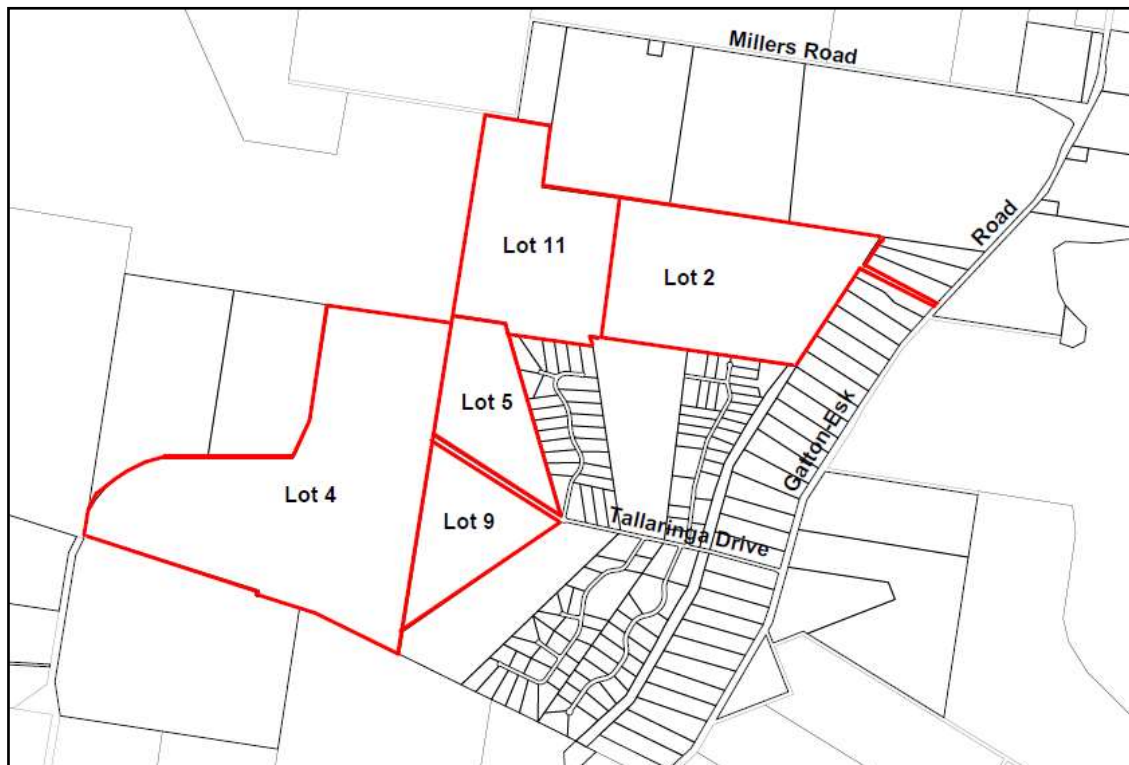
Discussions have taken place with officers of DAF regarding the above and as a result DAF has provided a set of conditions for an environmentally relevant activity approval that it would have applied had the application been made to DAF as is currently required. The effect of this is that whilst an approval of the environmentally relevant activity would still be issued by Council, it will contain the conditions that DAF would apply and so will assist DAF in managing ongoing compliance matters with the poultry farm. The DAF conditions are provided in full under the heading of Environmentally Relevant Activity Approval in the Officers Recommendation.

3.0 Assessment

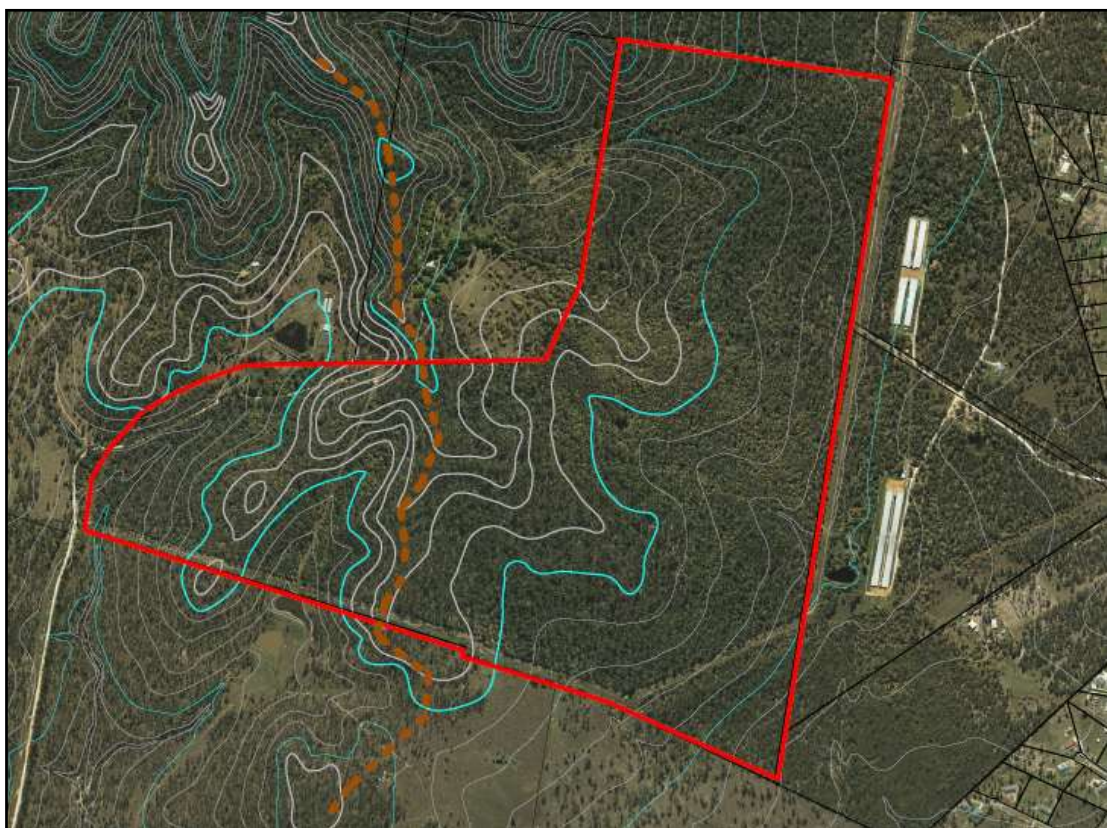
3.1 Subject Land

The existing poultry farm extends over five lots and currently comprises 38 sheds which are located on four of the five lots indicated below, these being Lot 2, Lot 5, Lot 9 and Lot 11. The 18 new sheds are proposed to be located on Lot 4 which has access from an extension of Tallaringa Drive that runs between Lots 5 and 9.

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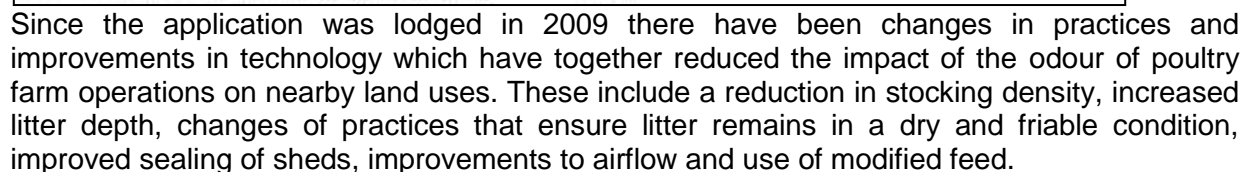


Lot 4 is a 182.4 hectare lot that has a frontage to Tallaringa Drive in the east. Despite the proximity of the land to Adare Road at its south western corner, it does not have a frontage to this road. The land is heavily vegetated apart from areas cleared for power lines that run across the land. It is characterised by a ridgeline which divides the lot into two parts with the western half having a westerly and southerly aspect and the eastern half having an easterly aspect. The 18 proposed sheds subject of this application are located to the east of the ridge. The subject land with ridgeline and 5m contours is shown in the aerial image below.



3.2 Proposed Development

While the poultry farm is operated by a single entity, biosecurity needs dictate that it is designed as clusters of sheds spread over the company's landholdings. The proposed development (shown below and as Attachment 1) comprises two such clusters that each consist of eight sheds, each of which is 150 metres x 15 metres and is separated from the other sheds in the cluster by a distance of 12 metres. The total additional floor area of the sixteen proposed sheds is 36,000m².



The application required to be assessed and determined under the *Sustainable Planning Act 2009* (SPA). The subject land is included in the Rural General Zone. In accordance with the SPA and the *Gatton Shire Council Planning Scheme 2007*, a development application for Material Change of Use the applied use requires impact assessment.

As required by the *Sustainable Planning Regulation 2009* the application was referred by the applicant to the following agencies:

- Responses were received from these Agencies on 14 January 2010, 7 September 2010 and 25 November 2009 respectively. These responses have been provided as Attachment 2 and where conditions have been recommended for inclusion these have been included in the Officer's Recommendation.

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3.5 Public Notification

The application was subject to public notification from 30 August 2010 through to 27 September 2010. One properly made submission was received during this period. The matters that were raised in this submission together with a response to the matters raised are provided below.

Issue: The traffic survey provided with the application does not provide an accurate assessment of the traffic that will be generated. The traffic generated by the proposed development will cause a serious deterioration in Tallaringa Drive over a relatively short period of time.

Response: With the development of rural residential estates utilising Tallaringa Drive for access, this road has been upgraded in width. The section between the irrigation channel and the intersection with Gatton-Esk road remains narrow and a condition has been included requiring the developer to widen this part of Tallaringa Drive.

3.6 Assessment – SEQ Regional Plan

The *South East Queensland Regional Plan 2009-2031* (SEQ Regional Plan) includes the subject land in the Regional Landscape and Rural Production Area. The proposed development is consistent with all relevant requirements of the SEQ Regional Plan.

3.7 Assessment – State Planning Policy

The State Planning Policy (SPP) Interactive Mapping System identifies the subject land as being located within:

- Natural Hazards Risk and Resilience – Flood Hazard Area – Level 1 – Local Government flooding mapping area;
- Bushfire Hazard Area (Bushfire Prone Area); and
- Climatic Regions – Stormwater Management Design Objectives.

There are no requirements of the above that warrant further assessment or require the imposition of any specific conditions in the Officer's Recommendation.

3.8 Assessment – Gatton Shire Council Planning Scheme 2007

The subject land is included in the Rural General Zone. As an impact assessable application it is required to be assessed against the planning scheme as a whole.

Desired Environmental Outcomes

There are twelve Desired Environmental Outcomes (DEOs) in the planning scheme. An assessment against the nine DEOs relevant to this proposal is provided below.

- (a) Gatton Shire's natural environment is protected, so that biodiversity, ecological processes and air, land and water quality are maintained.*

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The proposed development does not adversely impact the natural environment and does not degrade biodiversity, ecological processes, air, land or water quality. The proposal is consistent with this DEO.

(b) The disposal of wastes is effectively and sustainably managed.

The waste generated by the additional poultry shed will be managed in the same manner as the existing operation which is required to be compliant with industry standards and the conditions for the Environmentally Relevant Activity approval provided by DAF. The proposal is consistent with this DEO.

(c) Sustainable land management practices are promoted.

The proposed development does not compromise the achievement of sustainable land management practices. The proposal is consistent with this DEO.

(d) Places, areas or sites identified as being susceptible to land degradation, including erosion, landslip and contamination are protected and further degradation minimised.

The location of the additional poultry sheds is not susceptible to land degradation, erosion or landslip and is not a contaminated site. This DEO is not compromised by the proposed development.

(e) The rural character, significant natural features, cultural heritage and landscape values of the Shire are protected and enhanced.

The location of the proposed poultry shed in a heavily vegetated lot means that the sheds will not be visible from beyond the land on which they are to be located. The rural character and landscape values will not be compromised. The site contains no significant natural features and is not identified as having cultural heritage value. This DEO is not compromised by the proposed development.

(f) Urban and rural residential development in Gatton Shire occurs in discrete centres or localities that provide a sense of place and community identity, and possess a high level of safety, convenience and amenity for residents.

The proposed expansion will occur on the opposite side of the existing poultry farm from rural residential development and the Odour Impact Assessment has provided evidence that the impacts of odour resulting from the expansion will be less than current odour levels. The current operations of the poultry farm do have odour impacts however these cannot be addressed through the current application. While the amenity of residents of rural residential properties between the poultry farm and Gatton-Esk Road will continue to be impacted by odour from the farm as a whole, it has been demonstrated that the expansion proposed by this application will not worsen this impact. This DEO is as a result not compromised by the proposed development.

(i) Planning and design takes into account the potential adverse effects from natural hazards such as bushfire, landslip or flooding.

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The risk from bushfire and by isolation due to flooding will be similar for the expanded operations as that which currently exists for the poultry farm. The proposal is consistent with this DEO.

(j) Convenient and efficient access to services, facilities and employment opportunities is promoted.

The expansion of the farm will provide additional local employment opportunities for residents of Gatton and surrounding centres. The proposal is consistent with this DEO.

(l) A strong and diverse economic base is promoted that builds upon the Shire's established rural strengths, its natural resources, its landscape character, and its location on strategic transport routes; and provides a broad range of employment opportunities.

The proposed expansion of the poultry farm is evidence of a strong commitment of the current operators to continue to undertake their operations in the Lockyer Valley. The proposal supports this DEO.

Planning Scheme Codes

The codes contained in the Gatton Shire Council Planning Scheme 2007 that are relevant to the assessment of the application are as follows:

- Intensive Animal Industries, Animal Product Processing Industries, Kennel and Cattery Code;
- Rural Development Code;
- Rural General Zone Code;
- Building Work Code;
- Services and Infrastructure Code;
- Vehicle Access, Parking and On-Site Movement Code.

Intensive Animal Industries, Animal Product Processing Industries, Kennel and Cattery Code

Four Specific Outcomes are relevant to the proposed development and these are addressed in turn below:

P1. Facilities associated with a kennel, cattery, intensive animal industries (e.g. piggery, poultry farm, feedlot), and industry being an abattoir or other animal product processing industry, including buildings, pens, other structures and waste disposal sites, must be located, constructed and managed such that the maximum number of animals intended to be kept or processed on the land can be accommodated such that environmental harm or impacts on ecological values are prevented or minimised.

The proposed expansion of 16 sheds will be accommodated on a 182 hectare lot that currently contains no poultry sheds. The current operation of 38 sheds is located across four lots that together total 254 hectares. The overall poultry farm operation currently has a density from 1 shed/6.7 hectare. The size of the lot where the new sheds are proposed mean the density of the 16 new sheds is 1 shed/11.4 hectares.

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P2. Facilities are developed on a site which: (a) comprises undulating or flat terrain, (b) is sufficiently elevated to facilitate ventilation and drainage, (c) has adequate vehicle access, (d) is not subject to flooding, and (e) is supplied with a reliable, good quality water supply.

The proposed expansion satisfies all of the above criteria.

P3. Facilities associated with a kennel, cattery, intensive animal industries (e.g. piggery, poultry farm, feedlot), and industry being an abattoir or other animal product processing industry do not adversely impact on land zoned for residential purposes (including rural residential) or community purposes, as a result of : (a) noise; (b) odour; (c) visual impact; or (d) heavy vehicle traffic impacts.

The location of the proposed expansion relative to the existing rural residential development and the evidence of the Odour Impact Assessment report mean that it will not adversely impact on the rural residential area as a result of noise, odour or visual impact. While it will result in increased traffic on Tallaringa Drive, the level of the increase will be acceptable for the standard of this road when it has been widened as required by the condition proposed in the Officer's Recommendation.

P4. On-site waste disposal ensures: (a) contaminants are not released off-site; (b) adverse impacts on the quality of any surface water or ground water resource are minimised; and (c) compliance with any relevant Government or industry guidelines, codes and standards that apply to the specific use or on-site waste disposal.

The poultry industry is regulated by the State Government and industry codes of best practice. The Officer's Recommendation includes a set of conditions that have been provided by DAF which are those that this department would apply if the application was made today. In addition, conditions have been recommended in the Officer's Recommendation for the material change of use element to manage stormwater impacts of the additional 36,000m² of roofed area.

Rural Development Code

The two Specific Outcomes contained in this Code are relevant to the proposed development and these are addressed in turn below:

P1. The site layout takes into account on-site topography and drainage, existing vegetation and the location of dwellings and other sensitive uses in the surrounding area.

The location of the additional sheds on a lot located further away from existing residences is evidence of compliance with this Specific Outcome.

P2. Landscaping includes densely planted buffer areas to adjoining land used or likely to be used for residential, rural residential or other sensitive purposes.

No landscaping conditions have been included in the Officer's Recommendation as the lot in which the proposed sheds is to be located is heavily vegetated. The poultry industry generally and the operators of this farm are well aware of the need to maintain vegetative buffers.

Rural General Zone Code

The Overall Outcomes relevant to the proposed development are addressed below:

(a) The zone is to provide for agricultural production, other rural activities and the maintenance of the Shire's landscape quality that is important to the overall character of the Shire.

The expansion of the proposed poultry farm is consistent with this Overall Outcome.

(b) Closer settlement, particularly urban and rural residential development, is not consistent with the zone, in accordance with the SEQ Regional Plan.

The location of the expansion of the poultry farm will be protected by the intrusion of sensitive land uses, such as further rural residential development, as these are inconsistent with both the zoning and the SEQ Regional Plan.

The five Specific Outcomes that are relevant to the proposed development are addressed below:

(a) Downstream water quality is protected from impacts resulting from the development.

The conditions provided by DAF included in the Officer's Recommendation address this matter.

(b) New uses and works associated with new development are located, designed and managed to minimise adverse effects on environmental values.

The location of the proposed new poultry sheds and associated vehicle manoeuvring areas will minimise impacts on environmental values.

(c) Access arrangements required to service new development are designed to accommodate the type and volume of traffic likely to be generated.

The proposed access by Tallaringa Drive will, when widened in accordance with the condition included in the Officer's Recommendation, be capable of servicing the proposed expansion of the poultry farm.

(d) Development achieves effective separation or buffering from existing incompatible uses or those that may establish in the future.

The location of the additional sheds on a lot located away from existing residences ensures the development achieves an effective separation or buffering from the existing rural residential area between the farm and Gatton-Esk Road.

(h) Intensive animal industries may be appropriate in this zone. Such uses will be sufficiently separated and buffered from the Shire's towns, villages and rural residential communities so that there will be no adverse impact on the amenity of these areas. Any expansion or intensification of any existing intensive animal industry use which has existing adverse impacts from odour, noise, traffic other impacts on a settlement within the Shire is inconsistent with this zone.

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The proposed expansion of the existing poultry farm has been demonstrated through the Odour Assessment Report to have a lesser odour impact than the current operations of the farm as a whole. Adequate separation exists to ensure noise will not have an impact and the level of traffic that will be generated will be acceptable on Tallaringa Drive when it has been widened in accordance with the condition included in the Officer's Recommendation.

The Probable Solutions for this Specific Outcome include: that the property on which a poultry farm is developed is not less than 40 hectares, that it is no closer than 200m to any side or rear boundary and that it is no closer than 500m to any dwelling on surrounding land. In respect of these requirements, the property is 182 hectares, all the proposed sheds will be more than 200m to any side or rear boundary and all the proposed sheds will be over 600m from the nearest dwelling, which is located on the rural property to the west of the subject land.

Building Work Code

The single Specific Outcome is as follows:

P1. Building heights and setbacks are compatible with those existing in the zone in which the building work is proposed.

The height of the proposed buildings is within the 8.5 metre height limit that is applicable in the Rural General zone.

Services and Infrastructure Code

The five Specific Outcomes that are relevant to the proposed development are addressed below:

P1. An adequate, safe and reliable supply of potable and general use water is provided for each premises including, where available, connection to an approved reticulated system.

The site can be connected to a reticulated water supply.

P2. Treatment and disposal of effluent is provided for on-site to minimise impacts on waterways and wetlands and does not:

- (a) increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effect of systems in the locality ;*
- (b) increase any health risks during a system failure;*
- (c) deteriorate the water quality of existing and/or proposed water supplies ;*
- (d) limit the sustainable disposal of domestic effluent.*

This matter is addressed in the conditions of the Environmental Relevant Activity approval that have been supplied by DAF.

P3. New premises have electricity supply.

An electricity supply is available to the proposed development.

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P4. On-site drainage does not adversely affect adjoining land or the downstream stormwater system.

P9. Development must include water sensitive urban design measures to integrate water supply, wastewater and stormwater and thus ensure protection of the water cycle by minimising wastewater production; minimising impacts on the water cycle, protecting waterway health by improving stormwater quality and reducing site run-off incorporating water reuse infrastructure to maximise recycling opportunities; and use of alternative water sources.

A condition has been included in the Officer's Recommendation that requires the submission of an application for Operational Works that addresses the stormwater generated by the proposal.

Vehicle Access, Parking and On-Site Movement Code

The Overall Outcome for this code is its purpose which is as follows:

The purpose of the code is to ensure that:

- (1) vehicle access and manoeuvring is adequate to meet the demand likely to be generated by the development;*
- (2) vehicle access and manoeuvring is safe and convenient;*
- (3) the design and layout achieves a high standard of urban design amenity and is efficient and safe;*
- (4) provision is made for access and on-site manoeuvring of service and emergency vehicles where appropriate; and*
- (5) sufficient and convenient parking is provided for on-site for the amount and types of vehicle traffic expected to be generated for the development.*

The proposed arrangements for vehicular access and manoeuvring for the additional poultry sheds will satisfy all of the above requirements.

3.9 Odour Impact Assessment

The matter that has resulted in the drawn-out assessment time for this application has been the potential odour impacts on the rural residential estates that have been developed between the poultry farm and Gatton-Esk Road since the farm was originally established. There was for a period of time a difference of opinion between Council's planning unit, Council's environmental health unit and the applicant about how to progress the assessment to a recommendation; however it was ultimately agreed by all parties that the fundamental matter was that if the expansion proposed by the application could occur with no worsening of the odour impacts at any rural residential lot the application could be recommended for approval.

The ability to meet the above has benefitted from changes in practices and improvements in technology which have together reduced the impact of the odour of poultry farm operations on nearby land uses since the application was lodged in 2009. These include reductions in stocking density, increased litter depth, changes of practices that ensure litter remains in a dry and friable condition, improved sealing of sheds, improved airflow in sheds and the use of modified feed. These factors have in combination resulted in ability for the proposed sheds to be developed without a worsening of the odour impacts at any rural residential lot situated between the poultry farm and Gatton-Esk Road.

ORDINARY MEETING OF COUNCIL AGENDA 9 SEPTEMBER 2015

In early June 2015, the proponent provided an Odour Impact Assessment prepared by MWA Environmental (Max Winders and Associates Pty Ltd) that reflected the above changes and was able to demonstrate that not only would there be no increase in odour at any rural residential lot between the poultry farm and Gatton-Esk Road, but that the implementation of these changes across the complex as a whole would result in significant reductions in odour exposure for these properties. A copy of the Odour Impact Assessment is provided as Attachment 3.

3.9 Adopted Infrastructure Charges Resolution

Council's Infrastructure Charges Resolution provides that an 'Intensive Animal Industry' use falls within the charging category for High Impact Rural for which a charge of the \$10/m² of gross floor area following charges is applicable. Based on a gross floor area of 36,000m² the charge is \$360,000.00. A credit of \$12,500 for the vacant allotment applies so the amount payable is \$347,500.00.

Charge Type	Description	Demand Units	Rate	TOTAL
PROPOSED DEMAND		m²	m²	
Charge	High Impact Rural	36,000	\$10.00	\$360,000
TOTAL PROPOSED DEMAND				\$360,000
EXISTING DEMAND		lot	lot	
Credit	Vacant Allotment	1	\$12,500.00	\$12,500.00
TOTAL EXISTING DEMAND CREDIT				\$12,500.00
TOTAL PAYABLE				\$347,500.00

4. Policy and Legal Implications

There will be no policy and legal implications arising from the recommendation provided in this report.

5. Financial and Resource Implications

There will be no financial or resource implications arising from the recommendation provided in this report.

6. Delegations/Authorisations

There are no implications for delegations or authorisations arising from the recommendation provided in this report.

7. Communication and Engagement

The decision of Council will be formally communicated to the applicant and the sole person who made a properly made submission in accordance with the requirements of the *Sustainable Planning Act 2009*.

**ORDINARY MEETING OF
COUNCIL AGENDA
9 SEPTEMBER 2015**

8. Conclusion

The proposed expansion of the poultry farm is recommended for approval based on the conditions provided in the Officer's Recommendation. The primary basis for approval is that the location of the proposed expansion to the west of the existing sheds in a location away from the rural residential estates between the existing farm and Gatton-Esk Road and the evidence of the Odour Assessment Report that the expansion will not result in an increase in odour for residents of these estates.

Of significance also is the fact that if the application was made today Council would only be responsible for the assessment of the material change of use element and the environmentally relevant activity approval would be issued by the State Government. The Officer's Recommendation includes a set of conditions provided by DAF that it would include if it was to approve the proposal.

It is also of relevance that if the application is approved in accordance with the Officer's Recommendation DAF and not Council will have responsibility to ensure compliance with the conditions of the environmentally relevant activity approval and so will be the entity responsible for addressing any odour complaints for the poultry farm.

9. Action/s

That the application be approved in accordance with the Officer's Recommendation provided.

Attachments

1View	Plan	1 Page
2View	DERM	16 Pages
3View	DTMR	3 Pages
4View	Powerlink	3 Pages
5View	MWA Enviro Report	38 Pages



Assessment Manager Ref: DA6557
DERM Reference: IC1109BEE0026_LV13030_342970_STH8343



18 January 2010

Department of
Environment and Resource
Management

Golden Egg Producers Pty Ltd
C/- Mr David Bray
5 Darwalla Road
MT COTTON QLD 4165

Attention: Mr David Bray

Dear Sir / Madam

DEVELOPMENT APPLICATION FOR MCU FOR INTENSIVE ANIMAL INDUSTRY (POULTRY FARM), 200 000 BIRDS AND ENVIRONMENTALLY RELEVANT ACTIVITY NO.4 (POULTRY FARMING), LOT 4 RP206331 (709 GATTON ESK ROAD, ADARE) - LOCKYER VALLEY REGIONAL CITY COUNCIL - REFERRAL AGENCY RESPONSE

The Chief Executive of the Department of Environment and Resource Management (DERM) advises that the Referral Agency Response for the abovementioned application, prepared pursuant to section 3.3.16 of the *Integrated Planning Act 1997*, has been forwarded to the Assessment Manager. A copy of the Referral Agency Response is **enclosed** for your reference.

We further advise that section 3.5.9 of the *Integrated Planning Act 1997* makes provision for you to give written notice to the Assessment Manager to stop the decision-making period (for not more than 3 months) at any time before the decision is made, to enable you to make representations to the Chief Executive of DERM about the Referral Agency Response.

Should you have any questions about the above, please contact Nick Domalewski in the Planning and Development Unit (Beenleigh) on 07 3884 8061, quoting reference number IC1109BEE0026.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Daniel Coy".

Dan Coy
A / Senior Planning Officer
Beenleigh, South East Region
Authorised Delegate

Department of
Environment and Resource Management
SE Region
32 Tansey Street
PO Box 1164
BEENLEIGH QLD 4207

Telephone + 61 7 3884 8001
Facsimile + 61 7 3884 8024
Website www.derm.qld.gov.au
ABN 83 705 537 586

Encl.
Referral Agency Response – Material Change of Use
Referral Agency Response (Vegetation) Plan RARP 2009/011136
Advice Agency Response – Conservation Estate

Assessment Manager Ref: DA6557
DERM Reference: IC1109BEE0026_LV13030_342970_STH8343



18 January 2010

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

Department of
Environment and Resource
Management

Attention: Tracy Ryan

Dear Sir / Madam

DEVELOPMENT APPLICATION FOR MCU FOR INTENSIVE ANIMAL INDUSTRY (POULTRY FARM), 200 000 BIRDS AND ENVIRONMENTALLY RELEVANT ACTIVITY NO.4 (POULTRY FARMING), LOT 4 RP206331 (709 GATTON ESK ROAD, ADARE) - LOCKYER VALLEY REGIONAL CITY COUNCIL - REFERRAL AGENCY RESPONSE

The Chief Executive of the Department of Environment and Resource Management (DERM) advises that the Referral Agency Response for the above mentioned application, prepared pursuant to section 3.3.16 of the *Integrated Planning Act 1997* (IPA), is **enclosed**. A copy of the Referral Agency Response has been sent to the applicant.

DERM looks forward to receiving a copy of the Decision Notice for the application in due course.

Should you have any questions about the above, please contact Nick Domalewski in the Planning and Development Unit (Beenleigh) on 07 3884 8061, quoting reference number IC1109BEE0026.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Daniel Coy".

Dan Coy
A / Senior Planning Officer
Beenleigh, South East Region
Authorised Delegate

Encl.
Referral Agency Response – Material Change of Use
Referral Agency Response (Vegetation) Plan RARP 2009/011136
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ABN 83 705 537 586

Referral Agency Response – Material Change of Use

s 3.3.16 Integrated Planning Act 1997

1. Application information

- 1.1. **Applicant's name:** Golden Egg Producers Pty Ltd
- 1.2. **Property description:** 4 RP206331 - Lockyer Valley Regional Council
- 1.3. **Assessment Manager/Reference:** Lockyer Valley Regional Council; DA6557
- 1.4. **Concurrence Agency Referral day:** 27 November 2009
- 1.5. **Departmental Reference:** eLVAS Case No: 2009/011136, Trackjob No: IC1109BEE0026, Keeper No: SER/018854
- 1.6. **Type of development sought by the application:** Material Change of Use

2. Concurrence Agency response:

The Chief Executive of the Department of Environment and Resource Management (DERM) directs that the following conditions must be imposed on any approval given by the Assessment Manager:

- 2.1. No clearing as a result of the Material Change of Use shall occur within Areas A identified on Referral Agency Response Plan (RARP) 2009/011136;
- 2.2. No infrastructure as a result of the Material Change of Use shall be located within Areas A identified on Referral Agency Response Plan (RARP) 2009/011136;
- 2.3. No infrastructure, other than fences and roads as a result of the Material Change of Use, shall be located within Areas B on Referral Agency Response Plan (RARP) 2009/011136;
- 2.4. No clearing as a result of the Material Change of Use shall occur in any High Value Regrowth vegetation unless clearing is exempt under schedule 24 of the *Sustainable Planning Regulation 2009* or done in accordance with the *Regrowth Vegetation Code – Version 1*, October 2009.

Referral Agency Response Plan (RARP) 2009/011136 is attached and forms part of this Referral Agency Response.

3. Additional comments or information:

Water Act 2000

- There are no watercourses on the land as defined by the *Water Act 2000*.
- The Property does not fall within a Declared Catchment Area.
- There is a Licence to Take Water reference 75188G for stock intensive purposes attached to this land

Moreton Water Resource Plan

The subject property falls within the Moreton Water Resource Plan area and is in a Groundwater Management area

- No new bores are permitted unless for stock or domestic purposes or to replace an existing bore.
- Construction of any dams or other interference with overland flow of water is to be in accordance with the requirements of the codes developed under Schedule 8, Part 1, table 4 of *Integrated Planning Act 1997*(IPA).

Great Artesian Basin Water Resource Plan

Property falls within the Great Artesian Basin Water Resource Plan area. No new bores tapping aquifers of the Great Artesian Basin are permitted unless for stock or domestic purposes or to replace an existing bore.

Aboriginal Cultural Heritage Act 2003

The Department of Environment and Resource Management (DERM) also takes this opportunity to advise the Assessment Manager of the responsibilities of applicants under the *Aboriginal Cultural Heritage Act 2003*. The Assessment Manager may wish to include this information as an Advisory Note on the Decision Notice issued for the application.

Under section 23 of the *Aboriginal Cultural Heritage Act 2003* a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are \$750,000 for a corporation and \$75,000 for an individual.

Applicants will comply with the duty of care in relation to Aboriginal cultural heritage if they are acting in accordance with cultural heritage duty of care guidelines gazetted under the *Aboriginal Cultural Heritage Act 2003*, available on the DERM website, or in accordance with an agreement with the Aboriginal party for the area or a cultural heritage management plan approved under part 7 of the *Aboriginal Cultural Heritage Act 2003*.

Applicants are also encouraged to undertake a search of the Aboriginal Cultural Heritage Database and the Aboriginal Cultural Heritage Register, administered by the Cultural Heritage Coordination Unit, DERM. Application forms to undertake a free search of the Cultural Heritage Register and the Database may be obtained by contacting the Cultural Heritage Coordination Unit on (07) 3239 3647 or on the DERM website http://www.derm.qld.gov.au/cultural_heritage/index.html.

4. Reasons:

A Statement of Reasons is attached at Schedule 1.

5. Authorised Officer Signature:



James Collins
Acting Senior Vegetation Management Officer (VMI)
Bundaberg

Date of Response: 13 January 2010

Att. Schedule 1 – Statement of Reasons

eLVAS Case No:	2009/011136
Trackjob No:	IC1109BEE0026
Keeper No:	SER/018854

Schedule 1

Statement of Reasons Referral Agency Response Application for Material Change of Use Golden Egg Producers Pty Ltd

The following Statement of Reasons is provided pursuant to s. 3.3.18(8) of the *Integrated Planning Act 1997*

Introduction

1. The Department of Environment and Resource Management (DERM) received an application from Golden Egg Producers Pty Ltd on 27 November 2009
2. The application is for a MCU (Concurrence-Multiple Issue) on 4 RP206331 - Lockyer Valley Regional Council
3. The Delegate determined the Referral Agency Response on 13 January 2010

Evidence

1. Application received 27 November 2009
 - a) Completed IDAS Form 1 Parts "A, D G and J"
2. *Integrated Planning Act 1997 & Integrated Planning Regulation 1998 (Schedule 2)*
3. *Vegetation Management Act 1999*
4. *Department of Environment and Resource Management Concurrence Agency Policy for Material Change of Use* dated 21 October 2009
5. *State Planning Policy (SPP) 1/03 - Mitigating the Adverse Impacts of Flood, Bushfire, and Landslide.*
6. Department of Environment and Resource Management (IPA) Delegation (No. 1) 2009
7. Aerial Photography 9343 Esk Frame 3647, run 25, 16 May 2009, approximate scale 1:30 000
8. Internal current titles search 3 December 2009
9. Certified Regional Ecosystem Mapping version 6.0b as amended 15 December 2009
10. Shapefiles derived by GIS (Arcmap™ Version 9.3 1999-2009) of the application area
11. Gatton Shire Council Planning Scheme 2007

Findings of fact

1. The application is for a Material Change of Use (intensive animal industry (poultry farm)) on freehold land
2. The Lot is zoned rural
3. Regional Ecosystem Mapping maps Lot 4 RP206331 as containing *least concern* Regional Ecosystem and 12.5.1c, 12.9-10.5a and 12.9-10.2, high value regrowth and non-remnant vegetation

4. The proposed Material Change of Use is located outside of mapped remnant vegetation
5. The application was assessed against Criteria Table A of the *Concurrence Agency Policy for Material Change of Use – version 2, 21 October 2009*
6. No clearing of assessable vegetation will occur as a result of the proposed Material Change of Use
7. Therefore the application meets the Performance Requirements in the *Concurrence Agency Policy for Material Change of Use – version 2, 21 October 2009*

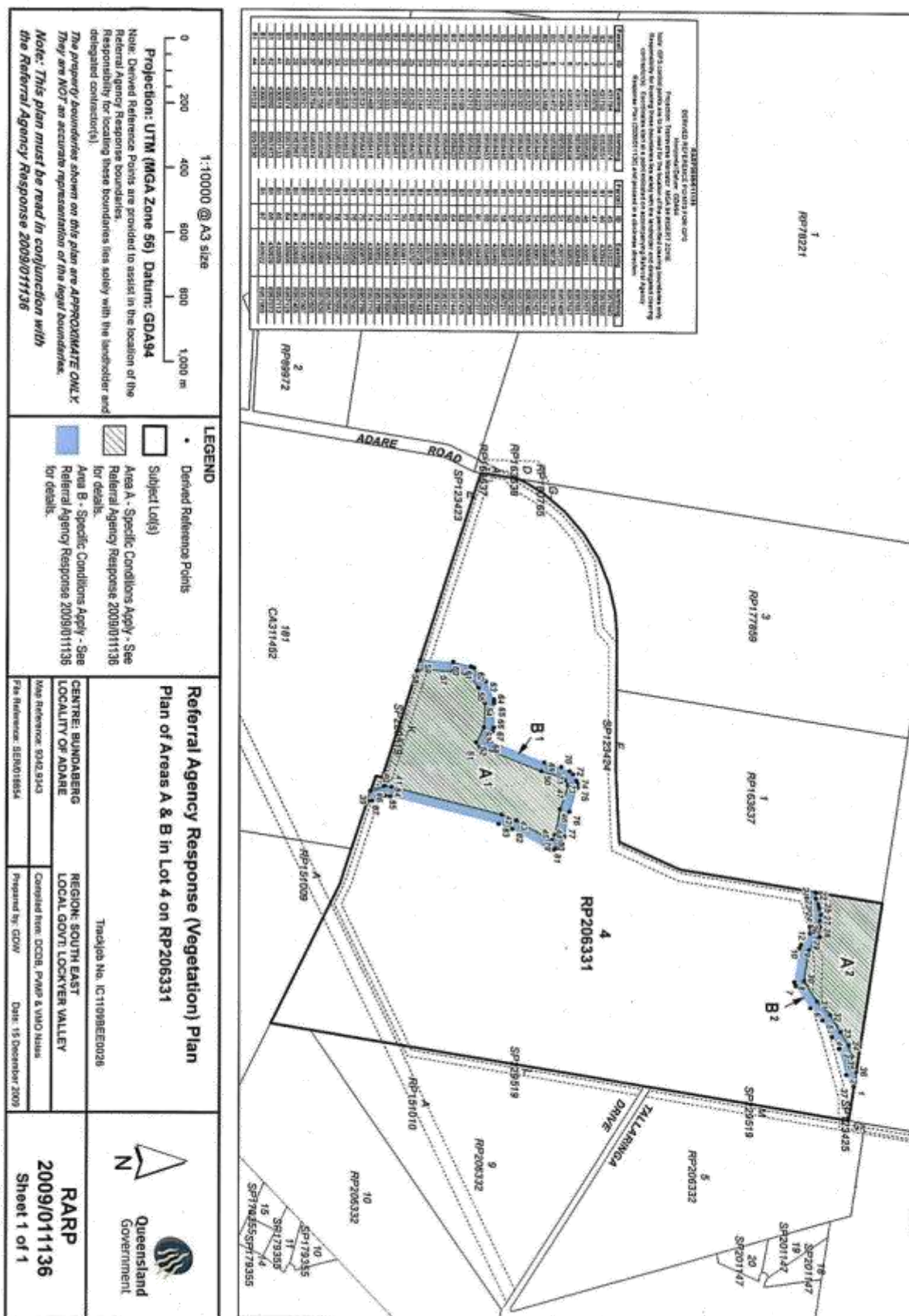
Reasons

1. The application meets Criteria Table A of the *Concurrence Agency Policy for Material Change of Use – version 2, 21 October 2009*
2. The purpose of the *Vegetation Management Act 1999* is to regulate the clearing of vegetation in a way that (among other outcomes) conserves remnant *Endangered Regional Ecosystems*, remnant *of Concern Regional Ecosystems* and remnant *Not of Concern Regional Ecosystems*
3. The *Concurrence Agency Policy for Material Change of Use – version 2, 21 October 2009* achieves the purpose of the *Vegetation Management Act 1999*
4. To ensure that a decision regarding the application is consistent with the purpose of the *Vegetation Management Act 1999*, it is required that the above conditions be included.



James Collins
Acting Senior Vegetation Management Officer (VM1)
Bundaberg

13 January 2010





Notice

Integrated Planning Act

Advice Agency Response –Conservation Estate

This statutory notice is issued by the Department of Environment and Resource Management pursuant to section 3.3.19 of the Integrated Planning Act 1997 to provide formal advice to the assessment manager with respect to an application for a development approval.

Tracy Ryan
Manager Planning & Environment
Lockyer Valley Regional Council
PO Box 82
GATTON QLD 4343

Cc: Golden Egg Producers Pty Ltd
5 Darwalla Road
MT COTTON QLD 4165

Your reference: R2827-1; DA6557

Our reference: Project 342970; STH8343

Dear Ms Ryan

Re: Advice Agency Response Concerning Application for Development at 709 Gatton-Esk Road, Adare; QLD, being Lot 4 on Plan RP206331, Parish Lockyer, Lockyer Valley Regional Council

DERM referral number: IPAR01672709

Date application received by DERM: 3 November 2009

Advice Agency Jurisdiction:	MCU within 100m of a conservation estate; Item 21 of Table 3 of Schedule 2 of the <i>Integrated Planning Regulation 1998</i> .
Assessment Manager Reference Number:	R2827-1; DA6557
Applicant:	Golden Egg Producers Pty Ltd
Activity Description:	Material change of use of premises – Intensive Animal Industry (Poultry Farm) > 200 000 Birds and Environmentally Relevant Activity 4 (Poultry Farming)
Description of Subject Land:	709 Gatton-Esk Road, Adare; Lot 4 on Plan RP206331, Parish Lockyer

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environmental sciences and permits

Notice

Advice Agency Response

Response to Development Application

The Department of Environment and Resource Management (DERM) acting as an advice agency under the *Integrated Planning Act 1997*, provides the following advice to the application as detailed above.

Advice

General comments

Lot 4 RP206331 comprises 182.4 hectares and is located within the 'Regional Landscape and Rural Production Area' designated under the *SEQ Regional Plan 2009-2031*.

Already there is an existing chicken farm and residence on the eastern portion of the lot, i.e. Tallaringa Farm owned by Golden Egg Produces Pty Ltd.

Lockyer Valley National Park (Recovery) is contiguous with the northern border of the site (Lot 4 on RP206331).

No stream is located within or adjacent to the site. However, two drainage lines, as natural water courses, cut across the site from the national park in the north-west to the south-east border of the site and beyond.

Vegetation of the national park extends into Lot 4 for up to 100m at its northern border. Part of this vegetation is located adjacent to or along the most northern drainage line of the two. However most of that vegetation is located north of the drainage line. Another stand of vegetation is located in the southern sector of Lot 4 and south of both drainage lines.

Both stands of vegetation on Lot 4 are of state significance and offered protection under provisions of the *SEQ Regional Plan*.

Redbank Creek is located south of the lot: about 1km from the south-western end of the lot, and 1½ km from the south eastern border of the lot. The two drainage lines on the lot apparently flow to the east and toward IPA referable wetlands about 2½ km away.

Protection of the public amenity offered by a national park (short and long term) and protection of soil, surface water and ground water are key issues of concern. Maintaining amenity offered by the park includes protection against odour, dust, noise nuisance and offence under the *Environmental Protection Act 1994*, and protection against vermin associated with chicken farming.



Notice
Advice Agency Response

Special Guidance Available to Chicken Farmers in Relation to Environmental Management

The following provide guidance and advice to chicken farmers (layer farms and broiler farms) on measures to achieve environmental protection and setting up new farms or expanding existing farms and running them:

- *Local Planning Scheme codes* (relatively brief and mostly focused on outcomes);
- *National Environmental Management System for the Meat Chicken Industry, 2003*. Rural Industries Research and Development Corporation (RIRDC) Publication No 03/038, project No FSE-1A;
- *The Best Practice Technical Guide for the Meat Chicken Industry in Queensland (BPEM)*. This guide is available from the President of the Queensland farmer's Federation. Updates are made as new information and expertise relating to the design, operation, management and environmental impact of meat chicken farms becomes available;
- *Queensland Farmer's Federation's course for chicken farmers*. This provides training in an *Environmental Management System for the Meat Chicken Farms (EMS)*, and provides guidance on designing and implementing an appropriately detailed EMS. Such an EMS document can be used as a reference document outlining the farmer's due diligence under respective legislative and policy requirements.

Biodiversity Values Associated with the Site

Both stands of vegetation on Lot 4 are identified by the DERM biodiversity planning assessment (BPA) as SEQ Threatened Species Habitat.

The northern stand that extends from within the national park is identified as containing representation by regional ecosystems (RE) 12.9-10.2: *Corymbia citridora*, *Eucalyptus crebra* open forest on sedimentary rocks, and RE 12.9-10.5a/12.5.1c.

- 12.9-10.5a: Open-forest of *Eucalyptus helidonica*, *Corymbia tachyphloia*, *C. citridora* +/- *E. taurina*, *E. dura*, *E. baileyana*, *C. fummifera*, *Angophora woodsiana*, *Lysicarpus angustifolius* on quartzose sandstone scarps and crests; and
- 12.5.1c: *Eucalyptus helidonica* open forest +/- *Corymbia citridora*, *C. tachyphloia*, *E. planchoniana*, *E. taurina*, *E. baileyana*, *Angophora woodsiana*, *Lysicarpus angustifolius* on tertiary surfaces.

The BPA rates this northern stand:

- 'very high' for tract size and the special biodiversity values – centres of endemism, wildlife refugia, and taxa at the limits of their geographical distribution; and
- 'high' for context and connection, and ecosystem diversity; and
- 'medium-high' for habitat for rare and threatened species and core habitat.

The stand of vegetation south of the southern drainage line (natural watercourse) is larger and forms a patch about 450m long on site before extending beyond the southern border of the site. The BPA identifies it as represented by RE 12.9-10.2/12.9-10.5a:

- 12.9-10.2: *Corymbia citridora*, *Eucalyptus crebra* open forest on sedimentary rocks; and

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- 12.9-10.5a: Open-forest of *Eucalyptus helidonica*, *Corymbia tachyphloia*, *C. citridora* +/- *E. taurina*, *E. dura*, *E. Baileyana*, *C. fummifera*, *Angophora woodsiana*, *Lysicarpus angustifolius* on quartzose sandstone scarps and crests.

The BPA identifies this RE as poorly conserved within the sub-region with less than 10% reserved, and rates it:

- 'high' for species diversity; and
- 'medium' for habitat for rare and threatened species, and state ecosystem value (regional assessment).

As mentioned above both stands are of high ecological significance and of state interest under provisions of the SEQ Regional Plan (see below for policies of relevance to the proposal), and comprise SEQ Threatened Species Habitat. The BPA identifies this vegetation collectively as providing non-core habitat for the koala, *Phascolarctos cinereus*, and non-core habitat for the long nosed potoroo, *Hoplocephalus stephensii* (nocturnal and diurnal). Each of these species is classified as 'vulnerable' and protected under the *Nature Conservation Act 1992*.

Environmental Protection Act 1994 and Environmental Protection Policies

All development activities are subject to provisions of the *Environmental Protection Act 1994*, and under section 319 of that act have a general environmental duty of care. Section 319 of the *Environmental Protection Act* states that: (1) A person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm (the *general environmental duty*).

Section 15 of the *Environmental Protection Act* identifies environmental nuisance: *Environmental nuisance is unreasonable interference or likely interference with an environmental values by –*

- (a) aerosols, fumes, light, noise, odour, particles or smoke; or
- (b) an unhealthy, offensive or unsightly condition because of contamination; or
- (c) another way prescribed by legislation.

Nuisance and/or the perception of environmental harm can form the basis of community complaints about a chicken farm.

In providing solutions to environmental management and avoidance of environmental harm and/or nuisance under provisions of the *Environmental Protection Act*, the current environmental policies of relevance to any development are:

- *Environmental Protection (Air) Policy 2000*;
- *Environmental Protection (Water) Policy 2000*;
- *Environmental Protection (Waste Management) Policy 2000*; and
- *Environmental Protection (Noise) Policy 2000*.



Notice
Advice Agency Response

The site management plan submitted in support of the application should address relevant environmental issues associated with the proposed development and provide details of measures to be taken to avoid or minimise environmental harm and nuisance, during construction and operation, as well as how potential complaints will be handled. This should, in effect be an environmental management plan.

SEQ Regional Plan 2009-2031

The SEQ Regional Plan 2005-2026 is a statutory instrument under the *Statutory Instrument Act 1992* and planning instrument under the *Integrated Planning Act 1997* (IPA). For the purposes of the IPA the SEQ Regional Plan is taken to be of State interest. All development must contribute to the regional outcomes sought by this plan and comply with policies of relevance to the proposed development. The SEQ Regional Plan is the pre-eminent plan for the SEQ Region and takes precedence over all other planning instruments.

Policies of the plan of particular relevance to the proposal include:

- 2.1.1 – Avoid impacts on area with significant biodiversity values in the Regional Landscape and Rural Production Area, including biodiversity corridors;
- 2.1.3 – Avoid offsite impacts from development or other activities on adjacent areas with significant biodiversity values;
- 2.1.5 – Within biodiversity networks, protect significant biodiversity values, improve ecological connectivity, enhance habitat extent and condition, and rehabilitate degraded areas;
- 4.3.1 – Protect areas supplying high levels of ecosystem services from development impacts;
- 11.1.1 – Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning;
- 11.3.1 – Ensure that new and refurbished buildings meet the water efficiency and water savings target requirements of the Queensland Development Code; and
- 11.4.1 – Ensure that development is planned, designed constructed and operated in accordance with best practice environmental management to protect environmental values and meet the water quality objectives of all regional surface waters, ground waters, wetlands and coastal waters.

Issues of Concern

Issues of concern in relation to the national park are primarily those of:

- Maintaining air quality (dust and odour nuisance) for a location that may in the future, if not currently, have walking trails, or be visited for views gained from the parkland or high areas, near Lot 4; and
- Ensuring that runoff from the national park to drainage lines/natural water courses of the site remains uncontaminated and contributing well to soil, surface water, and ground water quality; and
- Ensuring adequate buffer zones around the farm are planned for and implemented to:
 - Minimise the potential for nuisance impacts on the park and other neighbours; and

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Notice Advice Agency Response

- Provide protection for property and life on the farm site, as well as protection for assets of the national park, in the event of fire. Burning embers can fly either way and cause flare up in a new location 100m or more way (for further information see <http://www.griffith.edu.au/environment-planning-architecture/southeast-queensland-fire-biodiversity-consortium>);
- Minimise the scale of environmental impact which is closely linked to shed design, materials used in construction of the shed and management of the sheds;
- Control of vermin that could spread to the park; and
- Noise nuisance.

Ensuring that the farm's footprint is adequately set back from the boundary as well as the natural drainage line/natural water course adjacent to the national park will assist in ensuring that runoff from the national park to drainage lines/natural water courses of the site remains uncontaminated and contributing well to soil, surface water, and ground water quality. This is not evident in the site management plan.

Additional Issues of Concern

Additional issues of concern in relation to vegetation of state interest on site and that adjacent to the site, and/or impact on neighbours (including the national park):

- Waste water and contaminated stormwater associated with the sheds, other work areas and storage areas; nutrient fall out to soil or surface water; surface runoff from land application or composting areas; and protection of soil and water quality;
- Damp or wet litter and manure; ammonia concentrations associated with unfavourable temperature, ventilation and humidity within sheds and work areas; ventilation fan directed toward neighbours or not screened by a vegetated buffer or other suitable barrier; use of biocides causing odour nuisance; dust and odour nuisance, and protection of air quality;
- Disposal of litter and manure, dead poultry and unhatched eggs;
- Landscaping and screening to enhance environmental amenity.

Site Management Plan and Other Documents Provided in Support of the Application

The site management plan is provided along with a scaled Layout Plan (Plan No 7771-02). In less than three full pages it includes some information under each of the following headings, but is extremely poor on detail: company profile; site activities; environmental policy; waste management; stormwater; solid waste; waste; site management; quality assurance; training; complaints; and conclusion. Possibly, the heading 'waste' should have been 'waste water'. Even so, substantial brevity accompanied by issues with coherence in the section on waste is of concern (see first two sentences of the total of four sentences of this section). Brevity is, for instance, illustrated by the:

- Single line/sentence under the heading '5 - Storm water';
- Site management plan describing the site activities (heading 2) as 'normal farm design' but no reference benchmark for comparison is given; and



Notice
Advice Agency Response

- Heading '3 - environmental policy' having the entry: *See attachment*, but no such attachment was provided with the printed papers or electronic files received in support of the application.

The Layout Plan shows the location of the proposed sheds and two new dwellings for Golden Egg Producers Pty Ltd, plus the location of an existing dwelling and two blocks of existing sheds used by another farm (Tallaringa Farm). It does not show the location of dams proposed (under the heading of 'waste') in the site management plan or locations areas to be irrigated by waste. Details of whether, or how, such waste water will be treated are not provided. Separation distances has not been justified.

Another document provided in support of the application is entitled 'Development Report' and it includes a section called 4.2 Design Specifications. While this compliments the site management plan it short of detail as well. It relates for instance:

- 4.2.2 – Profile: Sheds will be constructed on pads what least tow sheds per pad. No further information is provided as to their composition, construction, or ability to deal with possible moisture form floor and shed wash down;
- 4.2.3 – Floors: Compacted stabilised gravel floors will be incorporated in each shed and edged with concrete pelments. However this brief description conveys little information about the actual composition of the floor material and whether it is impervious to water and wash down using biocides;
- 4.2.6 – Vermin Control: All sheds will be totally vermin proofed and all wild birds to be excluded. Although these are good outcomes sought by the proponent details of the means of achieving these outcomes are not given;
- Section 6.0 state that Appendix D provides an environmental management plan but ther is only a heading page for appendix D and no content.

Additional documents provided in support of the application include the following, but are not a substitute for an environmental management plan though they would support one:

- Development Report;
- Noise Assessment Report; and
- Odour assessment Peer Review.

Recommendations

In support of Council's decision the following issues should be considered. The application:

- Clearly demonstrates site suitability;
- Clearly demonstrates compliance with policies of the *SEQ Regional Plan 2009-2031* and *Environmental Protection Policies* as outlined above; and
- Provides an environmental management plan providing details of how the issues of concern outlined above will be addressed to protect environmental values of the site and on the adjoining land.

ecoaccess

environmental licences and permits

Notice
Advice Agency Response

Additional information for applicants:

It is a requirement of Section 371 of the *Environmental Protection Act 1994* that if the owner or occupier of this site becomes aware that a Notifiable Activity (as defined under Schedule 3 of the *Environmental Protection Act 1994*) is being carried out on this land or that the land has been affected by a hazardous contaminant, they must, within 22 business days after becoming aware the activity is being carried out, or the land has been affected, give notice to the Department of Environment and Resource Management. A list of Notifiable Activities is provided in Schedule 3 of the *Environmental Protection Act 1994*. Failure to give the required notice, except where notice has already been given, may give rise to an offence.

Yours sincerely



Signature

Dr Simon Stirrat
Principal Biodiversity Planning Officer
Planning and Assessment SEQ
Delegate for
Department of Environment and Resource
Management

14 January 2010

Date

Enquiries:
Dr Anne Bothwell
Locked Bag 40, COOPAROO QLD 4151
Telephone: (07) 3896 3279
Facsimile: (07) 3896 3281

3 September 2010

Mr Colin O'Connor
Chief Executive Officer
Lockyer Valley Regional Council
PO Box 82
Gatton Qld 4343

Attention: Tracy Ryan

Dear Sir/Madam

REFERRAL AGENCY'S RESPONSE (CONDITIONS APPLY)

Lockyer Valley Region: Gatton-Esk Road
Proposed Material Change of Use – Poultry Farm
Council Application No: DA65557
Lot 4 on RP206331
Situated at 709 Gatton-Esk Road, Adare

I refer to the above application received by the Department of Transport and Main Roads (TMR) on 20 November 2009 requesting approval for development.

I advise that pursuant to section 3.3.16 of the *Integrated Planning Act 1997*, TMR as a *Concurrence Agency*, has assessed the impact of the proposed development on the state-controlled road network.

In accordance with section 3.3.18 of the *Integrated Planning Act 1997*, please include in your Decision Notice this referral agency response with the **attached Conditions of Development Approval and all enclosed attachments.**

Should this response not be included in a development permit within two years from the date of this letter, it is to be treated as a preliminary approval only and conditions may be reviewed, amended and new conditions applied.

A copy of Council's decision notice, including conditions for this application would be appreciated.

Department of Transport and Main Roads
Assets and Operations
Metropolitan Region
183 Wharf Street
Spring Hill Queensland 4000
PO Box 70 Spring Hill Queensland 4004
ABN: 39 407 690 291

Our ref 830/2284 (J6453)
Your ref DA65557
Enquiries Emma Lim
Telephone +61 7 3137 8347
Facsimile +61 7 3137 8363
Website www.tmr.qld.gov.au
Email developmentcontrol@tmr.qld.gov.au

G:\Correspondence\Metro Documents\TP\DEVELOPMENT CONTROL\Lockyer Valley Regional Council\Applications\J6453\J6453 RAR.doc

Noted
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Notify office



Queensland
Government

22827-1



My PDE
original

SCANNED

410206

Please ensure our reference number **J6453** is referred to on all correspondence.

A copy of this Referral Agency Response has been sent to the applicant for their information.

Yours sincerely



Stephen Smaha
Principal Advisor (Development Control)



CONDITIONS OF DEVELOPMENT AND STATEMENT OF REASONS

Sheet 1 of 1 (Dated 3 of September 2010)

Lockyer Valley Region: Gatton-Esk Road
Proposed Material Change of Use – Poultry Farm
Council Application No: DA65557
Lot 4 on RP206331
Situated at 709 Gatton-Esk Road, Adare

Reference Number: 830/2284 (J6453)

CONDITION 1: INTERSECTION UPGRADING WORKS

Issue/Concerns

The safety and efficiency of Gatton-Esk Road can be impacted upon by the number, type vehicle and usage from the development. The current intersection of the Gatton-Esk Road/Tallaringa Drive will require upgrading to cater for the vehicles that service the current site and the proposed development.

Condition of Development for the Subject Application

Prior to the commencement of use the applicant is required to:-

- i. Construct and upgrade the Gatton-Esk Road/Tallaringa Drive intersection to the standard demonstrated in Figure 13.80 of the Road Planning and Design Manual.
- ii. Submit detailed design engineering drawings to TMR for approval a minimum of six(6) weeks prior to the commencement of construction. These details shall include but not necessarily be limited to:-
 - Street lighting
 - Line marking, traffic signing and business name directional signage
 - Pavement design
 - Drainage
 - Footpath and fencing
 - Relocation of services (if required) at the developer's expense including any Main Roads' services

The ..(reason/information/studies/findings).. used in the setting of conditions

Main Roads, Road Planning and Design Manual

Transport Infrastructure Act 1997

The Traffic Impact Assessment Report referenced 10-147 prepared by Adam Pekol Consulting

End of Conditions

Tracy - original



23 November 2009

Our ref:- 129915 (11/195/83)

Darwalla Milling Co Pty Ltd
Darwalla Rd off Seaview Rd
MOUNT COTTON QLD 4165

Att: David Bray

cc: Lockyer Valley Regional Council
PO Box 82
GATTON QLD 4343

Att: Tracy Ryan
Your Ref: DA6557

Dear Mr Bray

**Lockrose – Postman's Ridge Transmission Line Corridor
Easement A on RP151010 (Dealing No 601266122)
MCU Intensive Animal Industry – Poultry Farm >200,000 birds
Lot 4 RP206331 – 709 Gatton-Esk Road Adare**

We refer to your letter dated 17 November 2009 concerning the above.

Pursuant to the following item or items of Schedule 2 of the Integrated Planning Regulation 1998, Powerlink Queensland is an advice agency for the above development application:

- ☐ Item 20, Table 2 of Schedule 2 of the Integrated Planning Regulation 1998 (reconfiguring a lot in certain circumstances);
- ☒ Item 8, Table 3 of Schedule 2 of the Integrated Planning Regulation 1998 (a material change of use in certain circumstances).

Powerlink Queensland acting as an advice agency under the *Integrated Planning Act 1997* provides its response to the above application as **attached**.

Yours sincerely

Brandon Kingwill
Land Management Team Leader

Enquiries: Bernie Darch

Telephone: (07) 3860 2842

33 Harold Street, Virginia
PO Box 1193, Virginia, Queensland 4014, Australia
Telephone: (07) 3860 2111 Facsimile: (07) 3860 2100
Website: www.powerlink.com.au

Powerlink Queensland is the registered business name of the
Queensland Electricity Transmission Corporation Limited
ABN 82 078 849 233

Darwalla Milling Co Pty Ltd

2

Lot 4 on RP206331

ADVICE AGENCY RESPONSE

Sections 3.3.16 and 3.3.19 of the *Integrated Planning Act 1997*

RESPONSE TO DEVELOPMENT APPLICATION

Powerlink Queensland, acting as an advice agency under the *Integrated Planning Act*, provides its response to the above application.

The advice agency response is that:

- ☐ this application be refused; or
- ☒ this application be approved subject to the following conditions:

1. Compliance with the terms and conditions of easement dealing no. 601266122.
2. Any variation to the proposed material change of use as indicated in your application shall require re-submission.
3. This advice is valid for a period of 2 years from the date of this response, should the development not commence within that period the applicant should resubmit the application for re-consideration.
4. We note from the information submitted (including the Layout Plan 7771-02 Revision B – copy enclosed) that there are no works whatsoever proposed for land within the surveyed boundaries of Easement A on RP151010. Our response is based on this premise. Powerlink Queensland reserves the right to review and/or amend its response should this not be the case.

ADDITIONAL ADVICE ABOUT THE APPLICATION

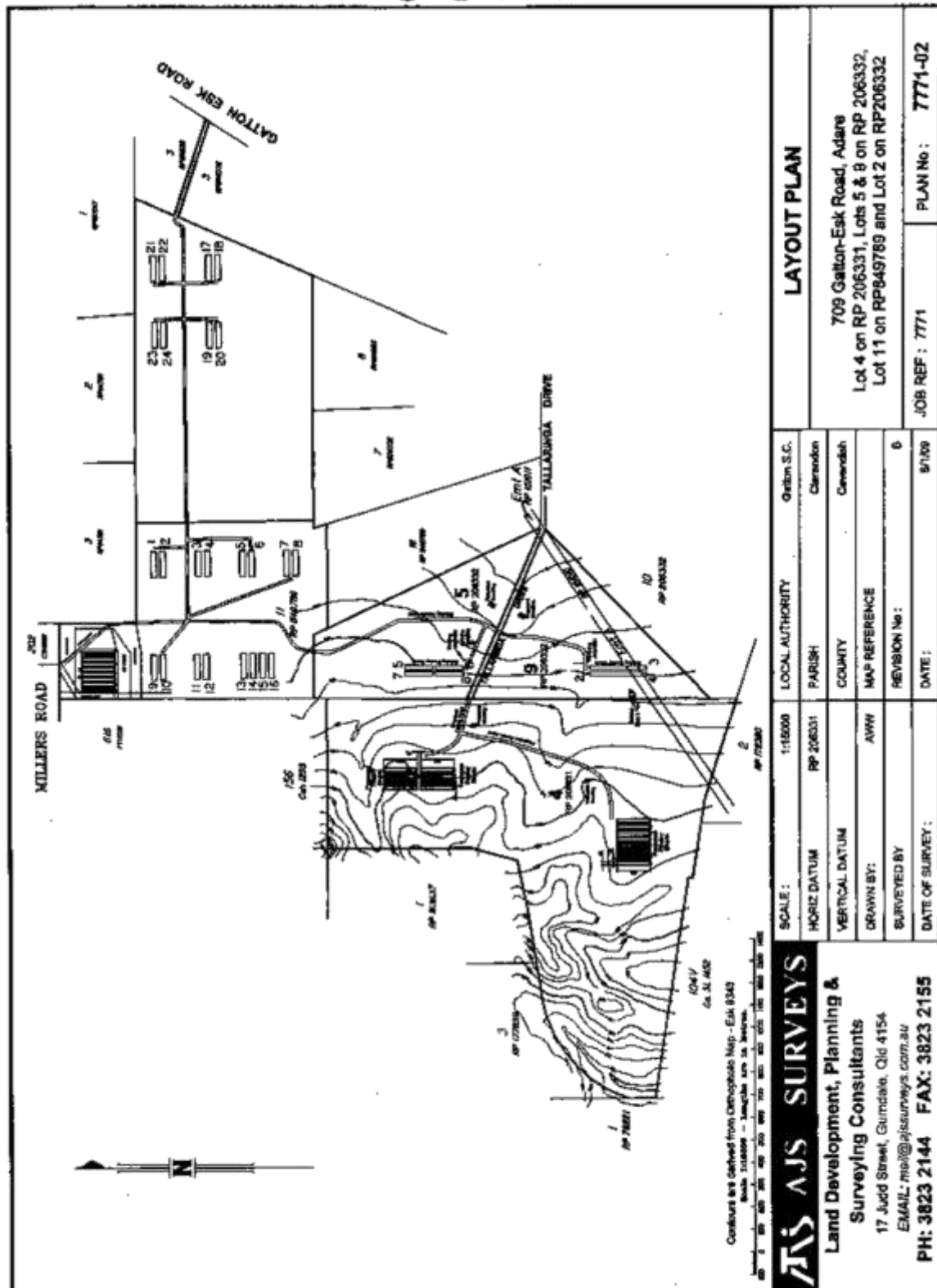
Powerlink, as the Advice Agency, offers the following advice to the Assessment Manager about the application:

1. We note from the information submitted (including the Layout Plan 7771-02 Revision B – copy enclosed) that there are "Existing Poultry Sheds" located on Lot 9 on RP206332 partially within Easement A on RP151010. We have researched our records but have been unable to locate any approvals specifically for the construction of these works within the easement.

Unless evidence can be produced confirming that these improvements were constructed prior to Powerlink acquiring Easement A on 151010; the works will be regarded as unapproved structures in the event that future transmission line works need to be constructed within the easement.

Enclosures:- • Layout Plan 7771-02 Revision B

COPY





ODOUR IMPACT ASSESSMENT
PROPOSED POULTRY GROWING SHEDS
LOT 4 ON RP206331
ADARE

Prepared for:

Darwalla Milling Co. Pty Ltd

Prepared by:

MWA Environmental

26 May 2015

Max Winders & Associates Pty Ltd has MWA Environmental
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DISTRIBUTION RECORD

26 May 2015

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FIGURES ATTACHMENTS

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1.0 INTRODUCTION

1.1 PURPOSE OF REPORT

MWA Environmental has been engaged by Darwalla Milling Co. Pty Ltd ("Darwalla") to prepare an updated Odour Impact Assessment for the proposed development of sixteen (16) poultry growing sheds at Adare.

The assessment has been conducted in response to a Lockyer Valley Regional Council (LVRC) *Information Request* (reference R2827-1, dated 29 April 2008).

MWA Environmental has previously prepared the report *Noise and Air Quality Impact Assessment – Proposed Poultry Growing Sheds – Lot 4 on RP206331, Adare* (MWA Environmental, 20 July 2009). The July 2009 report and subsequent additional correspondence¹ submitted to LVRC for the purposes of a technical review by Pacific Environment assessed odour impacts from the existing Golden Egg Producers poultry complex and projected impacts from the proposed sixteen (16) poultry growing based upon odour sampling of the existing sheds in March 2009.

When previous testing was undertaken in March 2009 stocking densities were an average of 19 birds per square metre and up to 20 birds per square metre. The derived 'K-Factors' based upon the March 2009 testing were:

- Older Technology Sheds² – 'K-Factor' 4
- Newer Technology Sheds³ – 'K-Factor' 3

The result of the previous modelling and analysis of vegetative screening effects was that if a 0.1% to 4% reduction of odour concentration per 10 metres of vegetation was accounted for then acceptable amenity outcomes were achieved (i.e. continuing compliance with the 2.5 OU 99.5th percentile 1 hour average guideline at residences that currently comply and no significant change in odour amenity at other residences). The results of the studies by Laird⁴ and Thernelius⁵, and consideration of the vegetation between the sources and receptors, indicated that such reductions are readily achievable. It is understood that technical review by Pacific Environment did not support the required consideration of improved dispersion of odour by intervening vegetation.

Darwalla has subsequently trialled the following measures to reduce odour emissions from the existing complex as a means to facilitate the proposed development of the sixteen new sheds:

¹ Memorandum - Meteorological & Odour Modelling Files - Proposed Poultry Farm, Adare (MWA Environmental, 27 September 2013)

² All existing sheds aside from Gatton 25 to 32 sheds

³ Proposed new sheds and existing Gatton 25 to 32 sheds

⁴ Laird, D. J., 1997. *Wind Tunnel Testing of Shelterbelt Effects on Dust Emissions from Swine Production Facilities*. M. S. Thesis, Iowa State University

⁵ Thernelius, S. M., 1997. *Wind Tunnel testing of Odor Transportation from Swine Production Facilities*. M. S. Thesis, Iowa State University

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- Reduction of stocking density to 17.7 birds per square metre
- Increase of litter depth to a minimum 50mm to 75mm
- Greater focus on maintaining litter in a dry, friable condition
- Improvement of sealing and air flow through sheds
- Improved nutritional management through modified feed

The reduction of stocking density and improved nutritional management have a direct effect on odour emission rates due to lower bird mass, less body odour and reduced faecal matter. The more significant indirect reductions in odour emissions, as a result of the above trial measures, are related to the reduced moisture content of the litter which promotes aerobic rather than anaerobic bacterial decomposition.

More recent (March 2015) odour sampling of existing sheds where the above trial measures have been implemented has demonstrated current derived 'K-Factors' average 1.7. This accords with observations by the farm operators and demonstrates that the trial measures provide a significant reduction in odour emissions from the sheds as compared to the standard 2009 operations previously considered and, if implemented farm-wide, will result in a substantial reduction of odour emissions from the Golden Egg Producers complex.

It is understood that Darwalla would be willing to accept, conditional of a development approval for the proposed new sheds on Lot 4 on RP206331, a requirement to:

- Maintain stocking densities at or below 17.7 birds per square metre; and
- Lay litter to a minimum depth of 50mm.

This report presents an updated assessment of projected impacts from the complex inclusive of the proposed new sheds on Lot 4 on RP206331 and considering the implementation of the trial odour reduction measures.

The meteorological modelling, odour emission rate inventory and dispersion modelling methodology have been updated to be generally in accordance with the *Best Practice Guidance for the Poultry Industry – Plume Dispersion Modelling and Meteorological Processing* (PAE Holmes for DEEDI, May 2011).

The impacts of the proposed development have been assessed against the Queensland Ecoaccess Guideline: *Odour Impact Assessment from Developments*.

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1.2 SITE DESCRIPTION

The subject site has a real property description of Lot 4 on RP206331 at Adare, approximately twelve kilometres to the North of the township of Gatton.

The location and extent of the subject site is shown on **Figure 1**.

The site is accessed directly via a gazetted but unformed section of Tallaringa Drive.

The site is currently undeveloped and is covered with predominantly regrowth vegetation.

The topography of the site and surrounds generally slope up towards the northwest.

The current nature of the site is shown on the aerial photograph included as **Figure 2**.

1.3 SURROUNDING LAND USES

The subject site is located in an area that has typically been used for rural purposes with scattered detached dwellings. Golden Egg Producers Pty Ltd own and operate existing poultry growing sheds on the following adjacent allotments:

- Lot 5 & 9 on RP206332 (known as 'Tallaringa Farm'); and
- Lot 11 on RP849789 & Lot 2 on RP206332 (known as 'Gatton Farm')

Existing Golden Egg Producers poultry sheds are described as follows:

- Gatton 1-12 on Lot 11 on RP849789
- Gatton 13-16 on Lot 11 on RP849789
- Gatton 17-24 on Lot 2 on RP206332
- Gatton 25-32 on Lot 11 on RP849789
- Tallaringa 1-4 (visually 2 double length sheds) on Lot 9 on RP206332
- Tallaringa 5-8 on Lot 5 on RP206332

In recent years Council has issued approvals for residential subdivisions on several parcels of land along Tallaringa Drive. These recent subdivisions are in close proximity to poultry growing sheds which have been operating for approximately 15 years.

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The surrounding land uses are described as follows:

- To North:** State Forest
- To West:** Rural properties with scattered residences
- To South:** Rural properties with scattered residences
- To East:** Existing Poultry Farms
Scattered rural residences and recent residential subdivisions beyond

The surrounding land uses are shown on the aerial photograph included as **Figure 2**.

The proposed poultry growing sheds on Lot 4 on RP206331 are separated from existing or approved sensitive receptor locations by the following minimum distances:

Minimum setback to residences

- To North:** > 2000 metres
- To West:** 630 metres
- To South:** >1300 metres
- To East:** 700 metres

The locations of representative sensitive receptors surrounding the subject site are shown on **Figure 3**.

The subject site and surrounding properties are heavily vegetated bushland. The vegetation surrounding the existing and proposed poultry sheds will assist in dispersing odour emissions and will thus reduce concentrations at surrounding properties.

The poultry farm operator has advised that no complaints have ever been received from surrounding residents in relation to odour impacts from the existing Golden Egg Producers Pty Ltd farms. The only complaint that the operator is aware of was in relation to odour which was subsequently identified as being generated from feedlot manure being spread at an adjacent property and thus was not associated with the poultry growing activities.

Previous advice from Lockyer Valley Regional Council indicates that they also have no records of complaints on file in relation to odour associated with the existing poultry farms.

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1.4 PROPOSED DEVELOPMENT

It is proposed to construct two separate eight shed poultry growing farms on the subject site. The farms will be accessed via proposed access roads extending from the western end of Tallaringa Drive.

The sheds are proposed to be 150 metres long by 15 metres wide and spaced approximately 12 metres apart. The sheds will be constructed to current best practice standards including the following elements:

- efficient computer-controlled tunnel ventilation system;
- insulated panel roof and wall construction; and
- nipple drinkers with spill cups.

The locations of the proposed sheds on the subject site, and the existing poultry sheds on adjacent Golden Egg Producers Pty Ltd farms, are shown on **Figure 4**.

The tunnel ventilation fans for the proposed southern farm sheds will be located at the northern facades. For the proposed northern farm four of the sheds will ventilate to the north, and four to the south.

It is acknowledged that encroachment of residential subdivisions adjacent to the existing Golden Egg Producers farms presents potential constraints for the existing poultry farms. Darwalla views the proposed development of sixteen new sheds on Lot 4 on RP206331, well separated from the recent residential subdivisions, as a means to maintain the commercial sustainability of the complex whilst reducing potential impacts on the encroaching residential dwellings.

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2.0 ODOUR IMPACT ASSESSMENT

2.1 ODOUR ASSESSMENT METHODOLOGY

Detailed odour dispersion modelling has been conducted using the CALMET / CALPUFF modelling system to assess the exposure of surrounding sensitive receptors to odour emissions from the existing and proposed poultry sheds.

The odour emission rate models and dispersion modelling methodology are generally in accordance with the *Best Practice Guidance for the Poultry Industry – Plume Dispersion Modelling and Meteorological Processing* (PAE Holmes for DEEDI, May 2011).

The CALMET / CALPUFF modelling system considers 3-dimensional unsteady state meteorology and is appropriate for modelling pollutant transport on a regional scale and for complex terrain and coastal zones. The CALMET / CALPUFF modelling system simulates the effects of spatially and time varying meteorology on pollutant transport within the model domain, including chemical transformation and removal. CALPUFF considers emissions as a series of puffs that if emitted at a sufficient frequency simulate a continuous emission. This representation of the plume as a series of puffs allows the pollutant transport to vary spatially across the model domain in accordance with the 3-dimensional meteorological field.

A site-specific 3-dimensional prognostic meteorological dataset generated by TAPM was processed using the CALMET program to provide meteorological inputs in a form suitable for the CALPUFF dispersion model. The terrain and land use resolution was refined to a 100 metre grid for the CALMET / CALPUFF modelling to ensure a suitable representation of the terrain at the locality. CALMET prepares 3-dimensional meteorological data for each hour of the CALPUFF run based upon the prognostic meteorological data produced using TAPM.

The CALMET model was set up within an 8 km x 8 km area surrounding the subject site with the CALPUFF model configured to model dispersion within a 6 km x 6 km area surrounding the subject site. The topography of the subject site and surrounding area was sourced from NASA Shuttle Radar Topography Mission (SRTM3) digital elevation data at a resolution of 100 metres. A receptor grid of 100 metre resolution was modelled over the domain.

The odour assessment has considered the following operational scenarios:

Existing Approved Operations – As Per 2009 Operations

- Existing sheds only
- Average bird stocking density of 19 birds per square metre
- Standard litter depth and management procedures
- K Factor 4 for Older Technology Sheds⁶ based upon 2009 odour sampling
- K Factor 3 for Newer Technology Sheds⁷ based upon 2009 odour sampling

⁶ All existing sheds aside from Gatton 25 to 32 sheds

⁷ Proposed new sheds and existing Gatton 25 to 32 sheds

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Proposed Future Operations

- Existing sheds and proposed sixteen new sheds on Lot 4 on RP206331
- Maximum bird stocking density of 17.7 birds per square metre
- Litter laid at minimum 50mm depth and improved management procedures
- K Factor 1.7 for all existing and proposed sheds based upon March 2015 odour sampling with trial odour management measures

2.2 RELEVANT ODOUR AMENITY GUIDELINE

For the assessment of complex mixtures of odorants, the Queensland Ecoaccess Guideline: *Odour Impact Assessment from Developments* recommends a 2.5 Odour Units 99.5th percentile 1 hour average odour criterion as being appropriate for the assessment of the odour amenity of a residential land use.

It is noted that odour amenity at the recent residential subdivisions that have encroached to the east is not expected to achieve the 2.5 Odour Units 99.5th percentile 1 hour average odour guideline due to their proximity to the existing lawful poultry growing sheds.

As such, the project-specific objectives in this case are:

- Maintain continuing compliance with the 2.5 OU 99.5th percentile 1 hour average guideline at residences that currently comply; and
- Result in no significant increase in odour exposure at other residences.

2.3 DESCRIPTION OF ODOUR MODEL

2.3.1 METEOROLOGICAL DATA

No site-specific meteorological data was available for this assessment. In the absence of site-specific data, following the conventional methodology for assessment, the TAPM software was utilised to develop a prognostic meteorological model which generated a year of representative hourly meteorological data for the subject site for the representative year 2012.

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Observed wind speeds and wind directions for the Bureau of Meteorology (BoM) station at Gatton was incorporated into the TAPM model as assimilation data. Considering topographical influences, Gatton data was input with a radius of influence of 20km over 2 vertical levels.

TAPM has been used to predict meteorological parameters specific to the area surrounding the subject site including temperature, wind speed, wind direction and stability classification. The model accesses databases of surface characteristics (terrain height, soil and vegetation) and synoptic weather analyses provided by CSIRO to carry out these analyses. TAPM is able to process the output data to produce input meteorology files suitable for input to the CALMET / CALPUFF modelling system i.e. hourly predictions of meteorological parameters over a full year and generation of surface, upper air and geophysical data files.

Technical discussion of the model algorithms, inputs and model validation studies are provided in the Part 1: Technical Paper (Hurley, 2002) and Part 2: Summary of Verification Studies (Hurley *et al*, 2002)^{8,9}

The centre coordinates for the model grid were Latitude -26°27'30" and Longitude 152°51', representing the central location of the site.

The following nested model grids were applied to the TAPM modelling:

- 40 x 30km grid (total area 1200km x 1200km)
- 40 x 10km grid (total area 400km x 400km)
- 40 x 3km grid (total area 120km x 120km)
- 40 x 1km grid (total area 40km x 40km)
- 40 x 300m grid (total area 12km x 12km)

The 300m grid is considered to provide sufficient resolution of the terrain, land use and soil types at the locality.

Twenty-five vertical grid levels were modelled.

⁸ Hurley, P.J. (2002) The Air Pollution Model (TAPM) Version 2: User Manual. Aspendale: CSIRO Atmospheric Research Internal Paper.

⁹ Hurley, P.J. (2002) The Air Pollution Model (TAPM) Version 2: Part 1: Technical Description. Aspendale: CSIRO Atmospheric Research Technical Paper.

The TAPM model was setup to generate a site-specific meteorological data file for the locality, based upon synoptic analysis data for the representative Year 2012, as provided by CSIRO.

The TAPM output was processed using the CALTAPM software to produce a 3-dimensional data file suitable for input to the diagnostic CALMET model as an 'initial guess field'. The CALMET model further resolved the prognostic meteorology to a finer terrain, land use and soil type resolution of 100 metres over an 8 x 8 km area covering the subject site and surrounding region for the purpose of dispersion modelling.

Analysis of the CALMET derived meteorology for the site including a wind rose, wind frequency graph, monthly average temperatures graph and tabulated stability class analysis is contained in **Attachment 1**.

2.3.2 GEOPHYSICAL DATA

Topographic input data to the CALMET/CALPUFF model was derived from 3 arc-second NASA Shuttle Radar Topography Mission (SRTM) digital elevation data. The digital elevation data was used to develop a 100 metre terrain grid for input to the model.

A 100 metre grid spacing land use dataset was generated for input to the CALMET/CALPUFF model utilising the TAPM database with refinement based upon review of aerial photography of the site and surrounds to delineate forested land and cleared areas.

2.3.3 ODOUR EMISSION RATES

The Odour Emission Rate (OER) from a source is ultimately determined by the odour concentration of air being emitted and the volume of odorous air being emitted:

$$OER (OU.m^3/sec) = \text{Odour Concentration (OU)} \times \text{Ventilation Rate (m}^3/sec)$$

The variation of the Ventilation Rate within poultry sheds is reasonably well defined and managed by computer control systems. The following key factors influence the variation of shed ventilation rate:

- Bird age / target temperature
- Number of birds
- Individual bird mass
- Ambient temperature and humidity

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The Odour Concentration within poultry sheds varies significantly depending upon shed design, ventilation system and farm management standards. The following key factors influence the odour concentration within poultry sheds:

- Litter moisture content and thus anaerobic biological activity, which is affected by:
 - Frequency of litter replacement
 - Water spillage from drinkers
 - Effectiveness of drying by ventilation system
 - Management (removal) of wet litter
 - Litter depth
- Bird body and excrement odour (influenced by feed)

Over many years, various odour estimation methods have been developed and applied for the purposes of representing emissions from poultry sheds.

An odour estimation method which has been applied to the modelling of numerous poultry farm developments in South East Queensland in recent years is the 'K Factor Method' developed by Pacific Air & Environment¹⁰. This method estimates odour emission rates based upon the following relationship:

$$OER = 0.025 K A D V^{0.5}$$

where:

- OER** = odour emission rate (OU.m³/s)
- A** = total shed floor area (m²)
- D** = average bird density (in kg/m²)
- V** = ventilation rate (m³/s)
- K** = scaling factor between 1 and 6 where 1 represents an extremely well designed and managed shed

Modelled odour emission rates from a poultry shed are varied each hour depending upon these factors and relevant sub-factors (e.g. ventilation rate dependent upon bird age, target temperature, ambient temperature etc.).

For the purposes of this assessment, odour estimations have been based upon the 'K Factor' formula with emissions from each shed varied hourly dependent upon:

- Bird age / target temperature
- Ambient temperature
- Number of birds
- Individual bird mass

¹⁰ Ormerod, R. and G. Holmes (2005), Description of PAE Meat Chicken Farm Odour Emissions Model.

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The odour emission inventory has been prepared generally in accordance with the *Best Practice Guidance for the Poultry Industry – Plume Dispersion Modelling and Meteorological Processing* (PAE Holmes for DEEDI, May 2011).

Presented in **Table 1** are a summary of key parameters adopted for assessment of emissions under the **Existing Approved Operations** scenario.

Table 1: Summary of Key Emission Inventory Parameters – Existing Approved Operations

Shed Description	Length	Width	Initial Stocking Density	Birds Per Shed	K Factor
	m	m	b/m ²	#	
Gatton 1-12	120	14.7	19	33516	4
Gatton 13-24	120	14.7	19	33516	4
Gatton 25-32	150	15	19	42750	3
Tallaringa	120	15	19	34200	4

Following the implementation of trial odour reduction measures (refer **Section 1.1**), Darwalla commissioned The Odour Unit to undertake sampling of odour emissions from four of the 'older technology sheds', within the Golden Egg Producers complex¹¹, in March 2015. The results of the odour sampling, a summary of operational conditions during the sampling and the derived 'K-factors' is provided in **Attachment 2**. The average 'K-Factor' derived from the trial sampling was 1.7 which is considered to be a feasible ongoing performance standard with the implementation of the proposed odour management measures across the Golden Egg Producers complex.

Presented in **Table 2** are a summary of key parameters adopted for assessment of emissions under the **Proposed Future Operations** scenario.

Table 2: Summary of Key Emission Inventory Parameters – Proposed Future Operations

Shed Description	Length	Width	Initial Stocking Density	Birds Per Shed	K Factor
	m	m	b/m ²	#	
Gatton 1-12	120	14.7	17.7	31223	1.7
Gatton 13-24	120	14.7	17.7	31223	1.7
Gatton 25-32	150	15	17.7	39825	1.7
Tallaringa	120	15	17.7	31860	1.7
New Proposed Sheds	150	15	17.7	39825	1.7

¹¹ Gatton sheds 1 to 4

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MWA Environmental has modelled bird growth and catch-out profiles for the existing and proposed operations in accordance with typical specifications.

Emissions from each of the existing and proposed sheds were staggered based upon the typical progressive stocking program of Golden Egg Producers i.e. one shed stocked per day each weekday and no stocking on Saturday or Sunday.

A chart demonstrating the odour emissions from one of the proposed poultry sheds over a year is included as **Attachment 3**.

2.3.4 ODOUR SOURCE REPRESENTATION

Odour emissions from the tunnel-ventilation fans were modelled as large diameter point sources located at the appropriate end of each shed and representing the extent of the initial mechanically mixed plume. Thermal buoyancy of the exhaust plume is represented in the dispersion modelling from the target internal temperature of the shed for the specific bird age.

Emissions from each of the existing and proposed sheds were represented as a single point source.

2.4 ODOUR MODELLING RESULTS

Plots of the model-predicted 99.5th percentile 1 hour average odour concentrations over the model domain are included in **Attachment 4** for the **Existing Approved Operations** and **Proposed Future Operations** scenarios.

The model-predicted 99.5th percentile 1 hour average odour concentrations at the representative surrounding residences (R1 to R4, refer **Figure 3**) are summarised in **Table 3** below.

Table 3: Model-Predicted 99.5th Percentile 1 Hour Odour Concentrations

RECEPTOR	1 HOUR AVERAGE 99.5 th PERCENTILE ODOUR CONCENTRATION (OU)		
	EXISTING APPROVED OPERATIONS	PROPOSED FUTURE OPERATIONS WITH NEW SHEDS	PERCENTAGE CHANGE
R1	1.2	2.3	100 % increase but remaining compliant with 2.5 Odour Unit objective
R2	39.3	17.0	57 % reduction
R3	13.3	6.5	51 % reduction
R4	21.5	9.3	57 % reduction

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Attachment 5 presents a plot of the predicted change in 99.5th percentile 1 hour average odour concentrations across the model domain as a result of the operation of the proposed poultry sheds on Lot 4 on RP206331 and implementation of the trial odour reduction measures across the Golden Egg Producers complex.

No consideration has been given in the predictions to the improved odour dispersion expected to be provided by the significant vegetation buffer between the proposed poultry sheds on Lot 4 on RP206331.

2.5 SUMMARY OF ODOUR ASSESSMENT

The results of the detailed odour modelling indicate that project objectives (refer **Section 2.2**) will be achieved through the implementation of the trial odour reduction measures across the Golden Egg Producers complex and addition of the sixteen proposed poultry sheds on Lot 4 on RP206331, specifically:

- Odour exposure at receptor R1 (located to the west of Lot 4 on RP206331) will remain compliant with the 2.5 Odour Unit 1 hour average 99.5th percentile odour amenity guideline;
- No increase in odour exposure at other residences in closer proximity to the existing Golden Egg Producers sheds; and
- Significant reductions in odour exposure at the residential subdivisions off Tallaringa Drive which have encroached on the existing Golden Egg Producers complex.

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3.0 CONCLUSION

MWA Environmental has been engaged by Darwalla Milling Co. Pty Ltd to prepare an updated Odour Impact Assessment for a proposed development of sixteen (16) poultry growing sheds at Adare.

Darwalla has trialled the following measures to reduce odour emissions from the Golden Egg Producers complex as a means to facilitate the proposed development of the sixteen new sheds:

- Reduction of stocking density to 17.7 birds per square metre
- Increase of litter depth to a minimum 50mm
- Greater focus on maintaining litter in a dry, friable condition
- Improvement of sealing and air flow through sheds
- Improved nutritional management through modified feed

The trial measures have been demonstrated to provide a significant reduction in odour emissions from the sheds as compared to the standard 2009 operations previously considered and, if implemented farm-wide, will result in a substantial reduction of odour emissions from the Golden Egg Producers complex.

This report presents an updated assessment of projected impacts from the complex inclusive of the proposed new sheds on Lot 4 on RP206331 and considering the implementation of the trial odour reduction measures.

The results of the detailed odour modelling indicate that project objectives will be achieved through the implementation of the trial odour reduction measures across the Golden Egg Producers complex and addition of the sixteen proposed poultry sheds on Lot 4 on RP206331, specifically:

- Odour exposure at receptor R1 (located to the west of Lot 4 on RP206331) will remain compliant with the 2.5 Odour Unit 1 hour average 99.5th percentile odour amenity guideline;
- No increase in odour exposure at other residences in closer proximity to the existing Golden Egg Producers sheds; and
- Significant reductions in odour exposure at the residential subdivisions off Tallaringa Drive which have encroached on the existing Golden Egg Producers complex.

As such, it is recommended that the proposed development be approved with reasonable and relevant conditions in relation to odour emissions and impacts.

MWA Environmental
26 May 2015

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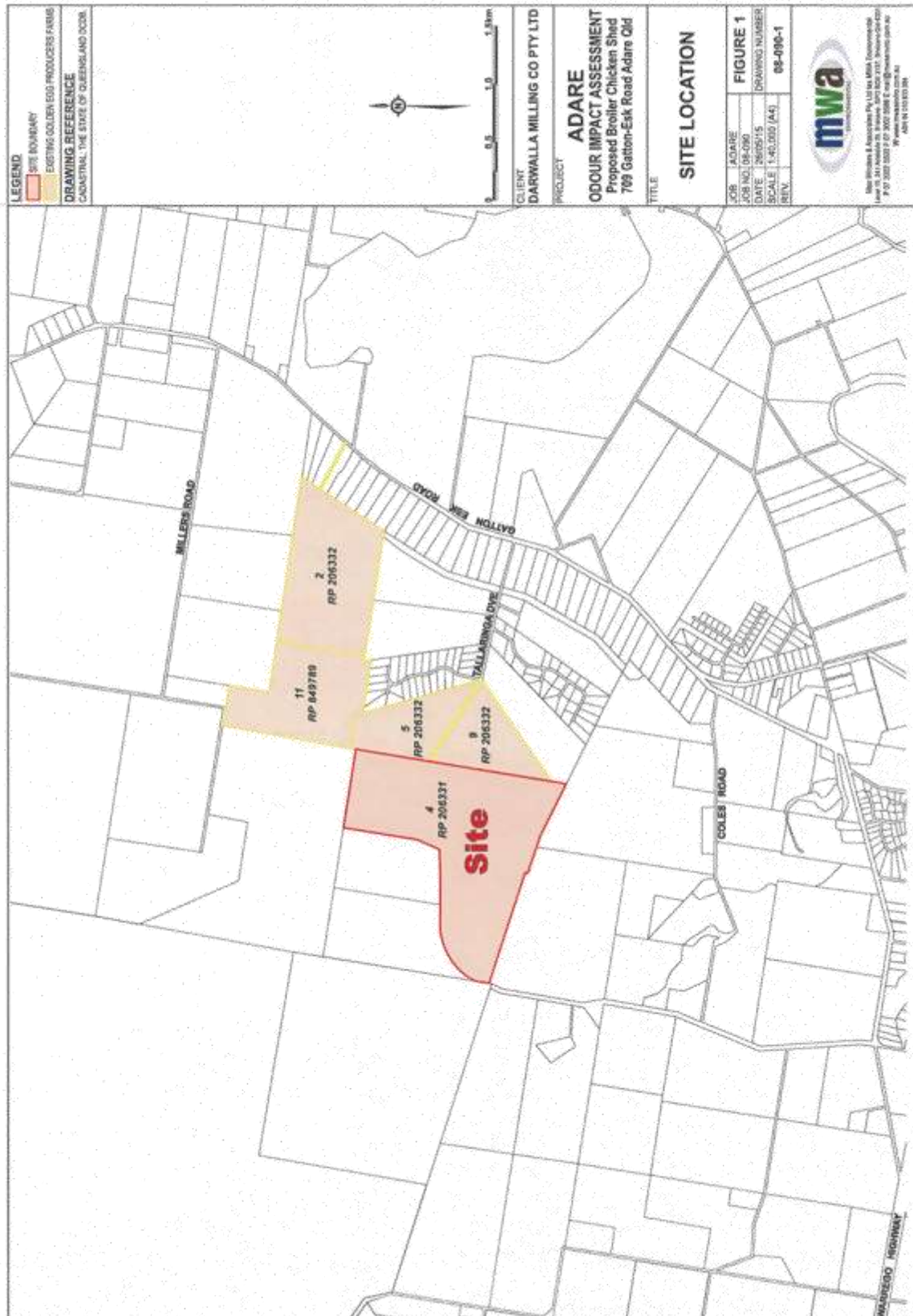
26 May 2015

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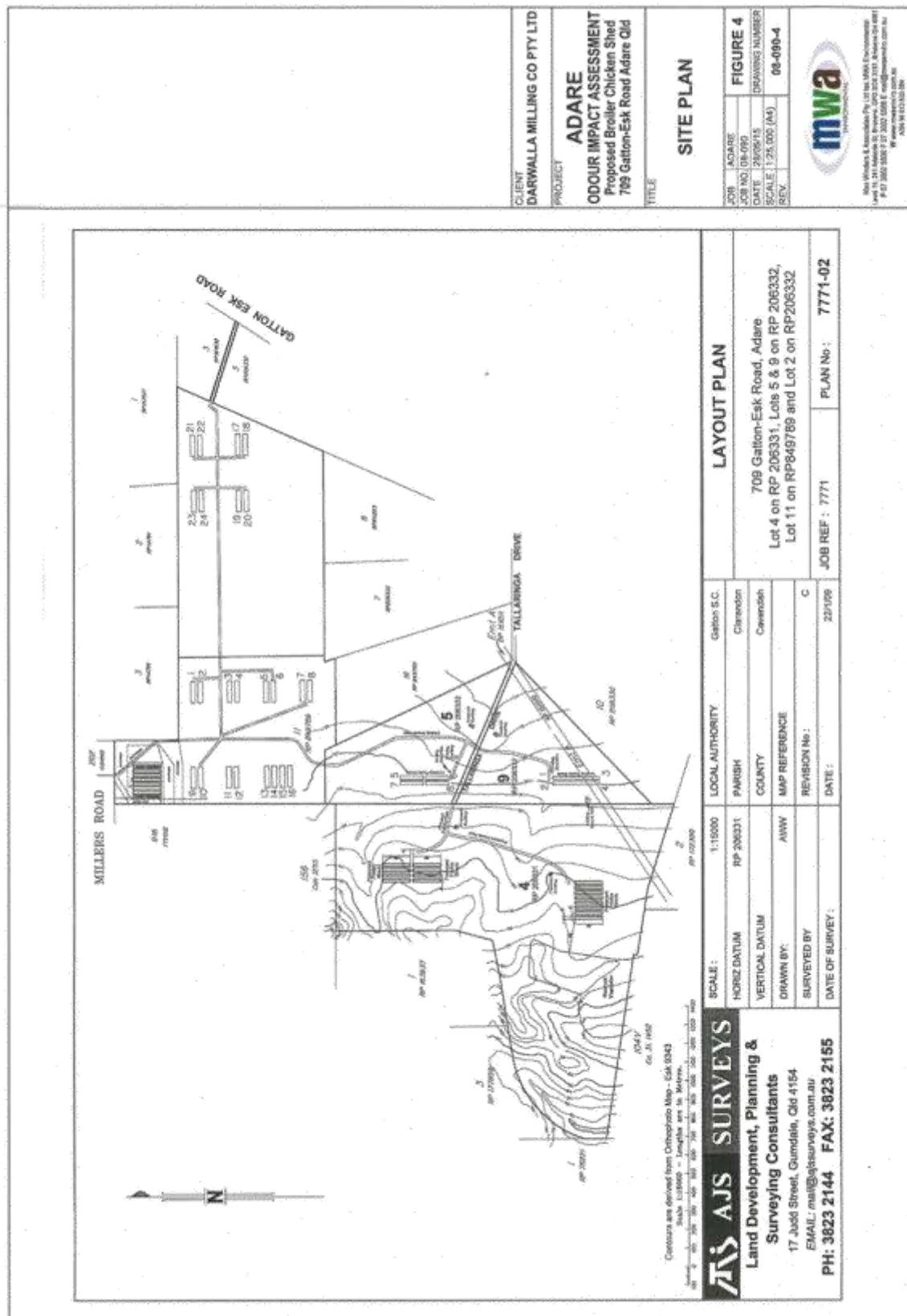
FIGURES

Adare 08-090

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ATTACHMENT 1

Analysis of CALMET -Generated Site Meteorological Data

Adare 08-090

26 May 2015

Figure A2.1 Seasonal frequency graph for Adare as generated by CALMET for 2012

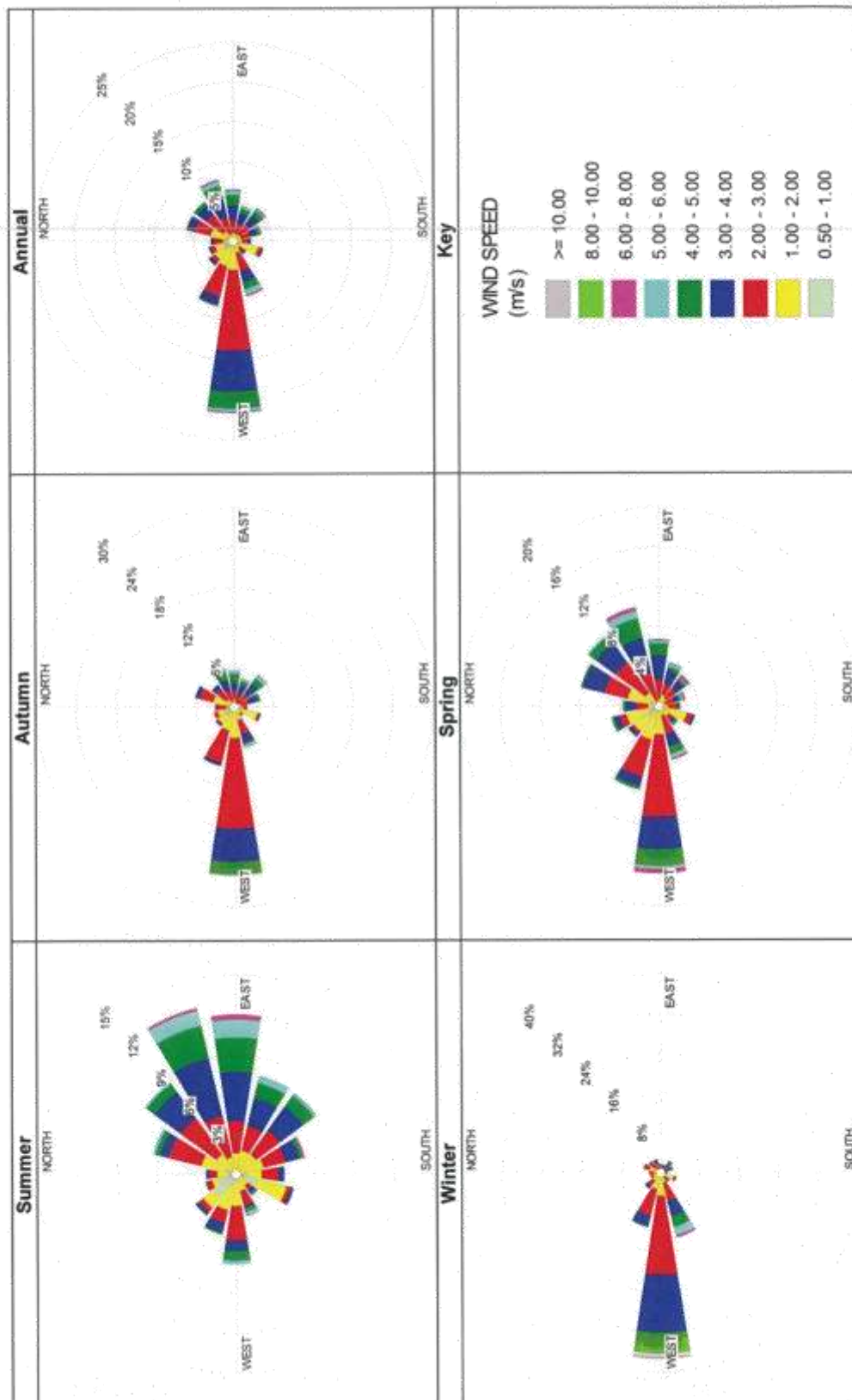
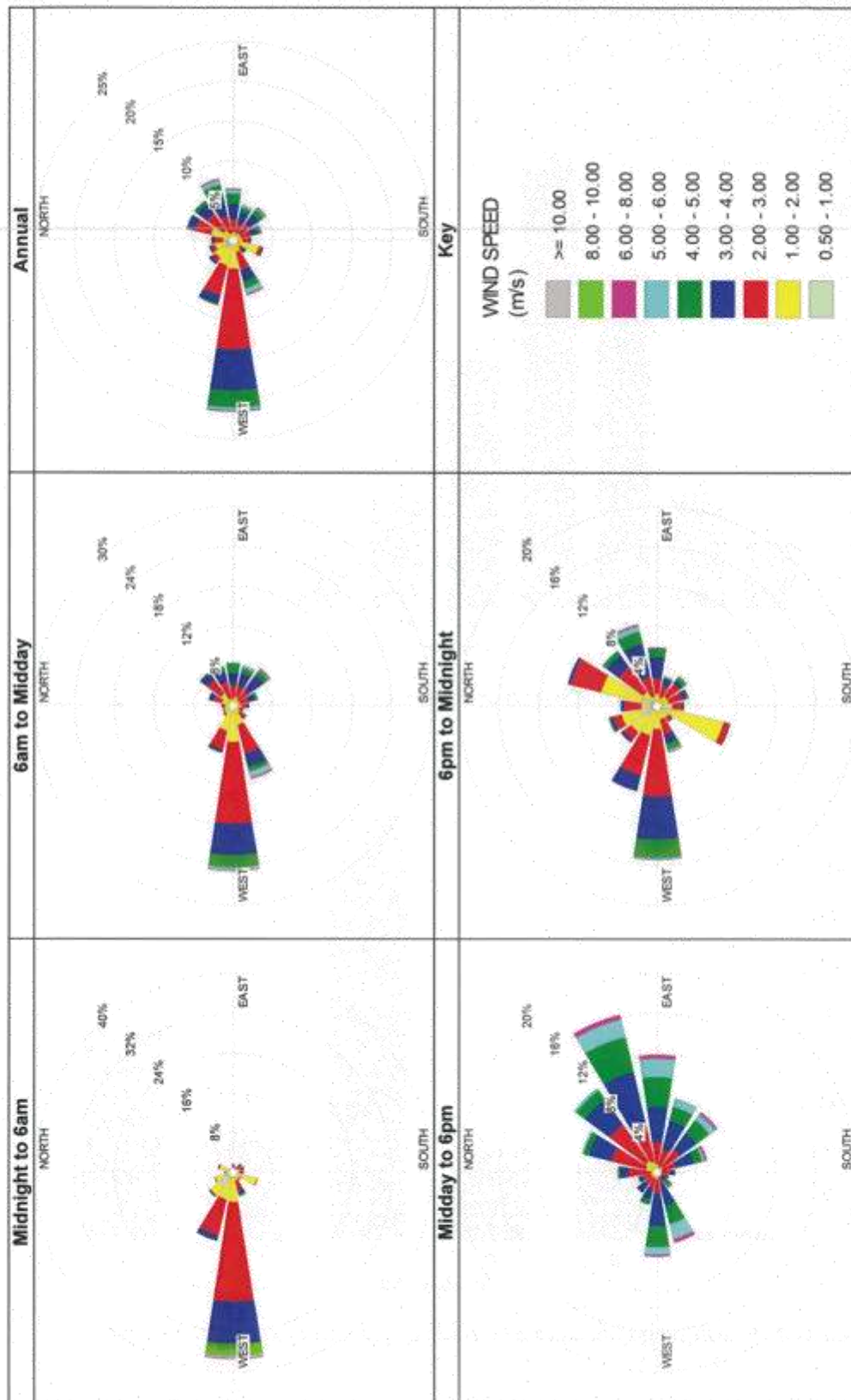


Figure A2.2 Diurnal frequency graph for Adare as generated by CALMET for 2012



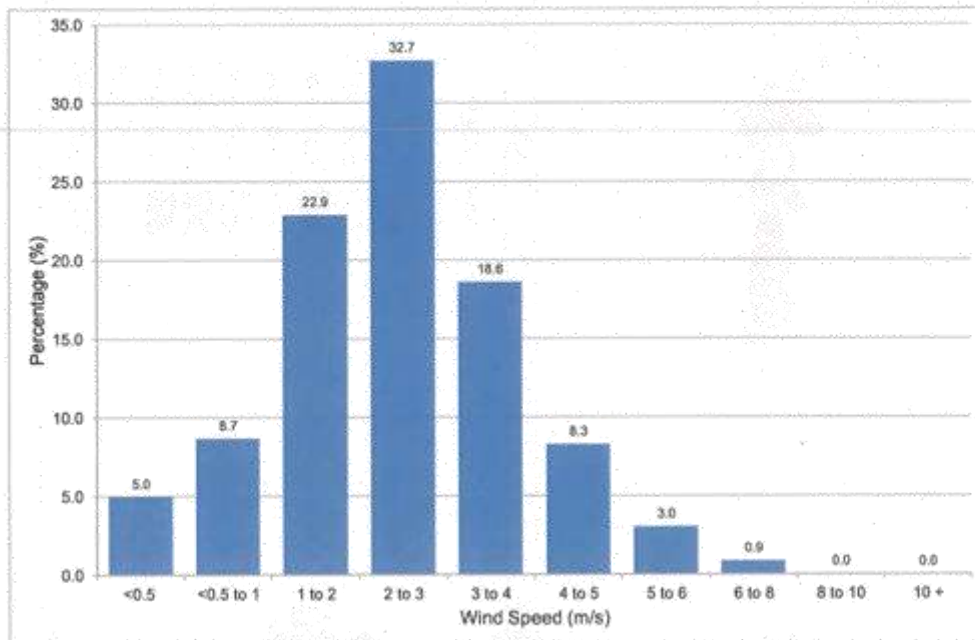


Figure A2.3 Wind frequency graph for Adare as generated by CALMET for 2012

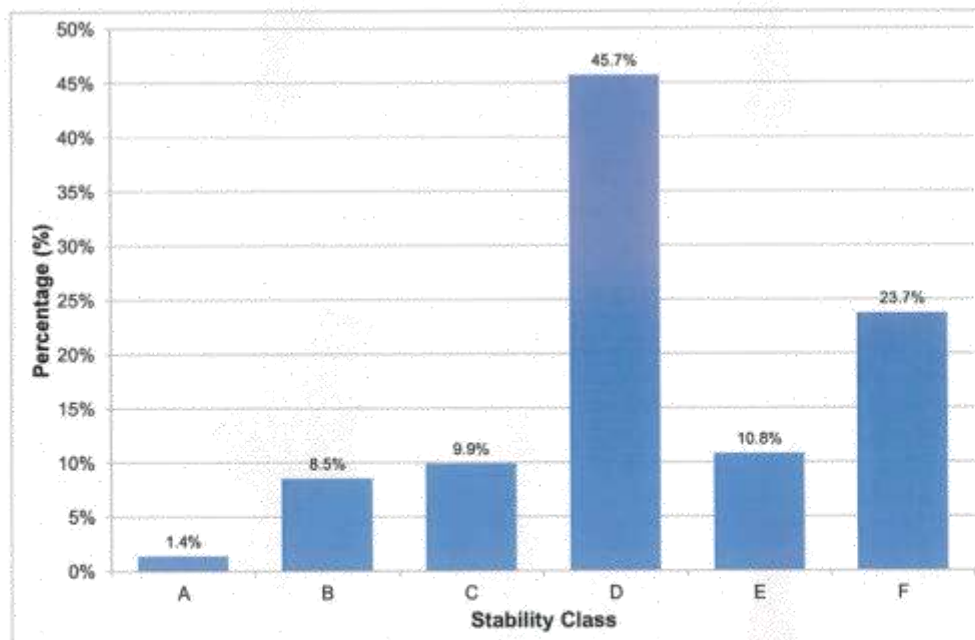


Figure A2.4 Stability Class Histograms for Adare as generated by CALMET for 2012

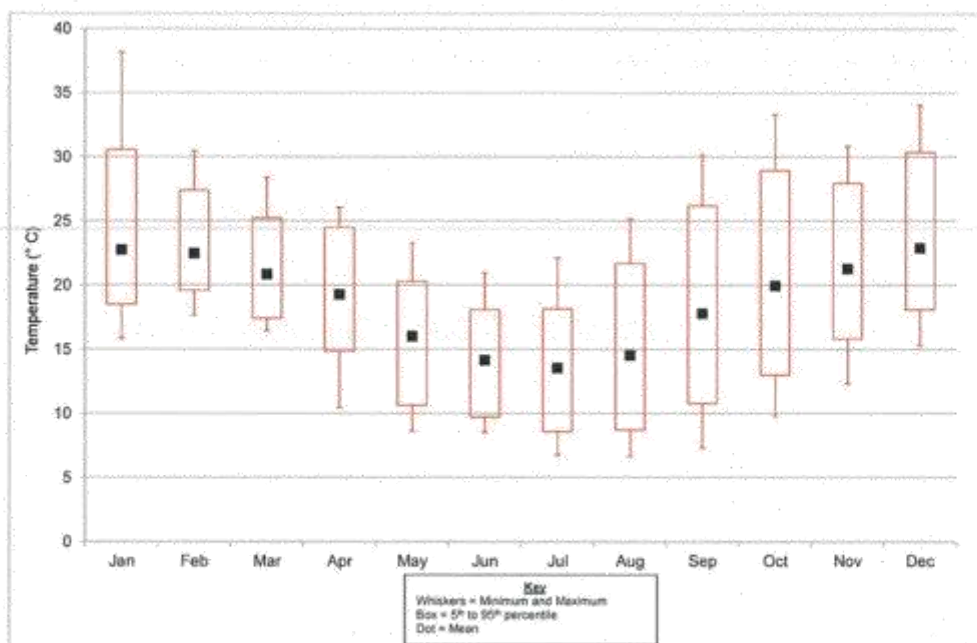


Figure A2.5 Box and Whisker plot of monthly temperature for Adare as generated by CALMET for 2012

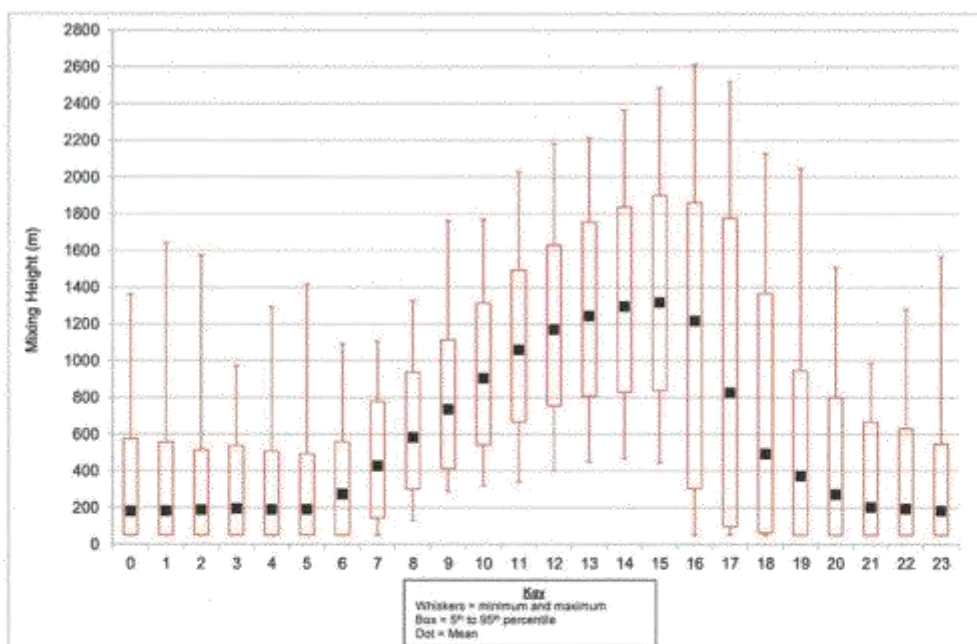


Figure A2.6 Box and Whisker plot of diurnal mixing height for Adare as generated by CALMET for 2012

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ATTACHMENT 2

March 2015 Odour Sampling Results

Adare 08-090

26 May 2015

ADARE MARCH 2015 ODOUR EMISSION MEASUREMENTS - K FACTOR CALCULATIONS
31/03/2015
Calculated at monitoring temperature

SHED	BIRD AGE (days) APPROX.	FAN VELOCITY (m/s)	FAN / COWLING DIAMETER (m)	FAN / COWLING AREA (m ²)	FAN FLOW RATE (m ³ /s)	# FANS OPERATING	ODOUR CONC. (OU/m ³)	SHED OER (OU/s)	SHED FLOOR AREA (m ²)	# BIRDS	AVG BIRD WEIGHT (KG)	TOTAL BIRD MASS (kg)	AVG. DENSITY (kg/m ²)	SHED FLOW RATE (m ³ /s)	K
Gatton 1	29	8.2	1.245	1.2	10.0	6	239.5	14397	1727.2	27650	1.610	44516.5	25.8	60.1	1.7
Gatton 2	29	7.0	1.245	1.2	8.5	6	312	15975	1727.2	27650	1.650	45622.5	26.4	51.2	2.0
Gatton 3	26	7.4	1.245	1.2	9.0	6	194.5	10542	1727.2	27946	1.420	39683.3	23.0	54.2	1.4
Gatton 4	25	7.5	1.245	1.2	9.2	5	247.5	11344	1727.2	27997	1.300	36396.1	21.1	45.8	1.8

Average K Factor 1.7

31 March 2015

Client: Darwalla
Client Contact: David Bray
Site Location: Gatton

SAMPLE LOCATION	TOU SAMPLE NUMBER	SAMPLING DATE	ODOUR CONCENTRATION (ou)	FAN DIAMETER (mm)	FAN CROSS SECTIONAL AREA (m²)	SOURCE AIR FLOW VELOCITY (m/s)	SOURCE VOLUMETRIC FLOWRATE (m³/s)	SOURCE AIR FLOW TEMPERATURE (°C)	NORMALISED VOLUMETRIC FLOWRATE TO 25°C (m³/s)	STANDARDISED VOLUMETRIC FLOWRATE TO 8°C (m³/s)	ODOUR EMISSION RATE PER FAN AT 25°C (ou.m³/s)	ODOUR EMISSION RATE PER FAN AT 8°C (ou.m³/s)
Shed 1 Sample 1	BC-1008	31-Mar-15	229	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,219	2,032
Shed 1 Sample 2	BC-1009	31-Mar-15	266	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,447	2,233
Shed 1 Mean			248	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,333	2,133
Shed 2 Sample 1	BC-1010	31-Mar-15	279	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,377	2,178
Shed 2 Sample 2	BC-1011	31-Mar-15	268	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,314	2,110
Shed 2 Mean			274	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,346	2,144
Shed 3 Sample 1	BC-1012	31-Mar-15	284	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,484	2,276
Shed 3 Sample 2	BC-1013	31-Mar-15	268	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,314	2,110
Shed 3 Mean			276	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,399	2,192
Shed 4 Sample 1	BC-1014	31-Mar-15	246	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,199	2,032
Shed 4 Sample 2	BC-1015	31-Mar-15	239	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,166	1,983
Shed 4 Mean			243	1,233	1.22	8.31	10.63	27.3	9.86	1.11	2,183	2,007

Client: Darwalla
Client Contact: David Bray
Site Location: Gatton

SAMPLE LOCATION	BIRD NUMBER	BIRD AGE (DAYS)	FANS OPERATING	ODOUR EMISSION RATE PER BIRD @ 25°C (ou.m³/s)	ODOUR EMISSION RATE PER BIRD @ 8°C (ou.m³/s)	ODOUR EMISSION RATE PER SHED @ 25°C (ou.m³/s)	ODOUR EMISSION RATE PER SHED @ 8°C (ou.m³/s)
Shed 1 Mean	27650	29	6	0.516	0.473	14,263	13,066
Shed 2 Mean	27650	29	6	0.539	0.494	14,907	13,656
Shed 3 Mean	27946	26	6	0.372	0.341	10,391	9,519
Shed 4 Mean	27997	25	5	0.400	0.367	11,202	10,262

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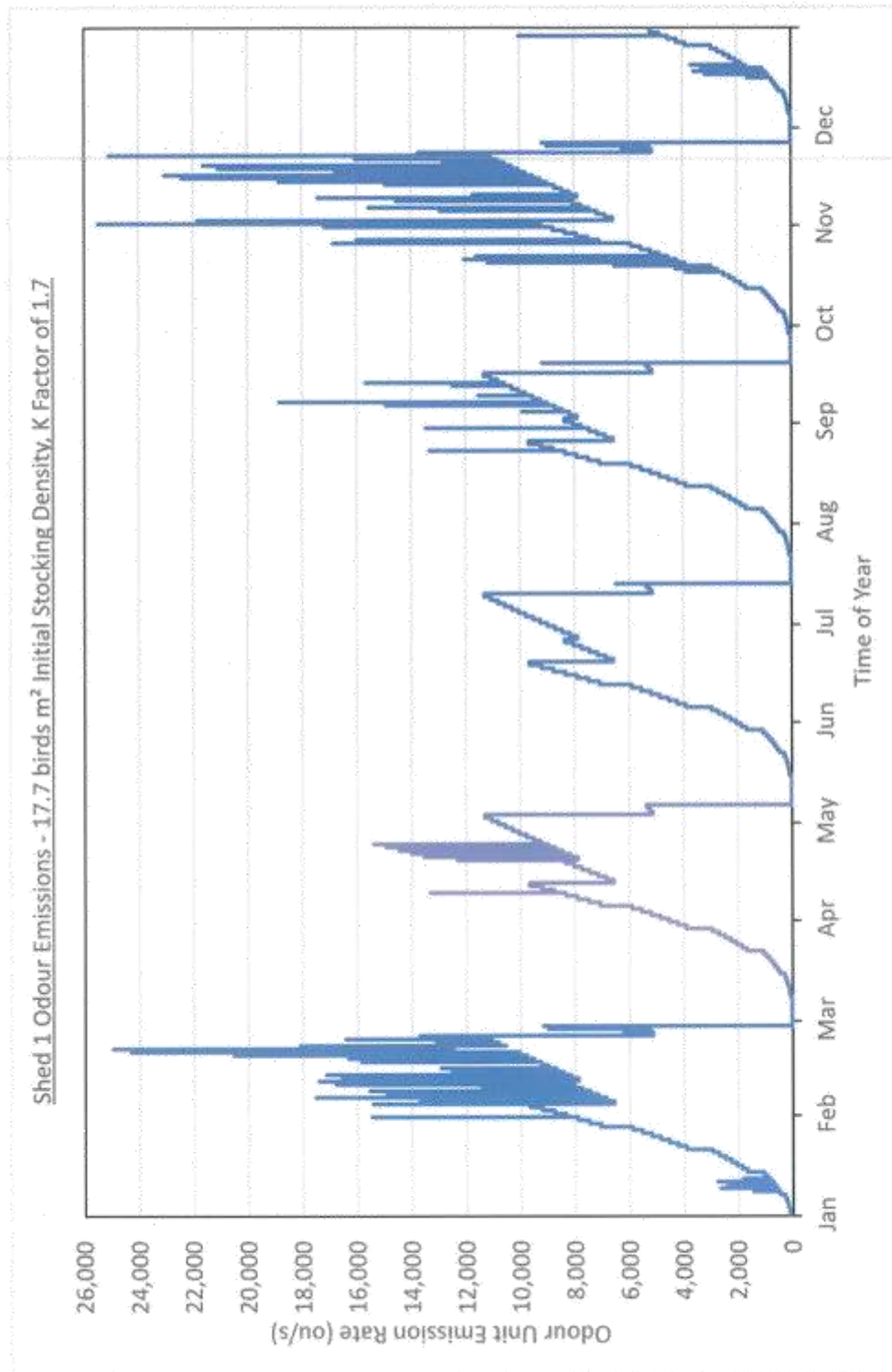
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ATTACHMENT 3

Graph of Hourly Odour Emissions Profile over 1 Year

Adare 08-090

26 May 2015



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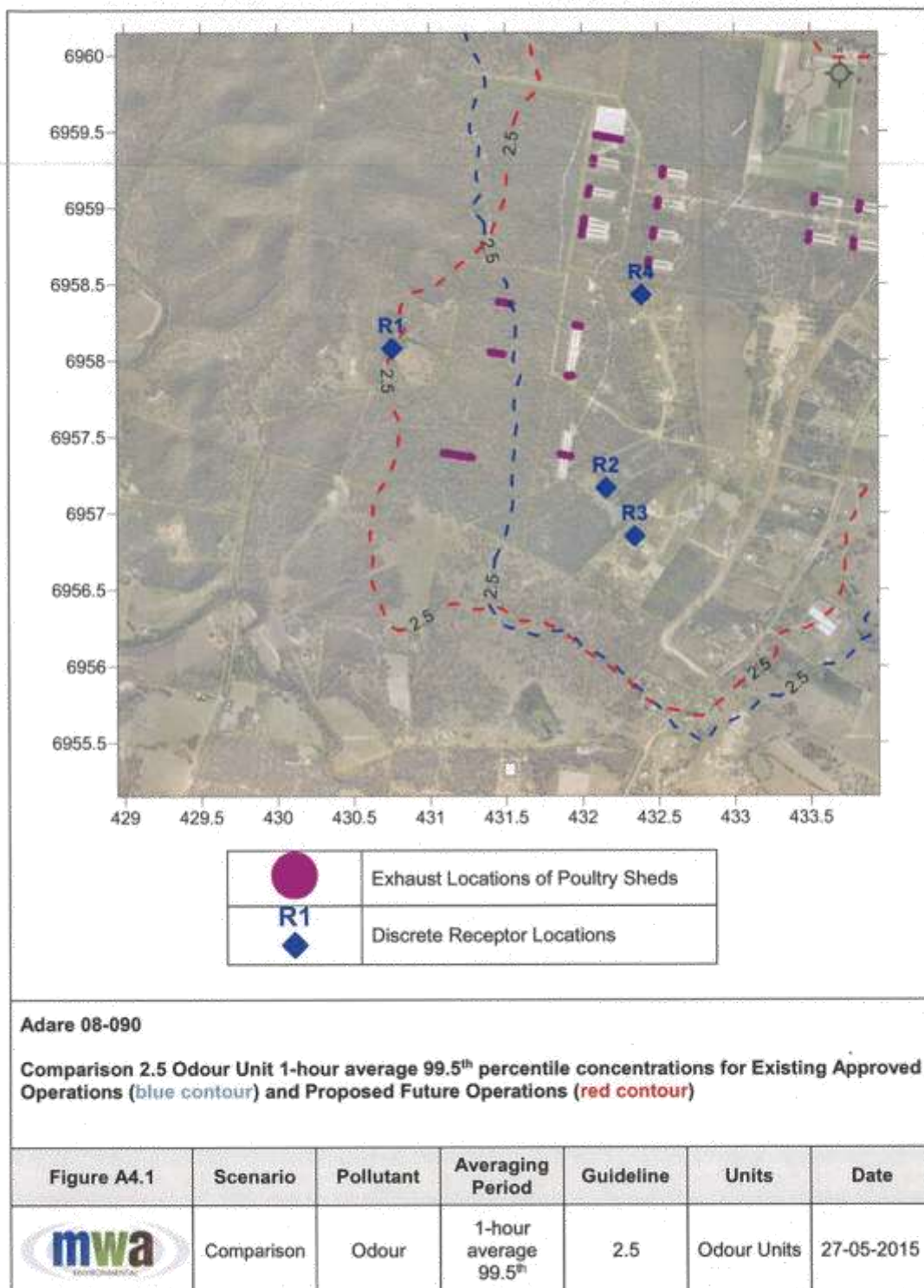
ATTACHMENT 4

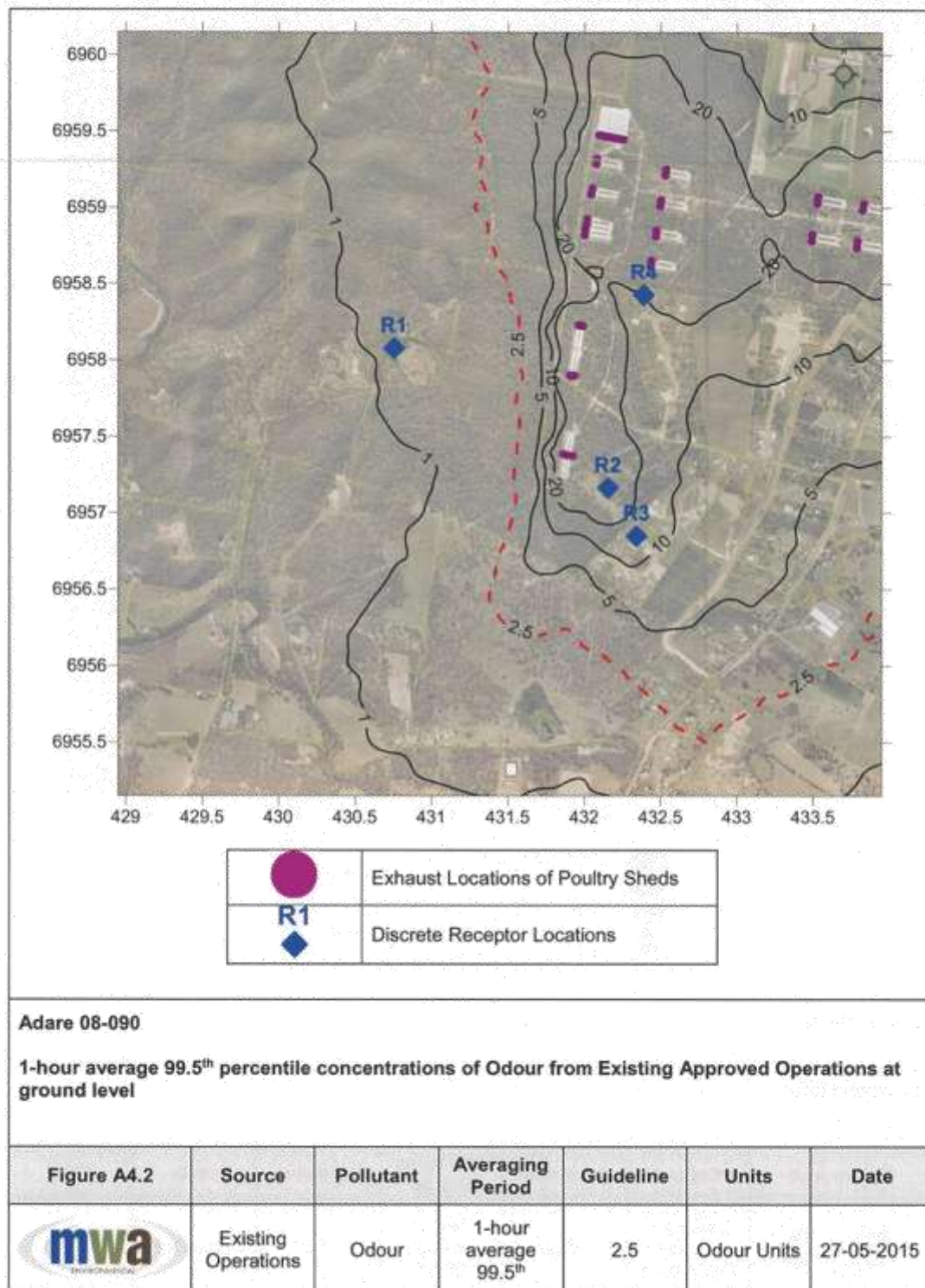
Model-Predicted 99.5th Percentile Odour Contours

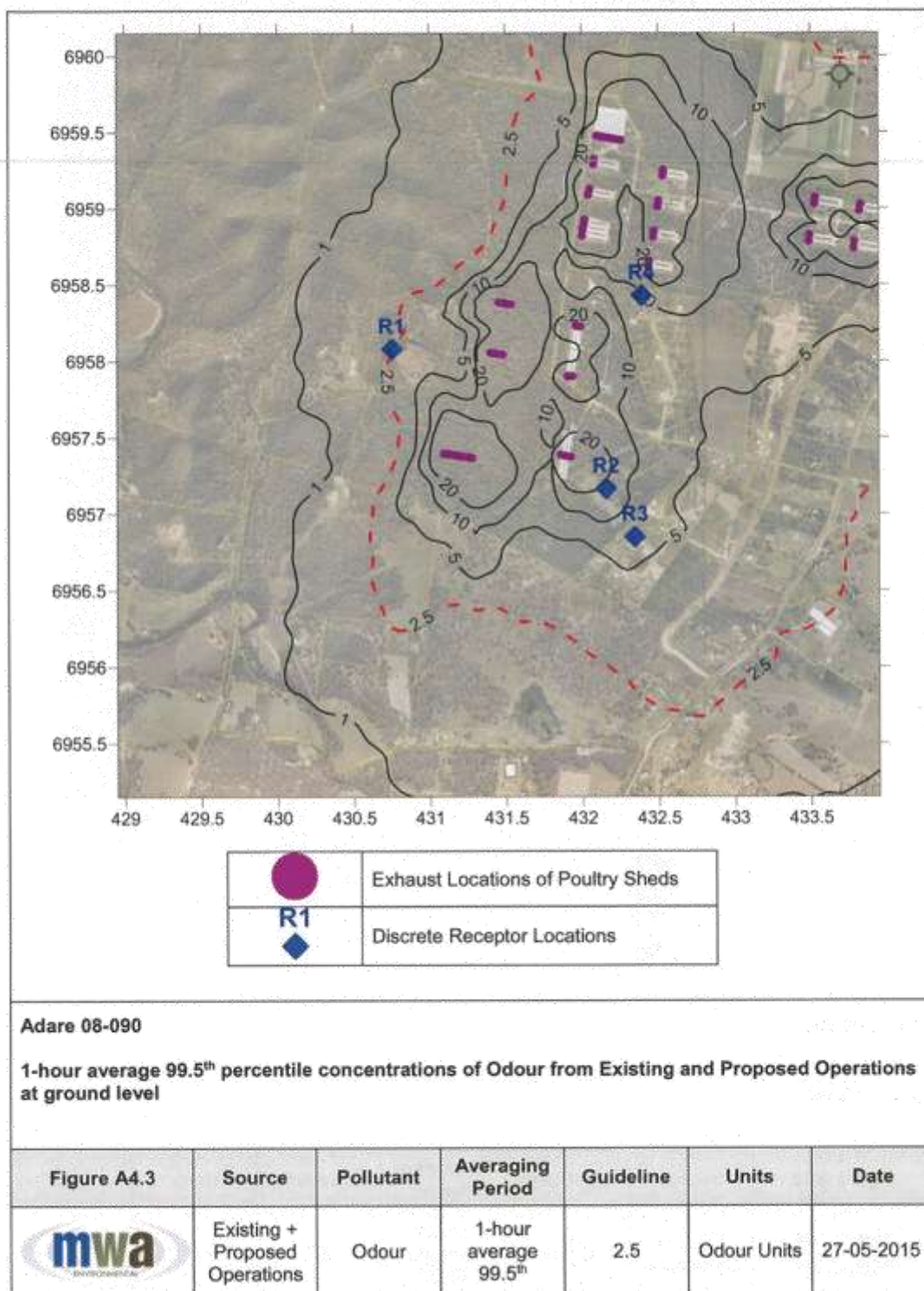
*Existing Approved Operations
&
Proposed Future Operations*

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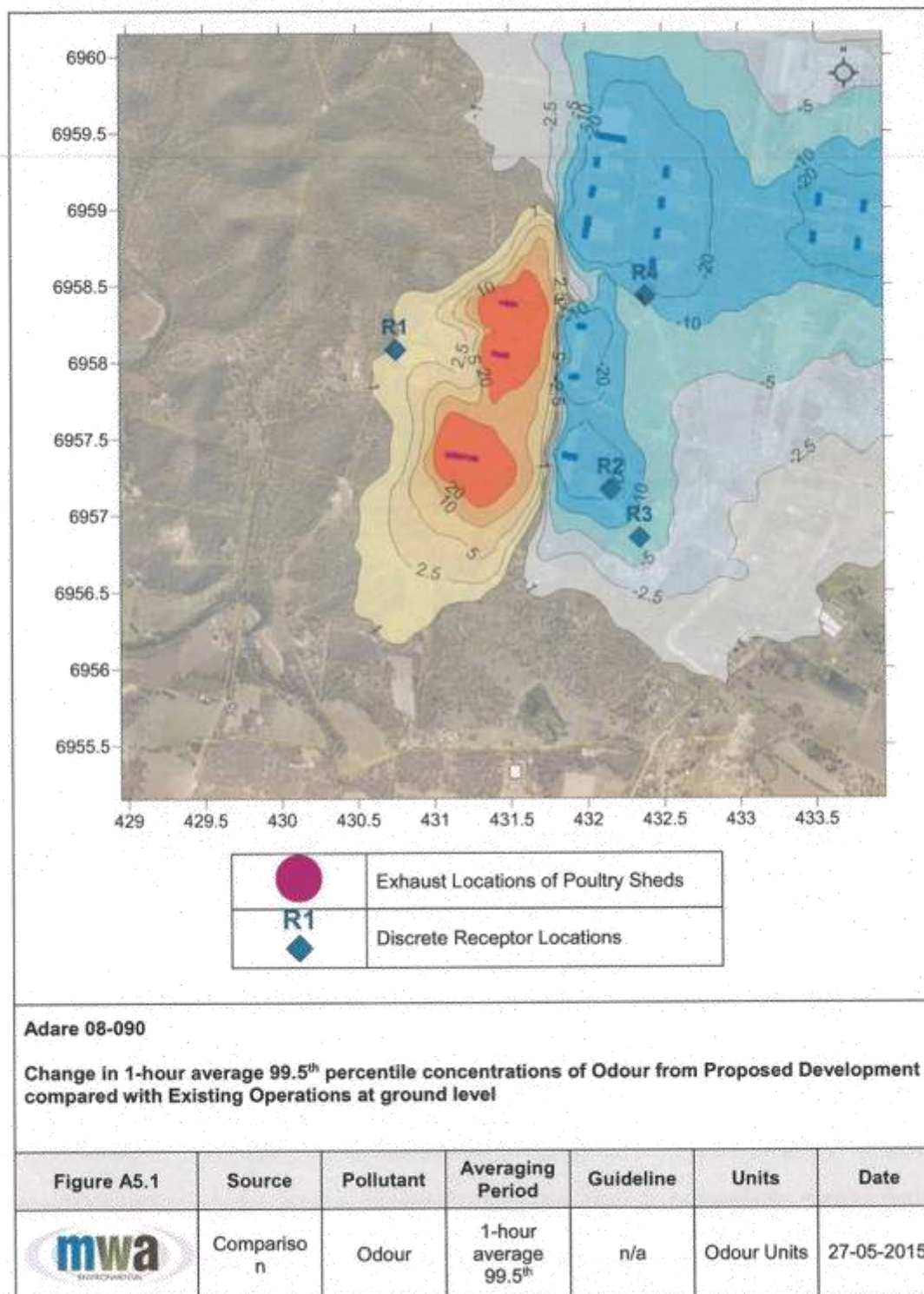
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ATTACHMENT 5

*Model-Predicted Change in
1-hour average 99.5th Percentile
Odour Concentrations*

Adare 08-090

26 May 2015





**ORDINARY MEETING OF
COUNCIL AGENDA
9 SEPTEMBER 2015**

14.2 Compliance Assessment Report - Lot 20 RP140651

Date: 02 September 2015
Author: Lyle Kajewski, Manager Plumbing and Building Services
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

Council is in receipt of a complaint relating to a number of issues including allegations that the owners of Lot 20 RP 140651, were residing in a shed as well as allegations about sewerage issues. Investigations of the complaint have determined that there is a breach of Section 247 of the *Building Act 1975*; and Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act.

Officer's Recommendation:

THAT Council issue a Show Cause Notice under Section 247 of the Building Act 1975. The owners of Lot 20 RP140651 on behalf that they are contravening the Building Act by using Class 10 buildings on the land for residential purposes without Local Government approval;

Further;

THAT Council Issue the Owner of Lot 20, RP140651 a Show Cause Notice under Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Sections 82 & 83 of the Act.

Report

1. Introduction

Council is in receipt of a complaint relating to a number of issues including allegations that the owners of Lot 20 RP 140651, were residing in a shed as well as allegations about sewerage issues.

2. Background

A Class 10 shed was approved for the land by a private certifier on the 1/10/2003 – Council Ref PR-2319. Application for a Class 10A patio cover on the land was lodged with Council on 6/5/2005 by a Private Certifier. A final inspection (Form 21) was issued on the 11/09/2009 – Council Ref PR-2319A)

3. Report

A number of visits were made to the land but on all occasions it was found that the front gate was locked. Calling cards were left requesting the owner of the land to contact Council. A site visit was eventually arranged for the 23/6/2015.

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The following Officers undertook the site visit.

- Building Regulatory Officer
- Technical Officer (Land Use Compliance)

The owner of the land and partner were present during the site visit. The buildings on the land were inspected by Councils Building Regulatory Officer and it was established that the Class 10 buildings described above were being used for residential purposes. During discussions with the owner the following information was supplied;

- Confirmed owner of the land
- The owner currently resides on the land with a partner and child
- The owner had purchased the land about three years ago
- The owner was of the view that the buildings on the land had Council approval
- The owners Solicitor had undertaken a Council search prior to purchase
- There had been an ongoing dispute with a neighbour involving Council
- All building and plumbing installations were on the land at the time of purchase

The Council file containing documentation of approvals was discussed with the owner of the land. The owner of the land was satisfied that the buildings currently being used for residential purposes were not approved for that purpose. The owner of the land produced documents relating to the purchase of the land and it was pointed out to her that her Solicitor had only done a rates search with Council.

Council will continue to work with the owners. A show cause notice both protects Council in the event of an incident and also motivates owners to work with Officers.

4. Policy and Legal Implications

It is important to issue a show cause notice to demonstrate from a legal perspective that Council is acting on potential unsafe residential arrangements.

5. Financial and Resource Implications

Budget implications will continue to be addressed through existing allocations.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Chief Executive Officer will manage the requirements in line with existing delegations.

7. Communication and Engagement

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

8. Conclusion

The owner of the land advised they were happy to work with Council Officers to resolve the issues with the buildings and the plumbing and drainage.



**ORDINARY MEETING OF
COUNCIL AGENDA
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9. Action/s

1. That a Show Cause Notice under Section 247 of the *Building Act 1975* be issued (Owner).
2. That a Show Cause Notice under Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act be issued. (Owner)



ORDINARY MEETING OF COUNCIL AGENDA 9 SEPTEMBER 2015

14.3 Compliance Assessment Report - Lot 243 CA31673

Date: 02 September 2015
Author: Lyle Kajewski, Manager Plumbing and Building Services
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

Council is in receipt of a complaint that unapproved buildings are located at Lot 243 CA 31673 (CRM2015/13618). Investigation of the complaint has determined that there is a breach of *Section 578 of the Sustainable Planning Act and Sections 82 and 83 of the Plumbing and Drainage Act*.

Officer's Recommendation:

THAT Council Issue the owner of Lot 243 CA21673 a Show Cause Notice under the provisions of Section 588 of the Sustainable Planning Act, 2009, regarding the three unapproved buildings on the land used for residential purposes in contravention of the Sustainable Planning Act, 2009.

And further;

THAT Council Issue the Owner of Lot 243, CA31673 a Show Cause Notice under Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act.

Report

1. Introduction

Council is in receipt of a complaint that unapproved buildings are located at Lot 243 CA 31673 (CRM2015/13618)

2. Background

Council records show that the issue of four residential buildings being on the land was first raised with the owners in 2005. Planning information was provided to the owners of the land on the 22/12/2005 regarding the lodgement of an Impact Assessable Material Change of Use for Bed and Breakfast or Eco Tourism.

An email was received from the owner of the land on the 2 May 2006 advising that an Engineer had undertaken a structural assessment of the buildings on 2 February, 2006, with a report to follow. The last correspondence on Council records is a letter dated 26 September 2007, addressed to a resident of Lot 243 CA 31673 from Council's Planning Section regarding a proposed subdivision.

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3. Report

On the 2 June 2015 the following Council Officers carried out a site inspection of the land.

- Building Regulatory Officer
- Technical Officer (Land Use Compliance)

The owner of the land was at the property during the site visit. The owner accompanied the Officers on an inspection of the buildings on the land and provided information regarding each building. Photographs of the buildings were taken with the consent of the owner of the land. During discussions with the owner the following information was supplied. Plumbing installations on each of the buildings were also photographed.

- The owner and other family members had purchased the property in 2004
- All buildings currently on the land were there at the time of purchase
- All plumbing works had been undertaken prior to the time of purchase
- Meetings had been held with Council regarding the four residential buildings on the land
- Options to gain approval for the buildings were discussed
- Options discussed were an MCU for a Bed and Breakfast, Eco Tourism, Book Writers Retreat
- An Engineer had been engaged to undertake a structural assessment of the buildings prior to an application being made
- This assessment had been undertaken on 2 February 2006, but his report had never been received
- The Planning application had not been progressed due to financial constraints
- After a death in the family the property had been listed for sale
- The current owner had since bought out all other part owners of the property
- The property is no longer for sale
- The Owner didn't have sufficient funds to develop the property as had been hoped in 2006
- The Owner intends to continue to reside on the property
- The Owner is a noted writer of fiction novels and is currently working on a novel and hoping it will be published
- The Owner resides in the main residence on the land
- The other buildings are only used for residential purposes when family and friends stay
- The three bedroom brick dwelling is occupied by a friend but is only used a couple days a week

The Owner was advised of the draft Planning Scheme that was currently in the community consultation phase. The owner indicated speaking to someone involved would help to gauge options with the land.

On the 16 June 2015, the owner met with Council's Senior Strategic Planner and the reporting Officer. The owner was advised that there were no additional options to resolve the issues outlined. Once again the owner reiterated that the financial resources required to lodge an MCU application were unaffordable.

**ORDINARY MEETING OF
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4. Policy and Legal Implications

It is important to issue a show cause notice to demonstrate from a legal perspective that Council is acting on potential unsafe residential arrangements.

5. Financial and Resource Implications

Budget implications will continue to be addressed through existing allocations.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Chief Executive Officer will manage the requirements in line with existing delegations.

7. Communication and Engagement

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

8. Conclusion

The Owner was advised of the draft Planning Scheme that was currently in the community consultation phase. The owner indicated speaking to someone involved would help to gauge options with the land.

On the 16 June 2015, the owner met with Council's Senior Strategic Planner and the reporting Officer. The owner was advised that there were no additional options to resolve the issues outlined. Once again the owner reiterated that the financial resources required to lodge an MCU application were unaffordable.

9. Action/s

1. That a Show Cause Notice under the provisions of Section 588 of the *Sustainable Planning Act, 2009*, regarding the three unapproved buildings on the land that have been and continue to be used for residential purposes in contravention of Section 578 of the *Sustainable Planning Act, 2009* be issued.
2. That a Show Cause Notice under Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act be issued. (Owner)

Attachments

- 1 [View](#) Photo 1 Page
2 [View](#) Photo 2 1 Page

A copy of the attachment/photos will be provided separately (loaded onto the iPad& hardcopy at meeting).



ORDINARY MEETING OF COUNCIL AGENDA 9 SEPTEMBER 2015

Date: 04 September 2015
Author: Lyle Kajewski, Manager Plumbing and Building Services
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

Council is in receipt of a complaint that unapproved buildings were being used for residential purposes at Lot 1 RP 124619 (CRM2015/05951). Investigation of the complaint has determined that there is a breach of Section 247 of the *Building Act 1975*; Section 588 of the *Sustainable Planning Act, 2009* and contravenes Section 578 of the *Sustainable Planning Act, 2009*; Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act and is in breach of Local Law No 1 (Administration) and Subordinate Local Law No 1.3 (Establishment or occupation of a Temporary Home) 2011.

Officer's Recommendation:

THAT Council issue a Show Cause Notice under Section 247 of the *Building Act 1975* as the owners of the Land are contravening the Building Act by permitting the use of the Class 10 building on the land for residential purposes without Local Government approval;

Further;

THAT Council Issue a Show Cause Notice under the provisions of Section 588 of the *Sustainable Planning Act, 2009*, regarding the use of the unapproved structure attached to the caravan on the land for residential purposes which contravenes Section 578 of the *Sustainable Planning Act, 2009*.

Further;

THAT Council Issue of a Show Cause Notice under Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act. (Owner)

And further;

THAT Council Issue a Local Law Compliance Notice relations to Occupation of a temporary home – living in a caravan on the land pursuant to – Local Law No 1 (Administration) and Subordinate Local Law No 1.3 (Establishment or occupation of a Temporary Home) 2011.

Report

1. Introduction

Council is in receipt of a complaint that unapproved buildings were being used for residential purposes at Lot 1 RP 124619 (CRM2015/05951).

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2. Background

A Granny Flat/Storeroom was approved by Council under Development Permit No 6014 on the 29/9/2008.

A further check of Council records showed that there is no Plumbing approval in place for the approved storeroom or the structure attached to the Caravan.

No approval could be found for the use of the caravan for temporary occupation that would comply with Council Local Laws.

3. Report

On the 24 June 2015 the following Council Officers carried out a site inspection of the land.

- Building Regulatory Officer
- Technical Officer (Land Use Compliance)

There was no person at the property at the time of the site visit. The Council Officers formed a reasonable belief that the Granny Flat and the Storeroom were being used as separate residential units. They also observed a caravan with a structure attached to it on the eastern side of the Granny Flat/Storeroom. It was reasonably suspected that the caravan and attachment were also being used for residential purposes.

Plumbing and Drainage pipe work were observed to be coming from each of the above mentioned buildings.

A calling card was left in the letter box requesting that the owner contact Council.

On the 29 June, 2015, one of the owners of the land contacted the reporting Officer. The owner advised new contact details and mailing address. During these discussions the owner provided the following information.

- The land owners details
- The residence is currently unoccupied
- The approved Granny flat is occupied
- The approved storeroom is currently being lived in
- The owner had allowed a friend to move in for a short time
- The caravan has been on the land since the granny flat was being built
- The caravan is currently occupied
- The property is currently in the process of being sold
- The owner doesn't often visit the area but will be making a visit sometime in July and would contact Council at this time

4. Policy and Legal Implications

It is important to issue a show cause notice to demonstrate from a legal perspective that Council is acting on potential unsafe residential arrangements.

**ORDINARY MEETING OF
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5. Financial and Resource Implications

Budget implications will continue to be addressed through existing allocations.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Chief Executive Officer will manage the requirements in line with existing delegations.

7. Communication and Engagement

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

8. Conclusion

9. Action/s

1. It is recommended that a Show Cause Notice under Section 247 of the *Building Act 1975* (Owner).
2. Issue a Show Cause Notice under the provisions of Section 588 of the *Sustainable Planning Act, 2009*, regarding the use of the unapproved structure attached to the caravan on the land for residential purposes which contravenes Section 578 of the *Sustainable Planning Act, 2009*.
3. Issue of a Show Cause Notice under Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act. (Owner)
4. Issue of a Local Law Compliance Notice for Occupation of a temporary home – living in a caravan on the land – Local Law No 1 (Administration) and Subordinate Local Law No 1.3 (Establishment or occupation of a Temporary Home) 2011. A draft Local Law Compliance Notice has been drafted and submitted for the consideration of the Manager of Waste, Health & Regulatory Services for his consideration. (Copy attached).

Attachments

- [1View](#) Photo 1 1 Page
[2View](#) Photo 2 1 Page
[3View](#) Photo 3 1 Page

A copy of the attachment/photos will be provided separately (loaded onto the iPad& hardcopy at meeting).

**ORDINARY MEETING OF
COUNCIL AGENDA
9 SEPTEMBER 2015**

14.5 Compliance Assessment Report - Lot 8 RP156488

Date: 04 September 2015
Author: Lyle Kajewski, Manager Plumbing and Building Services
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

Council is in receipt of a complaint on the 6 May 2015, regarding people living in a shed at Lot 8 RP 156488 (CRM2015/11887). Investigation of the complaint has determined that there is a breach of Section 247 of the *Building Act 1975* and Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83.

Officer's Recommendation:

THAT Council issue a Show Cause Notice under Section 247 of the *Building Act 1975* to the owner of the land relating to the contravening of the Building Act by permitting the use of the Class 10 building on the land for residential purposes without Local Government approval;

And further;

THAT Council Issue to the owner of the land a Show Cause Notice under Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act.

Report

1. Introduction

Council is in receipt of a complaint regarding people living in a shed at Lot 8 RP 156488 (CRM2015/11887).

2. Background

There are two approvals for Class 10 sheds on the property.

- DA3964 - Final inspection 28.02.2006
- DA5819 - Final inspection 11.08.2008
- A form 19 was lodged with Council on 01.09.2011 for building information relating to the shed the subject of DA3864 with a proposal to reclassify this building from a Class 10a to a Class 1 building

No record could be found for any Plumbing & Drainage approvals for the land. There is an email on the file requesting a site inspection on 31/08/2011 wanting to reclassify the shed with existing fixtures and septic system.

3. Report

On the 24 June 2015 the following Council Officers carried out a site visit to the land.

- Building Regulatory Officer
- Technical Officer (Land Use Compliance)

There was no person on the land at the time of the site visit. It was obvious to the Officers that the larger shed on the eastern side of the property was being used for residential purposes. Plumbing & Drainage installations were visible from the exterior of the shed and on the eastern side of the shed.

A calling card was left in the letter box at the front of the property requesting the occupier to contact the reporting Officer. Further inquiries located a contact number for the owner of the land. The reporting Officer left a number of messages on this mobile.

On the 23 July 2015, the owner contacted the reporting Officer. During these discussions the owner supplied the following information.

- Confirmed the owner of the land
- The owner and immediate family lived in one of the sheds on the land
- The owner was aware that the sheds on the land were approved as storage sheds
- The owner had attempted to get one of the sheds reclassified to a residential building
- The slab was identified as a major problem
- The owner intended at some stage to build or move a residence onto the property
- Things had been put on hold due to job security
- The owner was now working in the gas fields and things were looking better
- The owner was happy to work with Council to resolve the issue

4. Policy and Legal Implications

It is important to issue a show cause notice to demonstrate from a legal perspective that Council is acting on potential unsafe residential arrangements.

5. Financial and Resource Implications

Budget implications will continue to be addressed through existing allocations.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Chief Executive Officer will manage the requirements in line with existing delegations.

7. Communication and Engagement

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

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8. Conclusion

The owner appeared to be willing to move forward to resolve this issue. The owner was advised that if a meeting with Council Officers to map a way forward would be beneficial this could be arranged.

The owner and immediate family have resided in a Class 10 shed on the land for a number of years. It is my view that there is a risk to Council if these types of issues are ignored. The issue of a Show Cause Notices in some way may reduce this risk.

9. Action/s

1. That a Show Cause Notice under Section 247 of the *Building Act 1975* be issued to the owner of the land. It is my respectful submission that the owner of the Land is contravening the Building Act by permitting the use of the Class 10 building on the land for residential purposes without Local Government approval.
2. Issue of a Show Cause Notice under Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act to the owner of the land.

Attachments

- 1 [View](#) Photo 1 1 Page
2 [View](#) Photo 2 1 Page
3 [View](#) Photo 3 1 Page

A copy of the attachment/photos will be provided separately (loaded onto the iPad& hardcopy at meeting).



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14.6 Compliance Assessment Report - Lot 1 RP82599

Date: 04 September 2015
Author: Lyle Kajewski, Manager Plumbing and Building Services
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

Council is in receipt of a complaint on the 6 May 2015, regarding people living in sheds and caravans at Lot 1 RP 82599 (CRM2015/11886). Investigations of the complaint has determined that there is a breach of Section 588 of the *Sustainable Planning Act, 2009*; Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act and *Local Law No 1 (Administration) 2001 and Subordinate Local Law Number 1.3 (Establishment or occupation of a temporary home) 2011*

Officer's Recommendation:

THAT Council issue a Show Cause Notice under Section 588 of the *Sustainable Planning Act, 2009*, to the owners of the land who are contravening the *Sustainable Planning Act* by the use of unapproved buildings on the land for residential purposes; Further;

THAT Council issue a Show Cause Notice under Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act to the owners of the land for the unapproved plumbing & drainage installations on the land; and further;

THAT Council Issue a Local Law Remedial Notice under *Local Law No 1 (Administration) 2001 and Subordinate Local Law Number 1.3 (Establishment or occupation of a temporary home) 2011* for the residential use of the caravans on the land.

Report

1. Introduction

Council is in receipt of a complaint on the 6 May, 2015, regarding people living in sheds and caravans at Lot 1 RP 82599 (CRM2015/11886).

2. Background

A search of Council records showed the following approvals on the land.

- DA2549 - Final inspection 7.11.2005 – Garage & carport

3. Report

On the 24 June 2015 the following Council Officers carried out a site visit to the land.

- Building Regulatory Officer
- Technical Officer (Land Use Compliance)

The owners of the land were present during the site inspection. Information was provided to the Council Officers that the land was owned by family members. An inspection of the buildings on the land by the Building Regulatory Officer revealed the following.

- The main residence has been on site for something like 60-80 years
- The approved carport was being used for that purpose
- The approved garage was being used as a workshop/storage area
- A green structure was part of a residential area combined with a caravan
- A structure had been built to cover the roof of the caravan
- A green shed to the east of the approved carport/garage was being used for residential purposes
- A caravan to the north of the approved carport/garage was being used for residential purposes

During discussions between the owners of the land and the Council Officers the following information was supplied.

- The family had owned the land for approximately 14 years
- To give each family member a bit of privacy the caravans & buildings had been placed on the land
- They were aware that that the only buildings on the land that were approved were the house and the shed with the carport
- Plumbing had been done on each of the buildings to make things more liveable
- The last caravan had been placed on the land to give teenage children some privacy
- All of the owners were on benefits and could not afford outside rent

Photographs of the buildings and caravans were taken by the Officers.

4. Policy and Legal Implications

It is important to issue a show cause notice to demonstrate from a legal perspective that Council is acting on potential unsafe residential arrangements.

5. Financial and Resource Implications

Budget implications will continue to be addressed through existing allocations.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Chief Executive Officer will manage the requirements in line with existing delegations.

7. Communication and Engagement

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

8. Conclusion

The owners of the land were advised by the reporting Officer that a report would be submitted to the Manager Building Services and the Manager of Waste, Health & Regulatory Services regarding the unapproved buildings, the use of unapproved buildings for residential purposes and living in caravans without the approval of Council.

9. Action/s

1. It is my respectful submission that the owners of the land are contravening the *Sustainable Planning Act* by the use of unapproved buildings on the land for residential purposes. It is recommended that a Show Cause Notice under Section 588 of the *Sustainable Planning Act, 2009*, be issued to the owners of the land.
2. Issue of a Show Cause Notice under Section 115 of the *Plumbing & Drainage Act, 2002*, for an offence against Section 82 & 83 of the Act to the owners of the land for the unapproved plumbing & drainage installations on the land.
3. Issue a Local Law Remedial Notice under *Local Law No 1 (Administration) 2001 and Subordinate Local Law Number 1.3 (Establishment or occupation of a temporary home) 2011* for the residential use of the caravans on the land.

Attachments

- [1View](#) Photo 1 1 Page
[2View](#) Photo 2 1 Page
[3View](#) Photo 3 1 Page
[4View](#) Photo 4 1 Page

A copy of the attachment/photos will be provided separately (loaded onto the iPad& hardcopy at meeting).

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14.7 Compliance Assessment Report - Lot 1 RP188180

Date: 04 September 2015
Author: Lyle Kajewski, Manager Plumbing and Building Services
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

Council is in receipt of a complaint that unapproved building and plumbing & drainage works were being undertaken at Lot 1 RP 188180 in April, 2015. The Manager of Building Services requested that a site visit be undertaken with a view of investigating and reporting on this issue. Investigation of the complaint has determined that there is a breach of Section 578 of the Sustainable Planning Act 2009; Section of 588 of the *Sustainable Planning Act 2009*; and Section 115 of the *Plumbing & Drainage Act 2002* and contravention of Section 82 & 83 of the Act.

Officer's Recommendation:

THAT Council issue a Show Cause Notice under the provisions of Section of 588 of the Sustainable Planning Act 2009 to the owners of Lot 1 RP 188180, relating to a development offence against Section 578 of the Sustainable Planning Act 2009 by the construction and use of buildings on the land without a Development Approval;

Further;

THAT Council issue a Show Cause Notice under the provision of Section 115 of the Plumbing & Drainage Act 2002 to the owners of the land for the unapproved plumbing & drainage works undertaken on the land in contravention of Section 82 & 83 of the Act.

Report

1. Introduction

Council is in receipt of a complaint that unapproved building and plumbing & drainage works were being undertaken at Lot 1 RP188180 in April 2015.

2. Background

The property area is 15.6986ha and is in a mix of the Rural Agricultural and Rural General zone under the *Gatton Planning Scheme*. Records show that the following building approvals exist on the land.

- Permit No 5408 for a Hot House issued 20.2.1986 – Nil inspections
- Permit No 6029 for a Removal House Issued 5.7.1988
Final Inspection 7.9.1988
- Permit No 6397 for a Farm Shed issued 23.10.1989
Final Inspection 31.10.1989 (54sqm)

3. Report

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On the 30 April 2015 the following Officers attended the property with a view of investigating the complaint.

- Building Regulatory Officer
- Technical Officer (Land Use Compliance)

When the Officers attended the property it was found that the front gate was padlocked and there was a sign on the gate “**ADMITTANCE BY INVITATION ONLY TO ALL PERSONS & ENTITIES OR TRESPASS APPLIED H CA/91**”. These two issues effectively prevented the Officers from entering the property under the provisions of Section 129 of the *Local Government Act, 2009*. The reporting Officer left a business card in the letter box at the residence requesting the owner/occupier to make contact with Council. No contact was made with Council.

A further request was made by the Manager Building Services to investigate this matter in June 2015, due to the continued building and plumbing and drainage works being undertaken on the land. Approval was subsequently given to the reporting Officer to make application to the Magistrates Court for the issue of a Warrant to Enter under the provisions of Section 130 of the *Local Government Act, 2009*. The application was subsequently lodged at the Gatton Magistrates Court on the 29 June, 2015. After considering the facts as outlined in the Application the Magistrate issued a Warrant to Enter Lot 1 RP 188180 effective until 5pm on the 6 July 2015.

With a view of ensuring that there was no breach of the peace arrangements were made for a Police Officer from the Helidon Police Station to accompany the following Council Officers during the execution of the Warrant to Enter on the 02.07.2015.

- Building Regulatory Officer
- Plumbing Inspector
- Technical Officer (Land Use Compliance)

A person present on the land at the time of the execution of the Warrant was most uncooperative and had to be warned by the Police Officer that they would be arrested if they hindered/obstructed the Council Officers. The person refused to give name details or provide any information relating to the land. It was noted that there were approximately six other persons on the land at the time. These people appeared to be children as young as five up to teenagers. The Council Officers formed a reasonable belief that these persons were related.

In accordance with the warrant the buildings on the land were inspected and photographed. A brief outline of the buildings and apparent use is provided hereunder.

Buildings

1. A green transportable building backing onto the Road boundary. This building was set up as a bedroom and contained seven beds that appeared to be in use. This building had a separate roof structure over the top of the transportable building.
2. A green transportable building backing onto the Road boundary and slightly to the east and in close proximity to building 1. This building was found to be divided into three

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sections. The first section, on the western side, was set up as a kitchen with a kitchen sink. The middle section contained a toilet, hand basin and hot water system. The third section, with an entrance from the Road side boundary, was set up as a bath room containing a vanity basin, toilet, bath tub and shower. This building had a bush timber and iron patio type structure in front which covered tables and chairs, lounge chairs and a stove.

3. The area between buildings 1 & 2 was covered by a timber and iron structure which covers a wash tub and washing machine.
4. A partly constructed 'A' frame structure to the east of building 2 and overlooking a water course.
5. A green colour bond shed to the north of building 4. This shed contained a double bed, a double decker bed, computer, heater and lounge chairs. All beds appeared to be in use.
6. A long farm shed that contained building materials, bicycles, motor vehicle, caravan, mowers and other sundry items. At the northern end of this shed a septic tank, pedestal and hand basin were observed.
7. A white transportable building with sheets of iron screwed to the roof was located north of the farm shed. This building contained a double bed that appeared to be in use as well as personal belongings.
8. A large number of hot houses some with green shade cloth, some with white shade cloth and some frames without covers. The hot houses appeared to be in disrepair and not in use.
9. A two bay, steel frame shed with no walls located west of building 1. This building contained sundry items. This shed was found to be 2.6m from the front boundary fence.

Plumbing

1. A septic tank was observed between building 2 and the Road boundary fence. A sink, hand basin, toilet pedestal and hot water system were observed at the eastern end of building 2. All of these items were connected to plumbing pipes. Plumbing connections were observed to a wash basin and washing machine on the western end of building 2. A trench was observed from near the eastern end of building 2 towards the water course on the eastern side of the property. Grey water was visible in this trench.
2. A septic tank was located on the northern end of building 6. A pedestal and hand basin were observed in an open structure attached to building 6. It appeared that this system could have been in place for some considerable time.

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4. Policy and Legal Implications

It is important to issue a show cause notice to demonstrate from a legal perspective that Council is acting on potential unsafe residential arrangements.

5. Financial and Resource Implications

Budget implications will continue to be addressed through existing allocations.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Chief Executive Officer will manage the requirements in line with existing delegations.

7. Communication and Engagement

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

8. Conclusion

The reporting Officer has attempted to contact the owners of the land on their listed phone number with messages left requesting them to contact Council. No return phone call has been received.

As the result of investigations into this complaint it is reasonably believed that the following buildings are unapproved – 1, 2, 3, 4, 5, part of 6, 7 & 9.

It is reasonably believed that the following buildings are being used for residential purposes without approval – 1, 2, 5 & 7.

9. Action/s

1. That a Show Cause Notice under the provisions of Section of 588 of the *Sustainable Planning Act 2009* should be forwarded to the owners of the land.
2. That a Show Cause Notice under the provision of Section 115 of the *Plumbing & Drainage Act 2002* should be forwarded to the owners of the land for the unapproved plumbing & drainage works undertaken on the land in contravention of Section 82 & 83 of the Act.

Attachments

1 [View](#) Photos 23 Pages

A copy of the attachment/photos will be provided separately (loaded onto the iPad& hardcopy at meeting).

15. INFRASTRUCTURE WORKS AND SERVICES REPORTS

15.1 Request to Remove Trees Along Connors Road, Helidon

Date: 02 September 2015
Author: Myles Fairbairn, Executive Manager Infrastructure Works & Services
Responsible Officer: Myles Fairbairn, Executive Manager Infrastructure Works & Services

Summary:

A property owner has requested that Council remove approximately 180m of established trees along Connors Road. The basis for this request, as presented by the owner, is to improve visibility from the private driveway and for aesthetic reasons.

Officer's Recommendation:

THAT the owner of the subject land be advised in writing that Council does not routinely undertake tree clearing to improve the visibility and aesthetics at private driveways and that property owners need to lawfully conduct such clearing when required.

Report

1. Introduction

On 06 March 2015, a property owner from Connors Road, Helidon contacted Council asking that the roadside vegetation be cleared along his frontage to improve visibility when exiting from the driveway. In the initial contact with Council staff, the owner advised that his vehicle was almost struck by a Council truck travelling along Connors Road.

The owner has articulated his desire for Council to clear a length of approximately 180m on the southern side of Connors Road.

2. Background

A location plan for the subject area is shown in Figure 1 below.



Figure 1 Aerial photograph of Connors Road, Helidon

Several site meetings between staff and the owner have been held over a number of months to explain that Council does not routinely remove trees within the road reserve.

3. Report

As well as discussing the matter with the property owner, Council has made contact with Energex, who have undertaken to remove trees immediate adjacent to a 'stay pole' adjacent to the driveway (see Figure 2). This information has been communicated by Energex to the owner.



Figure 2: Looking eastwards along Connors Road

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It should be noted that to the west of the driveway (along the frontage of a neighbour), Energex has cleared all of the trees between the road and the property boundary. Some trees have been cleared by a resident on the northern side of Connors Road to the north of the subject property. The owner at the subject property has indicated that the trees, in his view, along Connors Road are untidy and should therefore be removed by Council.

It has been explained to the resident that across the Region, property owners are responsible for ensuring the integrity of the visibility splay at private driveways.

The owner has spoken to Council staff about the potential clearing of re-growth within the property by Council, which he would finance, but this is not the owner's primary concern and did not progress during the most recent discussion on site in late August. Council has removed some minor vegetation at the driveway entrance, but this has not placated the owner.

There is no road safety reason to justify the removal of 180m of trees along this section of Connors Road over other similar sections of Connors Road or other roads in the Region. Furthermore, the resident has not indicated that they are seeking removal of isolated trees in close proximity to Connors Road, but rather all of the trees.

4. Policy and Legal Implications

Council does not routinely remove trees from within the road reserve unless there is a road safety concern for the travelling public. This means that, on occasion, Council will remove isolated trees within the road reserve when they represent a danger to passing drivers, cyclists and pedestrians. Vegetation will also be removed by Council at the intersection of roads to address visibility (road safety) problems.

Vegetation that may be impeding visibility at private driveways or vegetation that may not be aesthetically pleasing is not generally removed by Council, but rather is the responsibility of the individual property owner to lawfully remove such vegetation when required.

5. Financial and Resource Implications

A private market quotation of approximately \$16,000 has been obtained for removing the trees over the desired length. In addition, this operation would require the installation of a new property boundary fence and traffic control, which combined would likely see the final cost fall in the range of \$20,000 to \$25,000. The owner has not indicated a desire to provide a financial contribution to fund any of this work.

6. Delegations/Authorisations

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

7. Communication and Engagement

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

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8. Conclusion

The subject property owner has requested that Council remove a stand of dense eucalypt trees over a length of 180m at Connors Road, Helidon.

It would be uncommon for Council to remove trees to improve visibility at private driveways.

9. Action/s

The owner will be formally advised in writing of the Council's decision regarding this matter

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15.2 Lifecycle Management Plan, Plant & Fleet

Date: 02 September 2015
Author: John Keen, Manager Asset and Fleet Management
Responsible Officer: Myles Fairbairn, Executive Manager Infrastructure Works & Services

Summary:

The Lifecycle Management Plan for Plant and Fleet is a strategic document that outlines the considerations that council and officers will make in relation to the provision of Plant and Fleet related assets for the Council. This Plan will help Council to achieve its strategic directions from the Corporate Plan **2012-17**, in particular

- *“Develop a strategic plan to cater for the infrastructure and service needs of the future”.*
- *“Develop a 10-year plant replacement program”.*

Officer’s Recommendation:

THAT Council adopts the Lifecycle Management Plan, Plant & Fleet.

Report

1. Introduction

The Lifecycle Management Plan, Plant and Fleet is the plan that details the information relevant to the Plant and Fleet assets. The pertinent assets are:

- Motor Vehicles
- Trucks
- Earthmoving Equipment
- Vegetation Control Equipment
- Trailers
- Miscellaneous Equipment e.g., wacker packers, rammers, pumps.

Corporate Plan Reference: Corporate Strategy – “Essential Services – to maintain and develop infrastructure and core services to meet the needs of our growing community”

2. Background

The Lockyer Valley Regional Council operates a fleet of vehicles and plant to assist Council in delivering services to the Community. The focus of effective fleet management is on plant utilisation, provision of fit for purpose plant and fleet items, use of reliable data, optimum replacement periods and effective maintenance regimes. The decision-making process for purchasing, holding and replacing vehicles and plant must be based on sound asset management principles to ensure sustainability. Council's sole purpose in owning and maintaining a plant and fleet asset base is to provide agreed levels of service to the community.

3. Report

The preparation of the Lifecycle Management Plan, Plant and Fleet has followed a defined process that consists of the following:

- Assessing the current community requirements (levels of service);
- Identifying the risks associated with ownership and management of assets;
- Defining the operating parameters of the assets and services;
- Noting the operations and maintenance demands;
- Planning for renewal and replacement of the assets within the available funding envelopes;
- Considering future demand for the Plant and Fleet asset class.

4. Policy and Legal Implications

The Local Government Act 2009, Chapter 4, Part 3, Section 104 requires Council to maintain various financial management, planning and accountability documents. These documents include but are not limited to:

- A long-term financial plan
- A long-term asset management plan
- Community plan

The Lifecycle Management Plan, Plant and Fleet provides the structure for Council to manage its Plant and Fleet assets in a sustainable manner showing that it has planned, taken a long term view, been financially prudent, and is meeting the legislative requirements of the Local Government Act 2009.

5. Financial and Resource Implications

The financial implications for Council are fully understood at this point. As Council rationalises and improves utilisation of the asset base beyond the flood restoration works there may be the opportunity for a contraction in this asset class.

6. Delegations/Authorisations

There are no known delegation or authorisation implications.

7. Communication

There are no immediate communication needs that are identified by the adoption of this asset management plan. The plan will be made available on the Council's website.

8. Conclusion

The adoption of the Lifecycle Management Plan, Plant and Fleet will recognise the importance of the Plant and Fleet assets and the function they perform in relation to the ability of Council to deliver services to the community across all asset classes and the need to manage this asset class in a socially responsible and financially sustainable manner.

Attachments

1 [View](#) Plan & Fleet Management Plan 10 Pages

Lockyer Valley Regional Council



Plant and Fleet

Lifecycle Management Plan

2015 - 2024



Lockyer Planned – Working together for well-planned and connected communities, Corporate Plan 2012 – 2017.
Key initiative, develop Asset Management Plans

Rev No	Date	Revision Details	Author	Reviewer	Approver
V1	18/6/2015	First Draft	J Keen		
	30/06/2015	Revision – sent to Council meeting and changes requested		Myles Fairbairn	
V2	24/8/2015	Council requested changes incorporated	J Keen		

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1.0 Introduction

Lockyer Valley Regional Council operates a fleet of vehicles, plant and minor equipment to assist Council to provide services to the Lockyer Valley community. The decision to purchase, hold and replace vehicles and plant are based on identified needs for service delivery.

1.1 Financial Snapshot

- Current Replacement Cost of the fleet is \$19.228 million
- Written Down Value is \$12.990 million
- Fleet replacement requirement is forecast at \$1.73 million per year (smoothed) over the next 10 years
- Recurrent expenditures (Operations & Maintenance) are forecast at \$3.5 million per year over the next 10 years. As the fleet ages maintenance effort will increase.
- Asset Consumption Ratio = 67.5% (Target 40 – 80%)
- Fleet replacement expenditure in 2014/15 = \$75,000, 2015/16 = \$471,000
- Fleet maintenance expenditure in 2014/15 = \$3.7 million (Extra maintenance associated with increased usage due to flood recovery works and ageing fleet)

Table 1.0 Funding requirements to replace current fleet

Financial Year	\$ required from fleet register for replacement	LTFP (\$)	Surplus/deficit (\$)
2015/16	1,093,700	471,000	- 622,700
2016/17	1,182,000	1,912,000	730,000
2017/18	2,546,250	1,537,000	- 1,009,250
2018/19	340,750	2,021,000	1,680,250
2019/20	1,849,450	1,841,000	-8,450
2020/21	1,261,250	809,000	- 452,250
2021/22	3,125,650	1,527,000	- 1,598,650
2022/23	2,843,400	521,000	- 2,322,400
2023/24	1,800,500	521,000	- 1,279,500
2024/25	1,280,500	1,000,000	- 280,500
Totals	17,323,450	12,160,000	- 5,163,450
Value of fleet items overdue for replacement			- 1,147,600

* FLMP – Fleet Lifecycle Management Plan

* LTFP – Long Term Finance Plan

* Figures supplied are from the current LTFP

1

* Required funding for replacement is based on identified replacement timelines in Table 2.0

* Replacement figures are nett of value predicted from disposal

1.2 Funding for fleet replacement

- The long term finance plan (LTFP) is underfunding the fleet replacement program by an average of \$600,000 per year over the next 10 years.
- The current value of fleet items that are now overdue for replacement is approximately \$1.1 million.

1.3 What we can do

Council will deliver accountable and transparent stewardship of plant and fleet items to demonstrate value for money and the delivery of Council's goals and objectives. This will be undertaken through:

- Identifying suitable vehicles and plant to deliver the required services to the community.
- Purchasing high quality vehicles and plant and recognising that we will need to keep them longer.
- Replacing fleet items based on industry standard practices that include optimum replacement analysis where funding is available to support this objective.
- Managing cost inputs to ensure minimum whole of life costs.
- Maintaining fleet items to manufacturer's specification.
- Ensuring compliance with all federal, state and local government regulations, standards and legislation.
- Insuring the fleet items against the appropriate risks.
- Ensuring our people are appropriately licensed, trained and competent to operate Council's equipment.
- Accepting that optimum replacement schedules may not be achievable within the available funding envelope.
- When a piece of plant or fleet is due to be replaced, review the service that it provides and decide on an appropriate action to either, replace the item to deliver the current service, identify that the service has now changed and decide on an appropriate outcome.

1.4 Levels of service

Council will operate and maintain an appropriate fleet of motor vehicles, heavy plant, trucks and minor equipment to meet the needs of the organisation to deliver defined services to the community.

The identified levels of service to be delivered from Fleet are:

- The provided fleet will be serviced and maintained to the original equipment manufacturers recommended schedules and comply with all state, federal and local government standards and regulations.
- Fleet will be replaced with consideration for minimising the whole of life cost, service provision to the community, meeting legislative and regulatory compliance, environmental impacts, organisational reputation and underpinned by a value for money ethos.
- If a piece of plant is not available, Council will look at its fleet holding in its entirety to provide a resource to allow the continuation of service delivery. If this is not possible Council will hire a piece of equipment to ensure that service delivery has minimal disruption.
- Council will provide fit for purpose, reliable plant and fleet to employees to support the delivery of services to the community.

2.0 Fleet Replacement

Analysis is undertaken to determine optimum replacement timelines, these are based on usage, resale value, ownership costs, industry trends, type of service delivered and reliability, these factors are balanced with affordability. If a piece of equipment has a catastrophic failure an analysis is undertaken to determine whether or not, that piece of equipment is beyond economic repair or should be repaired and returned to service. The following replacement cycles are considered appropriate and recognise the fact that Council aims to purchase high quality equipment, look after it and keep it longer to receive a return on investment over the longer term. Council understands that due to the nature of the services that it delivers that not all equipment will achieve industry benchmark utilisation and accepts this. The aim is to replace heavy fleet items before they have a catastrophic failure of a major component. Motor vehicles and light fleet have been extended to the outer limits of industry benchmarks to recognise the fact that Council does not have major spikes in maintenance expenditure within the first 5 to 6 years of ownership, the risk attached to this is that Council receives a lower value for their replaced vehicles. Second hand car values are inherently low due to the relative oversupply of second hand vehicles in the market and this supports Council's decision to hold these vehicles longer. The value of second hand heavy plant is dependent on the amount of construction activity across the economy and it is not possible to accurately predict how this affects resale values.

Table 2.0 Replacement Timelines for Plant Items

Description	Frequency of Replacement
Passenger Vehicles	5 years / 150,000km , except Councillor's shared use vehicle 12 years/ 150,000 km, Bus – 20 years
Light Commercial	6 years / 200,000km , except animal control vehicles 8 years/200,000 km.
Trucks – Light and Medium Duty	10 years, <22.5 tonne GVM
Trucks - Heavy Duty	12 years, 22.5 tonne GVM (Isuzu, Hino)
Trucks – Extra Heavy Duty	15 years, 22.5 tonne GVM (Kenworth, Mack)
Trucks – Special Purpose	20 years (Prime Movers – Mack)
Tractors (Agricultural)	10 years
Earthmoving Equipment	12 years, except rollers 15 years
Mowers	4 years
SES Vehicles	15 years
Trailers	Trailers over 4,000GVM – 12 years, all others 15 years

3.0 Maintenance

Council maintains all equipment to the original equipment manufacturer's recommended maintenance schedules. Heavy trucks and their trailers are cycled through the workshop on a fortnightly basis to recognise the need to ensure that these trucks are greased and have the brakes

checked and adjusted as required to ensure safe operation. Ad hoc repairs are undertaken on a priority, basis, this is based on safety and the importance of the piece of equipment to achieving Council's works programmes. Council's workshop undertakes all servicing and maintenance activities including fabrication. Any items that require warranty work are returned to the dealer to undertake these repairs.

4.0 Current Plant and Fleet Inventory

Table 3.0 Assets Covered in this Plan – Current replacement cost and average age

Asset Type	Description	Average Age	No.	CRC \$
Earthmoving	Grader	6	5	2,176,098
	Front End Loader		4	1,103,140
	Backhoe		4	611,865
	Skid Steer Loader		2	90,000
	Vibratory Rollers		6	943,067
	Multi Tyred Roller		2	342,167
	Pedestrian Rollers		2	56,210
	Excavator (20t, 14t, 1.2t)		3	509,941
Light Commercial	Utilities (4 x 2, 4 x 4 and Vans)	4	50	1,752,078
Passenger Vehicles	Sedans, AWD Wagons, 4WD Wagons and 25 Seater Bus	3	28	1,036,142
Tractors (Agricultural)	Tractors	6.5	8	969,824
Trucks	All	7	52	6,884,059
Trailers	Trailers up to 1,000 GVM	12	9	15,365
	Trailers over 1,000 up to 4,000		25	226,665
	Trailers over 4,000 GVM		10	665,217
SES	7 motor vehicles; 4 boats and trailers, 9 trailers	10.5	25	524,061
Mowers	Various, includes, ride on, zero turn, wide area mowers and slashers	9	24	507,835
Minor Plant	Includes, miscellaneous plant	9	118	781,880
Forklift	Forklift (2.5t, 1.8t)	2 (purchased 2 nd hand)	2	32,450
Current Replacement Cost				19,228,066
Depreciation				6,237,945
Depreciated Replacement Cost				12,990,121

5.0 Risk

Council has identified the following potential risks that may present through the ownership and operation of a large and diverse fleet.

Risk	Consequence	Mitigation
Damage to vehicle from accident	Service delivery impacted by absence of vehicle	Maintain comprehensive insurance and retain the ability to hire vehicles/reallocate vehicles to continue service delivery
Plant not available due to mechanical breakdown	Decrease in productivity/efficiency of service delivery	Council maintains plant to OEM schedules. Size of fleet allows for reallocation of resources to maintain efficiency
Operators cause damage to equipment due to operating outside of the design parameters of the equipment	Excessive maintenance/repairs	Council has to deem each operator to be competent to operate their equipment. Supervisors are to ensure people are appropriately supervised and trained to limit Council's exposure
Inability of organisation to fund required replacement schedule	Ageing/less reliable fleet	Council will review fleet condition/age/service delivery, annually to ensure fleet is adequate to deliver the identified services to the community from the Corporate Plan and Annual Plan

*OEM – original equipment manufacturer

6.0 Conclusion

The current replacement schedules are based on maintaining a fleet of the same size and configuration. The plant and fleet inventory is matched to Council's service delivery. Current available funding for fleet replacement will most likely be insufficient to achieve the identified replacement timeframes contained in this lifecycle management plan.

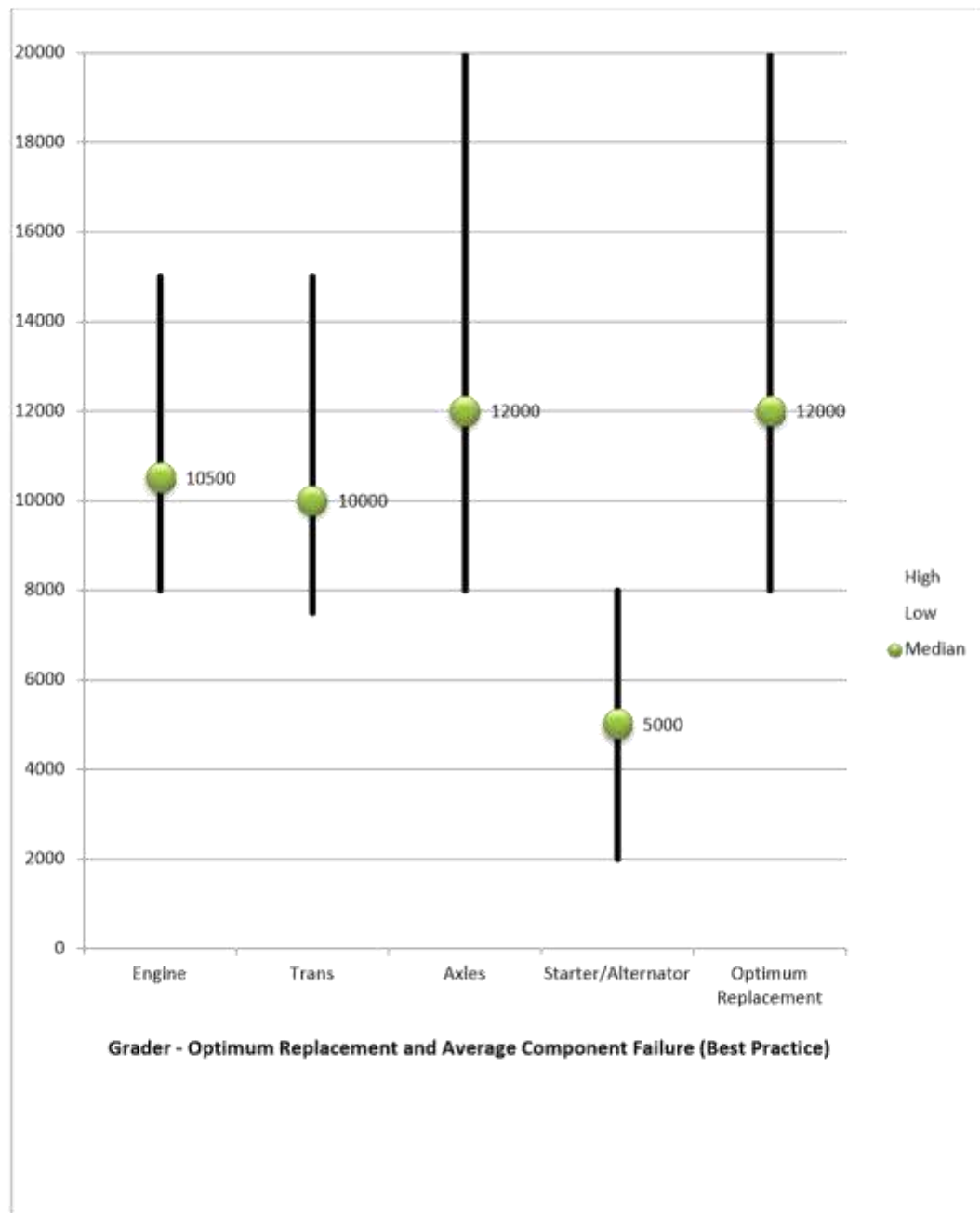
7.0 Review

Council will review this plan periodically, as a minimum every three years or when a significant event occurs that has an impact on either physical or financial resources.

Appendix A - Fleet Renewal and Disposal Forecasts

Vehicle	Overview		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034	
	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal	Purchase	Disposal
Fleet																														
Light Commercial	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Medium Duty	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Heavy Duty	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Truck	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Tractor	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Trailer	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Truck	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
TOTAL	\$488,500	\$138,000	\$280,500	\$84,000	\$406,500	\$119,500	\$490,500	\$145,500	\$536,500	\$165,500	\$602,500	\$181,500	\$684,500	\$206,500	\$761,500	\$236,500	\$848,500	\$266,500	\$915,500	\$296,500	\$1,012,500	\$326,500	\$1,119,500	\$356,500	\$1,226,500	\$386,500	\$1,333,500	\$416,500	\$1,440,500	\$476,500
Net Amount	\$1,317,400	\$1,079,700	\$1,182,000	\$1,216,200	\$1,249,700	\$1,283,200	\$1,316,700	\$1,350,200	\$1,383,700	\$1,417,200	\$1,450,700	\$1,484,200	\$1,517,700	\$1,551,200	\$1,584,700	\$1,618,200	\$1,651,700	\$1,685,200	\$1,718,700	\$1,752,200	\$1,785,700	\$1,819,200	\$1,852,700	\$1,886,200	\$1,919,700	\$1,953,200	\$1,986,700	\$2,020,200	\$2,053,700	\$2,087,200

Appendix B – Optimum Replacement and Average Component Failure – Road Graders



*Median is the point at which half of components have failed; equipment manufacturer's recommend that this is the outer limit of most users' expectations.

Appendix C – Assumptions, assumed life and estimated residual value %

Plant/Vehicle Type	Life - Years	% Residual
Passenger Vehicle	5	30
Commercial Vehicle	6	30
SES	10	20
Light Rigid Truck	12	20
Medium Rigid Truck	12	30
Heavy Rigid Truck	12	30
Heavy Trailer	12	25
Medium Trailer	15	15
Light Trailer	15	15
Grader	12	30
Loader	12	25
Roller	12	25
Backhoe	10	20
Excavator	12	25
Skid Steer	5	30
Agricultural Tractor	12	25
Vegetation Control	4	20
Forklift	20	15
Misc Plant	15	15

16. ITEMS FOR INFORMATION

16.1 Queensland Urban Utilities (QUU) Progress Report

Date: 01 September 2015
Author: Lauren Smith, Executive Manager Organisational Development & Planning
Responsible Officer: Ian Flint, Chief Executive Officer

Summary:

Council has received an update in August from the Queensland Urban Utilities (QUU) Board which provided highlights from their Board Meeting.

This document is for Council's information only.

Report

1. Introduction

Lockyer Valley Regional Council maintains an ongoing working relationship with 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

Queensland Urban Utilities 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.
- Owned by the Brisbane and Ipswich City Councils, and Lockyer Valley, Scenic Rim and Somerset Regional Councils and governed by an independent Board.
- Tasked to deliver drinking water, recycled water and sewerage services to the cities and townships within the boundaries of these five local government areas.
- 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

The Queensland Urban Utilities (QUU) Board met on 17 August at Lockyer Valley Regional Council. This month, QUU was named Australia's 10th most innovative company in the Business Review Weekly (BRW) awards announced in Sydney. This is a significant achievement, considering over 500 companies submitted applications.

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QUU's entry that was assessed by a panel of experts was based on two of QUU's high profile innovations, as well as how effectively QUU have embedded innovation into their organisational strategy and capability. The two innovations entered were:

- The Beaudesert Nutrient Offsets project. An Australian first, this project involved revegetating 500m of severely eroded riverbank to prevent five tonnes of nitrogen and 11,000 tonnes of sediment from entering the Logan River each year. By investing \$1 million into this 'green infrastructure' solution, QUU avoided the need to perform an \$8 million upgrade to the nearby sewage treatment plant. Other benefits include improved water quality, increased biodiversity and reduced carbon emissions.
- The Waste-to-Resource project. In collaboration with the University of Queensland, QUU have been able to convert commercial waste into biogas, which is then turned into electricity for on-site use at QUU's sewage treatment plants. Once operationalised, this innovation has the potential to increase QUU's on-site renewable energy generation, reduce carbon footprint, and reduce operational costs.

This is the first time a water and sewerage service provider has made the top 10 and reflects the innovative culture at QUU.

At the August meeting, the Board considered the following matters:

Operational Excellence

2014/15 financial statements

The Board considered and adopted the 2014/15 QUU financial statements. These statements, which had been considered by the Audit and Risk Committee in early August, were given audit clearance by the Queensland Audit Office. A copy of the audited financial statements will form part of the 2014/15 Annual Report, which will be provided to shareholders in early October.

Capital Program

QUU will invest \$187.9m in water and sewerage assets this financial year to support population and economic growth across QUU's five service regions.

The Board noted there has been a strong start to the year with delivery ahead of schedule. This can be attributed to strong performance of two of QUU's largest sewer rehabilitation projects including the S1 at Kingsford Smith Drive.

The Board also noted that a number of initiatives have been put in place to ensure that QUU is able to better deliver infrastructure to support growth into the future. These initiatives include having a 'pipeline' of projects to bring forward should programmed projects be deferred (e.g. through net-work optimisation or alternative service strategies), maintaining a rolling three-year capital infrastructure program, refreshing the program delivery governance arrangements to monitor and manage capital delivery, and renewing QUU's infrastructure procurement panels.

Economic regulation

This month, the Board participated in a facilitated workshop on economic regulation. This is particularly relevant given the regulatory environment within which QUU operate is evolving.

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By way of background, the last regulatory regime expired on 30 June 2015 and the new regime is yet to start as it remains subject to the approval of the Queensland Treasurer.

ICT Investment Program

The Board received an update on the ICT transformation program that QUU has embarked on. This program is part of a five-year investment to enhance QUU's core enterprise asset management, geographic information, SCADA, and billing and customer management systems.

Customer

Development activity

Over the last 12 months, QUU has transitioned to a new utility model where they are responsible for receiving, assessing and approving development applications.

This month, the Board received an update on developer activity over this period.

In the financial year to 30 June 2015, QUU received 5,826 applications and issued \$366m worth of infrastructure notices. This year has also started favourably with 60% more applications in July 2015 compared to the monthly average for last year.

Supporting QUU in being able to respond to and plan for future development growth is their new Developer Intentions Survey. Based on insights from the developer community, QUU will be able to better predict the types, timing, scale and size of future developments.

Shareholders and Communities

Community engagement

The Board received an update on QUU's various community engagement programs. QUU's community engagement is critical to building trust and support within communities affected by their capital works. QUU's community engagement approach is aimed at enabling customers to have input into the decisions that affect them. This assists QUU in achieving quality outcomes for both their planned and reactive works.

In addition to supporting the delivery of over 70 capital projects, the Community Engagement Team also hosted or attended 30 community events across QUU's service territory over the last year.

2015/16 Operational Plan

The Board considered the 2015/16 Operational Plan. This plan, which demonstrates QUU's focus on their customers and the communities they serve, sets out the strategic outcomes that they will achieve by the end of this financial year and also in 2020. An electronic copy of the Operational Plan will be provided to shareholders in late August as required by the Participation Agreement.



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2014/15 Annual Report

The Board received the draft 2014/15 QUU Annual Report to consider. This report will be formally approved by the Board in early September prior to submission to Government and circulation to Shareholders.

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17. CONFIDENTIAL ITEMS

17.1 Murphys Creek Escape

Date: 04 September 2015
Author: Jason Cubit, Executive Liaison Officer Mayor/CEO
Responsible Officer: Jason Bradshaw, Executive Manager Governance Engagement & Regional Development

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 275 (1) (e) of the Local Government Regulation, 2012, as the matter involves other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

Mr Peter & Mrs Lisa Souter, Murphys Creek Escape will address Council in regard to enforcement matters.

17.2 Legal Update - ZacZane Holdings Pty Ltd v Lockyer Valley Regional Council (11922/12) - Judicial Review Proceedings

Date: 01 September 2015
Author: Caitlan Natalier, Solicitor/Legal Services Coordinator
Responsible Officer: Jason Bradshaw, Executive Manager Governance Engagement & Regional Development

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 275 (1) (g) of the Local Government Regulation, 2012, as the matter involves starting or defending legal proceedings involving it.

Summary:

The purpose of this Report is to provide an update to Council of the agreement reached in relation to settlement of the judicial review court proceedings.

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17.3 Land Disposal of 1796 Mount Sylvia Road, Mount Sylvia

Date: 02 September 2015
Author: Caitlan Natalier, Solicitor/Legal Services Coordinator
Responsible Officer: Jason Bradshaw, Executive Manager Governance Engagement & Regional Development

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 275 (1) (e) (f) of the Local Government Regulation, 2012, as the matter involves other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage; AND contracts proposed to be made by it.

Summary:

Since January 2015 Council has been involved in protracted negotiations with one of the adjoining landowners of Lot 161 on CC290 (Land) who wished to lease the Land. Final agreement on lease terms has not been reached and the adjoining landowner has expressed a desire to own, rather than lease, the Land.

The purpose of this Report is to enable Council to consider this request and resolve a further course of action.

17.4 Black Duck Valley Moto Park - Status of Current Development Approval and Recent Complaints Regarding Recommencement of Operations

Date: 02 September 2015
Author: Trevor Boheim, Manager Planning and Environment
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 275 (1) (e) of the Local Government Regulation, 2012, as the matter involves other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

Summary:

On 13 March 2015 Council received a request to determine that Black Duck Valley Moto Park (BDVMP) is an abandoned use and to adopt a resolution to this effect. Council considered this request at the Council Meeting of 15 April 2015 and resolved to undertake further investigations, including seeking legal advice, prior to providing any correspondence on the matter. These investigations have now been completed and legal advice has been obtained. Earlier this month Council received further complaints regarding the operation of BDVMP over the long weekend of 8-10 August 2015.

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17.5 Outstanding Infrastructure Charges

Date: 02 September 2015
Author: Trevor Boheim, Manager Planning and Environment
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 275 (1) (h) of the Local Government Regulation, 2012, as the matter involves any action to be taken by the local government under the Integrated Planning Act 1997, including deciding applications made to it under the Act.

Summary:

A review has been completed of material change of use approvals issued since 1 July 2012 which have been acted upon but for which no infrastructure charges have been paid. This review has identified a total of \$207,444.70 in uncollected charges. It is recommended that Council initiate action to collect these charges.

17.6 Compliance Action - Murphys Creek Escape

Date: 02 September 2015
Author: Trevor Boheim, Manager Planning and Environment
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 275 (1) (g) of the Local Government Regulation, 2012, as the matter involves starting or defending legal proceedings involving it.

Summary:

The nature, scale and location of camping facilities at Murphys Creek Escape are set by a development approval for material change of use. It is asserted that the owners/operators of this business have, over the past two and a half years continued to operate outside the scope of the development approval. To date the owners/operators have not shown willingness to bring the property into a state that is compliant with the relevant approvals.



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17.7 Lockyer Valley Tourism and Events Mobile Billboard Promotions

Date: 04 September 2015
Author: Jason Cubit, Executive Liaison Officer Mayor/CEO
Responsible Officer: Ian Flint, Chief Executive Officer

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 275 (1) (e) of the Local Government Regulation, 2012, as the matter involves other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

Summary:

Report to be provided at the meeting.

17.8 Executive Managers Employment Contracts -

Date: 04 September 2015
Author: Dan McPherson, Executive Manager Organisational Development & Planning
Responsible Officer: Ian Flint, Chief Executive Officer

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 275 (1) (a) (f) of the Local Government Regulation, 2012, as the matter involves the appointment, dismissal or discipline of employees; AND contracts proposed to be made by it.

Summary:

Report to be provided prior to the meeting.

18. MEETING CLOSED