



ORDINARY MEETING OF COUNCIL

AGENDA

11 JULY 2018



**ORDINARY MEETING OF
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1. MEETING OPENED

2. LEAVE OF ABSENCE

No Leave Of Absence at time of print run

3. CONDOLENCES/GET WELL WISHES

No Condolences/Get Well Wishes at time of print run

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 or senior council officer 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 or senior council officer 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.

5. MAYORAL MINUTE

No Mayoral Minute at time of print run

6. CONFIRMATION OF MINUTES

7. BUSINESS ARISING FROM MINUTES

No Business Arising from Minutes at time of print run

8. COMMITTEE REPORTS

No Receival of Committee Reports as Minutes at time of print run

9. DEPUTATIONS/PRESENTATIONS

No Deputations/Presentations at time of print run



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10. EXECUTIVE OFFICE REPORTS

10.1 2019 Public Holiday

Date: 22 June 2018
Author: Vickie Wieland, EA to Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer
File No: Formal Papers

Summary:

Council has received correspondence from the Office of Industrial Relations, inviting Council to nominate a special holiday/s for the Lockyer Valley Regional Council area for the 2019 calendar year. Council is required to respond to the Office of Industrial Relations by 10 August 2018 if it wishes to request the appointment of a special holiday/s in 2019.

Officer's Recommendation:

THAT an application be lodged with the Office of Industrial Relations requesting a special holiday for the Lockyer Valley Regional Council area in 2019 for the purpose of a show holiday and nominating the Brisbane EKKA 'Country People's Day' on Monday 12 August 2019, in accordance with the traditional practice recognising the significant agricultural connection of the region.

Report

1. Introduction

Each year all local governments receives correspondence inviting Councils to nominate a special day as a public holiday for the local government area throughout the upcoming calendar year.

2. Background

The special holiday has traditionally been allocated for the attendance at the RNA Brisbane Exhibition (Brisbane EKKA).

3. Report

Council has traditionally chosen the Brisbane EKKA 'Country People's Day' as the special holiday for the region. 'Country People's Day' is always the Monday before the Brisbane EKKA Show Holiday held on the Wednesday for people in Brisbane. In 2018 'Country People's Day' will fall on Monday, 13 August. Since the formation of Lockyer Valley Regional Council, the region has continued to host the local shows around the dates and weekends where these have traditionally fallen. At this time there is no proposal to change that timing.

4. Policy and Legal Implications

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There are no policy and legal implications for this report. The application is made by Council under the *Holidays Act 1983*, and may be for a full or part day. Council may make application for a bank or public holiday. Traditionally only one day is approved each year.

5. Financial and Resource Implications

There are no special financial implications for this report and the public holidays for staff of Council are included in the annual budget for salaries and wages. Where required on-call staff will continue to be available to manage emergent issues and respond to operational emergencies.

6. Delegations/Authorisations

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

7. Communication

The Chief Executive Officer is required to respond by completing and submitting the on-line form requesting the allocation of the public holiday for 2019. Notification of appointment of the holiday will be published in the Queensland Government Gazette.

8. Conclusion

That Council maintain its traditional practice of seeking the special holiday for the Brisbane Exhibition (RNA) on the Monday of the week following the commencement of the Brisbane EKKA. The holiday is to recognise the significant agricultural connection of the region.

9. Action/s

1. Chief Executive Officer is required to respond by completing and submitting the on-line form requesting the allocation of the public holiday for 2019

Attachments



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10.2 Chief Executive Officer's Report - June 2018

Date: 03 July 2018
Author: Ian Church, Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

The purpose of this report is to update Council on key issues currently being actioned by Council's Executive Office and to provide information relevant to Councillors and the organisation.

Officer's Recommendation:

THAT Council receive and note the Chief Executive Officer's Monthly Report for June 2018.

Report

1. Introduction

This report is prepared to ensure Council is well informed on the business being undertaken by the Executive Office of Council

2. Background

This report covers actions and information relevant to Councillors and the Executive Office, and includes the key areas of Strategic Planning, Governance, Regional Development, Marketing, Communication and Engagement and Council Business. Legal and Property Services are subject to separate reports to Council

3. Report Governance

Audit & Risk Management

Expressions of interest for nominations for the positions of Independent Chairperson and Independent Community Member of the Audit and Risk Committee, closed on Friday 14 June 2018. Seven applications were received and these are currently being shortlisted for interviews. The 28 June 2018 Audit and Risk Committee Meeting considered a number of matters including assessment of the effectiveness of the internal audit function; endorsement of risk management, fraud and corruption policies; review of the audit register and a presentation on Council's Information, Communication and Technology long term strategy.

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Complaints

The following table provides details of the complaints currently under consideration:

Type of complaint	No. received year to date		Currently under investigation 2017-18	Received during the month 2017-18	Completed in the month 2017-18
	2017-18	2016-17			
Staff	4	8	0	1	0
Administrative Action	8	14	2	0	1
Privacy	1	1	0	0	0
TOTAL	13	23	2	1	1

The review of the Complaints Management System has been completed and is now in the engagement and feedback stage.

Local Laws

The waste local law and subordinate local law were adopted at the 27 June 2018 Council meeting.

Insurance

The following table provides details of the insurance claims currently under consideration:

Claim Type	Received during month	Current/ongoing	Finalised during month
Public Liability – personal injury (above excess)	1 (Notification only)	4	0
Professional Liability (above excess)	3 (Notification only)	2	0
Professional indemnity (below excess)	0	0	0
Council Motor Vehicle (above excess)	3	4	2
Property	0	0	1
Third party property	2	1	1
TOTAL	8	11	4

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Strategy

2017-18 Operational Plan

The fourth quarter performance report on the 2017-18 Operational Plan will be presented to the 11 July 2018 Councillor Workshop for discussion and the 25 July 2018 Ordinary meeting for adoption.

Connected Council

The third Connected Council Progress Group (Whole of Organisation) meeting was held on 3 July 2018. A number of actions have been identified and will be implemented at the Group's request which address the three priority outcomes of the Employee Opinion Survey i.e. Building trust in LVRC; cooperating across work areas; sharing information. These actions include:

Improvements in Communications

- All media releases will be made available to all staff via the intranet and hard copy before they are sent to media outlets so that staff are aware of matters before the general public.
- All minutes of meetings held internally will be made available to all staff. These will include Executive Leadership team, Managers, Coordinators and Supervisors meetings.
- The guiding principle for sharing information throughout the organisation is that **“open, sharing of information is our default position”**. (Obviously recognising that there are times when information must remain confidential for legal or other reasons).
- Standard messaging to all staff when employees start with and leave Council will be developed by the Group. Current messaging can be inconsistent and ad hoc.
- All staff with a skype and email profile will have their photo added to that profile so that staff know who is who in our organisation. In addition the Progress Group determined that a summary of what each staff member does should also be available and updated organisational structures should be available to all staff.

Customer Service

The recent Voice of the Customer Surveys have demonstrated that when our customer service centre staff are provided with good information about other parts of our business through the knowledge base and fact sheets, they become an enormous asset to Council. They become more specialised and are able to answer customer queries at first contact without having to constantly transfer calls. As a result, business units are working directly with customer service staff to build knowledge bases and provide fact sheets and this collaborative effort is paying dividends by way of efficiency gains. In addition a growing sense of mutual empathy and respect is developing between customer service staff and the rest of the organisation. As an example, since we have updated the knowledge base regarding the operations of Parks, Gardens and Cemeteries our customer service staff are now able to answer approximately 60% of customer calls at the first point of contact. This means that the customers are responded to quickly and the calls do not have to be dealt with by the Parks and Gardens staff. This saves the Parks and Gardens staff approximately 4 to 5 hours per week.

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Marketing, Communications and Engagement (MCE)

Queensland Transport Museum *2018 Statistics*

	2018	2017
Museum ticket sales	\$1,379.50	\$2,109.00
Merchandise sales	\$1,761.73	\$1,464.12
Adults	117	128
Concessions	77	174
Children under 15	16	32
Children under 6 (Free)	20	26
QTM Free Entry		
Adults/Concessions	46	124
Child 6-15	25	97

New commercial grade fans have arrived at the Museum. The fans will provide Council with a long term, affordable option for keeping the facility cool during summer months. Each unit is fully transportable meaning we are able to utilise them at other Council events where required.

Visitor Information Centre (VIC)

As an ongoing means for Council volunteers to be kept up to date with the latest trends and attractions in and around the Lockyer Valley, the VIC holds regular familiarisation tours. The next tour will partner with volunteers and staff from Toowoomba's VIC on 22 August at the Darling Downs Zoo. The zoo has kindly provided free entry on the day.

In order to provide a higher quality end user experience, customer service training is being developed for Council volunteers.

Events

Planning is well underway for Seniors Week with the program now developed. Seniors Week will run from 18 to 26 August and activities will include a table tennis morning; Vietnam Veterans day; mystery bus tour; mystery movie; line dancing classes; vintage and classic car rides as well as the Gatton and Laidley luncheons.

With the disbanding of National Seniors, Council is currently securing the prizes the Group used to provide. As a means of keeping the event within budget, staff have approached local business including cafés and restaurants to match Council dollar for dollar for the lucky door prizes and gifts.

Planning is also well on track for this year's Laidley Spring Festival Program. A special program guide is being developed which will be designed in-house with advertising used to cover printing costs.

A new element to the festival this year is the inclusion of a busking competition. Entrants will be placed outside businesses located with the Laidley CBD with finalists gathering at The Old Britannia on the Saturday, competing for a recording session (being sourced). The inclusion of a Colour Run is also being considered.

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A key element of last year's feedback was the community desire for more markets to be available. This year the Laidley Hospital Auxiliary will deliver the Make It, Bake It Grow It Markets. (Refer separate report).

Work has also commenced on the Business Awards Gala Dinner.

Youth Development & Engagement

Council continues to work closely with the Executive Directors of West Moreton and Darling Down Mental Health Support Services to close a service gap for Lockyer Valley young people needing mental health support. This is a big win for Council on behalf of the Lockyer Youth Agency Network and all local young people.

School holiday programs are underway and include two scooter workshops, team games, movies, an art workshop and a family adventure course delivered by the Libraries and Anglicare.

The first of a new quarterly catch-up with Council-based youth development officers from Ipswich, Somerset, Toowoomba, Southern Downs and Lockyer Valley was held in Gatton. The intention is to share ideas, insights and resources.

Council also hosted a Year 10 Faith Lutheran College student, Caitlin, through the Marketing, Communication and Engagement Team for a week of work experience.

Community Development & Engagement

Three video animations have been developed for use at the Laidley and Gatton Shows, including the Development Application process, the 2018/19 Budget and Managing Wild Rabbits.

During the month, the Community Engagement team provided support for:

- The proposed Hatton Vale Park initial concept. This project will require an engagement plan over the coming months with full project engagement occurring over a six to nine month period.
- The proposed new Gatton Community Centre development application process.
- The proposed new Off-leash Dog Park for Gatton.
- The Laidley Off-leash Dog Park opening.
- The Cahill Park Master Plan processes.
- CBD Parking Issues including preparing media statements.
- Various Parks and Open Space projects.
- Other smaller projects and advice based on requests from other teams.

Inland Rail – involved in Technical Working Group and monitoring community feedback on social and formal media

The Community Reflection & Thanksgiving Service was delivered on behalf of the Mayor's office on Sunday 10 June to acknowledge the work of local emergency services. Following a review of the event, changes will be made for the 2019 event to improve community attendance and support.

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A drive-in movie was delivered by Council for the Chrome and Clutter Festival on Friday 22 June.

Multicultural Development and Engagement

MCE staff have been working with key leaders and drivers in the Aboriginal community to develop a series of workshops/ forums, focusing on the following issues:

1. Embedding Indigenous studies in school curriculum. Aimed at teachers and linking them with Indigenous educators
2. Health and decolonising diets including physical and mental health
3. Youth focus on healthy relationships
4. Youth focus on employment
5. Men's health
6. Women's business and financial education.

It is envisaged at this point the educators program will be run out of hours to allow for teachers to attend. The other workshop/forums will be held on the weekend. The series will run over a period of 12 weeks with each workshop/forum being held once a fortnight.

A review of Council's Style Guide is currently underway. Key staff have been sent a current copy of the guide for review with feedback due before the end of the month. Once feedback has been collated, a working group will be formed to review all feedback and work on both Fact Sheet and PowerPoint Templates. The review is expected to be completed before the end of 2018.

Communications

Council again featured in the latest edition of the Council Leader magazine with a story on this year's Queen's Baton Relay Community Event and an "In Depth" interview style article with the Mayor regarding decision making in local government. Being prominently highlighted in this publication is testament to the great work being done by Lockyer Valley Regional Council.

Regional Development

Regional Flavours

Mor Mor Foods unfortunately withdrew from the event and a replacement stall holder was found with the entry of Pohlman's Nurseries. The food hub at the southern end of the Picnic Patch will feature a meet the maker experience using our food ambassador Alistair McLeod, who will be promoting food offerings prepared by stall holders on the Saturday in 10 minute show pieces.

Tourism Destination Guide

The new Guide will be ready in time for the Regional Flavours Event, with distribution to commence on 20 July.

SEQ Food Trail

Regional Development secured an opportunity to leverage time on The Great Day Out television show featuring Lockyer Valley products on the new SEQ Food Trail.

The filming was completed on Tuesday 3 July and is likely to run during the week of Regional Flavours. Product stories to feature will be Awassi Cheesery, 9Dorf Farms, Ghost Gully and Boko's traditional Fruit Shop and Fresh Juices.

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Lockyer Valley Tourism Group

The Group provided positive feedback on the new Main Roads tourism signage showcasing some of our regions key attractions to the large volumes of traffic on the Warrego Highway. The group would like to work with Council to get better utilisation of the tourism trailer at neighboring regions significant events.

Social Media Insight

The Visit Lockyer Valley Facebook monthly insight to 30 June received 1,580 page likes; reach for the month (people who saw posts) were 15,525; post engagement (likes, comments, shares) were 2,505 and video views totalled 42

Queensland Urban Utilities (QUU) – LVRC Quarterly Meetings

Staff have been conducting quarterly meetings with representatives from QUU to build the relationship and work on streamlining development processes so that both organisations improve their focus on Lockyer Valley customers.

Grantham Premium Farm Workers Resort

Project Enhancement Group meetings continue with the project now moving towards its final stages and fit out. An official opening is scheduled for 27 July, by invitation, and an open day for the community is planned for Sunday 29 July.

Lockyer Valley and Somerset Water Collaborative (LVSWC)

A working group meeting was held on Monday 2 July with State Agencies including the Department of Natural Resources and Mines (DNRM), Department of Agriculture Forestry and Fisheries, SEQWater and Water Collaborative representatives, to outline potential assistance that could be provided by Building Queensland and the process moving forward. Building Queensland can only be engaged by a State Agency and DNRM offered to commence work on the process pending discussion and sign off by the Collaborative. A meeting of the Collaborative was held on Thursday 5 July and proceeding with Building Queensland managing the preparation of the strategic, preliminary and detailed business cases using DNRM was endorsed. This process is subject to receiving funding for the business case and we have not been advised of our success or otherwise at this stage.

Economic Development and Tourism Destination Plans

The Lockyer Valley Economic Development and Tourism Destination Plans have had a slight delay while direct input from each Councillor was sought. Changes have been made and sent back to the stakeholder group for final comment.

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Regional Economic Development Advisory Group – REDAG

The Advisory Group met on Friday 1 June with the main discussion items as follows:

- Regional roundups were received from Livingstone Shire Council, Cairns City Council, Toowoomba Regional Council, Southern Downs Regional Council, and Lockyer Valley Regional Council.
- Discussion was held on the Expression of Interest for the Regional Export Distribution Centre requested as part of the Queensland Government Innovation agenda.
- Discussion was held on the LGAQ Tourism and Trade and Investment Strategies, and State Government grant reform.

The next meeting is scheduled for 8-9 November 2018.

Shop Local During Queensland Week

The Shop local promotion which ran during Queensland Week was well supported with almost 500 entries received and 37 participating businesses. The lucky winners drawn were Maggie Phillips from Laidley Heights who shopped at IGA Gatton and the lucky business was Gatton Real Estate.

Gatton West Industrial Zone (GWIZ)

The exclusivity period has commenced and will conclude on 13 August. A proposal for the development of the site is expected to be received by 30 July. The interested party has engaged a well-regarded National firm to assist in presenting their proposal to Council.

Lockyer Valley Business, Training and Apprenticeship Awards

Sponsorship has been secured from six Major Sponsors and three Category Sponsors, with a further Major sponsor indicating they would most likely be involved. The Awards collateral will have refreshed design elements, with advertising and promotion commencing at the end of July. Nominations will open on Wednesday 1 August and close on Friday 31 August. The Gala Presentation dinner will be held on Saturday 20 October at the Gatton Shire Hall.

Digital Business Workshop

A free digital business workshop, hosted by the State Government's Digital Economy Group, was held in Gatton on 20 June. Council promoted the workshop and found the response and feedback to be very positive. Twenty five local business operators attended this hands on workshop.

Future Foods

Brisbane Marketing, through their Future Foods Brisbane Initiative, is providing industry development to increase investment and jobs growth within the food and agribusiness sectors. Following the success of the 2018 program in building capacity of potential new exporters in the region, we will continue the partnership to include two more potential businesses in the 2019 program.



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Lockyer Chamber of Commerce and Industry

Council will host the next Chamber Business After Hours event in the Wyman Room at the Laidley Library on Wednesday 18 July. Council will provide a demonstration of how to use the ID Profile tools for business. A jointly signed letter, from Council and the Chamber of Commerce, has been distributed in both Gatton and Laidley CBDs requesting businesses and their staff to consider where they park, leaving more convenient parks for customers. The consistent messaging has also been in local press and the electronic version was sent to the Chamber for distribution to their members.










Lockyer Valley Horticultural Research Project

Stafford Strategy have completed the report for the horticultural research project which was majority funded through Building our Regions. The report will be officially launched in July, date to be confirmed. The report specifically identifies data relating to the Lockyer Valley region such as; our producers generate 165,000 tonnes per annum at a total gross value of \$300m, including 37,180 tonnes of corn, 24,818 tonnes of lettuce and 13,177 tonnes of broccoli. The report also highlights that 5% of Australia's production comes from the Lockyer Valley.

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Single Point of Entry - Business Support

The following table highlights areas of enquiry from prospective developers and business operators that have been dealt with by the Regional Development Team. The purpose of the Team being the first point of contact in these instances is to assist potential developers and operators by “walking them through” Council processes and providing them with a single point of contact rather than multiple staff contacts. No details are provided as they are potentially commercial in confidence, however should any Councillor wish to ascertain further detail please do not hesitate to contact me or the Manager Regional Development.

Industry Sector	Level of interest	Notes:
Accommodation and Food Services		Additional short term accommodation facilities focusing on Students.
Tourism		Potential new tourism experience operation - both enquiries will take time to bring to fruition
Manufacturing		Enquiry from processing facilities considering relocating to SEQ.
Electricity, Gas, water & waste services		A number of enquiries about alternate electricity generation including solar and bio
Arts & Recreational Services		New facilities and for growing local business and establishment of new business.
Wholesale Land Development		Support provided to potential and existing land developments
Retail Trade		Information in relation to establishing new business and expanding existing business
Agriculture & Agribusiness		Adding Value-Added processing new and expansion to the region
Retail Trade		Relocation of business

ARTC Inland Rail

Council officers met with Australian Rail Track Corporation (ARTC) representatives on the Technical Working Group to discuss in particular the need for further consultation on the proposed Inland Rail Projects – Gowrie to Helidon and Helidon to Calvert. Council officers also met with the Policy Advisor for the Member for Wright and the Rail Advisor for the Deputy Prime Minister, and undertook a tour of impacted locations in the Lockyer Valley.

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Council of Mayors SEQ (COMSEQ)

Officers and Councillors attended the inaugural meeting of the COMSEQ Waste Working Group. This Group has been established to tackle the rising concerns in SEQ regarding waste and recycling following the introduction of the waste levy and issues arising from China's decision to no longer take recycled waste.

The COMSEQ Smart City Group is driving the roll out of the Thinxtra network in South East Queensland. Installation of the network on seven council facilities is underway following the execution of the respective licences. There will be communication of this to the community when the network is operational.

Review and feedback has been provided to COMSEQ on two significant documents relating to the Feasibility of an SEQ Olympics bid. These key documents were:

- Stage 1 Regional Transport Strategic Road Map for (SEQ 2018 -2041) and
- Games Master Plan Strategy Stage 1 Report.

Advocacy

Further advocacy on behalf of the region has included correspondence with the Mayors and Chief Executive Officers of Scenic Rim, Noosa and Somerset Regional Councils regarding the Works For Queensland Program administered by the State government that currently excludes SEQ Councils.

The Minister's office has been contacted seeking to arrange a deputation of these Mayors advocating for a revision of the eligibility criteria of that program.

The Australian Local Government Associations National Assembly was held in June. The Mayor attended on behalf of Council and successfully moved three motions from the Lockyer Valley Regional Council. (Refer separate report).

Attachments

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10.3 Inland Rail Position Paper

Date: 03 July 2018
Author: Stephen Hart, Coordinator Council Business
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

The Australian Government has proposed the construction of the Inland Rail Project which will have substantial negative impacts on the Lockyer Valley region. Council will continue to advocate on behalf of the community seeking to limit these impacts as far as possible. As part of that response this report considers the adoption of a revised Inland Rail Position Paper to clearly articulate Council and community concerns and in order to provide context for future advocacy by and with all levels of government.

Officer's Recommendation:

THAT Council adopt the Inland Rail Position Paper dated 11 July 2018.

Report

1. Introduction

The Australian Government has proposed the construction of the Inland Rail Project from Melbourne to Brisbane. The Australian Rail Track Corporation (ARTC), an Australian government owned corporation, has been tasked with the delivery of the Inland Rail. Two component projects, the Gowrie to Helidon (G-H) and Helidon to Calvert (H-C) directly involve the Lockyer Valley Region.

Council previously adopted a Position Paper with regard to Inland Rail on 9 November 2016. This report provides further information to Council on Inland Rail; advises of a range of concerns held by officers and the community; and seeks adoption of Council's updated position on Inland Rail through the Inland Rail Position Paper dated 11 July 2018 attached to this report.

2. Background

The Inland Rail Project is a proposed railway travelling 1700 km from Melbourne to Brisbane via regional Victoria, New South Wales and Queensland. Key design specifications include:

- Corridor minimum width 40 metres
- Dual Gauge with axle loads sufficient to provide for coal/bulk product
- Clearance to allow for double stacked containers (min 7.1m above rail)
- Train maximum speed of 115 km/h
- Trains 1.8 km long (potentially 3.6km)

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Both the G-H and H-C projects are currently undergoing an Environmental Impact Statement (EIS) process being managed by the Queensland Government through the Coordinator-General's Office. These processes are to consider the impacts that the projects will have and how to condition any approval to mitigate the impacts.

Council was, and remains, very concerned about the impacts these projects will have on the Lockyer Valley and its communities. Council provided detailed input to the Coordinator General on our concerns as input to the Terms of reference to the EIS.

Council's response can be found at the following link:

<http://www.lockyervalley.qld.gov.au/our-services/community/Pages/Inland-Rail-Information.aspx#link6>

Given these concerns, Council previously adopted a position paper on Inland Rail at the Council Meeting of 9 November 2016. As the EIS work progresses further information is becoming available.

Council has also been working with both State and Commonwealth levels of government about the EIS and the projects seeking as far as possible to reduce the potential negative consequences for the region.

It is timely for Council to review the project and the previous Position Paper.

3. Report

The purpose of the Position Paper (attached) is to:

- Articulate and coordinate Council's response to the proposed Inland Rail Project;
- Provide strategic direction for Council officers consulting with the Australian Government, ARTC, Queensland Government and other stakeholders;
- Provide a policy context for the proponent's more detailed design work; and
- Focus community attention on widely held concerns.

The Paper will assist in working with other levels of government. The State Government is involved through the Coordinator General managing the EIS. The Federal Government is driving and funding the project and is ultimately responsible for its development and operation.

Significantly, the process undertaken to develop the Position Paper has involved liaison with both the State Member for Lockyer and the Federal Member for Wright. This was considered important so that Council as well as State and Federal Members can agree on a position and be better placed to influence outcomes.

The Paper provides a brief description of the project identifies the anticipated impacts and establishes the policy rationale for five key principles that can be utilised to coordinate a response to these impacts.

These principles are that with respect to the proposed Inland Rail projects, there should be:

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1. No loss of connectivity (where the proposed corridor severs existing access, alternate access should be provided of comparable or better standard)
2. No flood impacts (from new rail corridors and where existing rail corridor is utilised the opportunity should be taken to improve flood resilience)
3. Mitigated amenity impacts (noise, vibration, light, visual, dust, smell)
4. Limited (as far as possible) loss of good quality agricultural land
5. Promotion of integrated transport planning (to allow for future passenger transport and the support for active transport).

4. Policy and Legal Implications

The Position Paper does not have additional legal implications but does assist in refining Council position with respect to the Inland Rail Project. Council will remain involved in the EIS process and will provide ongoing detailed advice to ARTC and both levels of government.

The EIS and existing legislation provides a framework to deal with environmental assessment and aspects such as compulsory acquisition of land. The Position Paper should complement this framework.

5. Financial and Resource Implications

While the Inland Rail Project will have significant ramifications for the region and Council, there are no financial implications from adopting this Position Paper. Council resources will be applied as needed to the EIS process and community engagement.

6. Delegations/Authorisations

No additional delegations or authorisations are required with respect to the Inland Rail Position Paper.

7. Communication and Engagement

The ARTC is very much aware of Council views and concerns. Council has been advocating on behalf of the region and the community since the Inland Rail project was first proposed. Council has been particularly involved following the declaration of the G-H and H-C projects as “coordinated projects”.

Once adopted, the Position Paper will be formally forwarded to the State Government and the Commonwealth Government as well as the respective Members of Parliament. The Chair of the Lockyer Valley Community Consultative Committee will also be sent a copy of the Position Paper.

Council will continue to provide a focal point for the communities’ input and will continue advocating with ARTC and Federal and State governments.

8. Conclusion

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It is timely for Council to review the Position Paper that had previously been adopted. This will refine the previous work that has been undertaken and also has considered the input from State and Federal Members. The recommendation is for Council to adopt the attached Inland Rail Position Paper to provide a clear statement of policy and to focus future advocacy with stakeholders.

9. Action/s

Send copies of the Adopted Inland Rail Position Paper to:

- Australian Rail Track Corporation (ARTC)
- Member for Wright
- Member for Lockyer
- The Chair of the Lockyer Valley Inland Rail Community Consultative Committee.

Attachments

1 [↓](#) Inland Rail Position Paper 3 Pages

Inland Rail Position Paper

Introduction

The Australian Government has proposed the construction of the Inland Rail Project from Melbourne to Brisbane. The Australian Rail Track Corporation (ARTC), an Australian government owned corporation, has been tasked with the delivery of the Inland Rail. This Inland Rail Program has been divided into 13 projects. Two of these component projects, the Gowrie to Helidon (G-H) and Helidon to Calvert (H-C) directly involve the Lockyer Valley Region.

While recognising that national benefits can be achieved, the Lockyer Valley Regional Council and the communities that make up the region, have serious concerns over the impacts that the projects will cause.

Purpose

The purpose of this paper is to:

- (1) Articulate and coordinate Council's response to the proposed Inland Rail Project.
- (2) Provide strategic direction for Council officers consulting with the Australian Government, ARTC, Queensland Government and other stakeholders
- (3) Provide a policy context for the proponent's more detailed design work
- (4) Focus community attention on widely held concerns.

Background

Previous railway planning through the region was the Gowrie to Grandchester Rail Corridor Study which identified a preferred route from Gowrie (west of Toowoomba) to Grandchester through the Great Dividing and Little Liverpool Ranges. This Gowrie to Grandchester alignment has generally been adopted by ARTC.

A significant aspect of the design criteria for that study was that it involved planning for both passenger and freight trains. This has led to a project alignment that is directed at communities and designed to attract patronage for passenger services. This is despite the fact that Inland Rail is only designed for freight services.

Current Design Project

Inland Rail is a proposed railway travelling 1700 km from Melbourne to Brisbane via regional Victoria, New South Wales and Queensland. Key design specifications are listed below to provide context for an understanding of the impacts:

- Corridor minimum width 40 metres
- Dual Gauge with axle loads sufficient to provide for coal/bulk product
- Clearance to allow for double stacked containers (min 7.1M above rail)
- Train maximum speed of 115 km/h
- Trains 1.8 km long (potentially 3.6km)

Impacts

The Queensland Coordinator-General is preparing the Environmental Impact Statement (EIS) for the G-H and H-C Projects. The Lockyer Valley Regional Council identified a broad range of impacts which were included in its submission to the Coordinator General for consideration in the Terms of Reference for the EIS work. That submission and other pertinent information on the projects impacts can be found on Council's web site via the following link:

<http://www.lockyervalley.qld.gov.au/our-services/community/Pages/Inland-Rail-Information.aspx#link6>

This Position Paper is not intended to provide a complete list of project impacts and the means to mitigate those impacts – that is the role of the Coordinator-General. Rather this Paper seeks to identify broad areas of concern that the community is expressing to Council. This is to ensure that decision makers in State and Federal governments are fully aware of the concerns and comprehend the effects such projects will have on our communities when considering what Inland Rail will do to this region and its future.

Clearly a 40m wide freight line (suitable for coal trains and 1.8km long, double-stacked, container trains) that traverses the entire Lockyer Valley Region will have enormous severance impacts. It will split the entire region, divide communities and introduce a serious flood threat. This corridor will create a physical barrier and the community is most concerned about loss of connection and access as well as the dangers of increased flooding impacts.

Our Lockyer Valley communities have been severely impacted by floods in 2011 and 2013. In some locations in the region the existing railway played a role in exacerbating the impacts of those floods. Clearly, a new rail corridor with significant green field construction is a concern to our community. This concern is heightened when it is noted that the Inland Rail project as currently designed indicates embankments on a scale not previously witnessed in Queensland.

For example the indicative design through Laidley shows embankments gradually rising from the existing rail embankment height at Forrest Hill to a height of 8 metres at the Plainland Road and continuing to rise as it approaches the Little Liverpool Range. In communities, still very aware of the dangers of flooding, such a wall creates serious concerns.

Safety concerns around level and occupational crossings are self-evident when considering a design train of those dimensions travelling at 115 km/h. Clearly the economic costs associated with time delays at these crossings will also be a consideration.

The design train is intended to operate 24/7 across the valley. This clearly has raised community concern around noise, light, dust, smell, vibration and visual amenity. This substantial loss of amenity will need to be mitigated as far as possible. It is noted that our communities will be impacted regardless of any design measures that can be introduced. This raises broad social, community health and wellbeing concerns.

Regional economic impacts identified include loss of productive land including good quality agricultural land, direct costs associated with severance such as increased transportation costs, reduction in property values, direct business impacts and loss of Gross Regional Product.

ARTC have reiterated that their interest is purely in terms of freight operations. Nevertheless residents of the Lockyer Region and beyond have a legitimate interest in future rail passenger transport and active transport solutions. It is pleasing to note that the Commonwealth Budget announced funding for a business case for passenger transport between Toowoomba and

Brisbane. However, that work is outside the scope of the existing Inland Rail EIS. It is considered that this business case work being carried out in conjunction with the EIS would be more beneficial and may deliver more integrated solutions.

The EIS and existing legislation provides a framework to deal with environmental assessment and aspects such as compulsory acquisition of land. However, beyond that framework and given the extent of the potential impacts, Council has worked with the State Member and the Federal Member to identify some key principles that need to be applied by the ARTC project proponents, decision makers and considered in any assessment of the EIS by the Coordinator-General.

These are by no means the only aspects that need consideration, but reflect areas of concern that have been frequently expressed by members of the community.

These principles are, that with respect to the proposed Inland Rail projects, there should be:

- 1. No loss of connectivity (where the proposed corridor severs existing access, alternate access should be provided of comparable or better standard)**
- 2. No flood impacts (from new rail corridors and where existing rail corridor is utilised the opportunity should be taken to improve flood resilience)**
- 3. Mitigated amenity impacts (noise, vibration, light, visual, dust, smell)**
- 4. Limited (as far as possible) loss of good quality agricultural land**
- 5. Promotion of integrated transport planning (to allow for future passenger transport and the support for active transport)**

It is considered that the application by decision makers of these principles will assist in defining better projects that will limit as far as practicable the impacts on the Lockyer Valley communities in the long term.

Council is prepared to discuss these matters with decision makers to determine how these long term impacts may be mitigated across the broader region. For example issues of severance can be dealt with on a case by case basis to ensure no loss of connectivity and access.

Solutions to potential flooding issues can be informed by Council's flood modelling and alternate projects may be identified that can make communities, and the rail corridor itself, more flood resilient.

The amenity impacts of such a freight railway will never be removed. However, these must be reduced as far as possible to minimise harm; decision makers must consider how to compensate those affected.

The loss of any productive land is detrimental, but the loss of good quality agriculture land to a proud agriculturally based region is severe. The impact must be minimised so we can continue to feed the nation.

Passenger transport solutions must be part of the decision making process for a railway that traverses our region. Council will work with the state Government and ARTC with the expectation that passenger transport and active transport options can be part of the future transport solution for the Lockyer Valley region.

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10.4 Councillor Portfolio Update - June 2018

Date: 04 July 2018
Author: Kayla Bunn, Executive Support Officer - CEO & Councillors
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

This report informs Council of the key portfolio focus areas identified during these meetings.

Officer's Recommendation:

THAT Council receive and note the Councillor Portfolio Update report.

Report

1. Introduction

This report is to provide an update from Portfolio Councillors.

2. Background

Council determined the portfolio responsibility areas in order for Councillors to focus on their particular areas.

3. Report

Portfolio:

Mayor Cr Milligan: Communication; Promotion and Advocacy; Intergovernmental and Media Relations; Economic Development; Agribusiness; Tourism and Events; Community; Engagement and Disaster Management.

- Faith Lutheran College student shadow
- Meeting with Disaster Management Coordinator
- Meeting with a community member experiencing hardship
- Meeting with community couple experiencing difficulty with adjoining property owners
- Meeting with Media and Community Engagement team
- Media with Gatton Star re; Shadow Initiative
- Attended the opening night of "Volcanic Colours, Old to New" at the Lockyer Valley Art Gallery
- Attended the Gatton Cup Race day
- Attended the Stockyard Trivia Night
- Attended the PEG meeting, but some attendees running late, I did not stay due to other commitments
- Attended a meeting with Cr Hagan and Community Development and Engagement Officer (Youth) re; Mental health services for young people in the Lockyer Valley. The meeting

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was also attended by the CEO of West Moreton Health and Hospital Service, Executive Director Mental Health and Specialised Services, CEO Darling Downs Hospital and Health Services.

- Attended the Councillor Workshop
- Meeting with Cr McLean, officers, community member and LJ Hooker staff person re property understanding
- Attended the Lockyer Valley Bushfire Sub Committee
- Meeting with Community Engagement re; drought affected farmers
- Meeting with gent, Acting Executive Manager Infrastructure Works and Services re; Toowoomba Second Range Crossing and road network
- Media with the Federal Member re; Funding
- Joint meeting with Council, State Member and Federal Member re; position paper
- Meeting with community member, Cr McLean and CEO re; A planning issue
- Catch-up and visit Community Activity Shed
- Laidley State High School student shadow
- Meeting with Disaster Management Coordinator
- Meeting with the CEO
- Agenda debrief with officers
- Meeting with Manager Regional Development re; economic paper
- Lockyer Valley and Somerset Water Collaborative meeting
- Meeting with community member re; Water and inland rail alternate alignment options
- Attended the Laidley RSL Citizens Auxiliary meeting
- Meeting with Rotary
- Meeting with the CEO
- Attend the Forest Hill Handmade Expo
- Attended the 60th Wedding Anniversary celebrations of resident
- Attended and participate in the Community and Reflection Service for our emergency service men and women
- Panel member for interview of Executive Manager position
- Attended Banksia Rd meeting with Cr Holstein, Cr McLean, officers and community representatives
- Lunch / meeting with community ladies involved in the art display cabinet at the Lockyer Valley Cultural Centre
- Meeting with Cr Hagan, CEO and Manager Regional Development re; Water
- Attended the regular catch-up meeting with council and the Lockyer Chamber of Commerce and Industry Committee
- Attended the Laidley Pioneer meeting with Councillors and staff to hand-over the 1904 Town Council photo
- Chair the Ordinary meeting of Council
- Chair the Budget Adoption of Council
- Meeting with Cr Holstein, officer and members of the Withcott Community Centre
- Meeting with Racing Queensland, Lockyer Race Club members and officers
- Meeting with Disaster Management Coordinator
- Meeting with the CEO
- Debrief to discuss ALGA motions for Canberra
- Meeting with officers to discuss Councillor devices
- Media re; QLD Week draw winner
- Meeting with Cr Holstein, Acting Manager IWS and Transport and Main Roads

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- Meeting with Serco
- Meeting with representative from Grace Homestead
- Debrief re; Reflection and Thanksgiving Service
- Meeting with community member re; planning and tourism
- Attended the National General Assembly in Canberra
- Meeting with the Federal Member whilst in Canberra
- Meeting with business people re; Cannery in Sydney
- Attended community member funeral
- Attended the Lockyer Commerce and Chamber Recognition Dinner
- Attended the debrief of Gatton Heavy Horse Field Day event with Event and Marketing officer
- Attended the Inland Rail Community Consultative meeting in Forest Hill
- Attended Councillor Tour
- Attended Councillor Workshop
- Chair Ordinary Meeting of Council
- Attended Councillor workshop
- Media with Councillors and Staff for Red Nose Day
- Present badges at Laidley State School
- Meeting with Chair of Audit and Risk Committee
- Meeting with Disaster Management Coordinator
- Attended afternoon tea for birthday
- Meeting with Regional Development Manager and business person re; Potential business project
- Meeting with Executive Manager Corporate and Community Services re; LG Finance Conference
- Meeting with community member re; Census stats
- Meeting with officers re; Business Awards
- Meeting with Laidley business owner, Laidley Hospital and officer re; 'Make it, bake it, grow it'
- Meet and greet with school children from Gatton State School
- Meeting with community member and her father
- Meet with LG colleague
- Attended the Foothills Art Show opening at Postman's Ridge

Deputy Mayor Cr Cook: *Recreation/Amenity Facilities: Sport and Recreation, Community Facilities, Health and Waste Management, Animal Management.*

1. Attended the Laidley Recreation Committee meeting
2. Attended the Lockyer Chamber of Commerce and Industry breakfast at Porters Hotel
3. Attended the Laidley Saleyards Management Committee meeting
4. Met Manager of Health Waste & Regulatory Services, Local Laws Coordinator and resident re; Issues around Dogs.
5. Attended the Lockyer Valley Equestrian Centre lease discussion.
6. Met to discuss the Revegetation Project at Cahill Park
7. Attended the COMSEQ Waste Working Group meeting.
8. Meet with Sports, Recreation & Community Grants Officer to discuss the Female Facilities Funding at Cahill Park.
9. Attended the Lockyer Chamber of Commerce and Industry Recognition Dinner.
10. Attended the Chrome and Clutter Retro Festival at Laidley
11. Attended the PEG meeting at the Backpackers facility in Grantham.

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12. Met with Cr Holstein and officers regarding Ingoldsby Road issues.
13. Met with residents of Ingoldsby Road regarding issues with drainage of property.
14. Attended the Audit and Risk Management committee briefing.
15. Attended councillor tour to look at Resilient River works projects.
16. Attended Red Nose Day promotion photo.
17. Attended the Ordinary Council meeting.
18. Attended the LVRC Audit and Risk Management Committee Meeting.
19. Met with officers to discuss Management of Facilities.

Please note Cr Jason Cook was away on leave until the 18th of June 2018

Cr Wilson: *Business Systems and Processes; Corporate Plans and Performance; Finance; Information, Communication and Technology (ICT).*

- 1/6 – Interview with Win TV regarding the 2018-19 Budget
- 2/6 – Attended the Gatton Cup race day
- 4/6 – Backpackers Project Enhancement Group meeting
- 5/6 – Council Workshop
- 6/6 – Lockyer Chamber of Commerce & Industry sub-committee meeting
- 6/6 – Attended the opening of the Laidley Lions storage shed
- 6/6 – Inland Rail meeting with our local state and federal members
- 6/6 - Lockyer Chamber of Commerce & Industry sub meeting
- 7/6 – LGAQ Waste Forum
- 8/6 – Meeting regarding the economic and tourism plans
- 12/6 – Meeting with officers regarding a declared dog issue
- 12/6 – Meeting with council and the committee of the Lockyer Chamber of Commerce & Industry
- 13/6 - Lockyer Chamber of Commerce & Industry sub-committee meeting
- 13/6 – Attended the presentation of the 1904 Laidley Town Council's photo to the Laidley Pioneer Village
- 13/6 – Council Meeting
- 16/6 – Faith Lutheran College Sports Finals day
- 18/6 - Backpackers Project Enhancement Group meeting
- 19/6 – Meeting with residents and officers regarding planning concerns
- 19/6 – Laidley Recreation Reserve Committee meeting
- 20/6 - Lockyer Chamber of Commerce & Industry sub-committee meeting
- 20/6 – Meeting with a resident and officers regarding pensioner concession issues
- 20/6 – Meeting between council and members of the Lockyer Valley Equestrian Centre
- 22/6 – Attended the Lockyer Chamber of Commerce & Industry's business recognition dinner
- 23/6 – Attended the Chrome & Clutter Festival
- 25/6 - Lockyer Chamber of Commerce & Industry sub-committee meeting
- 26/6 – Audit & Risk Committee briefing with officers
- 26/6 – Council Tour
- 26/6 – Council Workshop
- 27/6 – Council Meeting
- 27/6 – Lockyer Chamber of Commerce & Industry water collaborative meeting
- 28/6 – Audit & Risk Committee meeting
- 28/6 – Attended the review of performance for continuation of appointment for our independent professional member of the Audit & Risk Committee
- 30/6 – Attended the Laidley Lions Changeover dinner

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Cr Holstein: *Roads and Drainage, Parks and Gardens, Transport and Active Transport, Asset Management and Disaster Management.*

- Attend Gatton Cup Race Day at Burgess Park, Gatton
- Attend Joint Working Group – Mountain Bike Facility opportunities at Toowoomba Regional Council
- Attend IWS Portfolio meeting
- Attend Council Budget Adoption meeting
- Attend Council Workshop
- Attend Bushfire Sub Committee meeting
- Attend meeting regarding Inland Rail
- Attend meeting with Murphys Creek resident
- Attend onsite meeting with IWS A/Manager and resident at Petersens Road Ma Ma Creek
- Attend site visit Scotts Road, Ma Ma Creek
- Attend Lockyer Valley Foothills Committee meeting
- Completion of artwork/promotion for Foothills Art Show & Markets
- Meet with Federal Member for Blair in Ipswich to discuss Regional Development Australia issues
- Attend Handmade Expo in Forest Hill
- Attend Community Reflection & Thanksgiving Service in Gatton
- Attend Interviews for new Executive Manager for IWS
- Attend Crime Stoppers meeting
- Attend Withcott Helidon Lions Club meeting
- Attend meeting with residents regarding Banksia Road issues
- Attend meeting with Victims of Crime Awareness Week members
- Attend site meeting with Parks & Gardens officers at MCG Murphys Creek
- Attend meeting with Lockyer Chamber of Commerce and Industry committee
- Attend Laidley Pioneer Village Committee meeting
- Attend Council meeting
- Attend meeting with mayor and Withcott Lions Club members regarding screening vegetation
- Attend meeting with resident to discuss cat issue
- Attend Withcott Fire Brigade meeting
- Attend Economic Tourism Plan meeting
- Attend meeting with TMR Regional Director
- Attend Gatton Lions Club Changeover dinner and give Lions International Toast
- Attend Team J&J High Tea and Fashion Parade Leukaemia fundraiser at Cultural Centre in Gatton
- Attend site meeting at Postmans Ridge regarding Foothills event
- Attend Lake Apex Advisory Committee meeting
- Attend Lockyer Valley Tourism Association meeting
- Attend Lockyer Chamber of Commerce and Industry breakfast and speak on behalf of the Mayor
- Attend Foothills Committee meeting
- Attend site meeting at Mt Sylvia regarding flood/creek issues
- Attend Lockyer Chamber of Commerce and Industry dinner
- Attend Chrome & Clutter Retro Festival in Laidley
- Attend IWS portfolio meeting

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- Attend Traffic Safety Working Group meeting
- Meet with CEO and Cr Cook regarding drainage issue Ingoldsby
- Attend meeting ARTC Community Info Session at Forest Hill
- Attend Council site tour and workshop
- Attend RDA Ipswich & West Moreton Committee meeting
- Attend Council meeting
- Attend Spring Bluff Committee meeting
- Attend Foothills Art Show set up day, receive artworks for show, erect corflute's and distribute flyers (3 days for set up)
- Attend and work at Foothills Art Show
- Attend to updates of Lockyer Valley Tourism Facebook page, Lockyer Valley Foothills Facebook page, and Spring Bluff Railway Station Facebook page.

Cr McLean: *Planning and Building Services, Planning Scheme, Townships and Villages, Cultural Heritage and Streetscape, Regional Planning.*

1. Perform the opening of the Art Exhibition – Volcanic Colours Old to New
2. Mulgowie markets
3. Councillor Workshop
4. Meeting with constituents, the Mayor and officers about a property in Grantham
5. Laidley Lions Club shed opening
6. Meeting to discuss issues around Inland Rail
7. Meeting with constituents, the Mayor and CEO to discuss planning issues
8. Handmade markets
9. Community Reflection & Thanksgiving Service
10. Meeting with officers to discuss Council's Economic & Tourism Plan
11. Meeting with constituents and officers to discuss Banksia Rd
12. Meeting with Councillors, officers and the Lockyer Chamber of Commerce and Industry Committee
13. Attended the Pioneer Village in Laidley for the Handover of the 1904 Town Council Framed Photos
14. Ordinary Council Meeting
15. Gatton Lions Changeover Dinner
16. Lockyer Multicultural Day
17. Meeting on site for proposed development in Helidon
18. Gatton Historical Society meeting
19. Planning portfolio catch-up
20. Planning Scheme update
21. Lockyer Valley Tourism meeting
22. Lockyer Chamber of Commerce & Industry breakfast
23. Lockyer Valley Equestrian Centre lease discussion
24. ARTC Community Info session Forest Hill
25. Councillor Tour/Workshop
26. Ordinary Council Meeting
27. Land for Wildlife Workshop
28. Laidley Performing Arts

Cr Hagan: *Community Development: Arts and Culture, Youth and Disability/Multicultural, Public Safety, Customer Service and Community Services.*

Youth and Disability / Multicultural

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I attended a meeting at Baillie Henderson Hospital in Toowoomba with the Mayor and the Community Development & Engagement officer (Youth). The meeting was to discuss Mental Health access for Lockyer Valley residents. In attendance was the CEO's of both West Moreton and the Darling Downs Hospital and Health Service Boards, and their Directors of Mental Health Services.

I attended a 'Parent Forum meeting' organised by the Together 44341 committee. This forum is in conjunction with an on-line survey conducted to gather information around concerns or difficulties that parents may be facing around early learning opportunities.

I attend on behalf of the Mayor, the Appreciation Breakfast for Pauline Sutton for her long and dedicated service as a High School Chaplain.

I attended the 'Living Books Restaurant' at Gatton University.

I attended a meeting with the organisers and participants for a 'Gatton Star' story to promote NAIDOC.

I attended the Together 44341 committee meeting at Lockyer District State School.

I attended the Backpackers BBQ held at the Gatton Shire Hall. Although the event had a small backpacker attendance, we did have the presence of two officers from the Fair Work Ombudsman's office.

Arts and Culture

I attended the opening of the 'Volcanic colours – Old to New' exhibition at the Lockyer Valley Art Gallery.

Organisations and Committees Representation:

- Attended the Murphy's Creek Progress Associations special meeting.
- Inspect soccer field damage at Withcott sports complex.
- Attended the Stockyard Creek trivia night with the Mayor and Cr Vela.
- Attended the 'Ride the Range' presentation night in Toowoomba.
- Participated in the 'Lions Club Shed Opening' in Laidley.
- Meeting with the Mayor, Councillors, officers, and the Federal Member for Wright and State Member for Lockyer to discuss Councils position of the Inland Rail Project and its impact on the Lockyer Valley.
- Attended meeting of the Lockyer Valley & Somerset Water Collaborative.
- Attend Peak Services training in Brisbane – Rates and Charges.
- Went to the Ma Ma Creek markets.
- Visit Home Craft markets in Forest Hill.
- Attended the Community Reflection & Thanksgiving Service at the Gatton Shire Hall.
- Meeting with the Manager Regional Development and Tourism with regard to the Economic & Tourism Plan.
- Site visit to the Grantham farmworkers resort with Regional Development officers.
- Meeting with the Mayor, CEO, and the Manager Regional Development & Tourism to discuss issues around water strategy.

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- Meeting with the Mayor, Councillors, Regional Development officers and Executive of the Lockyer Chamber of commerce & Industry.
- Attended the Handover of the '1904 Town Council Photo' to the Laidley Pioneer Village Committee.
- Interview with ABC Radio with regard to Councils position on dangerous dog legislation.
- Interview with 94.9 to answer questions regarding the Gatton Star article on new dog laws.
- Meeting with the Mayor, Community Development & Engagement officer and the Manager Disaster Coordination regarding the Reflection & Thanksgiving Service.
- Delivered a welcome speech to 40 international delegates at the 'Ausveg Reverse Trade Mission meet & greet' at the Gatton DPI Research Station.
- Attended the Gatton Lions Change Over dinner at the Royal Hotel, Gatton.
- With some of our local growers I attended the 'Hort-Connections Conference' at the Brisbane Convention Centre.
- Attended the 'Alex Geddes Hall Committee' meeting in Lockyer Waters.
- Attended the Lockyer Chamber of Commerce & Industry Breakfast at Porters Plainland.
- Meeting with the Deputy Mayor, officers and users of the Laidley Saleyards to form the 'Management Committee for the Laidley Saleyards'.
- Meeting with the Mayor, councillors, officers and members of the Lockyer Valley Equestrian Centre around Lease issues.
- Briefing around the 'Keeping Lockyer in the Lockyer project' and the revegetation of creek banks behind Cahill Park with the Deputy Mayor, Coordinator Environment & Pest and the Catchment Project Officer.
- Portfolio Catch-up with the Settlement Officer for Marketing, Communication and Engagement.
- Attended the Lockyer Chamber of Commerce & Industry Recognition dinner at the Lockyer Valley Cultural Centre.
- Visited the 'Chrome & Clutter Retro Festival' at the Laidley Show grounds.
- Attended as an observer, the Inland Rail 'Community Consultative Committee Meeting' at Forest Hill School of Arts Hall.
- Photo to promote 'Red Nose Day' with the Mayor, Councillors and Executive Managers.
- Attended the Lockyer Chamber of Commerce & Industry information night with guest speaker Stephen Robertson.
- Attended the Laidley Spring Festival meeting in the Youth Centre, Laidley.
- Attended the Lockyer says no to violence meeting – Laidley Police Station.
- Accepted invitation to visit the exhibition of the Bahai faith in Patrick St Laidley.
- Attend Laidley Lions Change Over dinner – Lutheran church Hall Laidley.
- Attended Council meetings, workshops and tours.

Cr Vela: *Environment: Environmental Management, Weed/Pest Management, Waterways, And Natural Resource Management.*

01/06 – Attended Volcanic Colours Art Exhibition opening

02/06 – Attended Lockyer Bio Diversity meeting

02/06 – Attended Stockyard Community Hall Trivia night

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- 05/06 – Attended Special Meeting of Council (Budget Adoption)
- 06/06 – Attended Lions Club of Laidley shed opening
06/06 – Attended meeting to discuss Inland Rail
- 07/07 – Attended LGAQ Waste Forum
- 10/06 – Attended Gatton Hawks grandstand opening
10/06 – Attended Community Reflection and Thanksgiving Service
- 12/06 – Attended meeting with resident re: Proposed drainage works
12/06 – Attended meeting re: Economic and Tourism Plans
12/06 – Attended Councillor Portfolio Briefing meeting
12/06 – Attended briefing re: DD/SW Environmental Health Regional Group meeting
12/06 – Attended meeting with Lockyer Chamber of Commerce and Industry
- 13/06 – Attended Laidley Pioneer Village for presentation
13/06 – Attended Ordinary Council Meeting
- 14/06 – Attended Onsite Meeting re: Proposed drainage works
- 16/06 – Attended Lions Club of Gatton Change Over dinner
- 19/06 – Attended Councillor Portfolio briefing meeting
19/06 – Attended Lake Apex Community Advisory Committee meeting
- 20/06 – Attended Lockyer Chamber of Commerce and Industry breakfast
20/06 – Attended Meeting re: Lockyer Valley Equestrian Centre
- 22/06 – Attended Site Meeting re: Flooding Mt Sylvia
22/06 – Attended Lockyer Chamber of Commerce and Industry Recognition dinner
- 23/06 - Attended Chrome and Clutter Festival in Laidley
- 24/06 – Attended Lockyer Uplands Catchment (LUCI) Breakfast
- 25/06 – Attended ARTC (Inland Rail) Community Consultative Committee meeting
- 26 /06 – Attended Councillor Tour
26/06 – Attended Councillor Workshop
- 27/06 – Attended Ordinary Council meeting
- 28/06 – Attended Lockyer Says No To Violence Committee meeting
- 29/06 – Attended onsite meeting re: Condition of local road
- 30/06 – Attended Land for Wildlife Workshop
30/06 – Attended Lions Club of Laidley Change Over dinner



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Attachments

There are no attachments for this report.

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10.5 Laidley Hospital Auxiliary Request for Use of Land

Date: 05 July 2018
Author: Rick Machin, Manager Marketing, Communications & Engagement
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

The Laidley Hospital Auxiliary is seeking permission to use of the Council owned block of land located at 15-17 William Street, Laidley, next to Das Neumann Haus for the delivery of the Make It, Bake It, Grow It Markets held on Saturday 8 September 2018 during the Laidley Spring Festival.

Officer's Recommendation:

THAT Council approve the Laidley Hospital Auxiliary request to use the vacant land owned by Council located at 15-17 William Street, Laidley, for the Make It Bake It, Grow It Markets during the 2018 Laidley Spring Festival and future Laidley Spring Festival whilst Council remain the owner of the land, and the land remains unoccupied.

Report

1. Introduction

Delivery of the Make It, Bake It, Grow It Markets has been handed over to the Laidley Hospital Auxiliary from Laidley Better Business. As a result, the Auxiliary are seeking written permission to use a Council owned block of land in Laidley to deliver the markets.

2. Background

In 2010, the Laidley Better Business group started the Make It, Bake It, Grow It Markets on the Saturday of the Laidley Spring Festival, giving small, local businesses the opportunity to sell their products.

With the Laidley Better Business group now a part of the Lockyer Chamber of Commerce and Industry, the facilitation of the markets has been handed over to the Laidley Hospital Auxiliary as a fundraising event.

Formal approval for the use of the land in William Street, has not been sought in the past, it has been a verbal agreement as the markets add value to the Laidley Spring Festival and local business.

3. Report

The Laidley Hospital Auxiliary is keen to take on the planning and delivery of the Make It, Bake It, Grow It Markets as a fundraiser for the hospital. The former organiser of the markets has offered to work with the group this year, taking on a hand over role. The markets are held on

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the Council owned vacant blocks of land at 15-17 William Street, Laidley, beside Das Neumann Haus.

The markets are a strong value add to the Laidley Spring Festival and the Festival Committee is keen for the markets to continue to operate, particularly now that the Laidley Better Business group, formerly responsible for organising the markets, no longer exists.

The outcome from a festival survey in 2017 was that market stalls were second only in popularity to the Street Parade for patrons. The change of management from a business group to a community group allows the markets to expand and incorporate stallholders from outside the Lockyer Valley region, providing they still meet the criteria of being hand made, baked or grown.

4. Policy and Legal Implications

Prior to use of vacant land owned by Council, located at 15-17 William Street, Laidley, the Laidley Hospital Auxiliary will be required to show proof of Public Liability Insurance for each Laidley Spring Festival event, for the minimum value of \$20,000,000 for the duration of this approval.

5. Financial and Resource Implications

There are no budget implications to be addressed.

6. Delegations/Authorisations

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

7. Communication and Engagement

Council will notify the Laidley Hospital Auxiliary of the outcome.

8. Conclusion

The handover of the Make It, Bake It, Grow It Markets from the former Laidley Better Business group to the Laidley Hospital Auxiliary is a great outcome for the regional community, businesses and visitors to the Laidley Spring Festival.

Written permission from Council to use the vacant block falls within historic use of the land during this festival and benefits all involved.

9. Action/s

Council to endorse the request for the use of the land at 15-17 William Street, Laidley for the purpose of the delivering markets during the Laidley Spring Festival.

Attachments

There are no attachments for this report.



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11. ORGANISATIONAL DEVELOPMENT AND PLANNING SERVICES REPORTS

11.1 Application for Request to Change Development Approval ROL0463 (DA2012/0066) - Derrymore Road, Derrymore

Date: 04 July 2018
Author: Tammee Van Bael, Graduate Planning Officer
Responsible Officer: Lyle Kajewski, Acting Executive Manager Organisational Development & Planning Services

Summary:

The purpose of this report is to seek Council's approval of the application for a minor change to development approval ROL0463 (DA2012/0066) at Derrymore Road, Derrymore.

Officer's Recommendation:

THAT Council approve the Application to Change the Development Permit for Reconfiguration of a Lot for Split by a Road and Boundary Realignment (5 into 8 lots) over land at Derrymore Road, Derrymore being Lot 92 CC277, Lot 127 CH312106, Lot 1 SP240755, Lot 82 CH312426, and Lot 126 CH311831 in accordance with the following:

A. Amend Condition 20 to read as follows:

20. The developer will submit a Certificate of Supply to Council, verifying that a supply of electricity is available to proposed Lots 6, 7 and 8, or that the developer has entered into a suitable agreement with the relevant authority for the supply of electricity to the new lots.

B. Delete Condition 21.

Report

1. Introduction

The application seeks a minor change to development approval ROL0463 (DA2012/0066) for properties located at Derrymore Road, Derrymore. The application was lodged and properly made on 15 June 2018.

The applicant has lodged a minor change to amend the conditions in relation to Certificate of Supply for electricity and telecommunications. The minor change application has been made under section 78 of the *Planning Act 2016*.

2. Background

A Development Permit for Reconfiguration of a Lot (Split by a road and Boundary Realignment) was approved subject to conditions on 27 November 2012. The approval is for a boundary realignment to ensure that all lots have access to a constructed road frontage. The approval also creates additional lots to ensure no lots are severed by a road.

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Council decided by delegated authority on 5 October 2016 to extend the currency period of the development approval until 27 November 2018.

3. Report

Subject Site and Approval

The land subject to the development approval comprises Lot 127 on CH312106, Lot 1 on SP240755, Lot 82 on CH312426, Lot 126 CH311831, and Lot 92 on CC277 at Derrymore Road, Derrymore.

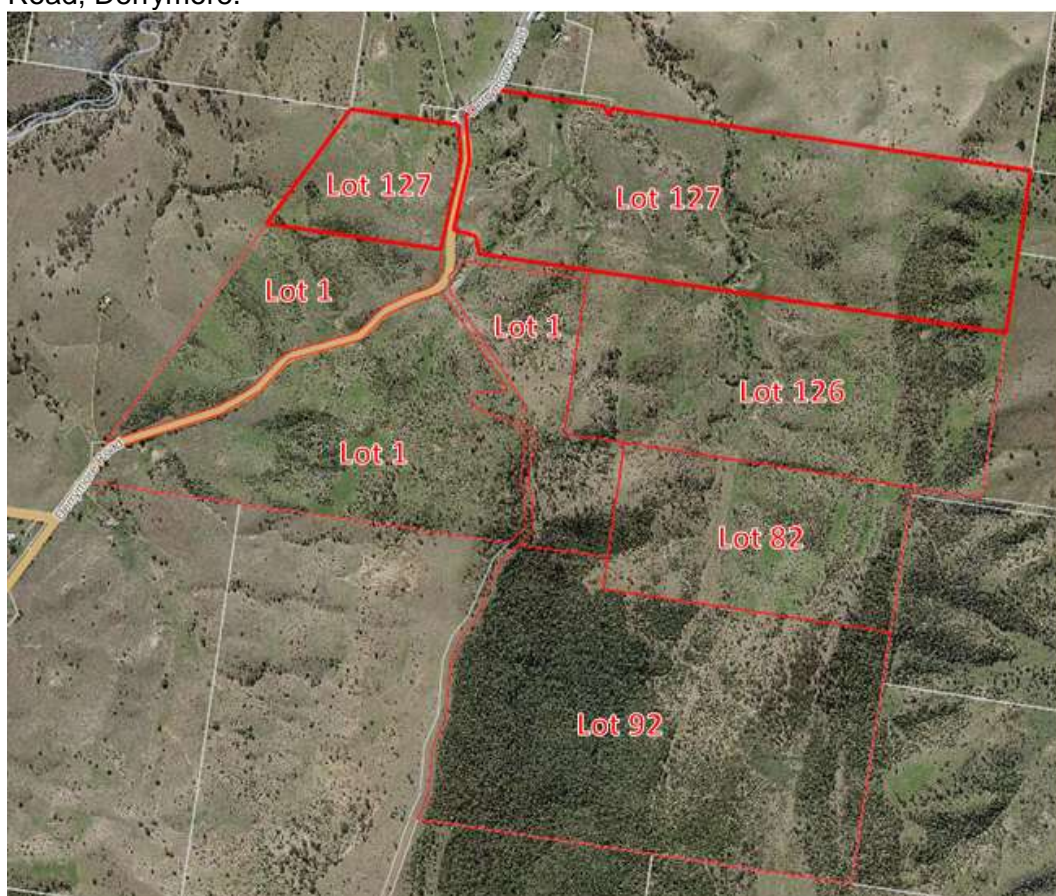


Figure 1 – Aerial image of subject land showing current boundaries.

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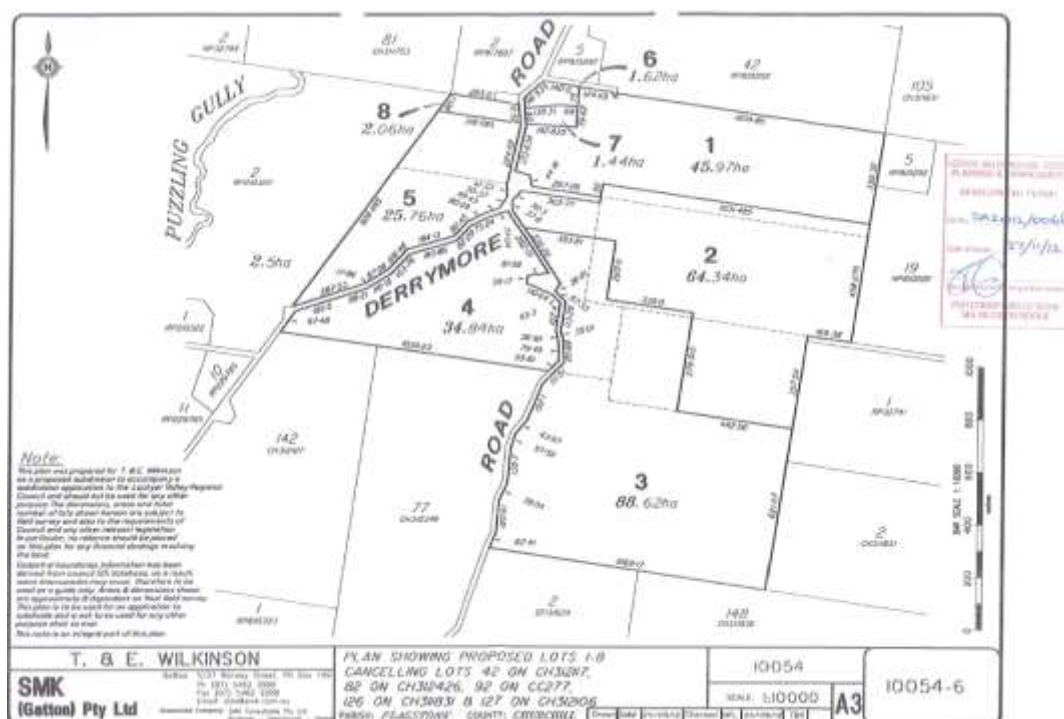


Figure 2 – Approved Plan for Reconfiguration of a Lot

Statutory Process

The applicant has made an application for a minor change to a development approval under section 78 and section 81 of the *Planning Act 2016*. A request to make a minor change to a development approval can only be made in certain circumstances where that change meets the definition of a ‘minor change’ in the *Act*.

The proposed change to the development approval requested by the applicant is determined to constitute a minor change on the grounds that:

- The change would not result in a substantially different development as it only results in amending the requirements for a Certificate of Supply for electricity and telecommunications.
- The change would not result in the inclusion of prohibited development.
- The change would not require the application to be referred to any additional referral agencies.
- The change would not require public notification to be undertaken.

On this basis, the application is considered to be a minor change to a development approval.

Assessment

The application seeks to amend Conditions 20 and 21 in relation to the requirements for electricity and telecommunications. The proposed change will not create any inconsistencies as the original planning scheme is still in force.

An assessment in relation to each of the submitted change requests is provided below.

Condition 20

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Condition 20 reads as follows:

“The developer will submit a Certificate of Supply to Council, verifying that a supply of electricity is available to all proposed allotments or that the developer has entered into a suitable agreement with the relevant authority for the supply of electricity to the new lots.”

Applicant’s Request

The applicant has sought to amend Condition 20 for the following reason:

“During the period 2014 to 2018 we have consulted designers and contractors to establish the cost of meeting the above Development conditions. We have secured the Certificate of Supply for Blocks 6, 7 & 8 (see quotation 1) without significant major new infrastructure. However, for the remaining 5 blocks which exceed 100 acres each there would be more than 750 meters of HV infrastructure costing \$150,000. The topography of the land and the scenic beauty dictates that it could easily cost the same amount again to reticulate the power to the best positioned house sites.

The advance of technology and changes in community’s attitudes in both power and telecommunications indicate that this could be serious waste of money from all aspects including but not limited to:

- *Capital expended that may never be utilised.*
- *The opportunities from future technology advances,*
- *The rocketing charges/bills for usage,*
- *The limitations on taking advantage of the best house sites.*
- *The disfiguring nature of the infrastructure and the regular loss of supply from storm damage in this exposed environment.*
- *The community attitude to climate change obligations.*

We submit that the above limitations are sufficient reason to seek a concession from LVRC that blocks 1-5 should not require electrical infrastructure necessary to meet condition 20.”

Assessment of Request

Agree.

It is standard for Council to require a Certificate of Supply for electricity for Reconfiguration of a Lot. For proposed Lots 6, 7, and 8, which are of Rural Residential size, it is expected that these lots will be used from residential uses, for example a dwelling house. As such it is an expectation of potential purchasers that these lots are provided with an electricity supply. Therefore, a Certificate of Supply for electricity is considered to be a reasonable and relevant condition.

For proposed Lots 6, 7 and 8, regard should be given to the location of the existing electricity infrastructure. A site visit was undertaken by Council Officers which confirmed that the existing electricity infrastructure was extended to Lot 127, which is the approximate location of proposed Lots 6, 7 and 8. It would be reasonable for a potential purchaser to assume electricity is available to proposed Lots 6, 7 and 8 due to the location of the existing electricity infrastructure. Therefore it is reasonable and relevant to require the applicant to provide a Certificate of Supply for electricity for proposed Lots 6, 7 and 8.

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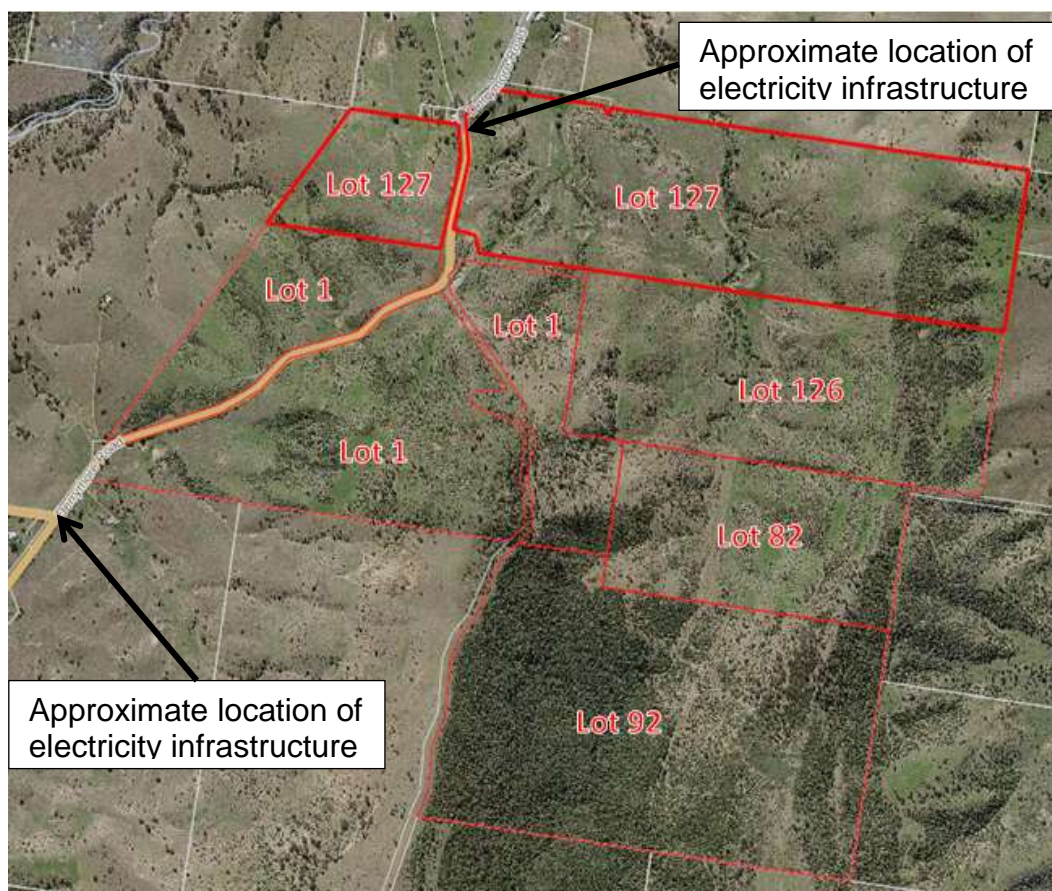


Figure 3 – Approximate location of existing electricity infrastructure.

For proposed Lots 1, 2, 3, 4 and 5 the cost to extend the electricity infrastructure is considered prohibitive given the distance it would be required to be extended. As identified in the applicant's representation, the cost to extend the infrastructure network to each of these lots would be approximately \$150,000.00.

The size of proposed Lots 1, 2, 3, 4 and 5 should be considered in the requirement to provide an electricity supply. As these lots are reflective of rural lots in size, it is a reasonable expectation from potential purchasers that these lots may not have an electricity supply. Therefore, it is not considered reasonable to require the applicant to provide a Certificate of Supply for electricity to proposed Lots 1, 2, 3, 4 and 5.

It is considered appropriate to amend the wording of Condition 20 and it should be amended to read as follows:

"20. The developer will submit a Certificate of Supply to Council, verifying that a supply of electricity is available to proposed Lots 6, 7 and 8, or that the developer has entered into a suitable agreement with the relevant authority for the supply of electricity to the new lots."

Condition 21

Condition 21 reads as follows:

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"21. The developer will submit a Certificate of Supply to Council, verifying that telecommunications is available to all proposed allotments or that the applicant has entered into a suitable agreement with the relevant authority for the provision of telecommunications to the new lots."

Applicant's Request

The applicant has sought to delete Condition 21 for the following reason:

"There is a Telstra communication cable that is supposed to be on the line of Derrymore Rd as shown on Telstra plans. We discovered the location of this U/G cable when fencing some 30lm from the road on block 5. The cable runs through block 5 for several 100 meters and it could be that this cable may have to be relocated to the Road Reserve. It certainly makes connection to this cable to blocks 1 -4 more expensive and troublesome. We also must contend with the introduction of the NBN. With more and more residents electing to discontinue their land line, it seems wrong to expend monies on rectifying an existing condition as well as installing substantial connecting lines across road and scenic countryside.

We submit that this expenditure would be inefficient and unnecessary, and we request a concession regarding condition 21 of the Approval."

Assessment of Request

Agree.

The Reconfiguring a Lot Code of the *Gatton Shire Planning Scheme 2007* requires all lots be connected to a telephone service prior to the sealing of the survey plan. The applicant has requested to remove the condition that requires a Certificate of Supply for telecommunications on the basis of cost and the availability of NBN within the area.

The NBN rollout map which details the availability of NBN has identified that the subject site has service available using Fixed Wireless for all proposed Lots. Based on the availability of the NBN to all proposed Lots it would not be necessary to require the applicant to provide a Certificate of Supply for telecommunications. It is considered that based on the availability of the NBN, that Condition 21 be deleted.

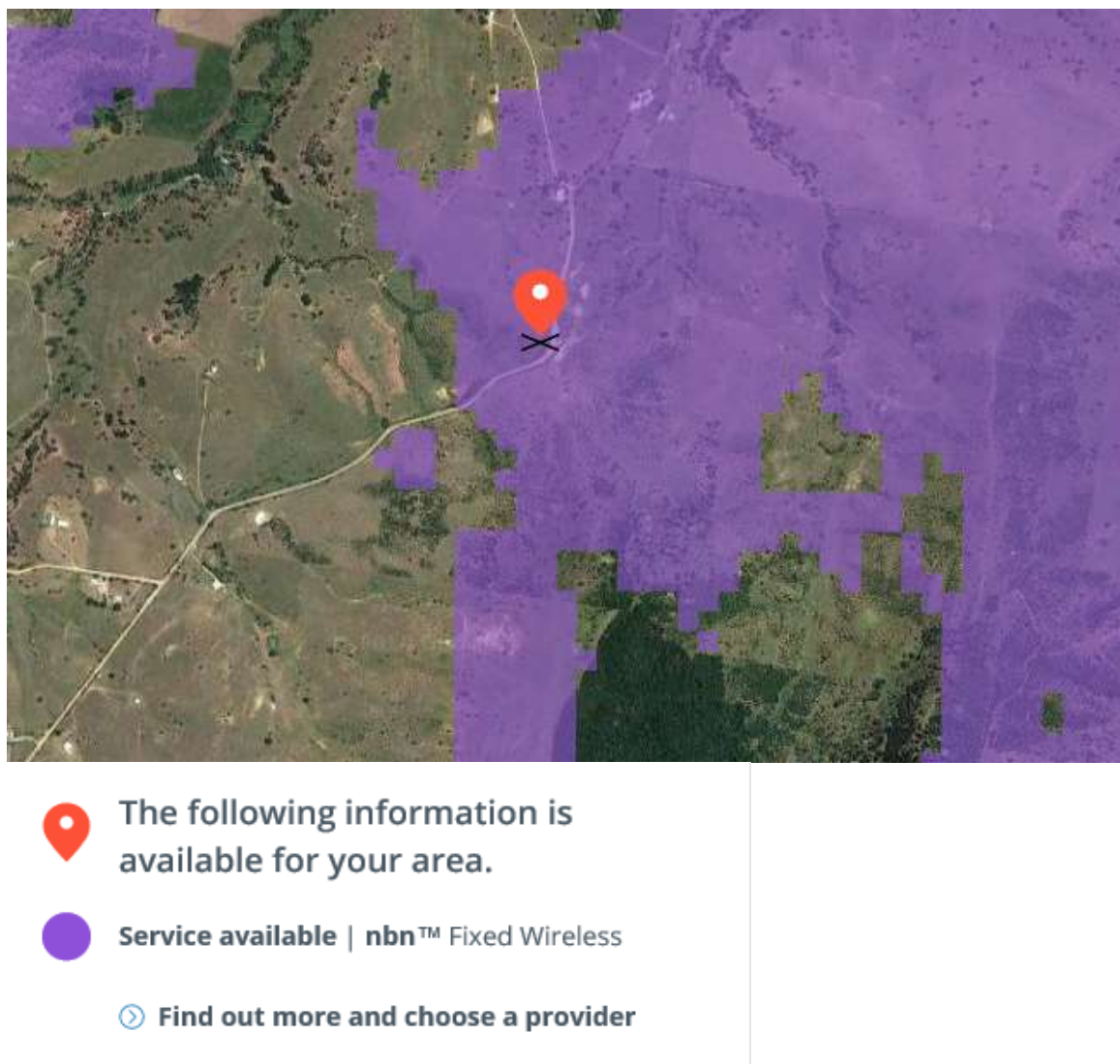


Figure 4 – NBN availability at subject site.

4. Policy and Legal Implications

There are no policy or legal implications arising from the recommendation provided in this report.

5. Financial and Resource Implications

There will be no financial or resource implications unless the decision of Council is appealed in the Planning and Environment Court.

6. Delegations/Authorisations

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

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7. Communication and Engagement

Advice on conditioning the provision of electricity and telecommunications to large lots within a rural subdivision was sought from Energex and Scenic Rim Regional Council. The matter was also discussed with Councillors at a recent Councillor Workshop held 5 June 2018. This advice was considered in the assessment of the application.

Further, Council's decision on the change application will be given to the applicant and the State Assessment and Referral Agency in accordance with section 83 of the *Planning Act 2016*.

8. Conclusion

Condition 20 is considered to be reasonable and relevant for proposed Lots 6, 7 and 8 due to the proximity of each lot to existing electricity infrastructure. For proposed Lots 1, 2, 3, 4 and 5 it would not be considered reasonable to require the applicant to provide a Certificate of Supply for electricity. This is due to the prohibitive costs required to extend the electricity infrastructure to service the proposed Lots.

The information available from the NBN identifies that telecommunications is available to all proposed Lots as part of this development. Therefore it is considered that Condition 21 in relation to the Certificate of Supply for telecommunications is not required and has been recommended to be deleted.

9. Action/s

1. Communicate Council's decision to the applicant in accordance with the requirements of the *Planning Act 2016*.

Attachments

There are no attachments for this report.

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11.2 Acting Executive Manager Organisational Development and Planning Services Monthly Update

Date: 04 July 2018

Author: Teigan Dippel, Personal Assistant to Executive Manager Organisational Development & Planning Services

Responsible Officer: Lyle Kajewski, Acting Executive Manager Organisational Development & Planning Services

Summary:

This report is to update Council on key issues currently being actioned within the Organisational Development and Planning Group.

Officer's Recommendation:

THAT Council receive and note the Acting Executive Manager Organisational Development and Planning's Monthly Report for June 2018.

Report

1. Introduction

This report is prepared to ensure Council is well informed on the business being undertaken by the Organisational Development and Planning Group.

2. Background

The previous reports provide the background information to date and only progress is being reported during June 2018.

3. Report

ORGANISATIONAL DEVELOPMENT

Enterprise Bargaining Update

The Lockyer Valley Regional Council Enterprise Bargaining Agreement (Field) 2018 has been voted up unanimously with 91.5% percentage of those who voted in favour. With the Agreement now voted on and accepted by staff, it is in the process of being signed by Council and Union representatives and will then be lodged with the Queensland Industrial Relations Commission for final certification.

Council have reached an in-principle agreement for the Officers' EBA with the relevant Unions and the agreement is currently sitting on the table for 14 days as legislated. The Organisational Development Team are running numerous drop in sessions for those staff

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covered by this agreement throughout the 14 day period for staff to ask questions. The agreement will then be voted thereafter.

Trade Circle Day – Laidley State High School

Members of the Organisational Development team attended the Trade Circle Day for Year 10 Students at Laidley State High School on the 21 June. The team presented to 3 groups of students in the Business section of the day outlining career paths with Council.

Workforce

Council's establishment FTE number was 328.29 in June 2018. This figure also reflects casual hours calculated as FTE's.

Learning & Development

Courses Held Since the Last Report

- Corporate Induction (Work Health & Safety / Drug & Alcohol Training Inclusive)
- Leadership Development Program (Grevillea Consultants)
 - One on one Emotional Intelligence feedback sessions held with individual members of the remaining learning groups.

Upcoming Training

- Corporate Induction (Work Health & Safety / Drug & Alcohol Training Inclusive)
- Code of Conduct
- Enter a Confined Space
- Working Safely at Heights
- Drug and Alcohol Awareness (All Staff)
- Rescue Systems Operator
- Asbestos Awareness
- Provide First Aid (Catch Up)
- Provide Cardiopulmonary Resuscitation (Catch Up)

Currently Planning/On Hold

- Negotiation Skills/Assertiveness Training
- Adult Language, Literacy and Numeracy –TBC
- Workplace Mediation Skills (Managers & ELT)
- Difficult Conversations Training for Field Staff
- Basic Supervisor Training
- Workplace Bullying, Harassment and Discrimination
- Financial Management (Supervisors/Management)
- Best Recruitment Practice

Disciplinary Matters/Investigations

- 4 x Disciplinary Matters – all on-going

Work Health & Safety

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Injuries/ Incidents

There have been two (2) injuries/incidents reported during this period:

- An employee sustained a minor ankle injury while walking to work.
- An employee struck the back of their head on a trap door that was hanging from the roof.

Plant Vehicle/Property incidents

There have been six (6) plant vehicle / property damage incidents reported during this period:

- A Grader sustained damage on the cab door while being loaded onto the float.

Near Miss Incidents

There has been nil (0) near miss incidents reported during this period:

Workers Compensation Claims

There are four (4) approved, active workers compensation claims.

There are two (2) workers compensation applications pending.

There is one (1) damages claim.

SPORTS, RECREATION AND COMMUNITY GRANTS

New Female Facilities – Successful Grant

Council was successful in obtaining a \$500K grant to construct a new change room facility to allow use by female participants and members, in a safe environment. The Female Facilities Program which was offered through the State Government aims to assist local sport and recreation organisations to develop functional and inclusive female change rooms and amenities that meet current and future needs of sport and recreation participants. Council will be working with the user groups of Cahill Park Sports Complex and AFL QLD to construct a facility that will benefit the wider region.

Potential Mountain Bike Facility

Sports, Recreational and Community Grants Officer with Cr Holstein and Coordinator Council Business attended the first working group meeting with Toowoomba Regional Council, Councillor and employees to discuss the opportunities available for mountain biking and other escarpment trails along the Toowoomba Range, with the option of having this facility included in the 2032 South East Queensland Olympic Games bid. Councils Sports, Recreation and Community Grants Officer was invited by Toowoomba Regional Council to attend their delegation to Cairns to review their mountain bike facility and to gain further understanding of what works well.

PLANNING & ENVIRONMENT

Development Assessment

The development assessment team continues to have a shortage in the engineering assessment capability for applications, despite Geneng assisting with limited applications. This is causing delays in assessment timeframes. The recruitment process is underway to rectify this situation.

New Lockyer Valley Planning Scheme

Drafting of the new planning scheme has progressed well, in accordance with the project plan and as a result of staff reallocation to address previous resourcing concerns. Substantial

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progress on the flood overlay mapping has not been possible due to competing demands on the time of the Senior Engineer Water and Projects officer. This issue has been addressed by re-tasking the officer to the planning scheme team. Bi-weekly Councillor Workshops on the draft planning scheme have been booked for August – September 2018.

Local Government Infrastructure Plan (LGIP)

A final Local Government Infrastructure Plan (LGIP) for the Gatton and Laidley Planning Schemes was adopted by Council in June 2018. As a result, Council may continue to apply infrastructure charges after 1 July 2018, the Minister's deadline for LGIP preparation.

Refer to the attached table and graphs indicating all development applications, decisions and requests as at 30 July 2018.

Environmental Planning

Project Updates

Project	Update
Alice Creek Nature refuge	Contractor engaged for works to site accessibility and weed works.
Resilient Rivers Initiative Projects	Councillor tour undertaken. Area for revegetation finalised with project plan being finalised for tender.
Community Environmental Grants	Payment to works process underway
Water Quality at Lakes Apex and Freeman	Presented to water quality council workshop
Balaam Hill Biodiversity Offset	
Natural Resource Management Plan	

Program Updates

Program	Activity	Monthly Statistics
Land for Wildlife	Property visits	3
	New properties signed up	
Internal	Development Assessment – compliance/conditions/site inspections	1
Weeds	Property visits	34
	New Property Pest Management Plans	32
	Herbicide Subsidy Scheme vouchers issued	19
	Community loan spray equipment	3
	Weed surveying – local roads	2
	Weed surveying – DTMR roads	4
	Weed surveying – Council properties	
	Weed spraying – local roads	3
	Weed spraying – DTMR roads	7
	Weed spraying – Council properties	1
Feral Animals	Wild dog, fox and pig baiting	2
	Community loan traps	6
	Rabbit survey	

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Program	Activity	Monthly Statistics
	Other trapping/Mosquito monitoring	
	Scalps	
Community Pest Groups	Glen Cairn/Forest Hill	
	Junction View	
	Murphys Creek	

Requests

Mayor / Councillor	New	0
	Completed	2
	Active	2
Customer	New	74
	Completed	78
	Active	49

PLUMBING AND BUILDING SERVICES

Grantham Backpackers Accommodation

The development is still progressing, awaiting private building certifier approval prior to becoming operational.

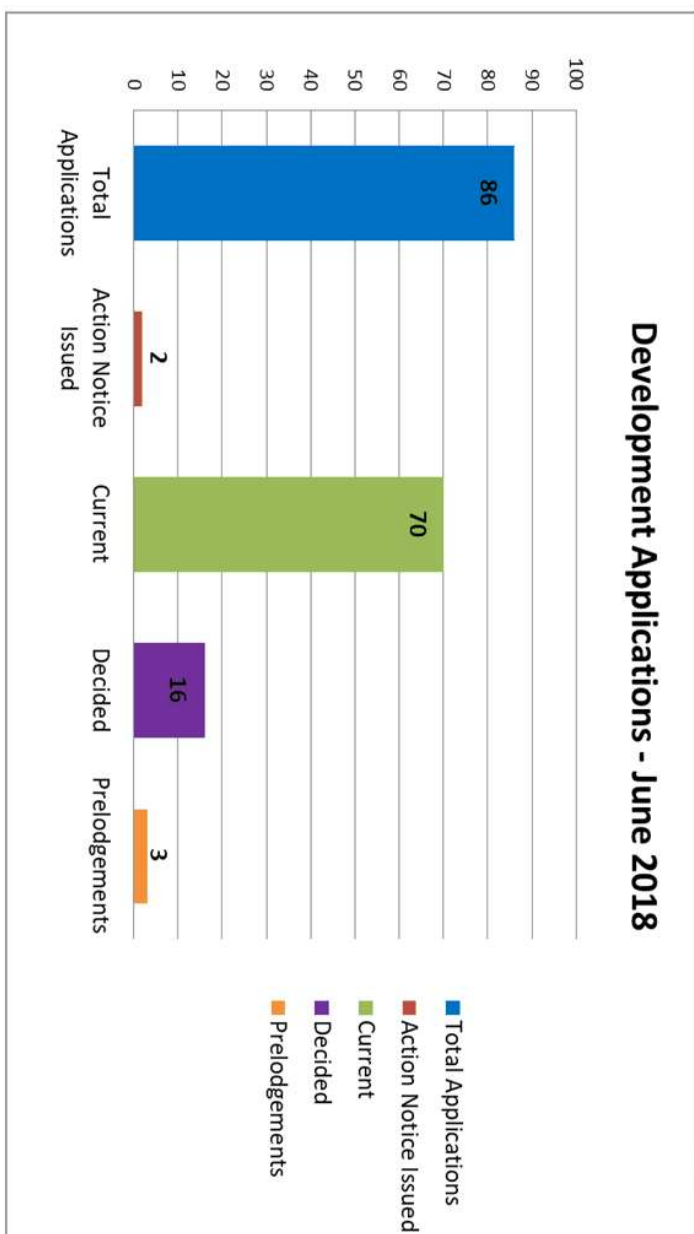
Refer to the attached table indicating statistics from January 2018 to June 2018.

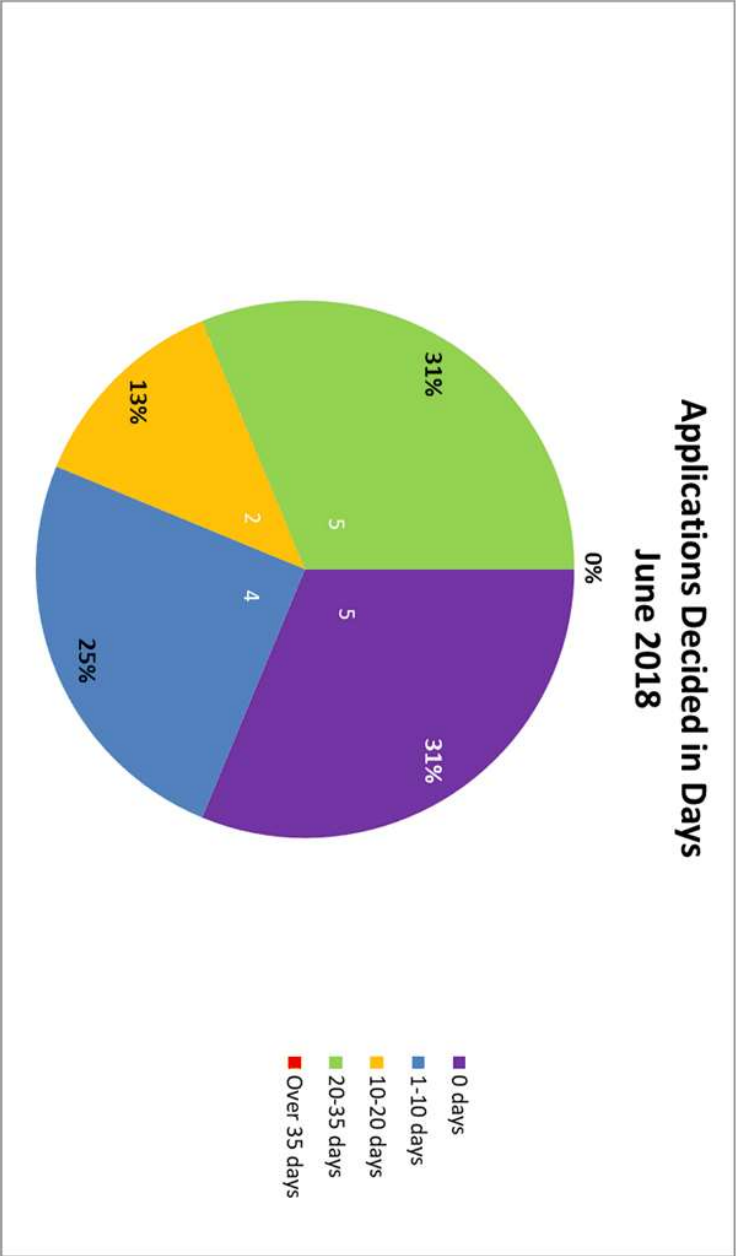
Attachments

- 1 [↓](#) Development Applications Summary 2 Pages
- 2 [↓](#) Development Assessment Graphs 2 Pages
- 3 [↓](#) Plumbing and Building Statistics - June 2018 4 Pages

Application No.	Application Details	Assessment Level	Location	Applicant	Notes
Current Development Applications - as at 30 June 2018					
REQUEST TO EXTEND RELEVANT PERIOD OF DEVELOPMENT APPROVAL					
CA2018/0018	Request to Extend Period of Approval (DAD0431)	Code	Douglas Mcdonnell Drive LADLEY QLD 4341	Waggon Pty Ltd	Operational Works
RL2018/0022	Extension to Current Period (RL00351/DAS699)	Change/Min	Woodlands Road GATTON QLD 4343	Northern Consulting	Preliminary Approval - Reconfiguring Sequence Master Plan (Seq 3 & 4 for 336 lots) and Subdivision (3 lots into 204 lots), plus 3 Balance lots
MC2018/0035	Extension to Current Period (MC0059/DAS200)	Change/Min	Golf Links Drive GATTON QLD 4343	Leah Holdings Pty Ltd	Preliminary Approval Overriding Scheme (S 3.1.6)
MC2018/0035	Extension to Current Period (MC0059/DAS200)	Change/Min	Golf Links Drive GATTON QLD 4343	Leah Holdings Pty Ltd	Subdivision Works
REQUEST TO CHANGE DEVELOPMENT APPROVAL					
CA2018/0022	Request to Change Development Approval (CA00750/DAS355)	Change/Min	Ladley Plushard Road LADLEY NORTH QLD 4341	Nichols Construction Pty Ltd	Boundary re-alignment
GOVERNMENT APPLICATIONS					
CA2018/0001	Preliminary Approval for Material Change of Use for Dwelling Houses and Reconfiguration of a Lot (1 lot into 21 lots and new road)	Code	20 Oakvale Road, PLAINLAND QLD 4341	Landscape Limited	Tenure-style residential development in Plainland Crossing estate - currently on hold
CA2018/0001	Service Station, Caring Shop and advertising device	Impact	Warrego Highway, HELDON SPA QLD 4344	Madden A/F	Major Service Station and Takeaway (fastfood) shops
CA2018/0003	Sport & Recreation and Changing of Vegetation	Impact	Off Sunset Boulevard MULGOWIE QLD 4341	Irish Pty Ltd	Mountain bike trails
MATERIAL CHANGE OF USE APPLICATIONS					
MC2018/0062	Intensive Animal Husbandry (Poultry Farm)(Extension of 1000.5 sqm)	Impact	39 Germain Road LADLEY NORTH QLD 4341	Darwala Milling Co Pty Ltd	Extension of existing Poultry Farm
MC2018/0043	Multiple Dwelling (98 Dwelling Units)	Impact	Warrego Highway, PLAINLAND QLD 4341	Maddison Ridge Pty Ltd	
MC2018/0043	Preliminary Approval Including Variation Request	Impact	Evans Road KENNINGTON GROVE QLD 4341	GM Properties Pty Ltd	
MC2018/0002	New Dwelling in Road Investigation Overlay	Code	21 Pinedale Drive GATTON QLD 4343	GM Properties Pty Ltd	
MC2018/0014	Preliminary Approval Including Variation Request	Variation	20 Mountain View Drive PLAINLAND QLD 4341	Maddison Ridge Pty Ltd	Preliminary Approval including a Variation Request to vary the effect of the
MC2018/0015	Dwelling House Triggered by an Overlay (TLPI)	Code	30 Ash Avenue, LADLEY QLD 4341	Haimark Homes C/- Suncare Building Approvals	Liability Shire Planning Scheme) and RL2018/0010 Development Permit for
MC2018/0018	Extractive Industry and GRA 16, 53 and 60	Impact	737 Murphy Creek Road, UPPER LOCKYER QLD 4352	H & J Smith	Reconfiguring a lot (four (4) lots into 142 Lots, Park, Road, Pump Station lot and
MC2018/0023	Dwelling House Triggered by an Overlay (TLPI)	Impact	613 Swenden Vale Road HELDON QLD 4344	Scotlar Pty Ltd	Balance lot) over seven (7) stages
MC2018/0026	Place of Assembly / Workshop	Code	10 Dunton Street, LADLEY QLD 4341	Evoca Homes	
MC2018/0030	Underpinning Work (Non-resident Worker's Accommodation for 120 persons). Changes to Internal	Impact	7 Beaur Street LADLEY QLD 4341	The Baptist Union Of Queensland	
MC2018/0031	Underpinning Work (Non-resident Worker's Accommodation for 120 persons). Changes to Internal	Impact	291 Eastern Drive GATTON QLD 4343	ML Garton Operations Pty Ltd	
MC2018/0036	Underpinning Work (Non-resident Worker's Accommodation for 120 persons). Changes to Internal	Impact	7 Point Piper Close LADLEY HEIGHTS QLD 4341	James Edward Reid	
MC2018/0037	Underpinning Work (Non-resident Worker's Accommodation for 120 persons). Changes to Internal	Impact	372 Smithfield Road GATTON QLD 4343	Locity Drafting Designs Pty Ltd	
OPERATIONAL WORKS APPLICATIONS					
OPV2018/0004	Sewer Retention Works & Sewer Pump Station	Code	83 Prince Road GATTON QLD 4343	Annual No 5 (Woodchester Estate) Pty Ltd	Future stages of Woodchester Estate - On hold pending negotiations between
OPV2018/0021	Road works, Drainage Works, Stormwater Earthworks (Cunningham Park - Stage 6)	Code	Ladley Plushard Road LADLEY NORTH QLD 4341	Nichols Construction Pty Ltd	QUU and developer
OPV2018/0024	Design, Checking, Street Lighting, Cation for Road Stage 2 & 3	Code	722 Station Rd Road, LAKE CHARNOCK QLD 4343	Belair Homes & Associates Pty Ltd	Future stages of Cunningham Park Estate and Gloucester Estate - On hold
OPV2018/0024	Design, Checking, Street Lighting, Cation for Road Stage 2 & 3	Code	473 Oakvale Road, LADLEY QLD 4341	Belair Homes & Associates Pty Ltd	stormwater management
OPV2018/0014	Stormwater, Earthworks & Landscaping	Code	640 Lashley Road GRANTWATY QLD 4347	SPB Australia Pty Ltd	
OPV2018/0016	Roadworks, Drive Way & Stormwater	Code	8 Woodville Drive GATTON QLD 4343	Sandfly Developments	
OPV2018/0018	Road Work, Drainage Work, Stormwater, Earthworks	Code	Hooper Drive PLAINLAND QLD 4341	GM Properties Pty Ltd	
OPV2018/0018	Subdivisional Works (Design Checking) - Without Industrial Estate Stages 1A & 1B	Code	8700 Warrego Highway WITTCOTT QLD 4352	Wincent Land Pty Ltd The Wincent Land Trust	
OPV2018/0020	Civil Works	Code	12 Kings Crescent GATTON QLD 4343	Impact Homes	
OPV2018/0021	Civil Works	Code	4 Kings Crescent GATTON QLD 4343	Impact Homes	
RECONFIGURING A LOT APPLICATIONS					
RL2018/0016	Subdivision (1 lots into 27 lots) (Stages 4 and 5)	Code	Love Street LADLEY QLD 4341	South Ballina Developments	
RL2018/0016	Subdivision (1 lots into 2 lots and a new road)	Code	Jane Road WITTCOTT QLD 4352	465 Survey Pty Ltd	
RL2018/0017	Subdivision (1 lots into 2 lots and a new road)	Code	5000 Lashley Road, LADLEY QLD 4341	465 Survey Pty Ltd	
RL2018/0027	Staged Subdivision (1 lots into 12 lots) 1-5 Stages	Impact	Evans Road KENNINGTON GROVE QLD 4341	GM Properties Pty Ltd	
RL2018/0006	Subdivision (1 lots into 29 lots)	Code	Rogers Drive GATTON QLD 4343	Why Old Pty Ltd	
RL2018/0006	Subdivision (1 lots into 5 lots)	Code	74 Warden Road WITTCOTT QLD 4352	R N Larcie	
RL2018/0009	Subdivision (1 lots into 5 lots)	Code	30 Ladley Street, HELDON QLD 4344	D A W Bick	
RL2018/0009	Subdivision (1 lots into 5 lots)	Code	13 Turner Street, HELDON QLD 4344	B S Mupfel, R B Desjardins	
RL2018/0012	Staged Subdivision (4 lots into 142 Residential lots (7 stages)) Road, Park, Pump Station Lot and	Code	20 Mountain View Drive, PLAINLAND QLD 4341	Maddison Ridge Pty Ltd	
RL2018/0012	Subdivision (1 lots into 4 lots)	Code	14 Forest Avenue, GLENORE GROVE QLD 4342	Vanilla Systems Pty Ltd	
RL2018/0014	Subdivision (1 lots into 3 lots)	Code	7 Railway Street, HELDON QLD 4344	Clark Town Planning	
RL2018/0017	Boundary Realignment (2 lots into 2 lots)	Code	62 Lake Cameron Way LAKE CAMERON QLD 4343	Imberly J Luman	
RL2018/0017	Subdivision (1 lots into 2 lots)	Code	14 Forest Avenue, GLENORE GROVE QLD 4342	Imberly J Luman	
RL2018/0020	Subdivision (2 lots into 4 lots)	Code	McKenzie Road WITTCOTT QLD 4352	C & K Anderson Pty Ltd T/E The C & K Anderson Trust	
New Development Applications (Currently under assessment) - 1 June 2018 to 30 June 2018					
MC2018/0054/01	Change of Use (Development Approval) (MC2018/0054)	Change/Min	14 Germain Road FOREST HILL QLD 4342	NBN Co Limited	Public Infrastructure (Telecommunications Facility)
MC2018/0009/01	Change of Use (Development Approval) (MC2018/0009)	Change/Min	12 Kings Crescent GATTON QLD 4343	Impact Homes	Dual Occupancy
MC2018/0001/01	Change of Use (Development Approval) (MC2018/0001)	Change/Min	14 Germain Road FOREST HILL QLD 4342	Impact Homes	Dual Occupancy
MC2018/0041	Public Infrastructure (Telecommunications Facility)	Impact	24 Mulgoe Street Road MULGOWIE QLD 4341	NBN Co Limited	
MC2018/0042	Dwelling House Triggered by an Overlay (TLPI)	Code	4 Dora Court CHESIST HILL QLD 4342	Peter & Elizabeth Black	
MC2018/0043	Dwelling House Triggered by an Overlay (TLPI)	Code	1 Hutton Ridge Drive REGENCY DOWNS QLD 4341	Diamond Pty Ltd	
MC2018/0044	Dwelling House Triggered by an Overlay (Scope and TLPI)	Code	Fragstone Creek Road SILVER RIDGE QLD 4332	BIGGETT Consulting Pty Ltd	

Building Work not associated with Material Change of Use and Operational Work
(Code Assessment) for Civil Works





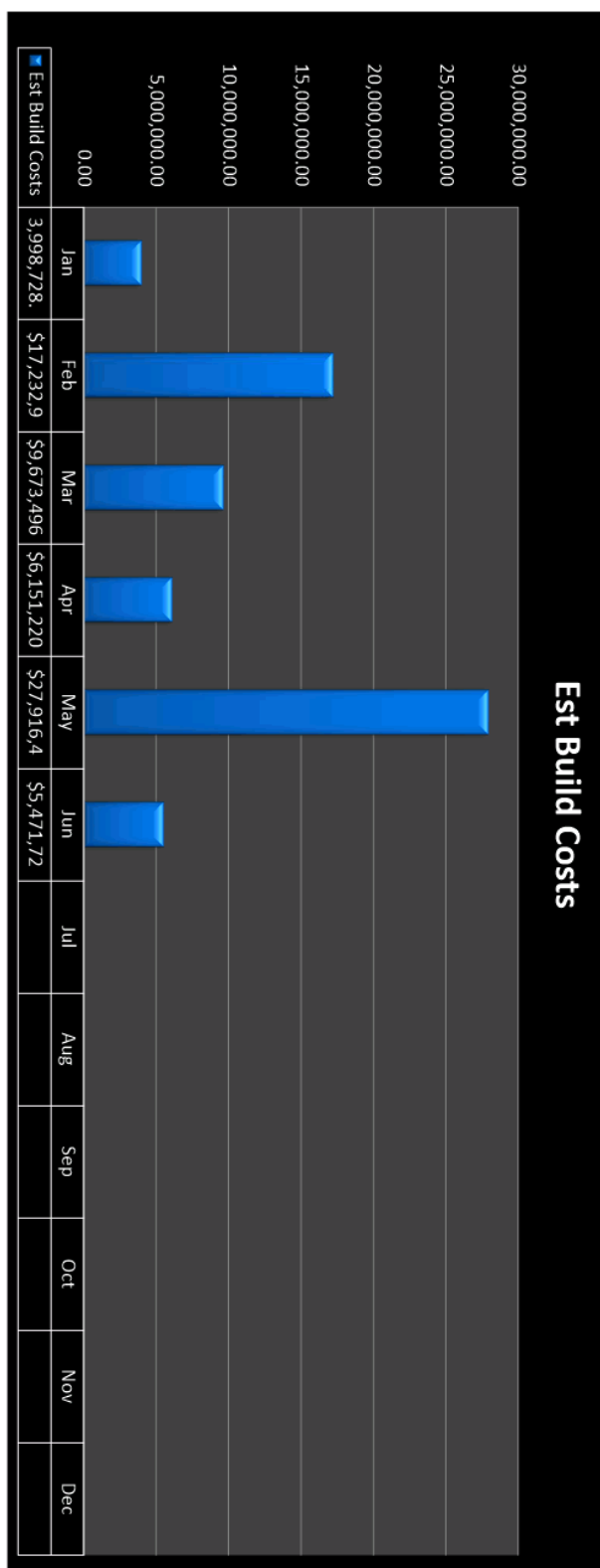
MC2018/0029	34 days	Engineering Officer Workload
RL2018/0006	32 days	Engineering Officer workload and third party review
MC2017/0058	28 days	Engineering Officer Workload
MC2018/0039	24 days	Additional Information was submitted late in the assessment process
OW2018/0019	22 days	Working through outstanding issues with developers consultants

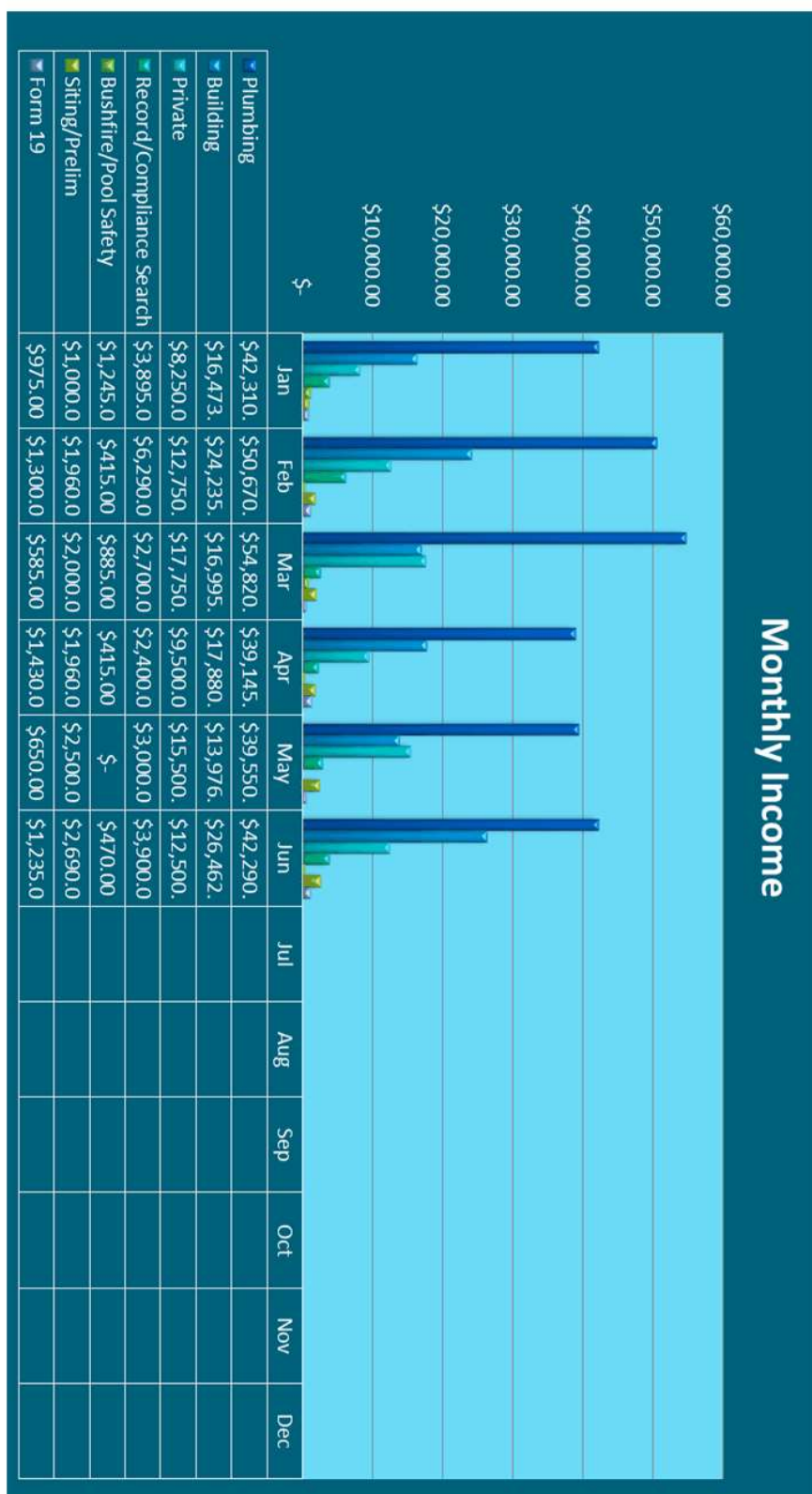


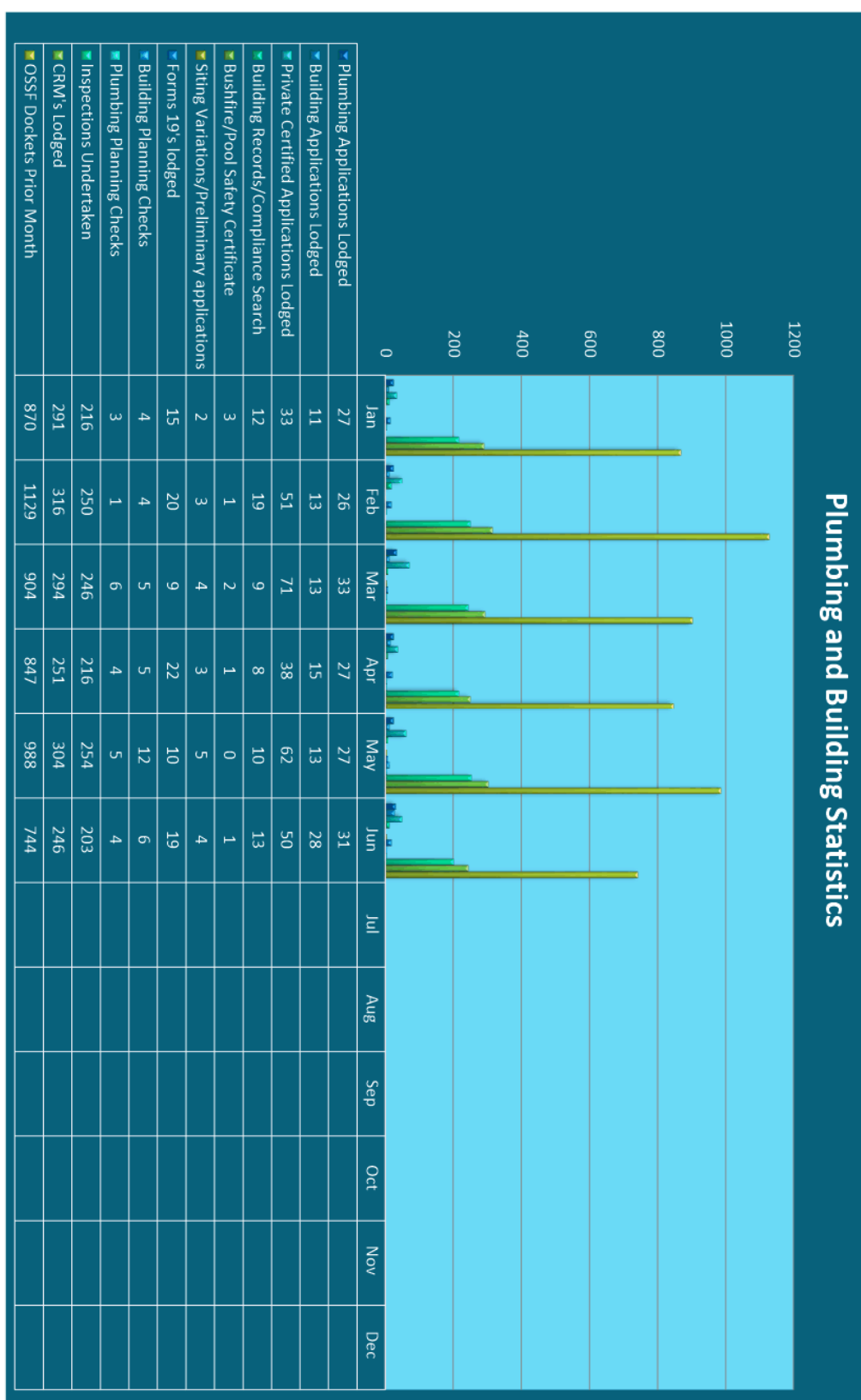
PLUMBING AND BUILDING STATISTICS – JUNE 2018



ITEM	DESCRIPTION	TOTAL	APPLICATION FEES	Average Days to Approve	RESPONSIBLE OFFICERS
1.0	Plumbing Applications Lodged	31	\$42,290.00	2.5	Plumbing
2.0	Building Applications Lodged	28	\$26,462.00	3.33	Building
3.0	Private Certified Applications Lodged	50	\$12,500.00		Admin Team
4.0	Building Record/Compliance Search Lodged	13	\$3900.00		Admin Team
5.0	Bushfire/Pool Safety Certificates Lodged	1	\$470.00		Building
6.0	Siting Variations Lodged/Preliminary Applications	4	\$2690.00		Building
7.0	Form 19's Lodged	19	\$1235.00		Admin Team
8.0	Building Planning Checks	6	N/A		Building
9.0	Plumbing Planning Checks	4	N/A		Plumbing
10.0	Inspections Undertaken	203	N/A		Plumbing and Building
11.0	CRM's Lodged (inc. phone calls for inspections)	246	N/A		Plumbing and Building
12.0	OSSF Dockets Updated for May	744	N/A		Admin Team
	TOTAL		\$87,707.00		
	CONSTRUCTION VALUE OF BUILDING WORKS				
1.0	Building Applications 01-06-18 to 30-06-18	Domestic	\$5,281,671.89		
	Building Applications 01-06-18 to 30-06-18	Commercial	\$190,050.00		
	Year to Date	Total	\$66,445,773.30		







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11.3 Application for Development Permit for Material Change of Use for Indoor Entertainment (Meeting Hall - Place of Worship) on L1 RP75870 at 225 Woodlands Road, Gatton

Date: 05 July 2018
Author: Mark Westaway, Contract - Senior Planner
Responsible Officer: Lyle Kajewski, Acting Executive Manager Organisational Development & Planning Services

Summary:

The purpose of this report is to consider an application for a Material Change of Use for an Indoor Entertainment (Meeting Hall – Place of Worship) on L1 RP75870 at 225 Woodlands Road, Gatton.

The application has been assessed in accordance with the requirements of the *Planning Act 2016* and it is recommended that the proposal be approved in accordance with the Officer's Recommendation.

Officer's Recommendation:

THAT the application for a Development Permit for Material Change of Use for Indoor Entertainment (Meeting Hall – Place of Worship) on Lot 1 RP75780 at 225 Woodlands Road, Gatton be approved subject to the following conditions:

No.	Condition	Timing
GENERAL		
1.	Undertake the development generally in accordance with the approved plans. These plans will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to the commencement of use.
2.	The development shall be undertaken generally in accordance with the following plans and drawings: (a) Site Plan Drawing No. 1 DA Rev 6 prepared by Ang Building Design and Drafting and dated 30 April 2018; (b) Ground Floor Drawing No. 2 DA Rev 6 prepared by Ang Building Design and Drafting and dated 30 April 2018; (c) Elevations No. 3 DA Rev 6 prepared by Ang Building Design and Drafting and dated 30 April 2018; (d) Concept Landscape Plan Drawing No. 4 DA Rev 6 prepared by Ang Building Design and Drafting and dated 30 April 2018; (e) Stage 1 Site Layout Drawing No. 5 DA Rev 6 prepared by Ang Building Design and Drafting and dated 30 April 2018; and (f) Stage 2 Site Layout Drawing No. 6 DA Rev 6 prepared by Ang Building Design and Drafting and dated 30 April 2018;	To be maintained at all times.
3.	Maintain the approved development in accordance with the approved drawing(s) and/or document, and any relevant Council or other approval required by conditions.	At all times.
PROPOSAL LAYOUT PLANS		
4.	Submit for approval revised proposal layout plans that address the	Prior to the

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	requirements of conditions of this approval.	lodgement of a development permit for operational works for each stage.
DEVELOPMENT SEQUENCING		
5.	Unless otherwise agreed in writing, develop the site generally in accordance with the stages identified on the approved plans, and as described below: (a) Stage 1 – Use of existing building, earthworks, new driveway, car park and stormwater drainage; and (b) Stage 2 – Construction of new building, earthworks, additional car parks, stormwater drainage including detention and water quality infrastructure, landscaping and roadworks.	At all times.
ALTERATIONS AND/OR RELOCATIONS		
6.	Replace existing Council infrastructure (including but not limited to any street trees and footpaths) to a standard which is consistent with Council's standards should this infrastructure be damaged as part of construction works.	At all times.
ELECTRICITY & TELECOMMUNICATIONS		
7.	Provide evidence from a telecommunications carrier demonstrating that telecommunications infrastructure has been provided to the development.	Prior to the commencement of use.
WATER & WASTEWATER		
8.	Provide evidence by the relevant distributor-retailer that the lot is connected to reticulated water.	Prior to the commencement of use.
9.	Provide an upgraded effluent disposal system to accommodate the additional effluent generated by Stage 1, in accordance with the <i>Queensland Plumbing and Wastewater Code 2002</i> .	Prior to the commencement of use of Stage 1.
10.	Provide an amended On-site Effluent Disposal design prior to lodgement of operational works for Stage 2 that demonstrates compliance with the <i>Queensland Plumbing and Wastewater Code</i> and AS/NZS 1547:2000. <i>Note: Detention tanks may be required to hold effluent. Where tanks are required, effluent is to be pumped out by a licensed contractor and disposed of at the nearest municipal wastewater treatment plant. The proponent is to establish an agreement with a suitable third party licenced contractor for the collection arrangements to Council's satisfaction.</i>	Prior to the issue of a development permit for operational works for Stage 2.
11.	Construct the holding tank and other effluent disposal devices in accordance with the approved design drawings.	Prior to the commencement of use of Stage 2.
ACCESS & DRIVEWAYS		
12.	Amend, and submit for approval, the report titled <i>Traffic Engineering Assessment Proposed Indoor Entertainment Centre (Meeting Hall)</i> , prepared by Rytenschild Traffic Engineering and dated 19 June 2018 to address	Prior to the lodgement of the first

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	potential visibility issues posed by retaining walls proposed on both sides of the ultimate access location that may restrict visibility to pedestrians and cars on Woodlands Road when exiting the driveway.	associated development permit for operational works.
13.	Relocate the driveway crossover for the development to the ultimate location at the north of the subject site as part of Stage 1 works. This driveway crossover must be in accordance with the Institute of Public Works Engineering Australasia's standard drawing RS-051 <i>Driveways/Heavy Duty Vehicle Crossing</i> .	Prior to the commencement of use of Stage 1.
14.	Remove the existing driveway and reinstate all affected areas to match with existing surrounds.	Prior to the commencement of use of Stage 1.
15.	Obtain a development permit for operational works for the access driveway, driveway crossovers and associated works.	Prior to the commencement of works.
ROADWORKS		
16.	Unless otherwise required by conditions of this approval, all roadworks must be designed in accordance with the following: (a) Gatton Shire Planning Scheme <i>Services and Infrastructure Code</i> ; (b) Lockyer Valley Regional Council's Road Hierarchy Table; (c) Australian Standard AS1742 <i>Manual of Uniform Control Devices</i> ; (d) the Department of Transport and Main Roads' <i>Manual of Uniform Control Devices</i> ; (e) Austroads' <i>Guide to Road Design</i> series; (f) Austroads' <i>Guide to Pavement Technology</i> series; and (g) the Queensland Urban Drainage Manual 2017.	Prior to the issue of a development permit for operational works for each Stage.
17.	Provide an imperviously sealed right (BAR) turning treatment opposite the ultimate driveway location in accordance with <i>Austroads Guide to Road Design Part 4A</i> .	Prior to the issue of a development permit for operational works for Stage 1.
18.	Construct the basic right turn treatment in accordance with any subsequent approved Operational Works plans.	Prior to the acceptance of works "On Maintenance" or the commencement of use (whichever occurs first) of Stage 1.
CAR PARKING AND MANOEUVRING AREAS		
19.	Design the development's car parking and manoeuvring areas to facilitate the largest anticipated design vehicle to enter and exit the site in a forward gear. The provision of car parking to provide for the proposed development staging must occur generally in accordance with the approved site plans and the	Prior to the issue of a development permit for

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	<p>following:</p> <p>(a) Stage 1 – a minimum of eleven (11) car parking spaces, including one (1) for people with disabilities; and</p> <p>(b) Stage 2 – an additional 29 car parking spaces and additional parking for people with disabilities where required by the revised approved <i>Traffic Engineering Assessment Proposed Indoor Entertainment Centre (Meeting Hall)</i>.</p>	operational works for the relevant stage.
20.	Construct the car park and manoeuvring areas in accordance with the development permit for operational works.	Prior to the commencement of use of each relevant stage.
21.	All driveways and manoeuvring areas must be imperviously sealed and line marked.	Prior to the commencement of use of each stage, and to be maintained thereafter.
22.	All car park access, parking and manoeuvring areas must be imperviously sealed and designed in accordance with AS/NZS2890.1 <i>Parking facilities Part 1: Off-street car parking</i> and AS/NZS2890.6 <i>Parking facilities Part 6: Off-street parking for people with disabilities</i> and AS2890.2 <i>Parking facilities Part 2: Off-street commercial vehicle facilities</i> to facilitate the safe and efficient movement of the largest anticipated design vehicle to and from the site in a forward gear.	Prior to the issue of a development permit for operational works.
STORMWATER		
23.	Provide all necessary internal and external stormwater drainage to service the development. Such drainage works must be designed and constructed in accordance with the <i>Queensland Urban Drainage Manual 2017</i> (QUDM 2017) and Council's Planning Scheme such that the major drainage system caters for a storm event with a 1% annual exceedance probability (AEP).	At all times.
24.	<p>The minor stormwater drainage must comprise of a minimum Level IV roof and allotment drainage system designed and constructed to capture and convey the stormwater runoff resulting from the 5% AEP storm event, from the fully developed catchment in accordance with the <i>Queensland Urban Drainage Manual 2017</i> (QUDM 2017).</p> <p>The discharge of this roof and allotment drainage must be to a lawful point of discharge and undertaken in a manner that would prevent damage to third party property or infrastructure.</p>	Prior to the issuing of a development permit for operational works for each relevant stage.
25.	Ponding, redirection or scour must not occur at the outlet of all stormwater pipes (including temporary outlets) as the result of development.	Upon the commencement of use, and to be maintained thereafter.
26.	All works associated with this development must be undertaken without resulting in stormwater damage or nuisance to surrounding and/or downstream properties or infrastructure.	Upon the commencement of use, and to be maintained thereafter.

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STORMWATER MANAGEMENT		
27.	Amend, and submit for approval, the report titled <i>Concept Stormwater Management Plan Revision 2</i> (prepared by HCE Engineers and dated June 2018) and revised engineering plans that demonstrate how external stormwater flows to the north of the site can be conveyed to a legal point of discharge in accordance with the Queensland Urban Drainage Manual 2017 (QUDM 2017) for all stormwater events ranging from the 63% AEP up to and including the 1% AEP.	Prior to the lodgement of the first associated development permit for operational works.
28.	Submit for assessment manager approval detailed design drawings for stormwater drainage and stormwater quantity management generally in accordance with the approved Stormwater Management Plan.	In conjunction with the lodgement of the first associated development permit for operational works.
29.	Construct stormwater drainage and stormwater quantity devices in accordance with the approved operational works drawings.	Prior to the commencement of use for each relevant stage.
EASEMENTS		
30.	Dedicate, at no cost to or compensation by Council, a minimum 3m wide stormwater drainage easement over all stormwater drainage infrastructure that captures and/or conveys stormwater runoff from external catchments, generally in accordance with drawing number 7930-180612-SK03 – <i>Concept Stormwater Management and Road Widening Plan – Stage 2</i> by HCE Engineers.	Prior to the commencement of use for each relevant stage.
REQUIREMENTS FOR OPERATIONAL WORKS APPLICATIONS		
31.	<p>Prior to the commencement of works, submit and obtain approval for a development application for Operational Works for road work, stormwater, landscaping, earthworks, signage, access and parking. The application must include as a minimum the following:</p> <ul style="list-style-type: none"> (a) Development application form/s; (b) Application fees (design checking as well as inspection) in accordance with Council's Fees and Charges schedule; (c) Detailed design drawings addressing the requirements of this development approval that have been approved and signed by a current Registered Professional Engineer Queensland (RPEQ) with their name and registration number; (d) Roadworks drawings must detail existing infrastructure, proposed new infrastructure as well as any rectification/tie in works; (e) Stormwater drainage design must include (but not limited to): <ul style="list-style-type: none"> • Location and details, including hydraulic design, of all proposed drainage; • Stormwater catchment plan/s; • Stormwater calculation table/s; and • Details of any diversion banks or drains. (f) Erosion and sediment control measures in accordance with "Best 	Prior to the commencement of construction.

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	Practice Erosion and Sediment Control" published by the International Erosion Control Association (Australia) for both the construction (including vegetation clearing) and operational (maintenance) phases of the development. Due consideration must be given to dispersive soil types within this region; and (g) Engineering Certification by the RPEQ that the design complies with the conditions of this approval as well as relevant engineering standards and best practice.	
32.	Engage a suitably experienced Registered Professional Engineer Queensland (RPEQ) to prepare and submit engineering Certification that includes the following: (a) the development application number, type of works, location, name/stage(s) of development (where applicable); (b) date of certification; (c) name of certifying individual, the name of engineering consultancy that the certifying individual works for, and the name of developer; (d) a full schedule of the latest set of detailed design drawings; (e) state applicable Planning Scheme that design is compliant with, including the relevant Codes/Schedules/Specifications; (f) state applicable design standards/guides that it has been designed and checked to be compliant with; (g) state that appropriate procedures for supervising, inspecting and testing are in place to deliver the infrastructure to assure the quality of works; and (h) state that the certifying individual will ensure that the procedures are followed during the construction of the works.	In conjunction with the development permit for operational works.
PREMISES IDENTIFICATION		
33.	Install a street number clearly visible from the front of the property, positioned near the site entry or on a letterbox.	Prior to the commencement of use of Stage 1 and to be maintained.
LIMITATION ON ANTENNAE AND SATELLITE DISHES		
34.	A maximum of one radio/tv antenna and one satellite dish may be installed external to each building. The diameter of any satellite dish shall not exceed 900mm unless otherwise agreed to in writing by Council. Note: The installation of a satellite dish with a diameter greater than 900mm is assessable development under the <i>Building Regulation 2006</i> and requires an approval from a private building certifier.	Prior to the commencement of use and to be maintained.
SCREENING		
35.	All fixed mechanical plant (including air conditioning units) shall be contained within the building or visually screened from all street frontages, public locations and adjoining premises. Open storage areas, loading areas, refuse storage, and other unsightly areas shall be visually screened from all street frontages, public locations and adjoining premises.	Prior to the commencement of use and then to be maintained.
FENCING OF FRONT BOUNDARY		
36.	Front boundary fencing shall not exceed a maximum height of 1.2m and shall be semi transparent.	Prior to the commencement

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		of use and then to be maintained.																				
SCREEN FENCING																						
37.	Construct 1.8m high screen fencing along the northern side boundary of the site:	Prior to the commencement of use of Stage 1 and then to be maintained.																				
38.	Construct screen fencing along the rear and southern side boundary of the site: (i) To a height of 1.8m along the rear boundary, and (ii) To a height of 1.8m along the southern side rearward of the front building line. Note: The 1.8m high southern boundary fence is to be located on top of a retaining wall.	Prior to the commencement of use of Stage 2 and then to be maintained.																				
OUTDOOR LIGHTING																						
39.	Outdoor lighting shall be: (i) designed in accordance with <i>AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> ; and (ii) installed and operated to ensure there is no spillage of light upwards or to adjoining residential properties.	Prior to the commencement of use and then to be maintained.																				
ACOUSTIC AMENITY – IMPLEMENT ACOUSTIC REPORT																						
40.	Acoustic treatments shall be incorporated into the design and construction of the development, including the car park. This will include rated acoustic systems for doors, windows, walls and ceilings to comply with the Acoustic Quality Objectives of the Environmental Protection (Noise) Policy 2008 including: <table><tr><td></td><td colspan="3">Measured at the receptor</td></tr><tr><td></td><td>LAeq,adj, 1hr</td><td>LA10,adj, 1hr</td><td>LA1,adj, 1hr</td></tr><tr><td>For dwellings (outdoors) 7am-10pm</td><td>50</td><td>55</td><td>65</td></tr><tr><td>For dwellings (indoors) 7am-10pm</td><td>35</td><td>40</td><td>45</td></tr><tr><td>After 10pm</td><td>30</td><td>35</td><td>40</td></tr></table>		Measured at the receptor				LAeq,adj, 1hr	LA10,adj, 1hr	LA1,adj, 1hr	For dwellings (outdoors) 7am-10pm	50	55	65	For dwellings (indoors) 7am-10pm	35	40	45	After 10pm	30	35	40	Prior to the commencement of use and then to be maintained.
	Measured at the receptor																					
	LAeq,adj, 1hr	LA10,adj, 1hr	LA1,adj, 1hr																			
For dwellings (outdoors) 7am-10pm	50	55	65																			
For dwellings (indoors) 7am-10pm	35	40	45																			
After 10pm	30	35	40																			
41.	Any fixed plant and equipment that causes sound (eg. Noise from effluent disposal system and air-conditioning equipment) must be enclosed and positioned to ensure the sound pressure level does not exceed on any day: (a) 3 dBA above background level, before 7 am; (b) 5 dBA above background level between 7am and 10 pm; or (c) 3 dBA above background level, after 10 pm.	Prior to the commencement of use and then to be maintained.																				
42.	The use of the building must not occur as an indoor entertainment on any day: (a) Before 7 am, if it makes an audible noise, or (b) Between 7am and 10 pm, if it makes a noise of greater than 5 dBA above background level, or (c) Between 10 pm and midnight if the use makes a noise greater than 3	Prior to the commencement of use and then to be maintained.																				

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	dBA above background level.	
43.	<p>Implement all noise attenuation measures recommended in the approved acoustic report prepared by Noise Measurement Services and dated 11 June 2018.</p> <p>Certification must be submitted to Council that confirms the development has been constructed in accordance with the Acoustic Amenity Conditions of this Decision Notice. Certification must be undertaken by a qualified person with at least 3 years current experience in acoustics. Measurements are to be undertaken in accordance with AS1055.1-1997 Acoustics – Measurement of Environmental Noise- General Procedures.</p>	Prior to the commencement of use and then to be maintained.
LANDSCAPING WORKS – IMPLEMENT APPROVED PLAN		
44.	<p>(a) Lodge an operational works application and implement landscape construction works in the approved landscape plan, including the following minimum specifications</p> <ul style="list-style-type: none"> (i) Landscape planting specifications in a PSP; (ii) All trees must be supplied in 45 litre or larger containers; (iii) All other plant material must be supplied in 200mm or larger containers; (iv) Garden areas must be cultivated to minimum 450mm depth and be clear of any rubbish, rocks or building rubble; (v) All planting beds and individual trees must be mulched with minimum 100mm depth organic mulch; and (vi) A insert metre wide landscaping strip along the road frontage(s) of the site, exclusive of the access driveway, generally uncompromised by infrastructure items. <p>(b) Submit certification from a suitably qualified landscape architect, designer or contractor that the works have been implemented.</p>	Prior to the commencement of use of each relevant stage and then to be maintained.
STREET TREES - PROVISION		
45.	<p>(a) Provide street trees within the road reserve as follows</p> <ul style="list-style-type: none"> (i) insert one (1) tree along the site road frontage; and (ii) species and planting in accordance with the requirements of PSP / landscape code. <p>(b) Maintain the trees for a period of 12 months.</p>	<p>(a) Prior to the commencement of Stage 2.</p> <p>(b) As indicated.</p>
CIVIL ENGINEERING AND SERVICES		
EROSION & SEDIMENT CONTROL PLAN		
46.	<p>(a) Prepare an Erosion and Sediment Control (ESC) Management Plan in accordance with:</p> <ul style="list-style-type: none"> (i) the relevant Planning Scheme Codes and Policies; (ii) <i>Controlling Stormwater Pollution on Your Building Site</i> 2006 (or later version) published by Healthy Waterways; and (iii) <i>Best Practice Erosion and Sediment Control</i> published by International Erosion Control Association Australasia. <p>(b) Submit the Erosion and Sediment Control (ESC) Management Plan to and obtain approval from Council.</p> <p>(c) Implement the requirements of the approved Erosion and Sediment Control (ESC) Management Plan and keep a copy of the plan on site.</p>	<p>(a) Prior to the issue of an approval for operational work or building work.</p> <p>(b) In conjunction with lodgement of the first related operational works</p>

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		application. (c) Whilst construction is occurring.
CLEANING OF ROAD NETWORK		
47.	Any cleaning required of the road and/or drainage network due to erosion and/or sediment from the development will be at the expense of the developer. Such works shall be undertaken immediately where there is potential hazard to pedestrian and/or passing traffic.	Whilst construction is occurring.
EARTHWORKS AND RETAINING WALLS		
48.	<p>(a) Earthworks and retaining structures shall be designed by a suitably qualified person in accordance with:</p> <ul style="list-style-type: none"> (i) Council's Gatton Shire Planning Scheme <i>Earthworks Code</i>; (ii) relevant Australian Standards, including: <ul style="list-style-type: none"> (A) AS3798 <i>Guidelines on Earthworks for Commercial and Residential Developments</i>; (B) AS4678 <i>Earth-retaining structures</i>; and (C) Australian/New Zealand Standard AS/NZS1170 <i>Structure design actions</i>; (iii) relevant National Construction Code requirements; and (iv) the requirements of the conditions of this approval. <p>(b) The design shall ensure:</p> <ul style="list-style-type: none"> (i) All fill and associated batters or retaining walls (including foundations) are contained entirely within the subject site, and (ii) Structurally designed retaining walls (not gravity retaining walls) are provided adjacent to roads, and (iii) Timber retaining walls are not provided on property boundaries unless fill is less than 1.0m in height. <p>(c) Where retaining structures or earthworks (cut or fill levels) exceed 1m in height, submit:</p> <ul style="list-style-type: none"> (i) design drawings that clearly show the location and overall configuration (fully dimensioned), design parameters and loads, materials and finishes of all earth retaining structures for the development to and obtain operational works approval from Council. <p>(d) Where retaining structures or earthworks (cut or fill levels) exceed 1m in height, construct the retaining structures in accordance with the approved operational works plans and relevant design requirements.</p>	<p>(a) Prior to the commencement of work.</p> <p>(b) In conjunction with submission of an operational works application, or where no operational works are required, prior to the commencement of building work.</p> <p>(c) Prior to the commencement of site works.</p> <p>(d) Prior to the commencement of use.</p>
REFUSE AND WASTE		
WASTE STORAGE AND COLLECTION		
49.	<p>Refuse storage, removal and collection facilities must be provided in accordance with the following:</p> <ul style="list-style-type: none"> (a) provision of two (2) 240L wheelie bins for general and recyclable waste 	Prior to the commencement of use and then

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	(b) collection by service vehicles from the kerbside. (c) provision of a hardstand impervious area on site for the permanent storage location of the bins, having minimum dimensions of 0.36m ² (600mm x 600mm) per bin.	to be maintained.
ADVICE		
RELATED APPROVALS		
50.	The following development approvals are required under the planning scheme and/or the <i>Planning Act 2016</i> to enable construction and/or operation of the approved development: (a) Operational works for the following prior to the commencement of construction for: (i) Earthworks; (ii) Roadworks; (iii) Parking areas; and (iv) Stormwater. (b) Building Works approval prior to the commencement of construction. (c) Plumbing and drainage works prior to the commencement of construction for: (i) Internal plumbing and external drainage connections; and (ii) Installation of on-site effluent treatment systems.	At all times following the commencement of use.
ADVICE - INFRASTRUCTURE CHARGES		
51.	An infrastructure charges notice issued under Section 118 of the <i>Planning Act 2016</i> and Council's Adopted Charges Resolution accompanies this approval, and addresses the following networks (i) Transport (ii) Stormwater / Waterways (iii) Community Purposes A water approval issued by Queensland Urban Utilities may be accompanied by a further infrastructure charges notice for water and sewer networks.	At all times following the commencement of use.
ADVICE – ACCESS FOR PEOPLE WITH DISABILITIES		
52.	The <i>Anti-Discrimination Act 1991</i> (Qld), the <i>Disability Discrimination Act 1992</i> (Comm), Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility and the National Construction Code require provision must be made for equitable access for persons with disabilities to and within the site. The existing house will need to be internally refitted to enable reclassification as a Class 9b building under the Building Code of Australia.	At all times following the commencement of use.
ADVICE – HOURS OF CONSTRUCTION NOISE		
53.	A Builder (including Owner Builder) or Building Contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work in accordance with the Environmental Protection Act 1994: (i) on a business day or Saturday, before 6:30am or after 6:30pm; or (ii) on any other day, at any time.	During construction.
ADVICE – CONSTRUCTION WASTE MANAGEMENT & STORAGE		
54.	Waste generated during demolition, excavation and construction shall: (i) be managed in accordance with the waste management hierarchy as detailed in the <i>Waste Reduction and Recycling Act 2011</i> and Council's	During construction.

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	<p><i>Waste Reduction and Recycling Plan; and</i></p> <p>(ii) be stored on-site and disposed of in accordance with the <i>Environmental Protection Regulation 2008</i>.</p>	
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Report

1. Introduction

The applicant seeks a Development Permit for Material Change of Use for an Indoor Entertainment (Meeting Hall – Place of Worship) on L1 RP75870 at 225 Woodlands Road, Gatton. An application for an Indoor Entertainment within the Industry Zone requires code assessment against the Gatton Shire Planning Scheme.

2. Background

The current property at 225 Woodlands Road was purchased by the LVIC Pty Ltd in June 2016. The site contains an existing house.

A pre-lodgement meeting was held with the applicants on 13 April 2017. The applicants have had ongoing discussions with Council officers to minimise any areas of contention with respect to the development.

3. Report

Proposed Development

The proposed development is for a Development Permit for Material Change of Use for an Indoor Entertainment (Meeting Hall – Place of Worship) comprising two stages on the subject land.

The site has an area of 0.4047 hectares. The development site has direct frontage to Woodlands Road.

The development is proposed with one access. The applicant has proposed to move the existing access northwards as a part of Stage 2 of the development.

The development is connected to electricity and telecommunication services and reticulated water.

The applicant advised the normal activities associated with the development primarily include:

- *Daily prayer services*
- *Friday congressional service*

Additional activities include:

- *Counselling*
- *Community engagement programs and events*

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- *Language classes*
- *Education*
- *Workshops (computer skills, health information etc.)*
- *Youth programs*
- *Funeral services*
- *Marriages*

These uses fit into the activities that are carried out within a meeting hall, noting that 'Place of Worship' is specifically attached to the description of meeting hall. The majority of these activities would occur during the day; however morning and evening prayers would occur before sunrise and after sunset respectively.

Stage One

Stage One of the development involves reuse of the existing house to include a small meeting hall and associated offices (see Figure 1). The development includes the provision of 11 parking spaces, including the construction of a carpark comprising 8 spaces, and the use of a double garage and a carport. It is proposed to use the existing driveway for access.

The existing house has a GFA of 104.9m². The garage and carport have a combined area of 68.1m². The storage area underneath the house has an area of 48.7m².

Internal changes will be required to the house including, but not limited to, provision of disabled access and disabled toilet to enable reclassification as a Class 9b building.

The applicant proposes to use the existing on-site disposal system for Stage 1 of the development.

Stage Two

Stage Two of the development involves the construction of a new building behind the existing house (see Figures 2-4). The proposed building has a gross floor area of 477.5m².

The existing hall would be retained as a part of the development and would be operated as an ancillary building for overflow purposes and office area.

The development includes the provision of an additional 30 parking spaces, relocation of the driveway toward the northern boundary of the site, a right turn treatment in Woodlands Road and full landscaping and fencing of the site.

The existing effluent disposal system would be replaced with an upgraded treatment system that achieves advanced secondary quality effluent. The site is too small to accommodate all of the effluent generated on site, therefore the applicant proposes to collect and dispose of the surplus effluent at a wastewater treatment plant. Additional detail is provided in the body of the report.

Stage Two is proposed to commence in approximately four to five years.

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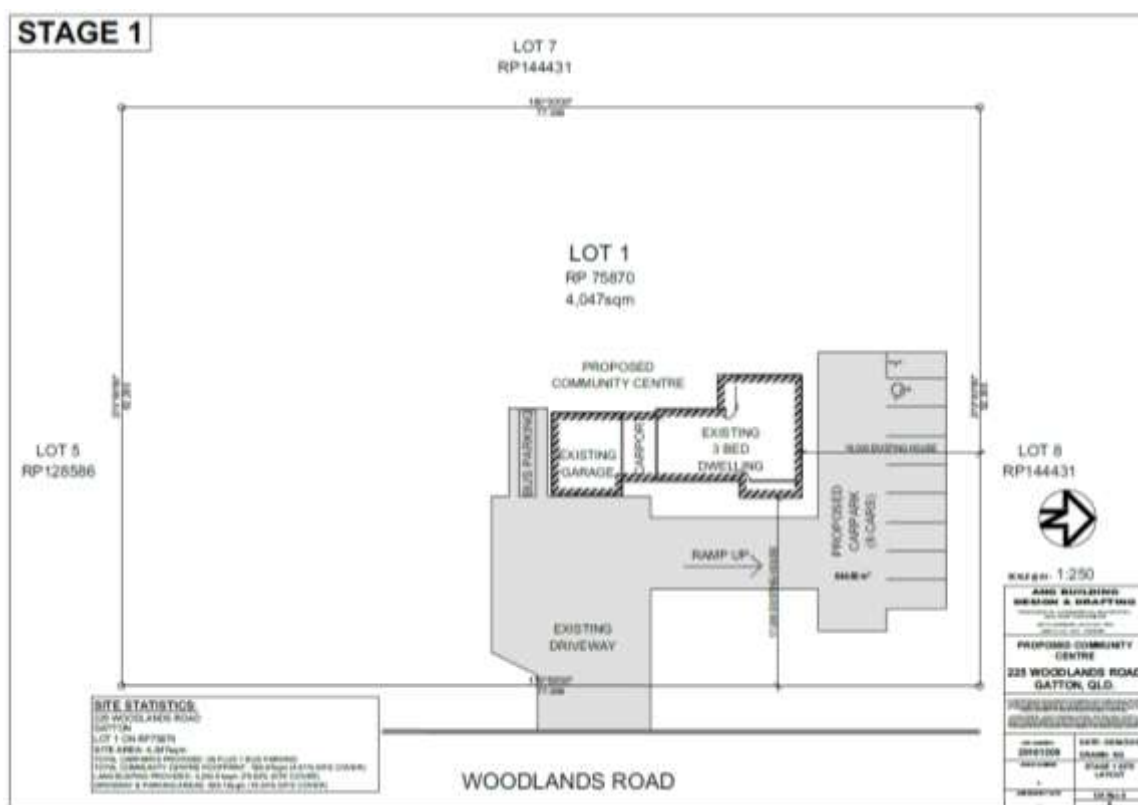


Figure 1 – Proposed Site Plan – Stage 1

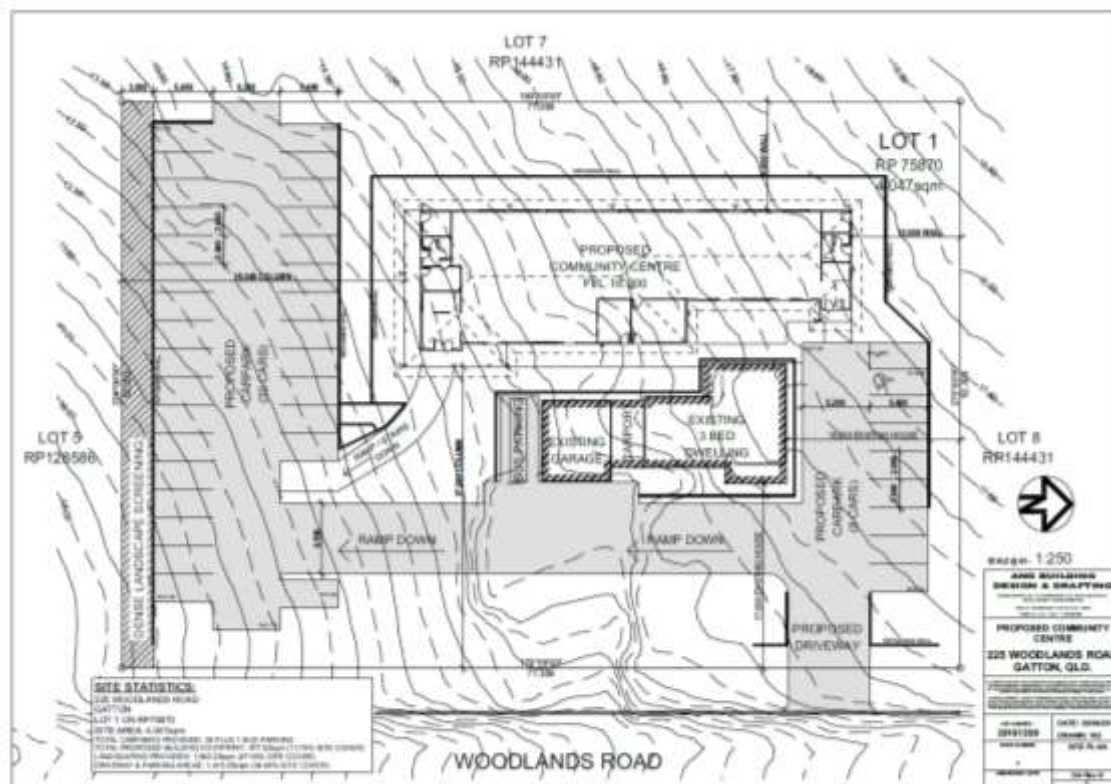


Figure 2 – Proposed Site Plan – Stage 2

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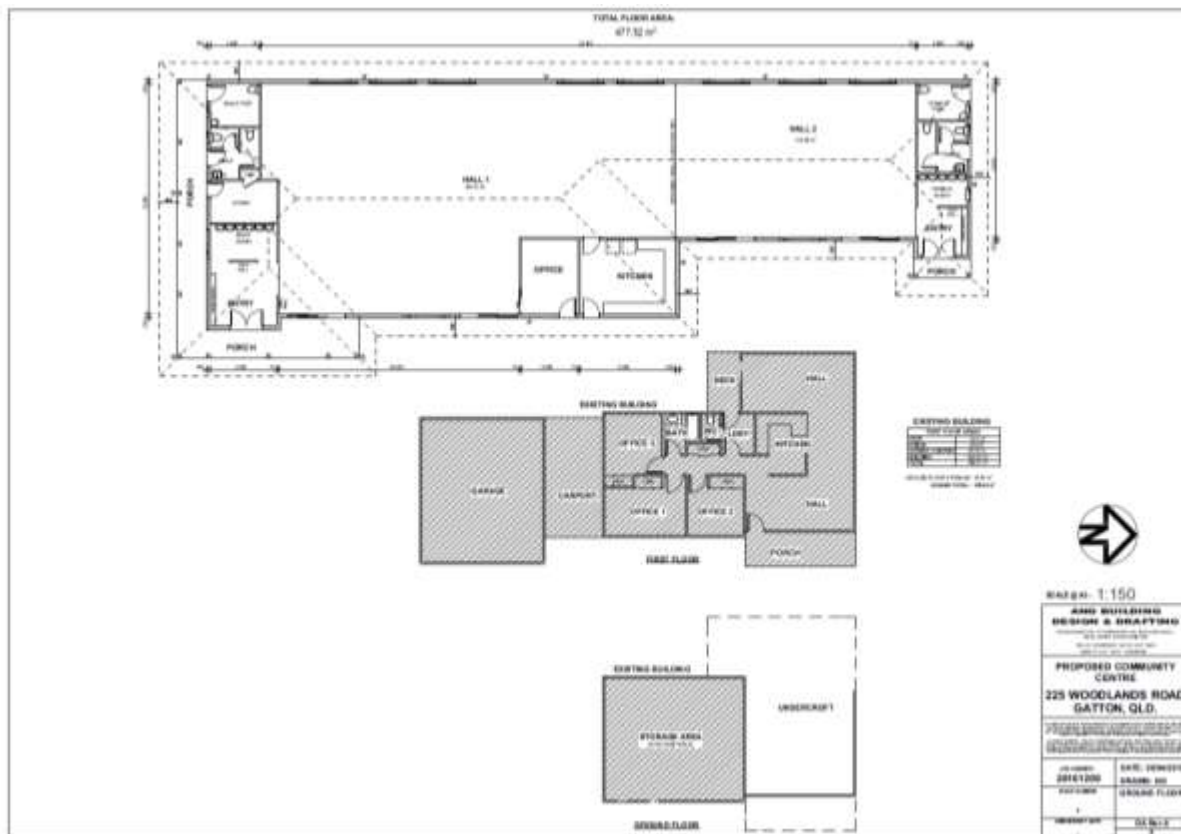


Figure 3 – Proposed Floor Plan

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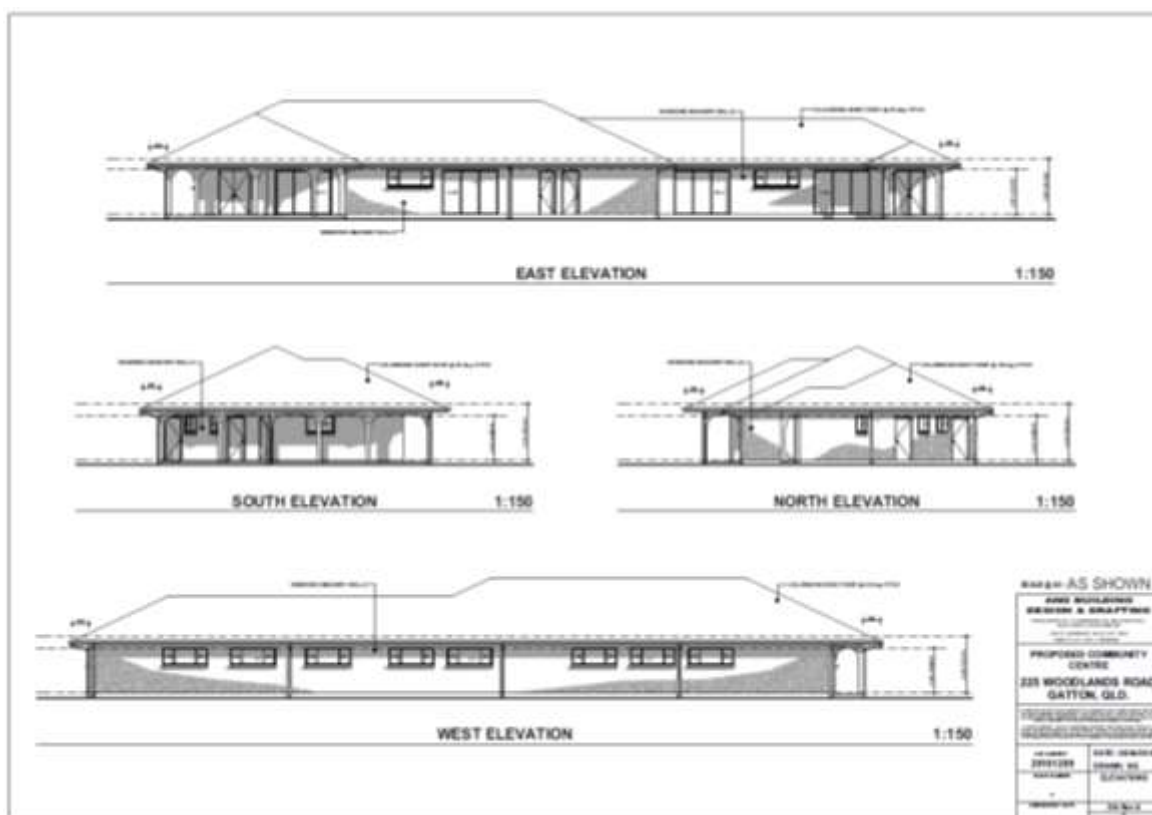


Figure 4 – Elevations of new building

Subject Land

The subject site is rectangular in shape, and is part of Lot 1 RP75780 that comprises a single title and has a total area of 0.4047 hectares. Lot 1 is accessed by Woodlands Road to the east.

The site contains no easements.



Figure 5 - Aerial photo of subject site

Assessment

Legislative Requirements

Assessment of the development is required under the *Planning Act 2016*. As such, the application must be assessed against each of the following statutory planning instruments to the extent they are relevant to the development:

- (a) a matter prescribed under *Planning Act Regulation*;
- (b) a State planning regulatory provision;
- (c) a State planning policy;
- (d) a planning scheme; and
- (e) a temporary local planning instrument.

According to the Assessment Tables for the Industry Zone, Indoor Entertainment is a Code Assessable use.

It is noted that the applicant submitted the application on 20 June 2018 and it was 'properly made' on 20 June 2018. Assessment of this application against the relevant planning instruments is provided in the following sections.

Referral Agencies

The application was not subject to referral to any Referral Agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*.

State Planning Regulatory Provisions

South East Queensland Regional Plan 2009-2031 (SEQRP)

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The subject site is located within the Urban Footprint of the SEQRP and is consistent with the overarching intent of this Plan as the proposed use is for urban purposes as defined under the Regional Plan.

State Planning Policy 2017 (SPP)

The State Planning Policy 2017 is yet to be incorporated within Council's planning scheme. While there are some elements that align with the SPP there are others to be considered. The SPP interactive mapping system identifies the subject site as being located within:

- Water resource catchment

State Interest – Water Quality

The site is mapped within a water resource catchment. The assessment benchmarks for Water Quality state:

- (1) *Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values arising from:*
 - (a) *altered stormwater quality and hydrology*
 - (b) *waste water*
 - (c) *the creation or expansion of non-tidal artificial waterways*
 - (d) *the release and mobilisation of nutrients and sediments.*
- (2) *Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)*
- (3) *Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.*

The trigger for assessment against the State Planning Policy for Water Quality is identified below:

- (1) *a material change of use for an urban purpose that involves premises 2,500m² or greater in size and;*
 - (a) *will result in six or more dwellings; or*
 - (b) *will result in an impervious area greater than 25 per cent of the net developable area*

'An urban purpose under the regulation is defined as –

urban purpose *means a purpose for which land is used in cities or towns—*

- a. including residential, industrial, sporting, recreation and commercial purposes; but*
- b. not including rural residential, environmental, conservation, rural, natural or wilderness area purposes.*

The regulation provides a definition for residential development, being –

- a. means the use of premises for a residential purpose, including, for example, a relocatable home park or retirement facility; but*
- b. does not include*

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- (i) a community residence; or
- (ii) a detention facility; or
- (iii) a residential care facility; or
- (iv) a supervised accommodation service; or
- (v) tourist accommodation; or
- (vi) accommodation for employees, including rural workers' accommodation.

Given the above, the proposed development is considered to be urban in purpose, and as a result is considered to fall within the definition of an urban purpose under the regulation'.

The applicant provided a storm water management plan prepared by HCE Engineers as a part of the application which has been assessed as a part of the proposal.

State Interest – Natural Hazards, Risk and Resilience

The site is also mapped under the Bushfire prone area as subject to the Potential Impact Buffer. The SPP assessment benchmarks apply to any development application for a material change of use within Bushfire prone areas as defined by the SPP mapping.

The relevant assessment benchmarks for this application are as follows:

Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:

(3) Development other than that assessed against (1) above [coastal management districts], avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.

All natural hazard areas:

(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.

(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.

(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.

(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.

Almost all of the site is mapped within the Potential Impact Buffer for the Bushfire hazard area – bushfire prone area as per the SPP mapping, however the risk is mitigated as the site is serviced by reticulated water, and the vegetation that creates the bushfire hazard is on the east (opposite) side of Woodlands Road.

The development complies with the assessment benchmarks of the State Planning Policy.

Gatton Shire Planning Scheme 2007

Applicable Planning Scheme Codes

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

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- Industry Zone Code
- Industrial Development Code
- Commercial Premises and Shops Code
- Advertising Device Code
- Building Work Code
- Landscaping Code
- Lighting Code
- Services and Infrastructure Code
- Vehicle Access, Parking and On-Site Movement Code

These codes comprise the assessment benchmarks that the application must be assessed against.

Industry Zone Code

The site is within the Industry zone. The following Specific Outcomes apply to all properties within the Industry zone.

- (a) *Development for industrial is undertaken in a sustainable manner consistent with the environmental values, amenity and character of the sites and localities concerned.*
- (b) *Development is for the establishment of a wide range of manufacturing, processing, repairing, packing, storing and similar activities that require a location with good access to transport facilities. Buildings and associated plant are established where they can be effectively:*
 - (i) *segregated, or buffered, from incompatible land uses; and*
 - (ii) *integrated without adversely affecting the road network.*
- (c) *Other uses reasonably associated with industrial operations (like the sale of goods resulting from the industrial activities on the site, storage facilities and ancillary offices), or those directly serving workers (including catering shops, recreational facilities and childcare centres) may also locate in these areas.*
- (d) *Where industry land adjoins, or is situated across a road from, land used or intended for residential use, or land environmentally or otherwise sensitive to industrial activity, the industrial development provides effective screening and buffering, and is designed and constructed so as to minimise any adverse impacts on the amenity or environmental values of the adjoining or facing land.*
- (e) *New residential development, other than for a caretaker's residence, does not occur.*
- (f) *All other defined uses and other not defined uses, not specifically identified in Table 1 are not consistent with the purpose of the zone.*

The proposed use of the property as Indoor Entertainment does not involve an industrial or manufacturing/processing activity, however Indoor Entertainment is listed as a defined use identified in Table 1 as a Code assessable use within the Industry zone of the *Gatton Shire Planning Scheme 2007*, therefore the use is considered to be consistent use within the Industry zone.

The site adjoins land that is zoned and used for residential purposes. The hours of operation for the development include morning prayers that commence around 4:30am at the earliest (in summer). The commencement and conclusion times of daily prayers varies seasonally, in that morning prayers are held at an earlier time in summer, and evening prayers conclude later in

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winter. The applicant submitted an acoustic report that addresses the potential impacts of the development upon surrounding properties. The acoustic report has been peer reviewed by a third party and conditions have been recommended as a part of an approval package. The conditions include noise level requirements prior to 7am, between 7am and 10pm, and at other times. These acoustic requirements are standard with respect to development in industrial areas, and are generally implemented consistent with the provisions of the *Environmental Protection Act*.

The site is in the Gatton area of the Industry zone which has the following specific outcomes.

- (a) *A wide range of industrial development occurs in suitable locations within the town.*
- (b) *Design of new development gives particular attention to:*
 - (i) *ensuring urban design is of a high standard;*
 - (ii) *consolidation of access points to reduce traffic conflict points;*
 - (iii) *ensuring landscaping, streetscape and amenity for industrial uses is of a high standard, particularly at sites forming gateways to the town or other major roads;*
 - (iv) *ensuring access by heavy vehicles does not reduce the efficiency and safety of the road network;*
 - (v) *the transport of goods to and from the site is able to use routes which are suitable for the type vehicles which will be used, particularly where hazardous and dangerous goods are involved; and*
 - (vi) *minimising visual, noise and other impacts on the amenity of nearby residential land uses.*

While the use is not industrial, the impacts of the development have been assessed. Access to the site and the existing street infrastructure is to be upgraded, therefore improving the existing streetscape, and making the access arrangements safer than the current arrangements. The site will be landscaped, and screening fences will be provided along the north, south and eastern boundaries of the site to maintain and improve amenity to surrounding properties.

The site is contained in the Gatton South-West Industrial Precinct (Precinct G2) which has the following specific outcomes:

- (a) *The precinct accommodates industrial uses which are generally compatible with the adjoining residential areas.*
- (b) *Industrial and related development does not generate high volumes of heavy traffic or high levels of noise or other emissions to be accommodated.*
- (c) *Where a site adjoins residential land, the development is sited, designed, and finished to minimise any adverse impacts on the visual and general amenity of the adjoining land. Development will:*
 - (i) *include effective screening and buffering (by landscaping and/or fencing); and*
 - (ii) *minimise any adverse impacts on the visual and general amenity of the adjoining land.*
- (d) *Uses containing a significant retail component are inconsistent with the outcomes sought in this precinct.*

While the use is not industrial, the South-west precinct allows for other related development as specified in (b). The development will not generate high volumes of heavy traffic or high levels of noise or other emissions as demonstrated in the submitted Traffic Impact Assessment and

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Acoustic Report. As previously mentioned, the site will be screened from surrounding properties to the north, south and west.

The development is consistent with the intent of the Specific Outcomes of the Industry zone and therefore complies with this Assessment Benchmark.

Industrial Development Code

The site is subject to the Industrial Development Code. The development complies with the minimum area and frontage dimensions set out in this code. The site is not subject to flooding. The site is provided with safe pedestrian and vehicular access. The development complies with setback distances to roads, and property boundaries. The development addresses the street, noting that Stage 1 of the development is proposed within the existing house.

The development is proposed to be staged, and relevant conditions associated with the development have been set out to address the individual stages of development.

Conditions have been proposed to address impacts of noise, dust, odour, and stormwater, both during and after construction. Conditions have been proposed to address storage areas and lighting associated with the development.

With the implementation of recommended conditions the development achieves the purpose of the Industrial Development Code, by ensuring the desired character and amenity of the locality are not adversely impacted and ensuring appropriate considerations have been made for vehicle safety and the road network. The development therefore meets the Assessment Benchmark.

Commercial Premises and Shop Code

The Indoor Entertainment use is listed as subject to assessment against this Code. The proposed development does not include a Shop.

Probable Solution A4.1 references a maximum gross floor area of 100m². This provision relates primarily to commercial uses such as a Shop, in that it is intended that retail uses associated with the Industry Zone are generally subservient to an industrial use on site, rather than being able to create a commercial or retail precinct in an Industry Zone. The Indoor Entertainment definition contains a variety of uses including Cinema, Concert Hall, Gymnasium, Meeting Hall (including places of worship), Skating rink (indoor), Stadium (indoor), and Theatre (indoor) that are likely to have a floor area in excess of 100m².

The site is not listed in any of the commercial precincts, therefore the development has not been assessed against the provisions of the commercial precincts.

The development meets the Assessment Benchmark.

Advertising Device Code

No advertising devices have been proposed as a part of the application. It is envisaged the developer may erect a sign with respect to the use, however this would be subject to a separate code assessable application.

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Building Work Code

In the Industry zone, the maximum height for buildings is 11.0 metres.

The existing building is a highset building with a single habitable level. This has an approximate maximum height of 7 metres above natural ground level.

The building proposed as a part of Stage 2 has a maximum height of 6.2m. Due to the cut and fill that will be required on site, the building would however have a maximum height above natural ground level of approximately 8.0m.

The height of the buildings are therefore several metres lower than the maximum height permitted in the Industry zone.

The properties to the west and north are in the Industry zone. The proposed building in Stage 2 has a setback of 10m to the northern side boundary and the rear boundary. In the Industry Zone, a zero setback is allowed to adjoining Industry zoned land.

The property to the south is in the Urban Residential zone. A 3m setback is allowed to a Residential zone. The proposed building in Stage 2 has a setback of over 26m to the southern side boundary.

The development therefore meets the Assessment Benchmark.

Landscaping Code

A landscaping plan has been prepared by Andrew Gold Landscape Architecture. The plan sets out the ultimate design for Stage 2, but doesn't specify the works required for Stage 1. As a result, it is proposed to condition that landscaping for Stage 1 consist of the plants immediately to the north of the car parking area, and the plants adjacent to the house. The existing vegetation on the balance of the site can be retained as a part of Stage 1 of the development.

This will enable retention of the Stage 1 plantings while Stage 2 is being developed. Relevant conditions have been proposed to address the staging and provision of landscaping on site.

The development meets the Assessment Benchmark. A subsequent Operational Works approval will be required to carry out the landscaping works on the site.

Lighting Code

Outdoor lighting will be designed and operated in accordance with *Australian Standard AS1158.1.1 1997 – Road Lighting* and *AS4282-1997 – Control of the Obtrusive Effects of Outdoor Lighting*.

A condition is proposed for this development that low level lighting be provided within the car park, in preference to lights on top of posts. Screen fencing will be provided to adjoining properties. It is considered this will minimise opportunities for light spill onto adjoining properties, as the low level (and low height) lighting would remove direct line of sight to the exterior lighting.

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The development meets the Assessment Benchmark.

Services and Infrastructure Code

The site has access to all relevant infrastructure, consisting of reticulated water, electricity and telecommunications.

The development meets the Assessment Benchmark.

Effluent disposal

The site is remote from sewer and the existing house is currently served by an existing on-site effluent disposal system. A report by Integrated Water and Environmental Solutions was lodged with the application. The existing system is proposed to serve the development as part of Stage 1. A new on-site effluent disposal system is proposed on site to serve Stage 2 of the development. The applicant has advised this system would be able to only serve a portion of the development and the balance would need to be pumped out and conveyed off site by an authorised waste collector.

The applicant's report has been reviewed by Council staff. Based upon the existing effluent disposal arrangements for the house, it is considered the development is likely to generate additional usage due to the potential increased numbers of persons attending the house as a part of Stage 1. As a result, conditions have been proposed to upgrade the existing system prior to the commencement of Stage 1.

For Stage 2, the proposed new building will be 10 metres from the side and rear boundaries of the site, however a retaining wall is proposed approximately 6-7 metres from the side and rear boundaries. While the effluent disposal report indicated a percentage of the effluent disposal could be dealt with on site, a 4 metre separation is required from the retaining wall. The retaining walls were not shown in the effluent disposal report. This would result in an excessively constrained effluent disposal area. It is likely all effluent disposal generated as a result of Stage 2 will require collection and off-site disposal. This will also require demonstration of relevant turning movements for the tanker.

Relevant conditions have been proposed to address this outcome and therefore the development is considered to comply with this Assessment Benchmark. .

Stormwater

Stormwater discharge will be increased as a consequence of the development. The applicant has provided a Stormwater Management Plan that addresses water quality and quantity. The plans have also provided a mechanism to deal with stormwater flows through the site from the industrial land to the rear of the site.

Conditions have been proposed to address the effluent disposal and stormwater aspects of the development for stages 1 and 2 of the development.

The development meets the Assessment Benchmark.

Vehicle Access, Parking and On-Site Movement Code

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Woodlands Road

The site has frontage to Woodlands Road. The site is located close to and south of a crest in Woodlands Road. The applicant provided a traffic report via Rytenskiid Traffic Engineering (RTE) as a part of the application.

Woodlands Road, in front of the site, is currently formed as a two lane bitumen road with gravel shoulders. Woodlands Road is classified as an Urban Arterial Road.

The existing kerb and channel on the western side of Woodlands Road finishes approximately 28 metres north of the site at the southern end of the storage unit site. At that point the road pavement width tapers from approximately 8.7m to approximately 6.2m in front of the subject site. The narrowing occurs on the western side of the Woodlands Road pavement.

Typically Council would require a development within an Industry zone to have kerb and channel across the site frontage, however the final design of Woodlands Road has not been resolved at this time. Where the road alignment varies from the proposed final alignment, based on ultimate road hierarchies, the road pavement would be tapered to provide a safe integration between the existing and upgraded pavements. It is recognised that extension of the kerb and channel southwards on the existing alignment would require an upgrade to the road pavement to accommodate the widening of Woodlands Road.

In this circumstance, if kerb and channel was provided across the frontage of the site, it would be impractical to taper the pavement to the north of the development based on the proximity of other kerb and channel less than 30m away.

The RTE report recommends a relocation of the driveway and a BAR (basic right turn) as a part of Stage 2 of the development. This requires road pavement widening to allow for vehicles to pass while a vehicle is waiting to turn right into the site. The road widening will then transition back to the existing pavement. This is consistent with Probable Solution A2.1 of the Code which states: *"Development includes provision of a passing lane or acceptable lane width to allow safe right turn movements into the development and movement of through traffic."*

Based on the reuse of the house as a part of Stage 1, the applicant proposes to continue the use of the existing driveway. The use of Stage 1 is however likely to result in an increase in traffic movements to and from the property beyond the traffic applicable for a house. Council officers therefore consider that the driveway should be moved northwards as a part of Stage 1, but that no extension of the kerb and channel would be required as a part of this stage, in that Stage 1 of the development does not involve the construction of additional buildings on site.

Stage Two of the development involves the construction of the building toward the rear of the site, and 30 additional parking spaces. This will significantly increase the amount of traffic entering and exiting the site.

The eastern side of Woodlands Road is not proposed to be upgraded beyond any works required to safely accommodate the southbound through lane.

No widening or upgrading of the western side of Woodlands Road as a part of Stage Two has been conditioned. It was not considered to be reasonable for the following reasons:

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- If the road was to be upgraded to a subarterial level, the extension of the kerb and channel, and widening of the western side of the Woodlands Road pavement would be likely to require a reshaping of the road verge.
- Reshaping the road verge and widening the pavement is likely to involve relocation of the existing telecommunications infrastructure in the road reserve and the lowering of two electricity poles; one immediately north of the site, and the other at the southern end of the site frontage.
- These works would be costly, and could be subject to an Infrastructure offset and/or agreement to reimburse the developer for these works.
- However, an Infrastructure Agreement or offset would typically only occur if the trunk infrastructure is delivered to ultimate design levels and form. The final design of Woodlands Road has not been resolved, hence it would not be possible to provide an offset. It is therefore considered unreasonable to require upgrades to Woodlands Road beyond the works directly attributed to the access.

There is no footpath located at the front of the site. The nearest footpath is approximately 750m from the site. It is therefore considered unreasonable to condition the construction of a footpath across the site frontage.

Parking

Under the Code, Table 6.29.1 Car Parking and Servicing sets out the following minimum number of car parking spaces for an Indoor Entertainment use:

“1 space for each 20m² or part thereof of gfa or 1 space per 4 users or visitors whichever is the greater.

Plus 1 bus parking space (minimum dimensions as specified).”

The plans for Stage 1 show a parking area in proximity to the northern boundary of the site. This parking area includes a disabled bay and a designated shared area adjacent to the disabled bay. Eight (8) additional spaces are proposed on site. The existing double garage and carport will also be available for parking. A separate parking bay for a small bus will be located immediately south of the garage.

Without use of the bus, there is sufficient on-site parking proposed to enable 44 persons to attend the site.

In Stage Two, all of the parking in Stage One will be retained. The plans for Stage Two also show a parking area in proximity to the southern boundary of the site that is proposed to provide parking for 30 additional vehicles. This will be separated from the Urban residential zoned land by a timber lapped fence, and a 3m wide landscaped strip between the southern boundary and the proposed parking area. This parking area does not include a turning bay, and therefore it will be necessary to line mark one of the 30 parking spaces to enable vehicles to turn around without an excessive reversing movement. As a consequence the development will have a maximum of 40 parking spaces on site as part of Stage Two.

Without use of the bus, there is sufficient on-site parking proposed to enable 160 persons to attend the site.

The external road environment does not provide suitable alternative on-street parking arrangements to accommodate safe parking arrangements adjacent to the site.

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Appropriate conditions have been recommended and the development is considered to comply with this Assessment Benchmark.

Public Notification

As the application was subject to Code assessment, no formal public notification was required under the *Planning Act 2016*.

Further Approvals Required

If approved, the proposed development would be subject to further permits including:

- Operational Works (Roads, Carparking, Stormwater, landscaping and Drainage)
- Plumbing and Drainage
- Building Works

Adopted Infrastructure Charges Resolution No.1/2016

The proposed use is for Indoor Entertainment. Development of this site would typically be subject to infrastructure charges.

Infrastructure charges for Stage One, involving reuse of the existing building and construction of a carpark, include a credit for the existing building.

Infrastructure charges for Stage Two, involving the new building and a larger carpark include a larger contribution amount.

Charge Type	Description	Demand Units	Rate	TOTAL
PROPOSED DEMAND				
Charge	Stage 1			
	Other	102.02	GFA \$100.00/m ²	\$10,202.00
	Stormwater	629.16	Impervious \$10.00/m ²	\$ 6,291.60
STAGE 1 TOTAL PROPOSED DEMAND				\$16,493.60
	Stage 2			
	Other	417.719	GFA \$100.00/m ²	\$41,771.90
	Stormwater	1320.02	Impervious \$10.00/m ²	\$13,200.20
STAGE 2 TOTAL PROPOSED DEMAND				\$54,992.10
EXISTING DEMAND				
Credit	Existing Dwelling House (Stage 1)	1	-\$12,500.00	-\$12,500.00
STAGE 1 EXISTING DEMAND CREDIT				\$12,500.00
TOTAL PAYABLE STAGE 1				\$3,993.60
TOTAL PAYABLE				\$54,992.10

STAGE 2

4. Policy and Legal Implications

There are no policy or legal implications arising from the recommendation provided in this report.

5. Financial and Resource Implications

The development is conditioned to include road works in front of the site; however these are directly related to the access arrangements for the site. While Woodlands Road is a higher order road, these works in front of the site would not be considered as a potential offset against the infrastructure charges.

Under Council's Development Incentives – Infrastructure Charges there is the potential for a 25% discount to Infrastructure Charges where development has been carried out in accordance with the policy document.

6. Delegations/Authorisations

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

7. Communication and Engagement

The following Groups, Units and Officers were consulted in the preparation of the application:

- Councillors
- Community Engagement
- Planning and Development
- Building and Plumbing

8. Conclusion

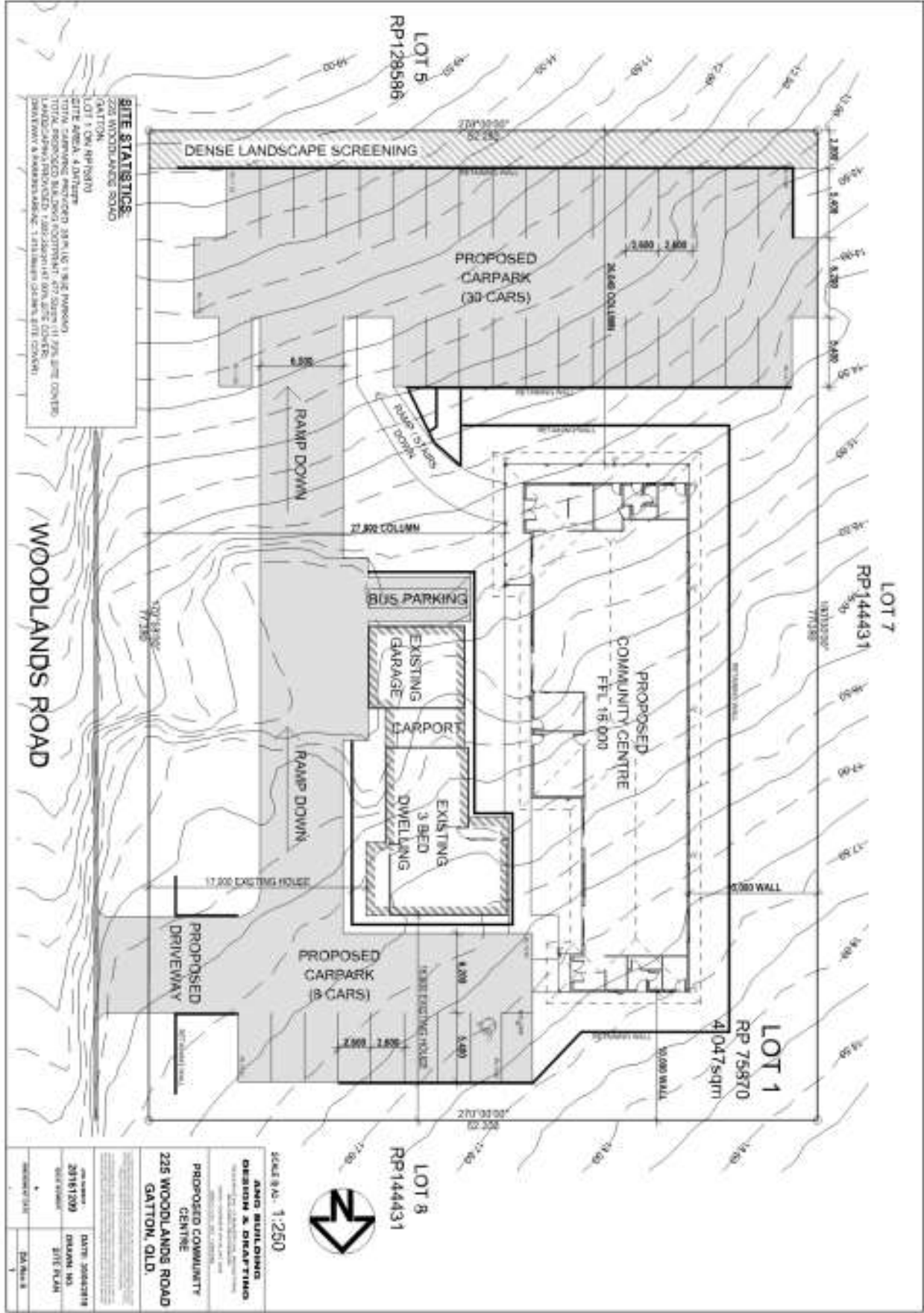
The proposed development generally complies with the requirements of the Gatton Shire Planning Scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The development meets the benchmarks and the application is therefore recommended for approval in accordance with the Decision Rules.

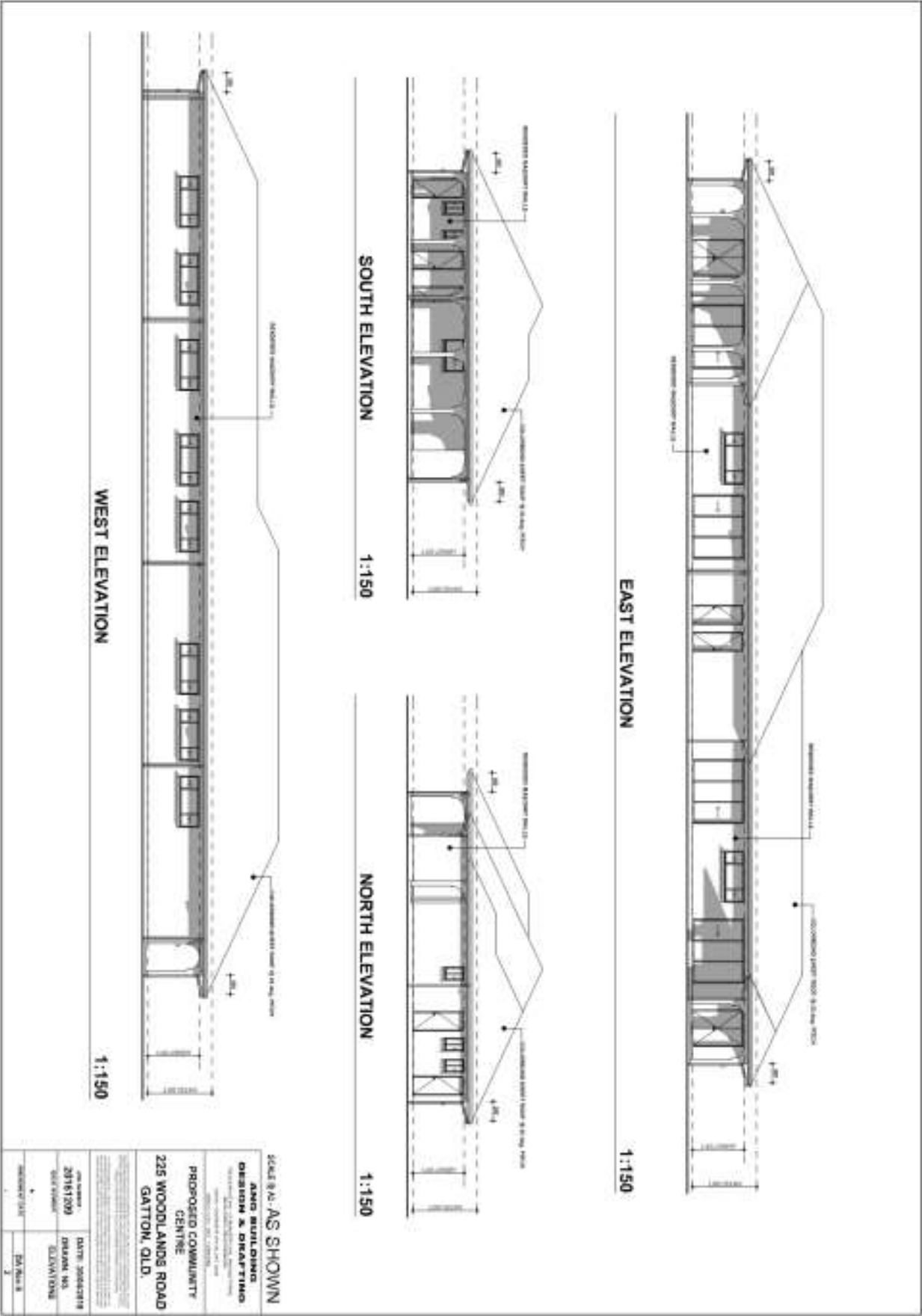
9. Action/s

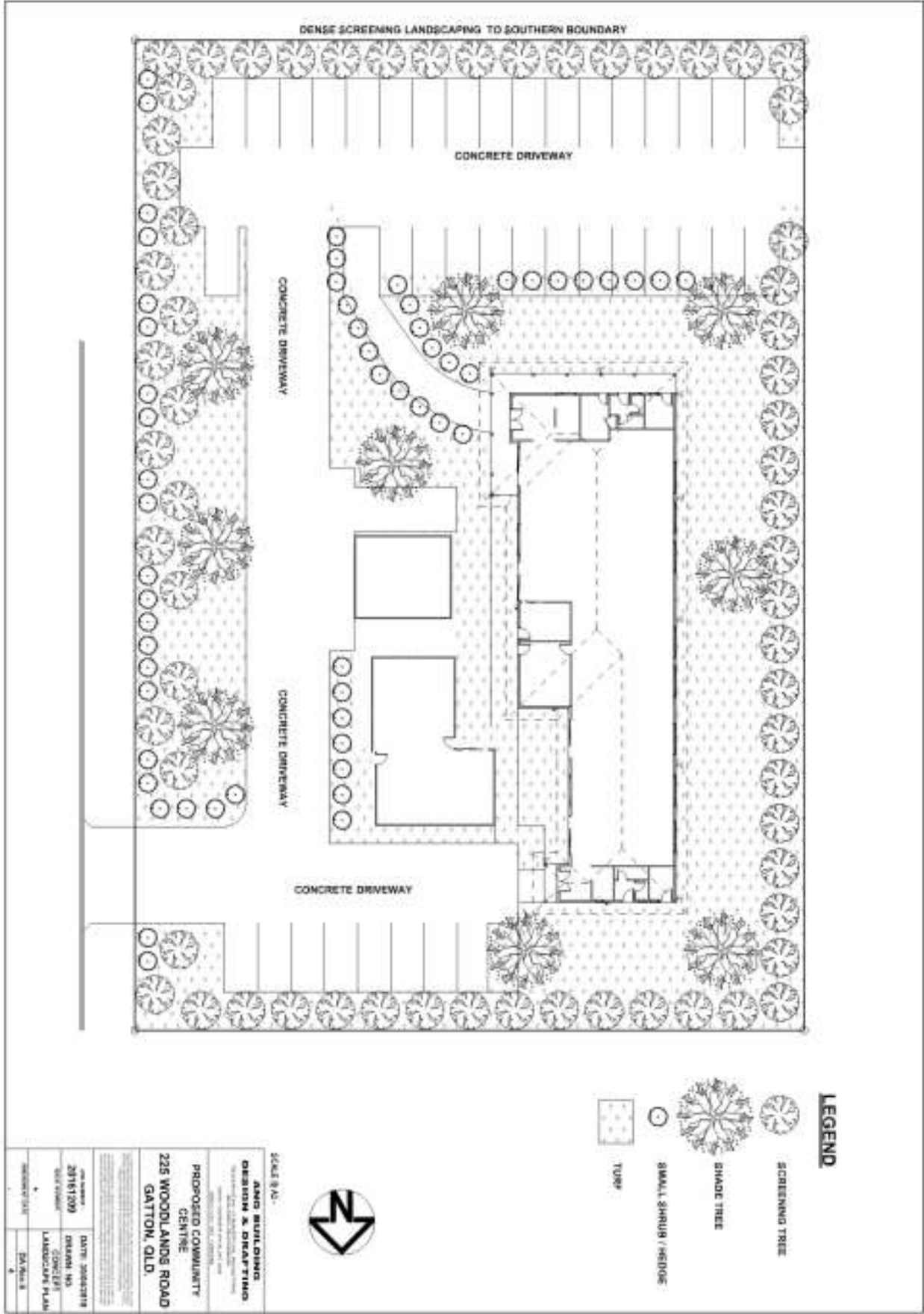
1. Notify the applicant of Council's decision

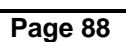
Attachments

- 1 [↓](#) Proposed Plans 6 Pages











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12. CORPORATE AND COMMUNITY SERVICES REPORTS

12.1 Exemptions from Obtaining Competitive Offers for the June 2018 Quarter

Date: 03 July 2018

Author: Tony Brett, Manager Finance & Customer Services

Responsible Officer: David Lewis, Executive Manager Corporate & Community Services

Summary:

To comply with existing legislative requirements, Council is required to make a resolution in relation to Section 235 of the *Local Government Regulation 2012* in relation to certain contractual obligations.

Officer's Recommendation:

THAT Council resolve to enter into medium-sized or large-sized contracts under Section 235(a) of the *Local Government Regulation 2012* without first inviting written quotes or tenders, as it is satisfied that there is only 1 supplier who is reasonably available for:

- a. Additional leadership and team development for Council by Strategic Management Coaching Pty Ltd; and**
- b. Supply of commercial mobile fans by Big Ass Fans Australia.**

And further;

THAT Council resolve to enter into a medium-sized or large-sized contracts under Section 235(b) of the *Local Government Regulation 2012* without first inviting written quotes or tenders, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for Council to invite quotes or tenders for advice and assistance in environmental matters by TAFT Engineering.

Report

1. Introduction

Under the *Local Government Act 2009* (the Act) and the *Local Government Regulation 2012* (the Regulation), Council has specific legislative responsibilities in relation to procurement. However, also contained within this legislation are exemptions from these requirements.

2. Background

Under Section 235 of the Regulation a local government may enter into a medium-sized or large-sized contractual arrangement without first inviting written quotes or tenders if –

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- (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or
- (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
- (c) a genuine emergency exists; or
- (d) the contract is for the purchase of goods and is made by auction; or
- (e) the contract is for the purchase of second-hand goods; or
- (f) the contract is made with, or under an arrangement with, a government agency.

Under the Regulation, a medium-sized contract is between \$15,000 and \$200,000 (exclusive of GST) and a large-sized contract being of greater value than \$200,000 (exclusive GST).

3. Report

Over recent months, Council has entered into contracts with a number of suppliers under the approval of the Chief Executive Officer. These contracts exclude contracts under alternative legislative procurement exceptions under Sections 231 to 234 of the Regulation.

To comply with the requirements of the Regulation, Council is now required to make a resolution in relation to Section 235 of the Regulation in relation to these contractual obligations.

Tabled below is the group, type of contract, supplier and reasons for not applying competitive procurement:

Section 235	Unit	Supplier	Service(s)	GST Inclusive	Justification
a	Organisational Development	Strategic Management Coaching Pty Ltd	Further leadership and team development for council	\$22,500	Further sessions are required and continuity in the provider will ensure the best outcome.
a	Marketing, Communication and Engagement	Big Ass Fans Australia	Supply of commercial mobile fans for Qld Transport Museum	\$22,440	Specialised solution for the space and ability to deliver within desired timeframe
b	Health, Waste and Regulatory	TAFT Engineering	Assist Council in the review and negotiation of a new combined Environmental Authority for the whole region.	\$20,000	Extensive experience working with Dept. of Environment & Science and Council; expert knowledge of requirements and the ability to negotiate best, fair and reasonable outcomes for Council.

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4. Policy and Legal Implications

Under Section 235 of the *Local Government Regulation 2012*, a local government may enter into a medium-sized or large-sized contractual arrangement without first inviting written quotes or tenders if –

- (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or
- (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
- (c) a genuine emergency exists; or
- (d) the contract is for the purchase of goods and is made by auction; or
- (e) the contract is for the purchase of second-hand goods; or
- (f) the contract is made with, or under an arrangement with, a government agency.

5. Financial and Resource Implications

Budget and resource implications will continue to be addressed through existing budget allocations.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Executive Manager Corporate and Community Services 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

To comply with the requirements of *Local Government Regulation 2012*, Council is required to make a resolution in relation to Section 235 of the Regulation in relation to the above mentioned contractual obligations.

9. Action/s

No further actions are required in relation to this report.

Attachments



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12.2 Executive Manager Corporate and Community Services Monthly Report for June 2018

Date: 03 July 2018
Author: David Lewis, Executive Manager Corporate & Community Services
Responsible Officer: David Lewis, Executive Manager Corporate & Community Services

Summary:

This report provides Council with a brief summary of key operational activities undertaken by Corporate and Community Services during June 2018.

Officer's Recommendation:

THAT Council receive and note the Executive Manager Corporate and Community Services' Monthly Report for June 2018.

Report

1. Introduction

This report provides Council with a brief summary of key operational activities undertaken by Corporate and Community Services during June 2018.

2. Background

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

3. Report

A brief summary of the key outcomes for Corporate and Community Services during June 2018 by functional grouping follows.

FINANCE AND CUSTOMER SERVICES

Finance

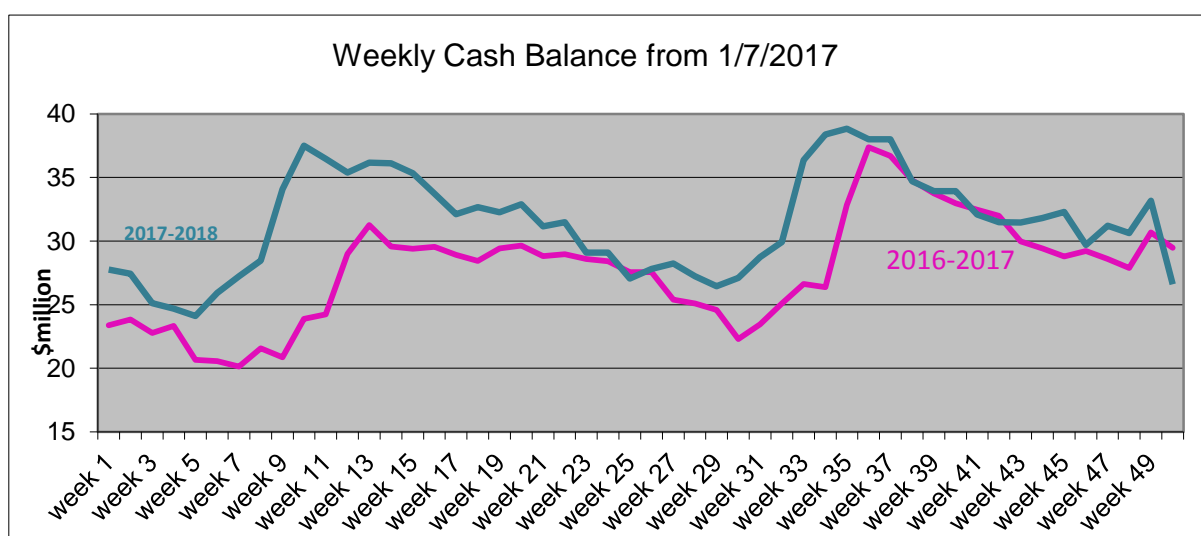
- As of 25 May, 93.35% of the second levy 2017/18 rates levy was collected. This remains on par with the previous year.
- The collection process for outstanding rates from the current levy is ongoing.
- A review of concession entitlements is now underway prior to preparing to issue the first levy for 2018/19
- The 2018/19 budget was adopted at the Special Meeting on 5 June. This is the earliest Council has ever adopted its budget.
- The external auditors completed their second field visit with no issues being identified. The "shell statements" and valuations were provided as required and at this stage, the

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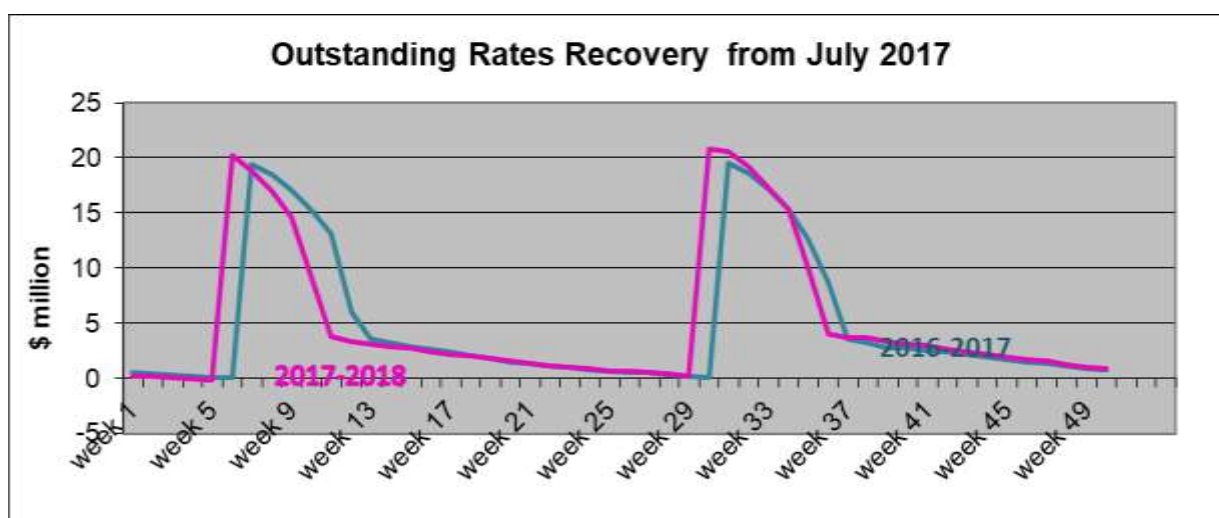
process is on track to meet agreed deadlines. The external audit team will return in August to complete the audit.

- End of financial year rollover was completed with no major issues. The system was rolled over at approximately 8pm on 30 June.
- End of year transactions will continue to be processed into late July. The final result for the year will be known towards the end of July.

Council's cash balance at 29 June 2018 was \$26,601,831.20. The following table shows a recent history of Council's weekly cash balances.



Outstanding rates at 29 June 2018 were \$612,063.50. . The following table shows a recent history of Council's outstanding weekly rates balances.



Customer Services

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This section of the report breaks down June 2018 activity within the Customer Services Branch by service type.

Service Requests

Details of June 2018 customer service requests and recent trends in relation to same for the Customer Services Unit, Corporate and Community Services Group and Council are detailed in the attachments to this report.

Councillor requests

There were 7 new Councillor Requests in June 2018, with 31 Councillor requests remaining open at 30 June 2018.

Telephones

2,503 telephone calls attempted to connect with Council's telephone exchange in June 2018, with a service level 83.85% achieved.

During June Council's "call back" function totalled 53. 40 live chats were also performed during the month.

QGAP

There were 573 QGAP transactions processed by Council during the month of June 2018.

COMMUNITY FACILITIES AND SERVICES

Facilities

Gatton Administration Front Counter

- Project completed early June
- Final brochure display holders to be installed by 6 June.

Gatton Shire Hall

- Council workshop to discuss Master Plan held on 26 June 2018.

Solar Planning

- Solar panels and inverters installed 22 June 2018
- Final testing, commissioning and handover due 3 July 2018.

Gatton Depot Facilities Shed

- Electrical works completed 20 June 2018
- The Building Certifier's final inspection is scheduled for 6 July 2018

Gatton Showground's Energy Reduction and Yellow Toilet Refurbishment

- Council workshop held 26 June 2018
- Structural assessment of the sports Centre roof to be undertaken by 21 July 2018
- Further assessment by the Lead Consultant to evaluate LED lighting retrofit and rooftop solar benefits with additional funding.

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Gatton Showgrounds Washbay

- Building and plumbing approvals received 15 June 2018.
- Clearspan to finalise the contract with LVIEC.

Withcott Toilet Block

- Building and plumbing approvals have been received.
- Site works have been completed.
- Construction of the shade structure has commenced.

Lockyer Valley Cultural Centre

- Local building contractor commenced works on 25 June to replace the remaining external wall tiles with matching cladding.
- The works are expected to be completed by 30 July 2018.

Laidley Pool BBQ Shelter

- A local contractor has been selected to construct the shelter
- Design documentation currently being drafted.

Lions Park Laidley Toilets

- Construction of the new toilet block is substantially complete
- New turf laid to the surrounding area on 26 June 2018.

Thinextra Project

- COMSEQ are in the process of installing the LPWAN to 7 (seven) sites around the region
- 4 (four) have been completed being:
 - Grantham Butter Factory
 - Withcott Community Centre
 - Kensington Grove Hall, and
 - Helidon Community Centre.
- The remaining 3 (three) sites are scheduled for completion by 6 July 2018 being:
 - Laidley Cultural Centre
 - Lockyer valley Cultural Centre, and
 - Gatton Administration Building.

Libraries

During June, 176 new members joined our service with 10,715 items being issued.

Compared to the last financial year, the libraries have had an:

11% increase in library visitors

7.5% increase in library catalogue visitors

19% increase in eBook loans

7% increase in eAudiobook loans

153 extra events held with a 14% increase in attendees – 806 events with 9,332 attendees were held

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4% increase in physical loans. The trend since 2010 was a drop every year so this is an exciting result (probably due to the fact that the libraries haven't been closed for floods, relocating and temporary locations.)

We have increased our self-service rates as well (except for computer bookings).

Item	% Increase	Total 17/18 FY	Total 16/17 FY	Difference
Loans	47.8%	64084	43502	20,582
Reservations	4%	4717	4507	210
Computer Bookings	8% decrease	5898	6418	-520
Email notices	19.2%	60721	50901	9820

Childcare

Average occupancy rates for the month of June 2018 were Gatton 71% and Kensington Grove 49%.

HEALTH, WASTE and REGULATORY SERVICES

Waste

- Capital works bitumen seal complete – Withcott Transfer Station. This work will ensure all weather access to 30 cubic metre bins by contractor and make it easier to keep site litter free.
- Green waste grinding completed at Gatton, Laidley, Lockrose, and Grantham & Lockyer Waters by contractor.
- Oil containment unit delivered to Lockyer Waters Transfer station to replace deteriorated existing unit.
- Sedimentation dam reticulation system installation has commenced with the design plan signed off earlier this month.
- Application for a pre lodgement meeting submitted to the Department of Environment and Science (DES) to discuss combining of two Environmental Authorities into one Environmental Authority (Environmental Licence). Approval is to also seek contemporary conditions for waste activities and to remove the Otto Quarry activity.
- Workshop on waste collection issues delivered to Council on 26 June.
- Request For Quote (via procurement) finalised and released to market for leachate disposal, oil collection and asbestos removal. This will consolidate all waste oil collections under a single contract.
- Request For Quote for 4 (four) rounds of gas monitoring of closed landfills (via procurement) finalised and released to market. This monitoring will meet DES requirements.
- All Anti-Litter road signage is complete ("Cover your Load").
- All "general information" and "directional" signage has been installed at the Gatton Waste Management facility. It is worth noting favourable responses have already been received.
- 17 ground water monitoring bores have been installed across all closed landfill sites (now transfer stations). It is believed due to the actions of Council, a proposed DES audit for 21 22 June 2018 was cancelled.

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- Council hosted a Waste Recycling Industry Queensland “kerbside labelling discussion”. This meeting was attended by other local government personnel as well as MRF industry representatives from as far as Bundaberg and Goondiwindi.
- A Noise & Gas monitoring report undertaken by Simtars has been received. It identifies Council and MRF activities at the Gatton Waste Management Facility are in accordance with current environmental authority conditions.
- Annual Kerbside Waste & Recycling and Commercial and Industrial waste audits were undertaken by Envirocom. The current recycling contamination rate is 14.90%.
- Significant earthworks, grass cutting and sedimentation dam clearing have been undertaken at the Laidley Waste management facility - particularly the ‘inert landfill’ area, to ensure Council is meeting its environmental conditions.

Regulatory Services

A total of 360 Health, Waste and Regulatory Services related CRMs were received by Council during the month with 155 of these remaining open at month end.

Local Laws

- 10 dog attacks were reported to Council during June 2018 with three (3) of these attacks being on people.
- During June there were two (2) Proposed Regulated Dog Notices issued with a further 48 Warning Notices issued to animal owners.

INFORMATION SERVICES

CCTV

- Cameras have been installed at the Dog Pound
- Separation of CCTV from other networks at the Sports and Aquatic Centre have been completed
- Working with Parks & Gardens team to install cameras at Das Neumann Haus as part of a successful grant.

TechnologyOne

- CiA eRecruitment – All testing complete. Aiming to go live late in July/early August.
- CiA Property & Rating – Project is gaining momentum with a Strategy and Quality Plan being developed with Technology One on how the project will be delivered. Interviews for a Business Analyst as part of the project have been completed. The Project Manager position will close to applications on 4 July.
- CiA Safety – Additional development is required for the electronic Hazard Inspection checklist which is pending provision of information by Workplace Health and Safety.

DISASTER MANAGEMENT

Recruitment has commenced for the LV SES Local Controller position which is currently vacant and temporarily being filled by an SES officer. Applications close on 6 July.

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Three Local Disaster Management sub-plans (LDCC Operational Plan, Animal Management Plan and Environmental Health Plan) were endorsed by Council at its Ordinary Meeting on 27 June.

One of two sandbagging machines has been sold at auction as per Council resolution. The funds from the sale will be directed to the SES budget and will be used for the purchase of fit-for-purpose equipment by the Unit. Sale price was \$8.5k. A meeting has been held with SES Area Manager to determine the most beneficial outcome for the SES and the local community.

The WaterRide system continues to require many man hours to keep it functional (new data, upgrades). We are awaiting feedback from W.I.S.E. flood system engineers as to whether or not that system would be more beneficial to Council. Council has supplied flood modelling data to ascertain the system's viability. The W.I.S.E. system was demonstrated to Council officers on 22 June with a proposal to be forwarded for consideration.

BUSINESS IMPROVEMENT COORDINATOR

Connected Council (progress groups focused on business unit-specific customer service process improvement)

- Waste; Parks, Gardens & Cemeteries; and Information Services are continuing to implement their action plans.
- Local Laws (animal management) have commenced implementing their action plan.
- The next business units set to form a progress group and start action planning are Building and Plumbing, Infrastructure Delivery/Infrastructure Planning & Design, and Customer Contact Centre.
- Participant training in continuous improvement tools and techniques will be piloted in the new financial year. The intent is to roll this out to any employee in Council (not just progress group participants).

Service standards (reviewing, embedding and publicising agreed service standards for first response and closure)

- The Leadership group has been tasked with reviewing service standards in consultation with their teams.
- Once identified, these will be presented at a Council workshop, embedded into business processes and advised to customers.

PhoneFox (mystery shopper calls)

- The Phone Fox audit is currently underway. The mystery caller (Thelma) has found a way to block her caller ID to ensure the results are not skewed.

Voice of the Customer (in-depth customer survey)

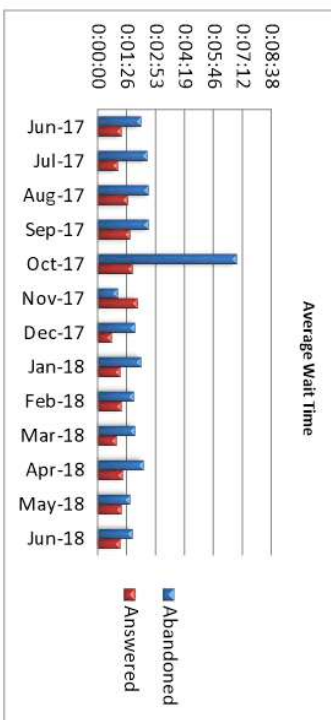
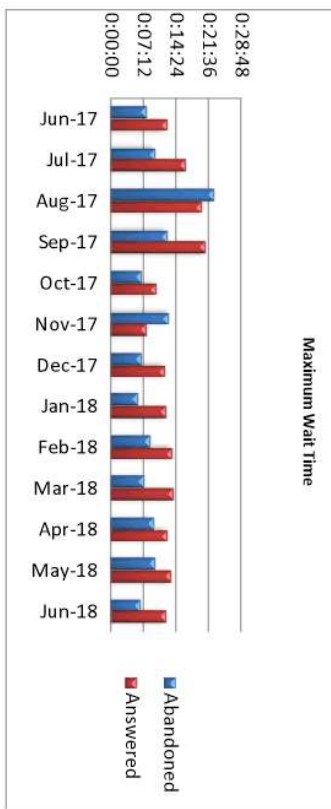
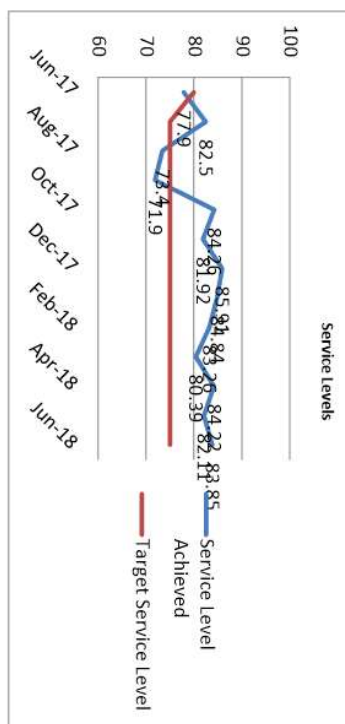
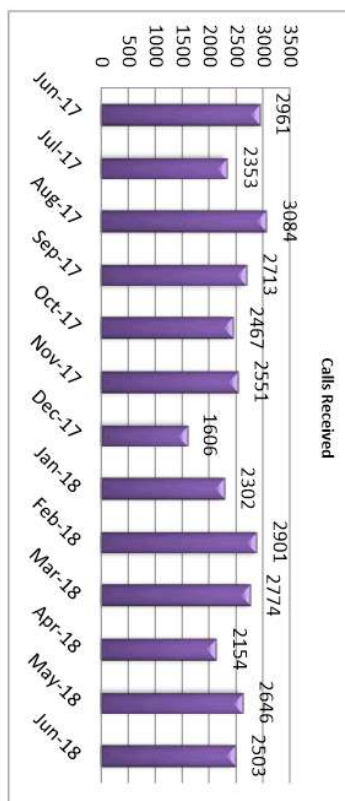
- All surveys for FY 2017-2018 have been completed. ELT to agree schedule for 2018-2019.

Attachments

- 1 [↓](#) Customer Service Statistics - June 2018 5 Pages

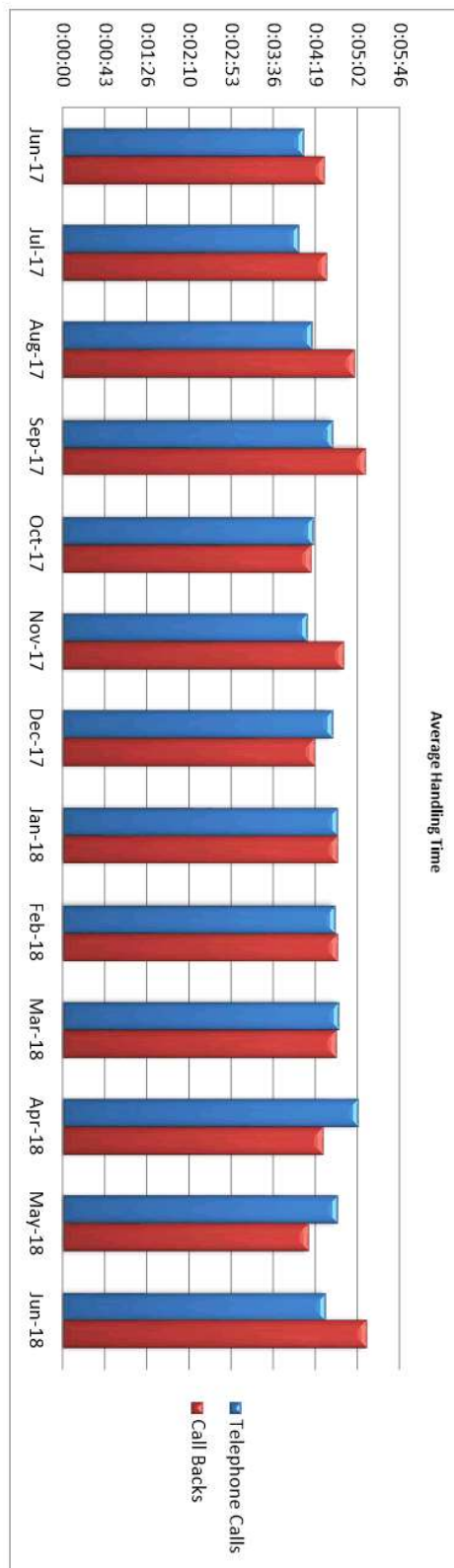
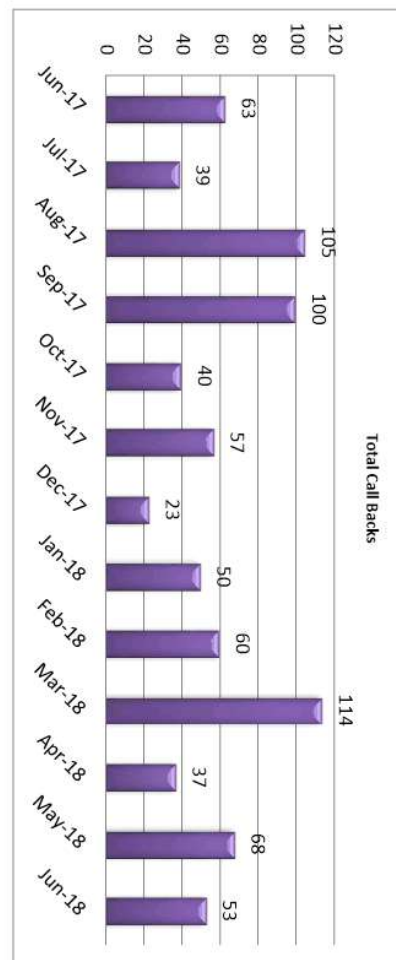
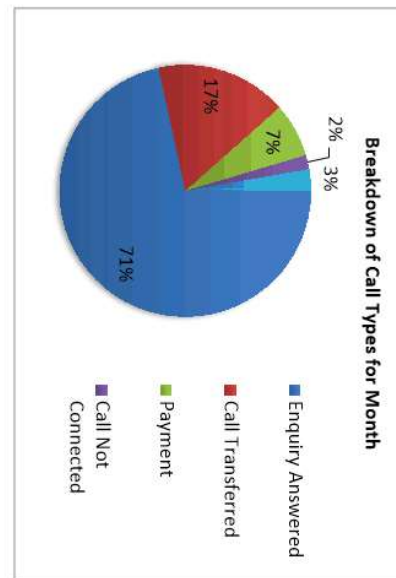
Lockyer Valley Regional Council – Customer Service Monthly Statistics – June 2018

Telephone

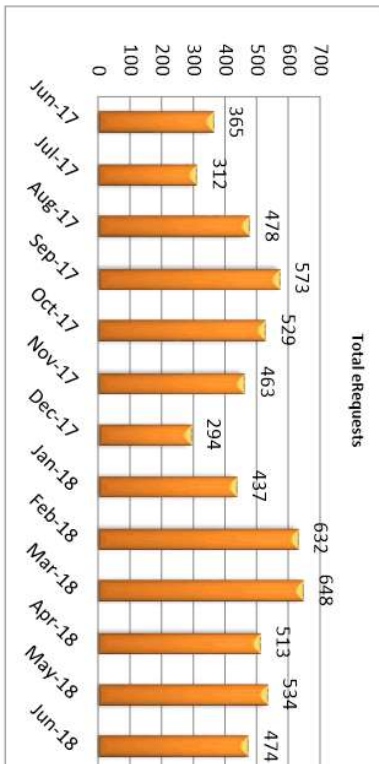
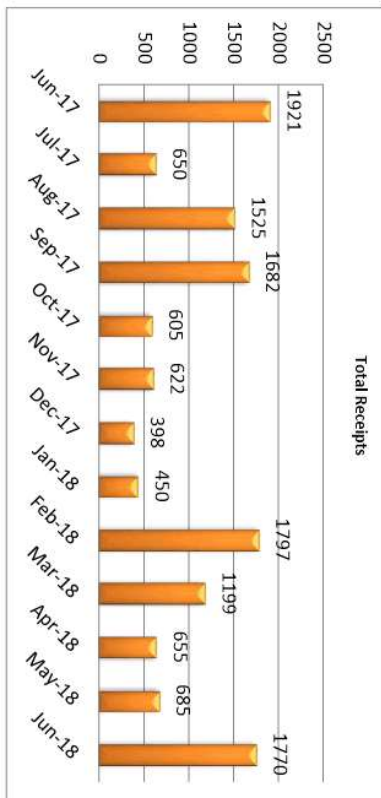
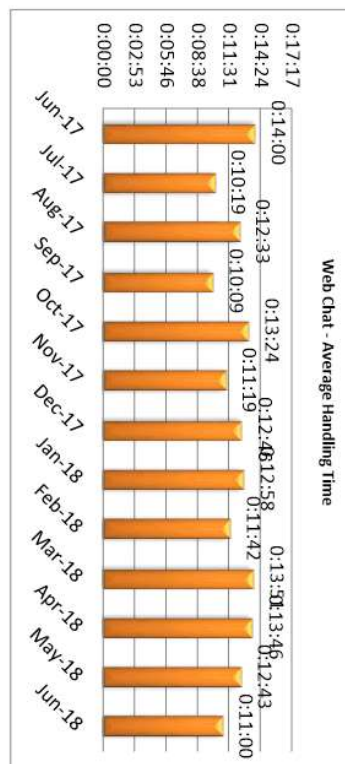
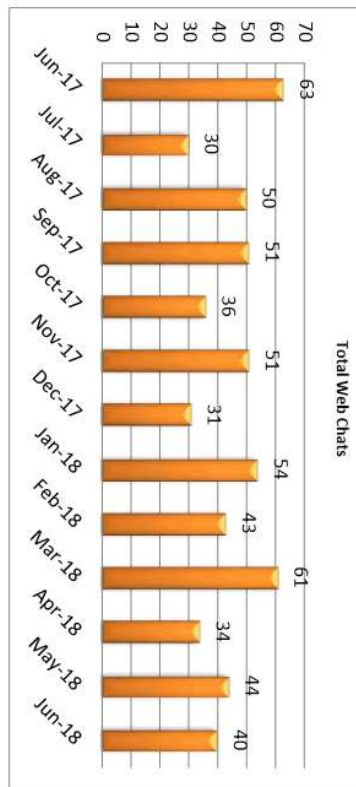


QGAP Performance Report

Total time taken for all transactions	91.70 hrs
Total number of transactions	573
Total average time for all transactions	9.60 mins



Live Chat, eRequests & Receipts

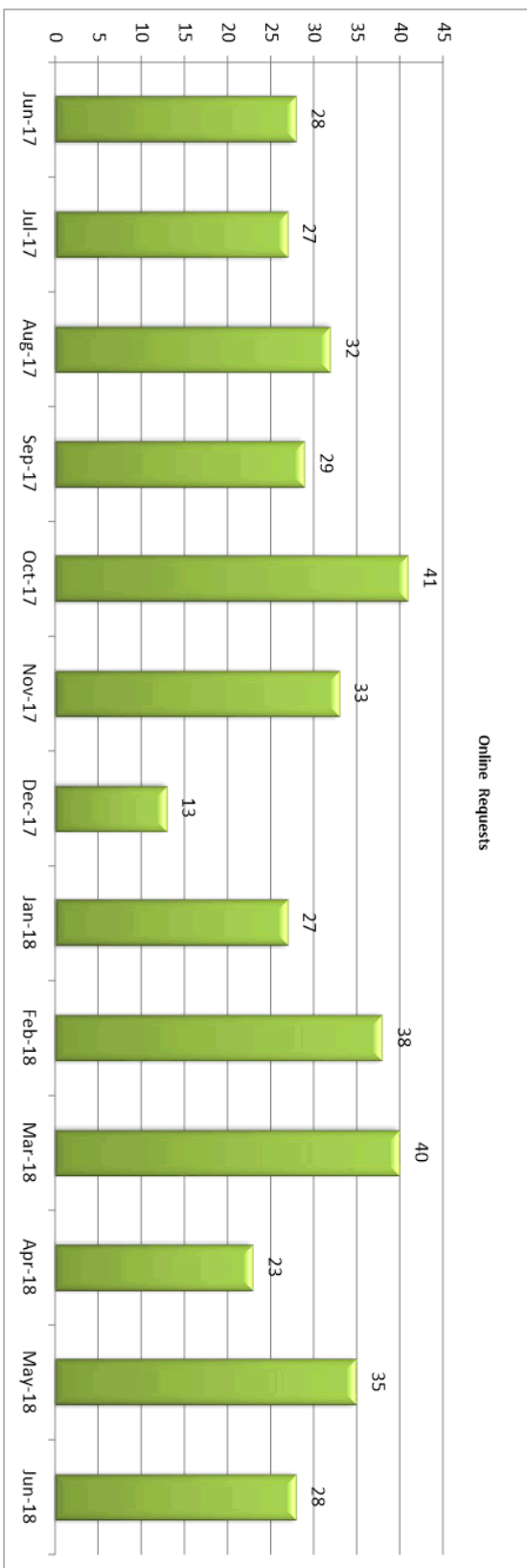


Councillor Requests

Total Taken in June: 7

Total Requests Still Open: 31

Online Requests



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**12.3 Commercial Use of Local Government Controlled Areas and Roads
Local Law application for mobile food vehicle – Lions Park Laidley**

Date: 03 July 2018
Author: Peter Driemel, Manager Health, Waste and Regulatory Services
Responsible Officer: David Lewis, Executive Manager Corporate & Community Services

Summary:

The purpose of this report is to seek Council approval for an application for use of a Council area under *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011*.

Officer's Recommendation:

THAT Council approve the application for a permit at the Lions Park Laidley, Council Reserve 253, Lot 479 CP884760, Corner of Vaux and Lowe Street, Laidley, for the purpose of a mobile food van "Your Local Yummies" under the provisions of *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011* and Council's annual licence and permit renewal cycle.

Report

1. Introduction

Council is required to establish and enforce suitable Local Laws and subordinate Local Laws as promulgated under the provisions of the *Local Government Regulation 2012* to manage commercial operations for areas and roads under its control.

1. Background

The location being sought for consideration by Council was previously approved by Council resolution on 14 September 2011 and subsequently on 16 December 2015 under Council Local Laws. The food sold under this approval included bakery pastries, pies, sausage rolls, basic sandwiches, and cold drinks with no onsite preparation. The previous operators from this site have since ceased trading.

Under the provisions of *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011*, the criteria for considering an application for commercial use of Council's controlled areas and roads was increased from the previous statute.

Local Law criteria now includes:

- *Must be a public demand for the activity*
- *Activity must suit the location*

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- *Activity must not:*
 - *unduly interfere with proper use of Council area or road*
 - *cause nuisance, inconvenience or annoyance to neighbours, traffic or pedestrians*
 - *have detrimental effect on the amenity of the surrounding area*
- *IF the activity is mobile roadside vending or stationary roadside vending, then*
 - *whether the activity is competitive with business activities from fixed premises in the Council area*
 - *whether the activities from fixed businesses are sufficient to meet public demand for the goods & services proposed to be sold by the proposed activity*
 - *whether the approval will result in substantial competition with fixed premises*
 - *whether the goods or services sold are available for sale from fixed premises near the location of the proposed activity.*

3. Report

Council received an application for use of a mobile food van at the Lions Park Laidley, Council Reserve 253, Lot 479 CP884760, Corner of Vaux and Lowe Street, Laidley, for the purpose of a mobile food van (Your Local Yummies) under the provisions of *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011*.

The current applicant is proposing to sell sandwiches, toasted sandwiches, pies, sausage rolls, hot dogs, pizza, cakes, pre-packaged chips, chocolate bars, soft drinks, tea and coffee. It has been noted that a substantial quantity of the foodstuffs proposed to be sold will be sourced from a local Laidley bakery. Some basic preparation will be involved to serve some of the food products.

The applicant has also applied for a Mobile Food Business Licence with the Health, Waste and Regulatory Services branch which is currently under review.

Fees paid by the applicant are in accordance with Council's current fees and charges.

This location of the proposed mobile food business is approximately 200m to a nearby service station and 2km to the main food hub of the Laidley township.

In consideration of the provisions of Council Subordinate Local Law 1.2, particularly 4 (6), it has been determined that the location is not substantially near a fixed business that sells similar goods or services nor is it considered that there would be substantial competition between the applicant of the proposal and other fixed businesses.

4. Policy and Legal Implications

This report and recommendations align with the purpose and delegations of the *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011* and *Environmental Protection Act 1994*.

5. Financial and Resource Implications

There will be minimum positive budgetary implication as a result of the content of this report as is usually the case with permitting local law activities. Service levels will be minimally impacted by the approval of this permit.

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6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Executive Manager Corporate and Community Services 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 applicant has applied for a Local Law permit under *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011*. The applicant meets the requirements of the Local Law and is applying for a permit in an area that has had similar operators in the past. Currently there is no other operator with a permit operating from the Lions Park in Laidley.

The application for a Mobile Food Business Licence is being reviewed through Council's Health, Waste and Regulatory Services branch.

9. Action/s

Environmental Health Officer to issue a Local Law permit for Commercial Use of Local Government Controlled Areas and Roads to the applicant for the licensing period once permit fees are paid.

Attachments

1 [↓](#) Site Pictures 1 Page

Site of Council Land – Lions Park Laidley



Site of van at park



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12.4 Revitalisation Project - Gatton and Laidley Library

Date: 04 July 2018

Author: Nicole Kilah, Branch Coordinator - Laidley Library; Sue Banff, Branch Coordinator, Gatton Library

Responsible Officer: David Lewis, Executive Manager Corporate & Community Services

Summary:

The purpose of this report is to seek Council approval to request that the State Librarian reallocate \$60,000 of the Lockyer Valley Regional Council's 2018/19 Public Library Grant to fund the Lockyer Valley Library Revitalisation Project as a Library Priority Project.

Officer's Recommendation:

THAT Council request the State Librarian to reallocate \$60,000 of Lockyer Valley Regional Council's 2018/19 Public Library Grant to fund the Lockyer Valley Library Revitalisation Project as a Library Priority Project.

Report

1. Introduction

A review of the Lockyer Valley Library services in 2016 identified a number of areas of improvement, specifically it was identified that the Library turnover rate was low and areas of the collection were underutilised. Following this review, Council engaged a library consultant who subsequently made several recommendations to achieve an increase in the Library's turnover and patronage.

2. Background

The Gatton Library was built in 2008 and its furniture has remained the same since that time. The aesthetic appeal of the Gatton library is due for renewal to revitalise the library experience for visitors.

In light of the construction of the new Laidley Library, renewal of the Gatton Library will provide a consistent approach to collection visualisation and experiences for all Lockyer Valley Library users.

3. Report

At the Councillor Workshop on 3 July 2018, a range of initiatives to update the image of Council libraries and increase the turnover and patronage were presented. These initiatives form the basis of the Library Revitalisation Project.

The project includes upgrades to furniture, bay end panels, features, signage and the installation of retail style shelving. The cost estimation is for the project is \$97,000.

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For 2018/19, Council anticipates an allocation of approximately \$166,000 for its Public Library Grant from the State Library of Queensland. It is recommended that \$60,000 of this grant for 2018/19 is reallocated to deliver the Library Revitalisation Project. Reallocation of \$60,000 from this grant will have a minimal impact on library collections this year due to eResource savings, consortia arrangements and purchasing improvements.

It is anticipated that the delivery of the Library Revitalisation Project will result in increased turnover rates at the library.

4. Policy and Legal Implications

Under the Service Level Agreement (SLA) between the State Library of Queensland (SLQ) and Lockyer Valley Regional Council, Council can request a diversion of funding from the annual Public Library grant for Library Priority Projects.

5. Financial and Resource Implications

To fund the estimated cost of the Library Revitalisation Project, the Libraries will utilise:

- \$20,000 furniture allocation from Council's 2018/19 Capital Budget,
- \$12,000 signage allocation from Council's 2018/19 Operational Budget
- \$5,000 from the First Five Forever funding
- \$60,000 partial reallocation of the Public Library Grant from SLQ

For 2018/19, Council anticipates an allocation of approximately \$166,000 for its Public Library Grant.

Reallocation of \$60,000 from this grant will have a minimal impact on library collections this year due to eResource savings, consortia arrangements and purchasing improvements.

Failure to receive the diversion will delay the project until alternative funding is sourced.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The Executive Manager of Corporate and Community Services will manage any further requirements in line with existing delegations.

7. Communication and Engagement

Communication and engagement for this revitalisation project will include Facebooks posts, eNewsletters articles as well as a final report on the success of the project to SLQ. The Library consultant will also receive a copy of the final report and outcomes.

8. Conclusion

The recommendation of this report facilitates the delivery of the Library Revitalisation Project to renew the Gatton Library. This project will ensure that Libraries in the Lockyer Valley continue to meet the needs of the community.

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9. Action/s

Council submit an application to State Libraries Queensland requesting the reallocation of \$60,000 in funding from the annual Public Library grant to the Library Priority Project.

Attachments

- 1 [↓](#) Library Priority Project Application Form 2017-18 2 Pages

PUBLIC LIBRARY GRANT

Library Priority Project – Application Form

Library Service:	Lockyer Valley Libraries Lockyer Valley Regional Council
Name of project:	Library Revitalisation Project
Description of project:	Redesign and refurbishment of the Gatton Library space.
Details of alignment with library strategic plan or operational plan:	<p><i>Council values</i></p> <p>Customer Focus – We identify and aim to meet the needs of all customers in a responsive and equitable manner.</p> <p><i>Lockyer Valley Operational Plan:</i></p> <p>1.0 Lockyer Community</p> <p>1.2 Council optimises the use of its open spaces and facilities by improving access to and the quality of the facilities for individuals and groups for cultural, recreational and community activities.</p> <p>1.2.2 Library services for the community are optimised.</p> <p>The revitalisation project will allow us to showcase the library collection in a way that allows easier access to customers with increased display items, signage. A large part of this project is to offer updated furniture (seats and chairs) that will allow a much more flexible space for users and library visitors.</p>
Details of alignment of the project with one or more of the VISION 2017 themes: <i>(Creative Community Spaces; Connectors – physical and virtual; Technology Trendsetters; Incubators of ideas, learning and innovation)</i>	<p>The Revitalisation project aligns with the Vision 2017 theme of Creative Community Spaces.</p> <p>This project will create a vibrant, flexible space updating the Gatton Library. A small aspect of this project will also flow across to the Laidley library with better shelf signage. This will help connect both libraries and offer similar experiences across Lockyer Valley libraries.</p>
Details of expected community or regional benefit of the project:	<p>The Gatton Library will celebrate being in this location for 10 years in October this year. We engaged Kevin Hennah to visit the Gatton Library for a consultation and this project is based on his recommendations.</p> <p>Benefits include:</p> <ul style="list-style-type: none"> • Revitalising the library space. • Showcasing the library collection. • Having a space that is visually pleasing. • Providing a variety of hubs for people to meet, work and collaborate.
Deliverables:	<p>Collection signage and section dividers</p> <p>Book display wall</p> <p>Front entrance signage</p> <p>Face out shelving</p> <p>Smaller shelving bays allowing for more flexibility (moving)</p>

	Bay end panels and acrylic display shelves Furniture <ul style="list-style-type: none"> • Chairs • Tables • Furniture pieces (ottomans, pods)
Key outcomes:	Increase in collection turnover Increase in visitors Updated and relevant library space
Estimated project budget:	Project Budget \$97,000 Funding: Library capital \$20,000 Library operational \$12,000 Other funding source \$ 5,000 Library Priority Project \$60,000 Items for purchase include Signage, section dividers, display wall, face out shelves, bay panels and acrylic display sleeves, ottomans, tables and chairs.

Applicant:	Nicole Kilah
Position title:	Branch Co-ordinator
Contact number:	07 5462 0317

Submit forms by email to: Local Government Coordination
 Ph: 3842 9049
lgc@slq.qld.gov.au

13. INFRASTRUCTURE WORKS AND SERVICES REPORTS

13.1 Infrastructure Works and Services Policies

Date: 04 July 2018

Author: Seren McKenzie, Acting Executive Manager Infrastructure Works & Services

Responsible Officer: Seren McKenzie, Acting Executive Manager Infrastructure Works & Services

Summary:

The purpose of this report is to seek adoption by Council of the Sealing Gravel Roads Policy, Provision of Transport Network Policy and the Use of Road Reserve Policy, for inclusion in the policy register as per the *Local Government Act 2009*.

Officer's Recommendation:

THAT Council adopt the following policies:

- **Sealing of Gravel Roads Policy**
- **Provision of Transport Network Policy**
- **Use of Roads Policy**

Report

1. Introduction

Lockyer Valley Regional Council has an extensive road and drainage network consisting of 1053km of sealed roads and 482km of unsealed roads. This report proposes the adoption of the *Sealing of Gravel Roads Policy*, *Provision of Transport Network Policy* and the *Use of Roads Policy* which provide a framework for the management of the network more effectively and consistently for the community and Council.

This report aligns to Council's Corporate Plan 2017-2022 – Lockyer Planned 4.2: Provision of fit-for-purpose infrastructure which meets the current and future needs of the region.

2. Background

Council is required under the *Local Government Act 2009* to adopt specific policies, procedures and guidelines for the good governance of the organisation

3. Report

Development of these policies has been undertaken with consultation across all Infrastructure Works and Services business units, as well as with affected business units across Council.

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The three policies presented for consideration address the majority of functions across the Roads and Drainage and Infrastructure Planning and Design units.

The *Sealing of Gravel Roads* policy aims to adopt a uniform approach when dealing with requests for dust suppression on unsealed gravel roads. The policy is supported by a Sealing of Gravel Roads procedure which outlines a number of principles for staff to apply when assessing requests for sealing, including prioritisation of works principles and the opportunity for the applicant to contribute to the works (50% of construction cost – up to 200 metres in length).

The *Provision of Transport Network* policy has an objective to provide the general standards which Council aims to achieve in the provision of the transport network. Key areas of Council's transport network addressed within the policy include:

- Capital Works Programing
- Construction and Maintenance Standards
- Gravel Road Maintenance
- Formed Tracks and Unmade Roads
- Stormwater Systems
- Traffic Sign Standards
- Load Limits
- Slashing and Mowing Standards
- Trees and Vegetation
- Property Addressing
- Road Closures
- Bus Stops
- Street Lighting
- Parking

The *Use of Roads* policy outlines a framework for the management of the use of the Council controlled roads, with the aim of a safer road network for all road users by reducing the risk of unsafe use of the road. The following key areas are addressed in the policy:

- Property accesses
- Temporary accesses
- Gates and Grids
- Roadside memorials
- Private pipes and associated infrastructure within the road
- Utilities infrastructure
- Other structures and works within the road
- Events on roads
- Commercial use of road (such as street dining)

4. Policy and Legal Implications

Council's policy framework has been adhered to in the development and review of the policies outlined in this report. The policies align with the requirements of the relevant legislation and Council's Local Laws.

5. Financial and Resource Implications

The content of the policies outlined in this report do not alter current budgetary requirements.

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6. Delegations/Authorisations

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

7. Communication and Engagement

The following officers were engaged in the review and drafting of the policies addressed in this report:

- Executive Manager Infrastructure Works and Services
- Manager Infrastructure Delivery
- Manager Infrastructure Planning and Design
- Manager Infrastructure Support Services
- Coordinator Governance and Strategy

The adopted policies will be published on Council's website and distributed to staff as appropriate for discussion.




8. Conclusion

The policies have been developed to reflect current practices and relevant legislation. Guidelines, procedures and fact sheets are currently being developed to further assist in explaining processes for the most relevant activities associated with the policies.

9. Action/s

- 1) The approved policies will be updated in Council's policy register and published as appropriate on Council's website.
- 2) Guidelines, fact sheets and procedures regarding the relevant elements of the policies to be completed

Attachments

- | | | |
|---|--|---------|
| 1  | Sealing of Gravel Roads Policy SG31 | 2 Pages |
| 2  | Provision of Transport Network Policy SG34 | 6 Pages |
| 3  | Use of Roads Policy SG32 | 4 Pages |



Policy document

Strategic Governance SG 31

Sealing of Gravel Roads

Head of Power

Local Government Act 2009
Transport Operations (Road Use Management) Act 1995
Transport Infrastructure Act 1994

Key Supporting Council Document

Corporate Plan (2017-2022) – Lockyer Planned – Plan, design and deliver essential infrastructure for roads, drainage, walkways and cycle paths for connectivity across the region.

Definitions

The *Local Government Act 2009* (section 59 (2) and (3)) states:

A road is—

- (a) an area of land that is dedicated to public use as a road; or
- (b) an area of land that—
 - (i) is developed for, or has as 1 of its main uses, the driving or riding of motor vehicles; and
 - (ii) is open to, or used by, the public; or
- (c) a footpath or bicycle path; or
- (d) a bridge, culvert, ford, tunnel or viaduct.

(3) However, a road does not include—

- (a) State-controlled road; or
- (b) public thoroughfare easement.

Policy Objective

The purpose of this policy is to outline Lockyer Valley Regional Council (Council) approach to dealing with dust suppression requests regarding Council's gravel roads.

Policy Statement

Council is committed to providing Lockyer Valley residents with safe roads, in accordance with road construction and management best practice while being financially responsible.

Group: Infrastructure Works and Services
Unit: Infrastructure Delivery
Approved: 00/04/2018
Date Approved: 00/04/2018
ECM: 3542276

Effective Date: 00/04/18
Version:1 Last Updated: 23/04/2018
Review Date: 30/04/2020
Superseded/Revoked:

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Council will consider requests from Lockyer Valley residents regarding dust suppression based on the following criteria, but not limited to;

- Gravel road maintenance savings to Council
- Number of property accesses per kilometre
- Number of vehicles travelling on the road per day
- Number and type of historic crashes on the road per annum
- Council's ability to fund the proposed project
- The priority of the proposed project when assessed alongside other projects.

This policy applies to all unsealed (gravel) public roads under the care and control of Council that form part of Council's maintained road network as reflected in the asset register.

This policy does not apply to privately owned roads or roads that Council does not currently maintain.

In some cases, and entirely at Council's discretion, Council will consider a request for sealing of a gravel road up to a length of 200 metres where the applicant is prepared to make a contribution of 50% of the total cost of the construction work.

This policy does not apply to work that is subject to the conditions of a Development Application Approval. Council reserves the right to recover costs incurred under the application of this policy, which would otherwise have required the owner/applicant to construct a sealed section of road where any dust suppression works were constructed, as part of any subsequent Development Approval.

Related Documents

Sealing of Gravel Roads Procedure

Group: Infrastructure Works and Services
Unit: Infrastructure Delivery
Approved: 00/04/2018
Date Approved: 00/04/2018
ECM: 3542276

Effective Date: 00/04/18
Version:1 Last Updated: 23/04/2018
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Policy document

Strategic-Governance SG 34

Provision of Transport Network

Head of Power

Section 60 of the *Local Government Act 2009* sets the parameters for a local government's control of roads.

Key Supporting Council Documents

Lockyer Valley Regional Council Corporate Plan 2017-2022: 4.2 Provision of fit-for-purpose infrastructure which meets the current and future needs of the region

Definitions

Road – in accordance with the *Local Government Act 2009*, a road is an area of land that is dedicated to public use as a road; or

- a. an area of land that—
 - (i) is developed for, or has as one of its main uses, the driving or riding of motor vehicles; and
 - (ii) is open to, or used by, the public; or
- b. a footpath or bicycle path; or
- c. a bridge, culvert, ferry, ford, punt, tunnel or viaduct.

However, a road does not include—

- (i) a State-controlled road; or
- (ii) a public thoroughfare easement.

Note that a “road” means an area of land that has been dedicated, notified or declared to be a road for public use. A physical vehicular track need not have been created.

Formed road – is a public road reserve that has been cleared and shaped to provide drainage and where existing natural material or imported gravel form the road pavement.

Gravel road maintenance – is grading, re-tying, re-sheeting or spot gravelling of the road.

Formed track – is a public road reserve that has had minor works undertaken by Council and is open to and used by the public. Formed tracks provide very low volume access to rural and rural residential properties.

Unmade road – is a public road reserve that has no capital improvements undertaken by Council.

Transport network – includes footpaths, cycleways, walking tracks, roads, bridges, bus stops, street lighting and the like forming part of the asset stock lawfully created within a road (as

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Review Date: XX/XX/2020
Superseded/Revoked: NA

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defined above) for transport purposes. The transport network includes the likes of traffic signs, linemarking and stormwater systems.

Policy Objective

The objective of this policy is to provide the general standards which Council aims to achieve in the provision of the transport network.

Policy Statement

Council is responsible for a large transport network consisting of roads, bridges, footpaths and trails, and drainage structures across the region. Council uses standards and a risk-based approach for the purposes of determining the type of infrastructure delivered and the level of maintenance required in the provision of the road network.

Capital Works Programming

Capital Works are those works that create, renew, or upgrade transport assets. Council uses a prioritisation system to determine programming of transport-related Capital Works. This system is based on a number of factors including renewal and upgrade projects identified in the respective Service Management Plans, and new projects identified in Council's Local Government Infrastructure Plan. A ten-year collation of transport projects is produced for planning purposes and integrated with the Long Term Financial Plan.

Factors influencing the prioritisation process include the condition of the asset, legislative requirements, safety improvements, community benefit, environmental impacts and financial cost.

Construction and Maintenance Standards

Design and construction of transport assets by external parties and Council will be in accordance with relevant Australian and Queensland Standards which outline the requirements to be met for new, upgraded, or renewed infrastructure assets within Council-controlled areas.

Gravel Road Maintenance

Council will generally undertake programmed maintenance on gravel roads in the region based on asset performance, condition and safety.

Due to damage suffered through storms or other weather events, further un-programmed maintenance may be required on a particular road. In this event Council will attempt to incorporate this work with a programmed maintenance activity in so far as safety and resources permit.

Formed Tracks and Unmade Roads

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Council is not required to construct a road solely on the basis of there being a road reserve leading to a property. The owner is entitled to legal access to their property within the road reserve; however Council has no obligation to form a road to provide this access.

Once a road is deemed a Council asset, Council will maintain that road to a reasonable standard suited to the function of that road.

Upon application, Council may grant approval for the construction of a track within the road reserve on an unmade road, which the applicant will continue to be responsible for the maintenance of.

From time-to-time, Council may review the road network it maintains, and determine to make changes to the extent of the network, including the removal of some maintained roads from Council's register that do not provide sufficient benefit to the wider community.

Stormwater System

Within the road reserve, a stormwater system may be provided by Council to ensure rainfall runoff is collected and discharged at suitable locations. This system may consist of concrete kerb and channel, or drainage pits and pipes, usually in urban areas, and formed table drains and associated infrastructure in rural areas.

Only stormwater runoff is allowed to enter the stormwater system. Foreign substances entering and illegal connections to the system contravene Council's local laws, and may result in harm to the environment, and fines. An application to connect to the stormwater system is required, and if the connection is allowed by Council, a permit with conditions will be issued.

Traffic Sign Standards

Council erects signage on roads in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). The manual contains the design, methods, standards and procedures in relation to every sign, signal, marking, light or device, installed on a road. <https://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications/Manual-of-uniform-traffic-control-devices.aspx>

For a variety of reasons, particularly for the improvement of road safety, Council may review and change speed limits on Council-controlled roads. This is undertaken in accordance with MUTCD requirements, and is endorsed by a Traffic Safety Working Group, which includes representation from Council, Queensland Police Service, and Department of Transport and Main Roads.

In addition to street name signs, Council may allow the erection of community facility name signs. In accordance with Council's Community Facility Sign Guideline and MUTCD (Part 5),

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these signs are allowed for community facilities (generally non-commercial) which may be sought by a significant number of visitors to the district.

Load Limits

Council may deem it necessary to impose load limits to parts of the transport network as a temporary or permanent measure. Where reasonably practicable, this measure will only be undertaken when there is an alternative route available, other than in the case of damage to a network or an individual asset or structure.

Slashing and Mowing Standards

Council will generally only slash or mow footpaths in urban areas if they are adjacent to Council-controlled land. The responsibility to mow grass and maintain the nature strip in urban areas between the kerb and property boundary remains with the property owner.

Sealed rural roads and rural residential roads will generally be slashed approximately twice per year, to a width of one to two slasher passes where the road and drainage infrastructure allows. High risk areas such as intersections and established bus stops will generally be slashed more regularly where a safety risk is apparent.

Dependent on traffic volumes, practicality and road safety, Council will at times slash some rural unsealed gravel roads. The frequency of slashing may be increased or decreased based on the aforementioned measures and resource availability. For the purpose of improved road safety, certain locations, such as intersections on gravel roads, may be slashed more regularly.

Council has no obligation to maintain unmade road reserves, and generally will not undertake any maintenance such as slashing, tree removal, burning or weed control, etc., in such road reserves.

Approaches to townships may be slashed or mowed to a higher standard as deemed appropriate by Council from time-to-time.

Trees and Vegetation

Trees and vegetation that are deemed dangerous by Council shall be removed from the road reserve at Council cost, including dead or leaning trees should Council determine they are a significant risk or hazard to a council or private asset or person.

Planting of trees and vegetation within the road reserve is to be undertaken in accordance with Council's streetscaping guidelines, plantings that do not comply may be removed at Council's sole discretion.

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Upon request from a rural property owner, and at the discretion of Council, Council may clear vegetation from the front of a property to allow the owner to mow and maintain the road reserve.

Property owners wishing to undertake clearing of vegetation within the road reserve must apply to and obtain approval from Council before any clearing proceeds. Property owners are responsible for ensuring they comply with all State and Federal legislation for vegetation clearing.

Property Addressing

Council recognises the importance of rural property addressing that assists all road users, particularly emergency services. Upon application, Council will issue a property number in accordance with its adopted numbering system. Replacement numbers are also supplied upon application and the appropriate fee being paid.

Road Closures

Council may close a road either permanently or temporarily. Temporary road closures of part or the entire road may be required when special events are taking place, and will only be allowed if prior approval has been granted by Council. An application to Council including compliance with MUTCD signage is required for a road closure.

Bus Stops

Council will locate bus stops at locations it deems the most appropriate and beneficial to the public. Council may remove bus stops from locations where they are deemed no longer necessary.

Developers may be required to contribute infrastructure charges for future bus stops if they do not provide bus stops.

Street Lighting

New developments are required to provide street lighting in accordance with AS/NZS 1158 "Lighting for roads and public spaces" and other relevant prevailing standards.

Existing streets will only be retrofitted with street lighting in special circumstances as deemed appropriate by Council following a review of the safety of the street.

Parking

Parking of vehicles in the road reserve should be in accordance with the Queensland Road Rules and Council's *Local Law No. 5: Parking*.

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Related Documents

Local Law 1 (Administration) 2011

Local Law 4 (Local Government Controlled Areas, Facilities and Roads) 2011

Subordinate Local Law 1.1 (Alteration or Improvement to Local Government Controlled Areas and Roads) 2011

Subordinate Local Law 1.15 (Carrying Out Works on a Road or Interfering with a Road and its Operation) 2011

Subordinate Local Law 1.18 (Gates and Grids) 2011

Subordinate Local Law 4 (Local Government Controlled Areas, Facilities and Roads) 2011

Community Facility Sign Guideline

Road Reserve – Street Tree and Landscape Guidelines

Group: Infrastructure Works and Services

Unit: NA

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Policy document

Strategic-Governance SG 32

Use of Roads

Head of Power

Section 60 of the *Local Government Act 2009* sets the parameters for a local government's control of roads.

Key Supporting Council Document

Lockyer Valley Regional Council Corporate Plan 2017-2022: 4.2 Provision of fit-for-purpose infrastructure which meets the current and future needs of the region.

Definitions

Council – means Lockyer Valley Regional Council.

Gate – means a hinged or sliding barrier used to close an opening in a road.

Grid – means a structure designed to –

- a) permit the movement of pedestrian or vehicular traffic along a road; but
- b) prevent the passage of livestock

Property access – means facilities provided for the purpose of vehicles making entry or exit at, or substantially at, right angles between a road and land adjoining or adjacent to the road and may include an invert, pipe or driveway at, or adjacent to, the boundary of the land.

Road – The *Local Government Act 2009* states:

(2) A road is—

- (a) an area of land that is dedicated to public use as a road; or
- (b) an area of land that—
 - (i) is developed for, or has as 1 of its main uses, the driving or riding of motor vehicles; and
 - (ii) is open to, or used by, the public; or
- (c) a footpath or bicycle path; or
- (d) a bridge, culvert, ford, tunnel or viaduct.

(3) However, a road does not include—

- (a) State-controlled road; or
- (b) public thoroughfare easement.

For clarity, the road includes all of that area from boundary fence to boundary fence.

Roadside memorial – means a monument, ornament or anything erected or placed within the roadside to commemorate a deceased person.

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Policy Objective

The objective of this policy is to provide a framework for the management of the use of the Local Government controlled road. By reducing the risk of unsafe use within the road, a safer road network is achieved for all road users.

Policy Statement

Council has a responsibility as the authority for the control of local roads in the region, to ensure all road users can utilise the network in a safe manner. Council has a responsibility to minimise the risk of injury and ensure the road network is maintained in a safe and environmentally sustainable manner. Standards and permits are employed to ensure any person or company working within the road or erecting permanent infrastructure, do so in a manner which meets Council requirements.

Any such work, as listed below, requires notification to Council in the form of an application for works within a road. Works are unable to be commenced until all relevant Council approvals are received by the applicant. Failure to adhere to the conditions may result in the approval permit being revoked, the infrastructure being removed and/or a penalty issued.

Conditions of approvals may include a requirement for appropriate traffic control measures during the works within the road, in accordance with the Department of Transport and Main Roads' Manual of Uniform Traffic Control Devices (MUTCD).

Property accesses

The construction of property accesses to any lot, private or commercial, must be approved by Council. Council will provide advice on the required standard of construction, which must be adhered to. The cost of construction and maintenance of the property access is the responsibility of the property owner.

Where property accesses are not constructed to the Council standard, the owner may be requested to rectify the access. Alternatively this rectification work may be done by Council at the cost of the owner should Council deem the access to be a safety hazard to road users, or causing damage to the road network due to the required standard not being met.

Temporary accesses

From time-to-time temporary accesses may be required for entrance to a lot. Temporary accesses must be approved by Council to ensure the safety of the location, and to ensure the construction is deemed suitable for the temporary use with no resulting damage to the road network.

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Unit: NA
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Gates and grids

Council acknowledges the rural nature of the region, and the need for gates or grids across some roads. Council will only consider approval of a gate and/or grid following the approval of the relevant State entity for a permit to occupy on the adjacent section of road. Gates and grids may be constructed after approval by Council, in accordance with *Subordinate Local Law 1.18 (Gates and Grids) 2011*, and remain the responsibility of the applicant or subsequent owner.

Should a gate or grid be deemed a road safety hazard, Council may request the owner to maintain the gate or grid. Failure to maintain by the owner may result in Council removing the gate or grid at the cost of the owner.

Roadside memorials

Roadside memorials are not generally permitted on Council roads, as they may create a distraction to drivers. In extenuating circumstances Council may allow a roadside memorial, however it should be noted that an application is required to be submitted and approved by Council. Unapproved memorials will be removed by Council.

Private pipes and associated infrastructure within the road

Permits are required for privately-owned (but not Public Utility Plant) pipes and water infrastructure within the road. This includes pipes crossing under a road, or running beside a road in the nature strip. Permits ensure Council can keep a record of the location of infrastructure to reduce the risk of damage to private and Council infrastructure.

Council will not approve the installation of infrastructure associated with a water bore if the relevant State authority has not approved the bore.

Utilities infrastructure

Service utilities such as water, sewerage, power, and telecommunications networks should be installed to the standard alignment adopted by Council where possible. Where this is not possible, Council will work with the service providers to determine the most appropriate location within the road, to ensure minimal impact on the road network.

Other structures and works within the road

Persons wishing to install other infrastructure, or undertake works within the road (other than basic landscaping works) must first apply to Council and receive approval.

Based on Council's risk management approach, infrastructure proposed in a location deemed inappropriate or deemed unsuitable for the road will not be approved.

Council's preference for the locating of mailboxes is on the property boundary, as mailboxes within the road may be a hazard to road users, including pedestrians, cyclists and horse riders.

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Unit: NA
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Events on roads

Council acknowledges that some community events will require use of the road. Application is to be made to Council for the event, including details of use of the road and associated traffic management developed in accordance with the MUTCD, if applicable.

Commercial use of road (such as street dining)

Council may allow commercial use of the road if an applicant can demonstrate compliance with *Local Law 1 (Administration) 2011* and *Subordinate Local Law 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2011*. Upon application, Council may issue a permit with conditions.

Related Documents

Local Law 1 (Administration) 2011

Local Law 4 (Local Government Controlled Areas, Facilities and Roads) 2011

Subordinate Local Law 1.1 (Alteration or Improvement to Local Government Controlled Areas and Roads) 2011

Subordinate Local Law 1.15 (Carrying Out Works on a Road or Interfering with a Road and its Operation) 2011

Subordinate Local Law 1.18 (Gates and Grids) 2011

Subordinate Local Law 4 (Local Government Controlled Areas, Facilities and Roads) 2011

Factsheets related to this policy

Group: Infrastructure Works and Services
Unit: NA
Approved: Ordinary Meeting (Resolution Number 16-20/XXXX)
Date Approved: XX/XX/2018
ECM:

Effective Date: XX/XX/2018
Version: 1.0 Last Updated: 28/05/2018
Review Date: XX/XX/2020
Superseded/Revoked: NA

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13.2 Acting Executive Manager Infrastructure Works and Services Monthly Update - June 2018

Date: 04 July 2018
Author: Seren McKenzie, Acting Executive Manager Infrastructure Works & Services
Responsible Officer: Seren McKenzie, Acting Executive Manager Infrastructure Works & Services

Summary:

This report is to update Council on the emerging matters arising in regards to the Infrastructure Works and Services Group for June 2018.

Officer's Recommendation:

THAT Council receive and note the Acting Executive Manager Infrastructure Works and Services Monthly report for June 2018.

1. Report

ROADS SAFETY BLACK SPOT PROGRAMME

In June 2017 Lockyer Valley Regional Council was awarded funding for 3 projects through the Federal Government's Black Spot road safety programme for 2017-18.

2017-18 Black Spot Projects		
Project	Australian Govt Funding	Status
Summerholm Road, Summerholm Review and install signage	\$66,000	Completed
Harm Drive / Lake Clarendon Road intersection upgrade, Crowley Vale Change of route priority	\$56,500	Extension of time granted. Civil works commenced.
Litfin Bridge, Gatton Improve signage and delineation on approaches to bridge and replace damaged guardrail	\$41,500	Extension of time granted. Civil works pending.
Total for 2017-18	\$164,000	

In late March 2018, the Australian Government has released the outcome of the 2018-19 road safety Black Spot Program funding round:

http://minister.infrastructure.gov.au/mccormack/releases/2018/march/mm021_2018.aspx

The 12 successful funding submissions, totalling \$600,500, were:

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2018-19 Black Spot Projects		
Project	Australian Govt Funding	Status
Gehrke Road / Rons Road intersection, Glenore Grove	\$167,000	Concept design
Blanchview Road / O'Neills Road, Withcott	\$82,000	Concept design
Rockmount Road / Walkers Road, Rockmount	\$67,500	Concept design
Blanchview Road / Nuttals Road, Blanchview	\$67,300	Concept design
Woodlands Road, from Rangeview Drive to Manteuffel Road, Woodlands	\$58,200	Detail design
Woodlands Road, Pitt Road and Forest Hill Blenheim Road, Blenheim	\$35,000	Concept design
Dolleys Road, From Knitters Road to 2.0km north, Blanchview	\$27,500	Detail design
Lake Clarendon Way / Lake Clarendon Road, Lake Clarendon	\$24,000	Concept design
William Street / Smith Street, Gatton	\$20,000	Concept design
Old Toowoomba Road, from Lachlan Way to Parklea Drive, Placid Hills	\$19,000	Concept design
Rockmount Road / Sawpit Gully Road and Stockyard Creek Road, Rockmount	\$18,500	Concept design
Mountain View Drive, 900m section from western junction with Warrego Highway, Hatton Vale	\$14,500	Concept design
Total for 2018-19	\$600,500	

TRANSPORT INFRASTRUCTURE DEVELOPMENT SCHEME (TIDS)

The Transport Infrastructure Development Scheme (TIDS) is administered by the Scenic Valleys Regional Roads and Transport Group. TIDS is funded on a 50:50 basis (as a maximum) by the Department of Transport and Main Roads, ostensibly to provide funding for local government road and transport-related initiatives that support state government objectives.

The following table provides an update on the TIDS program for 2017-18:

2017-18 TIDS Projects		
Project	Total Project Costs	Status
Airforce Road – widening of culvert and approaches	\$300,000	Project deferred due to potential conflict with Inland Rail project.
Flagstone Creek State School – parking improvements	\$80,000	Complete
Blanchview Road – new culvert	\$30,000	Complete
Woodlands Road – geometry improvements	\$270,892	Complete

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2017-18 TIDS Projects		
Project	Total Project Costs	Status
Long Gully Road – upgrade gravel road to a sealed standard (approx. 3km)	\$260,000	Complete
Seventeen Mile Road - rehabilitation	\$300,000	Complete
Flagstone Creek Road – bridge/culvert safety improvements and signage improvements	\$60,000	Signage complete Culvert works commenced
Lake Clarendon Way – pavement rehabilitation	\$360,000	Complete
Spencer Street footpath – replace pavers near Maitland Street	\$20,000	Complete
Spencer Street footpath – replace pavers East Street to Wilsons Lane	\$30,000	Complete
Total TIDS funding programme	\$1,410,892	

FUNDING APPLICATIONS

An update on funding applications is provided below:

Funding Programme	Project Title	Status	Funding Amount
Building Better Regions	Amos Road upgrade, Withcott	Submitted	\$436,000
Building Better Regions	Replacement of Mahon Bridge, Carpendale	Submitted	\$1,024,500
2018-19 Cycle Network Local Government Grants Programme	Construction of Spencer Street upgrade of shared pathway, Gatton	Submitted	\$108,900
2018-19 Cycle Network Local Government Grants Programme	Construction of Lake Apex Drive on-road cycle facility and off-road facility along part of William Street, Gatton.	Submitted	\$247,500
Safer Communities Fund	Railway Street lighting improvements	Funding successful	\$105,000
Safer Communities Fund	Centenary Gardens lighting improvements	Funding successful	\$83,000
Safer Communities Fund	Laidley Recreation Reserve bollard installation	Funding unsuccessful	\$103,883
Safer Communities Fund	Das Neumann Haus – park CCTV installation	Funding successful	\$4,527.86
Passenger Infrastructure Investment Programme	Long Distance Coach Project	Funding successful	\$21,128
Heavy Vehicle Safety and Productivity Programme	Enhancement of Moon Road, Blenheim	Submitted	\$70,000

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PARKS, GARDENS AND CEMETERIES (PGC) UNIT

The Parks, Gardens and Cemeteries Unit has undertaken the following activities during June 2018:

Capital Works

Project	Status
Laidley Recreation Reserve bollards	Installation continuing
Forest Hill Columbarium Wall	Cemetery module further refined for improved customer service.
Rehabilitation of former livestock dip site at Lockrose	Final report with auditor for review, to be sent to State government once finalised
Laidley cemetery concrete seam strips	Completed. 37 additional grave sites now available.
Lake Apex Skate Park bollards	Completed.
Lake Apex park irrigation works	Stage 2 irrigation parts ordered
Narda Lagoon shelter	Installation underway
Drainage works at Bichel Oval Laidley	Installation underway

Activity	Description
Mowing	<ul style="list-style-type: none"> Reduction in mowing of parks, streets, sporting field and cemeteries in the region due to the mowing season ceasing.
Playground maintenance	<ul style="list-style-type: none"> Cleaning of playgrounds Repairs continuing following recent playground safety audit Repairs to shade sails at Lake Dyer and Grantham upper park have been completed. Repairs to rubber soft fall at Laidley Recreation reserve progressing Further quotes sourced for Ropehill playground due to company engaged going into receivership.
Furniture maintenance	<ul style="list-style-type: none"> Refurbishing Laidley and Gatton main street seats continuing Removal of graffiti at Withcott skate park
Landscaping	<ul style="list-style-type: none"> Irrigation repairs Lions Park, Laidley and ANZAC Park, Laidley Crack sealing works to bitumen footpaths around Lake Apex Landscaping and maintenance works at Gatton transfer station, Smith Street Gatton, various Gatton parks and Laidley CBD flower pots Installation of silt fencing at Koala Park Estate
Event assistance	<ul style="list-style-type: none"> Provided Council Event Unit assistance with 2 events.
Funerals/Interments	<ul style="list-style-type: none"> 9 held during June 2018
General maintenance and business	<ul style="list-style-type: none"> Hatton Vale park concept design plans received for review First draft of Laidley ashes memorial garden design received

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Maintenance Works

ROADS AND DRAINAGE UNIT

The Roads and Drainage Unit has undertaken the following activities during June 2018:

Project	Status
Hickey Street, Gatton - Pavement reconstruction and seal	Completed.
Railway Street, Laidley - footpath construction (Between Herbert and Winston Street)	Completed.
Construction of internal road at Gatton Showgrounds	Completed.
Mountain View Crescent, Gatton – Construction of a turnaround for JJ Richards	Completed.
Wandin Street, Withcott – New stormwater drainage	Completed.
NDRRA Program	Cole Gully Road, Lefthand Branch – Rock protection works completed
	Black Duck Creek - resheet.
Feldhahn Street, Gatton – Pavement reconstruction and seal	Completed with final seal due with Peters Street works in 2018/19 year
Long Gully Road upgrade	Linemarking outstanding.
Seventeen Mile Road, Helidon - Pavement repairs/reconstruction between Laidley Street to the Transfer Station	Linemarking outstanding.
Lake Apex park skate bowl carpark – construction of a sealed carpark	Linemarking and final seal outstanding.
Old College Road, Gatton - Reconstruction	Works in progress.
Harm Drive/Lake Clarendon Intersection upgrade (Blackspot)	Works in progress.
Eastern Drive /William Street Footpath replacement	Works pending.
Culvert Renewal Tender : <ul style="list-style-type: none"> Laidley Creek West Flagstone Creek Road Niemeyer Road 	Works pending.

Maintenance Works

Activity	Suburb
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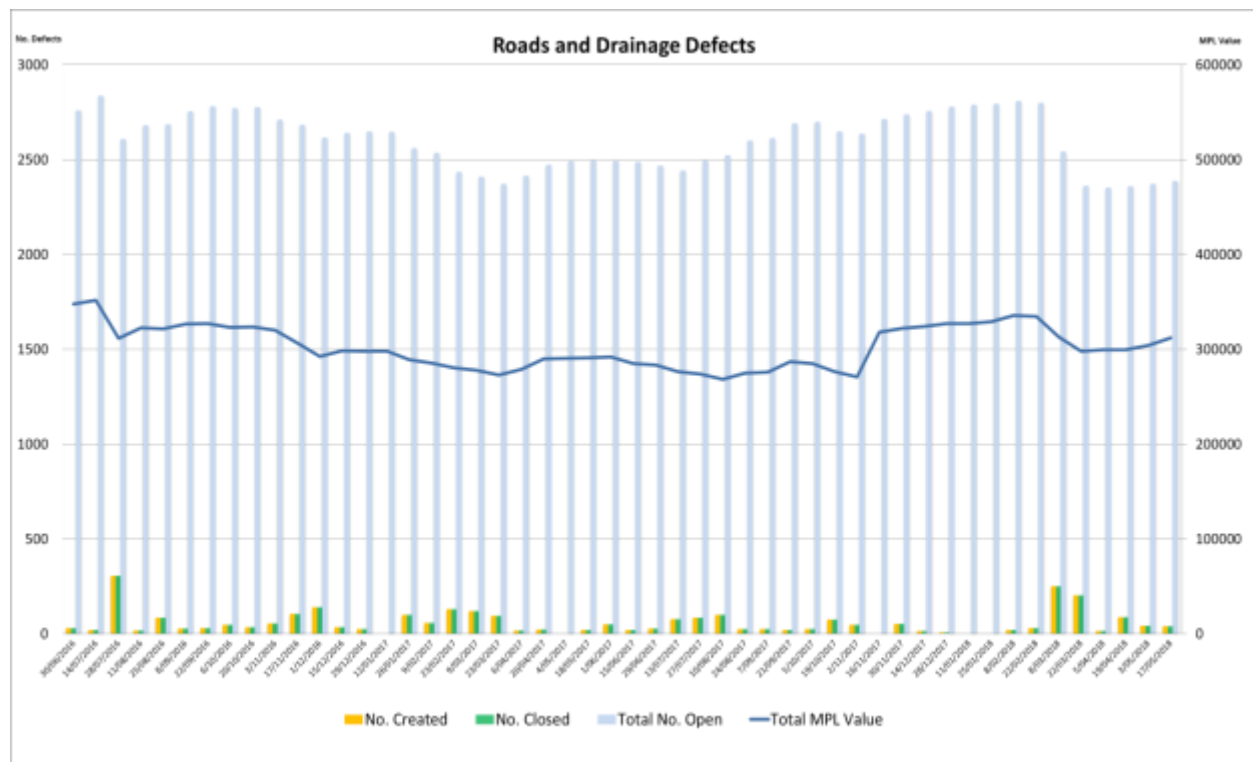
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Road Grading	<ul style="list-style-type: none"> • Blanchview • Blenheim • Fordsdale • Glenore Grove • Helidon • Kentville 	<ul style="list-style-type: none"> • Laidley Heights • Lockrose • Lockyer • Morton Vale • Ringwood • Summerholm
Roadside spraying	<ul style="list-style-type: none"> • Adare • Council Stockpile sites • Gatton • Placid Hills • Ring Wood • RMPC • Vinegar Hill 	
Road pavement repairs	<ul style="list-style-type: none"> • Gatton • Laidley • Laidley Heights • Lake Clarendon 	
Vegetation control and slashing	<ul style="list-style-type: none"> • Blenheim • Glen Cairn • Helidon • Lilydale • Ringwood • RMPC all state controlled Roads within LVRC • Upper Flagstone 	
Drainage works	<ul style="list-style-type: none"> • Carpendale • Gatton • Hatton Vale • Junction View • Laidley 	<ul style="list-style-type: none"> • Laidley Creek West • Laidley South • Placid Hills • Summerholm • Winmill
Road patching	<ul style="list-style-type: none"> • Flagstone Creek • Grantham • Helidon • Postman Ridge 	<ul style="list-style-type: none"> • Preston • Spring Creek • Thornton • Withcott
Traffic signs and linemarking	<ul style="list-style-type: none"> • Adare • Gatton • Grantham • Kentville • Laidley Heights • Silver Ridge • Withcott 	

Road and Drainage Defects

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As at 17 May 2018 the MPL is 312,178. There has been a slight increase in MPL the end of March, there were 2,362 defects open on the network at the end of March and at the end of May there is 2,387. Maintenance effort has been trending in line with the networks performance.



INFRASTRUCTURE PLANNING AND DESIGN UNIT

In addition to the Black Spot and TIDS projects lists previously, the Planning and Design Unit has undertaken the following work:

Project	Status
Toowoomba Second Range Crossing	Ongoing meeting with various teams from Nexus. Monitoring impact on local roads and community.
Buaraba Street outfall	Regular monitoring of gabions and internal drain for movement
Footpath projects on TMR roads	Lake Apex Drive planning and design of cycle route improvements. Final concept design received
Gatton Revitalisation	Funding successful for Railway Street lights, Centenary Gardens lights and bus stop relocation.
Laidley Flood Mitigation	Project complete (current stage)

Asset Management Unit activities:

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- Working with Program Manager for the NDRRA works on putting out a package of works to be delivered by Contract
- Long term capital renewal programming
- 2018/2019 Reseal list being finalised with defect collection beginning for prep works to start first up in new financial year.
- Annual Asset Inspections ahead of schedule with only culvert inspections remaining.
- Level 2 Bridge report templates being rewritten to improve collection efficiency prior to further level 2 inspections being undertaken.
- Asset valuations underway working with Pickles Valuers. First draft returned and being reviewed by Finance unit with guidance provided by Assets unit.
- Additional asset types being adopted into the asset registers including car parks, bus shelters and CBD roadside furniture.

Plant and Fleet Unit activities:

Fleet Capital 2017-18:

- Quotations have been called for 8,000 Kg RGVM Crew Cab truck for the Parks, Gardens and Cemeteries unit. This will replace FL000106 – 2005 Isuzu NPR 400 crew cab job truck. Replaced due to age and kilometres. Quotes have been received and evaluated. (LVRC 18 – 10) An order has been placed with Black Truck Sales for the purchase of an Isuzu NQR 80/190 Crew Cab truck. Delivery will be in July. Finance have been advised to carryover funds.

Fabrication and setup of the following items for Pest Management have been completed.

- FL000621 – 8X5 tandem axle box trailer
- 3 wild dog traps
- Boilermakers are working with Animal Control Unit on the fabrication of a new cattery

The table below lists the vehicles and plant that have been sent to auction for disposal and vehicles that have been purchased to replace existing plant or fleet.

	Replacement	Disposal	New
Light fleet	1		
Heavy plant		3	
Miscellaneous		1	1

Fleet Insurance:

The replacement Crew Cab truck has been delivered.

CUSTOMER SERVICE REQUESTS – MONTHLY MONITORING

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The tables below provide a summary of customer request activity to the end of June 2018.



Attachments

There are no attachments for this report.



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14. ITEMS FOR INFORMATION

14.1 Queensland Urban Utilities - June 2018

Date: 22 June 2018
Author: Vickie Wieland, EA to Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

Council has received an update from Queensland Urban Utilities (QUU) Board which provided highlights from their Board Meeting for the month of June 2018.

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 information.

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

OPERATIONAL EXCELLENCE

Insurance Program

The Board considered and approved the 2018/19 Insurance Program. The program, which was considered by the Audit and Risk Committee, is reviewed annually and identifies opportunities for risk transfer to appropriate insurance products.

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Asset valuation

Following review by the Audit and Risk Committee, the Board received an independent assessment by Pricewaterhouse Coopers on the fair value of QUU's assets. This assessment is required annually and uses a discounted cash flow valuation methodology.

For the year ending 30 June 2018, the Board approved the valuation of QUU's assets at \$5.6 billion.

Environmental Leadership

The Board received an update on our new strategic goal, Environmental Leadership.

The strategic goal has a number of associated objectives, including, but not limited to, eliminating the impact of their discharges on receiving waters by removing the net impact of nutrients; further reducing greenhouse gas emissions; and enhancing the environmental amenity of the community. Additional information on this strategic goal is set out in the *2018/23 Corporate Plan*, which was issued to shareholders in early July.

QUU's planned investment in environmental initiatives builds on a number of achievements in this area since formation, including a \$150m upgrade of our treatment plants to protect aquatic ecosystems; realising a 30% reduction in greenhouse gas emissions through renewable energy generation, such as biogas and solar; and preventing 33 tonnes of nutrient discharge and 22,000 tonnes of sediment from entering waterways through two offset schemes.

Proforma financial statements

As part of the annual certification process, the Board is required to certify that the Financial Statements of QUU have been prepared in accordance with prescribed accounting standards as to present a true and fair value of the financial performance and position of QUU.

To assist the Board in making its decision, the Audit and Risk Committee recently considered the proforma financial statements.

At the meeting, the Board provided feedback to management on the statements.

Lockyer Valley and Somerset water security

The Board received an update on a regional water-related initiative, the objective of which is to provide future water security, supply and management to the Lockyer Valley and Somerset areas.

The steering committee, of which QUU is a member, predicts that a successful outcome would be for the Lockyer Valley catchment to have an additional 70,000 ML of water per annum to meet the agriculture demands of the region. The first stage is to access additional water from Wivenhoe Dam, while the second stage is to access recycled water from the Western Corridor Recycle Water Scheme.

Northern Treatment Plants Capital Works Program

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The Board considered and approved QUU to enter into a contract with a preferred supplier for the delivery of the Northern Treatment Plants Capital Works Program. By way of background, it has been identified that the most prudent and efficient way to deliver their \$400 million capital investment program, of which \$250 million is in northern regions in treatment assets, is through using a geographical approach.

Bundamba Sewage Treatment Plant Improvement Works

The Board received an update on the advantages and disadvantages, including risks and benefits of different procurement approaches, to deliver improvement works at the Bundamba Sewage Treatment Plant.

PEOPLE

Enterprise Agreement

Since the last update to you, QUU has agreed to the terms of the final enterprise agreement for their field and operations workforce. The agreement, which went to ballot in June, received the support from the majority of the employees covered by the agreement. This means that QUU now has Enterprise Agreements with all covered employees.

CUSTOMER

Concealed leaks

A number of proposed amendments were recommended to the Board in relation to QUU's Concealed Leak Framework. The changes to the framework aim to improve the customer experience should a concealed leak occur.

The recommended changes were approved by the Board, and the revised framework will shortly be published on QUU's website.

Attachments

There are no attachments for this report.

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14.2 2018 ALGA National General Assembly

Date: 03 July 2018
Author: Stephen Hart, Coordinator Council Business
Responsible Officer: Ian Church, Chief Executive Officer

Summary:

The Australian Local Government Association (ALGA) held this years' National General Assembly of Local Government in Canberra from 17 to 20 June 2018. This forum gave Council the opportunity to contribute to the development of national local government policy and to address issues facing local government nationally. Council moved three motions which were supported by the Assembly.

This document is for Council's information only.

Report

1. Introduction

The purpose of this report is to advise Council of the outcomes of the National General Assembly (NGA) and in particular the passage of the three motions made by the Mayor on behalf of Lockyer Valley Regional Council.

The ALGA discussion paper contained the key theme "*Australia's Future, Make it Local*". Council put forward motions that can influence the national debate on local government issues.

2. Background

Early in 2018, ALGA called for Motions to be considered at the NGA. Councillors and Senior Officers were invited to recommend policy changes for consideration and a workshop was held with Councillors to discuss potential motions.

At the Council Meeting of 28 March 2018 Council resolved to submit three motions for consideration at the ALGA. These related to:

- The National Water Infrastructure Development Fund;
- The National Disaster Relief and Recovery Arrangements (NDRRA) Funding Split; and
- The NDRRA funding criteria relating to parks and recreational facilities.

These were submitted to ALGA on 29 March 2018.

3. Report

**ORDINARY MEETING OF
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The theme of this year's NGA invited Council's to reflect on the roles and responsibilities of local government and how Councils can work in partnership with the Australian Government to meet the current and future needs of our communities.

The following motions were put at the assembly. The National Objective and Key Arguments provided to the Assembly are also included below.

Motion 31 - National Water Infrastructure Development Fund

That the National General Assembly call on the Australian Government to replenish the National Water Infrastructure Development Fund to ensure sufficient funds are available to both assess the feasibility of projects and to deliver this critical water infrastructure.

National Objective

The National Water Infrastructure Development Fund (NWIDF) is an Australian Government initiative. While the State and Territory governments are responsible for the management of water and water infrastructure, the NWIDF is a National fund that seeks to facilitate long-term economic and regional development.

Many, if not all, regional industries are dependent on the secure delivery of adequate water. For industries such as agriculture the key limiting factor for future industry development is the availability of secure water supply.

Regional local governments throughout Australia will have a strong and enduring interest in water infrastructure planning and decision making. These local governments will be looking to fund both detailed planning and feasibility of water infrastructure projects as well as the timely development of that infrastructure.

In order to have a 'pipeline' of water projects, the fund needs to retain sufficient dollars for both infrastructure feasibility and delivery. This fund needs to be replenished to ensure an ongoing stream of planned projects rather than a stop-start approach to infrastructure planning. Given the substantial costs of both the infrastructure and the business cases are prohibitive to many local governments, it is essential that the National Government replenish funds to enable this important work. The NGA is the most appropriate forum for this national issue to be considered by local governments.

Key Arguments

The National Water Infrastructure Development Fund (NWIDF) implements the Australian Government's commitment to start the detailed planning necessary to build or augment existing water infrastructure, including dams, pipelines or managed aquifer recharge. This fund is intended to help secure the nation's water supplies and deliver regional economic development benefits for Australia, while also protecting our environment.

The fund has two parts. There was a feasibility component to accelerate the completion of business cases and to confirm sufficient demand exists for the infrastructure. There is also a capital component of the fund to provide funding for the construction of this key infrastructure.

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It is understood that the NWIDP currently retains funds that can be utilised for capital works. However, applications for the feasibility component of the NWIDF have closed. It is understood that the feasibility component of the fund has been fully expended.

It is considered that a sustained approach to water infrastructure planning and development is required for a 'pipeline' of future water projects. A stop-start approach to funding, and therefore planning, is not an optimal approach. A pipeline of priority projects can be a more measured approach working from strategic business cases to detailed business cases and ultimately to delivery of the capital works.

This will provide the nation with steady stream of prioritised projects. An ongoing funding commitment is necessary. This will enable the assessment of the best sites for new water infrastructure and to accelerate the completion of thorough business cases. It will also provide the best balance of funding to both assess the feasibility of projects and to deliver this critical water infrastructure.

The Productivity Commission's draft report on National Water Reform highlights the need for quality water infrastructure feasibility studies to ensure environmental sustainability and financial viability before government resources are committed for construction. This approach demands funding for business cases for water infrastructure projects.

These projects are catalysts for regional and economic development. Clearly, a sustainable and consistent supply of water through enhanced water infrastructure is critical to agriculture, industry, the environment and the community.

NDRRA Funding Split

That the National General Assembly call on the Australian Government to ensure that in any reform of the National Disaster Relief and Recovery Arrangements (NDRRA), the Australian Government will continue to fund up to 75% of the assistance available to individuals and communities and to not consider cost shifting to States and/or Local Governments.

National Objective

The National Disaster Relief and Recovery Arrangements (NDRRA) are clearly of national interest. Both State and Federal Governments have responsibilities for disaster responses, though the policy responsibility for the NDRRA guidelines clearly rests with the Federal Government. That level of government is leading the review and reform of the NDRRA Guidelines.

Nevertheless the reform will affect local governments throughout Australia. Unfortunately all local governments from time to time are faced with the consequences of natural disasters. Clearly all such local governments will have a strong interest in the NDRRA review with respect to funding. In particular local government will need to be assured that for large scale disasters the Australian government will continue to fund up to 75% of the assistance available to individuals and communities. There should be no cost shifting to other levels of government through this reform. The NGA is the most appropriate forum for this national issue to be considered by local governments.

Key arguments

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The existing Natural Disaster Relief and Recovery Arrangements (NDRRA) respond to natural disasters through the provision of relief and recovery assistance to disaster affected communities. Both State and Federal Governments have responsibilities for such responses. Under the current model there are a number of general principles that the Australian Government apply as well as four categories of assistance measures that cover:

- Category A - to individuals alleviate hardship
- Category B - to State and/or local governments to restore essential public assets
- Category C - for severely affected communities
- Category D - exceptional circumstances.

This model has been under review for some time and the Queensland Government, has been consulted on proposed changes. One area of significant interest to local government is the availability of Category B assistance. The current model provides for an Australian Government reimbursement rate of between 50% and 75%, with set thresholds. It is understood that in looking at the revised model for NDRRA that options under consideration included reducing this reimbursement rate to 50%. Such a reduction would be totally unacceptable (and a clear cost shift by the Australian Government) given the scale of natural disasters that have hit regional communities over the last decade.

It will also be important that in future NDRRA Determinations that the thresholds to trigger 75% reimbursement not be increased as this would clearly shift costs to States, and potentially in turn to local governments.

NDRRA Coverage of Parks and Recreational Infrastructure

That the National General Assembly call on the Australian Government to revise the NDRRA Guidelines to consider parks and recreational facilities as essential public assets for the purposes of Category B assistance.

National Objective

The National Disaster Relief and Recovery Arrangements (NDRRA) are clearly of national interest. Both State and Federal Governments have responsibilities for disaster responses though the policy responsibility for the NDRRA guidelines clearly rests with the Federal Government. That level of government is leading the review and reform of the NDRRA Guidelines.

Nevertheless the reform will affect local governments throughout Australia. Unfortunately all local governments from time to time are faced with the consequences of natural disasters. Clearly all such local governments will have a strong interest in the NDRRA review with respect to funding.

Similarly all local governments provide park and recreational facilities for their communities. These assets are not currently funded under the existing NDRRA guidelines and at this stage the reforms do not appear to address the need for such facilities and infrastructure to be covered.

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All local governments will be interested in considering the scope of funding for key elements of communities including parks and recreational facilities. The NGA is the most appropriate forum for this national issue to be considered by local governments.

Key arguments

As indicated above the existing NDRRA Guidelines specify requirements for Category B assistance to state and/or local governments for the restoration of essential public assets. These guidelines and the associated 2017 NDRRA Determination provide that available assistance includes restoration or replacement of essential public assets such as roads, bridges and schools to their pre-disaster standard.

The Guidelines and Determination also seek to put boundaries around the type of infrastructure that can be considered as an 'essential public asset'. The definition of 'essential public asset' makes reference to infrastructure that is 'integral to the normal functioning of a community'.

The Guidelines also specify that Transport and Public Infrastructure (Health, Education, Justice, and Welfare) can be covered by the arrangements. However, the Guidelines go on to also specify that sporting, recreational or community facilities (for example, playgrounds and associated facilities) are excluded. Apparently such infrastructure is considered non-essential and local governments (and/or State) governments are left to pay in entirety for such items of infrastructure. It seems that the guidelines do not recognise that such infrastructure and assets are integral to the normal functioning of a community.

The rationale is understood for seeking to identify essential and non-essential items of infrastructure when all levels of government have finite budgets. However policy makers may not have understood the impacts these disaster events have on individuals and communities. The mental anguish caused by disasters is very real, particularly when there has been the loss of life in these communities. Such communities and individuals rely heavily on public spaces and parks, recreational and sporting facilities as key components that assist in recovery. If those very meeting spaces and recreational facilities are absent, damaged, or still bearing the scars of disaster events, individual and community welfare is clearly compromised.

Policy makers should not underestimate the health and financial benefits the earlier restoration of these assets would bring to the recovery of communities and individuals. Clearly the first priorities after a natural disaster are to reinstate critical infrastructure to address public health and safety issues and to provide safe access. However a key element of community welfare and recovery for local communities (and what should be a next priority) is to see the restoration of their community facilities and public spaces as well as their sporting and recreational facilities.

Following such disaster events, local government budgets and funding reserves have already been expended on the initial recovery phase. These financial reserves are simply not of a scale that can cater for the priority 100% funding of these additional infrastructure works. It is beyond the scope of most local governments to have sufficient reserves to fund these works and it is inequitable to look to an already suffering rate base to fund the reinstatement of such facilities alone. In terms of mental health and community wellbeing these aspects should be considered essential infrastructure.

Outcomes

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91 motions from local governments throughout Australia were included in the Business Papers for the Assembly. These motions covered a diverse range of policy issues across the local government spectrum. While a number of motions were unsuccessful, the vast majority of motions were supported to varying degrees. The three Lockyer Valley Motions passed with strong support.

Following the conference, the Mayor forwarded correspondence to Mr Scott Buchholz MP Member for Wright and Mr Jim McDonald MP State Member for Lockyer, advising of the outcome and seeking their support for future advocacy on these matters. Council officers will take opportunities as they arise to promote these policy positions.

Attachments

There are no attachments for this report.



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14.3 Ex-Tropical Cyclone Debbie NDRRA - July 2018 Update

Date: 04 July 2018
Author: Seren McKenzie, Acting Executive Manager Infrastructure Works & Services
Responsible Officer: Seren McKenzie, Acting Executive Manager Infrastructure Works & Services

Summary:

The Lockyer Valley was impacted by the associated rainfall and flooding event as an aftermath of ex-Tropical Cyclone Debbie between 28 March and 6 April 2017. Damage to infrastructure was not as widespread as the region's previous events; however the damage to road and drainage assets has a potential value of approximately \$1.6 million.

Officer's Recommendation:

THAT Council receive and note the Ex-Tropical Cyclone Debbie NDRRA July Update.

Report

1. Introduction

Council was previously provided with an update on 28 March 2018. The purpose of this report is to provide Council with a further update.

2. Background

As a result of the damage caused by ex-Tropical Cyclone Debbie, the Queensland Minister for Police, Fire and Emergency Services activated the Commonwealth/State NDRRA on 1 April 2017.

3. Report

ACTIVITY FROM MARCH 2018 – JUNE 2018, INCLUSIVE

- Cole Gully Road, minor works and grading complete.
- Betterment approval has been received for East Haldon Road floodway and a design has been prepared for tender.
- Geotechnical investigation has been completed on the East Egypt landslip and concept design approved. Environmental survey has been received and a detailed design is now in progress.
- As advised in the last update to Council, the focus for the 2017/2018 year was on delivery of the capital works program and maintenance works. In order to facilitate the

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completion of the restoration works in the 2018 calendar year the remainder of the flood restoration works will be completed by contractors. This decision has been made to limit the exposure of damaged works to other significant weather events and restore the community's level of service in relation to transport infrastructure. The works package is currently being finalised and expected to be released to tender late July/early August.

- The damage received from ex-TC Debbie across the region has been revised and now estimated at \$1.658 million, up from \$1.429 million.

DISASTER RECOVERY FUNDING ARRANGEMENTS (DFRA) – NDRRA REFORM

In the development of the new Disaster Recovery Funding Arrangements (DRFA) to replace NDRRA, the Australian Government is moving from a recovery of actual costs to a model that uses agreed benchmark unit rates for work types with an allowance for contingencies and escalation for works delivered through day labour or the ability to use open market competition (open tender). The approach to developing the DRFA being taken by the Queensland and Australian Governments is:

- Provide local governments and State agencies with confidence to commence recovery and reconstruction works, with clarity on the level of funding available.
- Support a locally-led recovery effort with greater autonomy, using local knowledge and capabilities (such as 'day labour', plant and equipment), enabling rapid connection and recovery of communities following disaster events.
- Enable restoration of assets to current engineering standards, with contingency and the ability for variation.
- Continue to encourage efficient delivery and value for money of restoration works to continue to support resilience and mitigation works for Queensland.

ELIGIBLE ASSETS UNDER DRFA

Transport

- Roads
- Road infrastructure (footpaths, bike lanes, pedestrian bridges)
- Road furniture (signage, traffic signals, lighting, noise barriers, safety barriers and delineation markers)
- Drainage structures
- Rock gabions
- Culverts
- Tunnels

Public Infrastructure

- Levees
- Prison/correctional facilities
- Police, fire and emergency services stations
- Public hospitals
- Public housing
- Public schools
- River safety monitoring equipment
- Sewerage infrastructure*

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- State/territory or local government offices
- Stormwater infrastructure
- Water infrastructure*

**Eligible when the service is provided free of charge or at a rate that is 50% or less of the cost to provide those services*

INELIGIBLE ASSETS UNDER DRFA

- a) Assets that are damaged due to contributing factors such as, but not limited to, poor design, poor construction or inadequate maintenance or any pre-existing damage
- b) Environmental asset clean up and restoration of natural vegetation (such as natural banks, waterways, rivers, beaches, forests, undeveloped public land) except where they relate to immediate protection of an eligible public asset.
- c) River walls and sea walls are only eligible where the walls directly protect an eligible public asset. Where they do not, such as protecting open space or private land, these walls are ineligible under the NDRRA.
- d) Assets the Commonwealth considers ineligible for the purposes of restoration or replacement under the NDRRA (Determination 2017 Guideline 1):
 - Road rest infrastructure
 - Fire trails
 - Sporting, recreational or community facilities (e.g. playgrounds and associated facilities)
 - Religious establishments (e.g. churches, temples, mosques)
 - Memorials
- e) Replacing contents of an asset, such as furnishings in a building.

DRAFT PROPOSED DRFA MODEL



PRICING OF RESTORATION WORKS UNDER DRFA

- Market value (open tender)
- Estimate/Benchmarking (agreed unit rates with contingency and opportunity for variations)

4. Action/s

Note this report.

Attachments

There are no attachments for this report.

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15. CONFIDENTIAL ITEMS

15.1 Queensland Urban Utilities 2023 Corporate Plan

Date: 27 June 2018

Author: Tony Brett, Manager Finance & Customer Services

Responsible Officer: David Lewis, Executive Manager Corporate & Community Services

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 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:

This report is to seek Council's approval of Queensland Urban Utilities (QUU) 2023 Corporate Plan. Shareholder approval of the Plan is required in accordance with the Participation Agreement.

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15.2 Rating Concession Request

Date: 03 July 2018

Author: Tony Brett, Manager Finance and Customer Service

Responsible Officer: David Lewis, Executive Manager Corporate & Community Services

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 275 (1) (d) of the Local Government Regulation, 2012, as the matter involves ratings concessions.

Summary:

The purpose of this Report is to provide Council with information to determine if the applicant should be granted a concession on the grounds of financial hardship.



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15.3 Lockyer Legends

Date: 06 July 2018
Author: Jason Harm, Manager Regional Development
Responsible Officer: Ian Church, 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) (h) 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:

The purpose of this report is to provide Council with the recommendations from the Lockyer Legends Selection Committee of names for consideration as additions to the Lockyer Legends Wall of Fame at the Lockyer Valley Cultural Centre.



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16. MEETING CLOSED