



**REGIONAL COUNCIL**

# **ORDINARY MEETING OF COUNCIL**

## **AGENDA**

**28 JUNE 2017**



**ORDINARY MEETING OF  
COUNCIL AGENDA  
28 JUNE 2017**

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- 1. MEETING OPENED**
- 2. LEAVE OF ABSENCE**

*No Leave Of Absence at time of print run*

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**3. CONDOLENCES/GET WELL WISHES**

**3.1 Condolences/Get Well Wishes**

**Date:** 21 June 2017  
**Author:** Susan Boland, Council Business Support Officer  
**Responsible Officer:** Ian Church, Chief Executive Officer

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**Officer's Recommendation:**

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

**Attachments**

There are no attachments for this report.

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

**4.1 Declaration of Material Personal Interest on any Item of Business**

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

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

**4.2 Declaration of Conflict of Interest on any Item of Business**

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

**5. MAYORAL MINUTE**

*No Mayoral Minute at time of print run*

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**6. CONFIRMATION OF MINUTES**

**6.1 Confirmation of Ordinary Meeting Minutes of 14 June 2017**

**Date:** 21 June 2017  
**Author:** Ian Church, Chief Executive Officer  
**Responsible Officer:** Ian Church, Chief Executive Officer

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**Officer's Recommendation:**

**THAT the Minutes of the Ordinary Meeting of the Lockyer Valley Regional Council held on Wednesday, 14 June 2017 be taken as read and confirmed.**

**Attachments**

There are no attachments for this report.



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**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 Works for Queensland Program**

**Date:** 21 June 2017  
**Author:** Corrin Bischoff, Major Projects Officer  
**Responsible Officer:** Ian Church, Chief Executive Officer

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#### **Summary:**

This report seeks Council support for the Mayor and Chief Executive Officer to advocate to the Deputy Premier regarding the exclusion of small South East Queensland Councils from the Works for Queensland Program. This program supports job creating maintenance and minor infrastructure works relating to assets owned or controlled by applicants of a minimum of \$1,000,000 plus an amount that reflects the unemployment level for the region.

#### **Officer's Recommendation:**

**THAT Council authorise the Mayor and Chief Executive Officer to advocate on behalf of Council to the Deputy Premier requesting the inclusion of Lockyer Valley Regional Council in the *Works for Queensland Program* for 2017-18.**

#### **Report**

##### **1. Introduction**

The intent of the *Works for Queensland Program* as per the guidelines is to support job creating maintenance and minor infrastructure works relating to assets owned or controlled by applicants. In this light, Lockyer Valley Regional Council would greatly benefit from access to this funding due to higher than the state average unemployment rate and limited capacity to raise revenue to fund eligible works.

##### **2. Background**

The 2016–17 Works for Queensland Program announced in January 2017 by the State Government was established to support regional councils to undertake job-creating maintenance and minor infrastructure projects. This initiative is funded under the State Infrastructure Fund. The 2016–17 budgets for the Works for Queensland Program was \$200 million with each eligible local government receiving a base allocation of \$1 million, with an additional notional allocation based on unemployment data. The allocation is to be spent on job-creating maintenance and minor infrastructure projects relating to assets owned or controlled by local governments. More than 700 projects were approved in the 2016-17 round, and it has been estimated that these works will support, sustain or create almost 6,000 jobs in regional towns and cities battling high unemployment.

South East Queensland Councils were not eligible for this funding. Council wrote to the Deputy Premier, Jackie Trad on 09 February 2017 expressing disappointment at Lockyer Valley Regional Council being excluded. A response from the Deputy Premier was provided

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dated, 10 April 2017 stating that the inclusion of smaller regional Councils in South East Queensland will be taken into consideration when assessing the 2016-17 program and any future funding proposals.

In the 2017-18 State Government Budget announced on 06 June 2017, the *Works for Queensland Program* was announced and South East Queensland Councils remain excluded.

### **3. Report**

The intent of the *Works for Queensland Program* as per the guidelines is to support job creating maintenance and minor infrastructure works relating to assets owned or controlled by applicants. In this light, Lockyer Valley Regional Council would greatly benefit from access to this funding.

In the 2016 September quarter, the unemployment rate in the Lockyer Valley Regional Council was 7.49% compared to regional Queensland at the same time of 6.60% and the State average of 6.10%. Our neighbouring Council Southern Downs Regional Council had September quarter 2016 unemployment of 3.9%. The unemployment rate in Western Downs Regional Council area for the September quarter 2016 was 3.4% (Source: Australian Government Department of Employment, Small Area Labour Markets Australia, various editions). Both of these Councils are eligible for a minimum of \$1 million under this program plus an amount that reflects the unemployment level for the region.

An allocation comprising a minimum of \$1,000,000 is a significant contribution for undertaking much needed work for a Council the size of Lockyer Valley with a total operating budget of \$55 million and \$6.757 million budgeted for maintenance in 2016/17. An allocation of \$1 000 000 would be a 14% increase in available funds for Council to undertake its maintenance program. Council's capacity to raise this type of revenue from its rate base is extremely limited.

Councils such as Somerset, Scenic Rim and Lockyer Valley on the outskirts of South East Queensland with small populations from which to draw revenue and with higher than the Queensland average unemployment rates should be considered for funding programs such as these.

On the above basis it is recommended that the Mayor and Chief Executive Officer advocate for Lockyer Valley Regional Council to be included in the *Works for Queensland Program* and further requested that future funding programs of this nature be expanded to include the smaller regional Councils within South East Queensland for which this injection of funding can have a significant impact. This may include correspondence and meetings with the Deputy Premier and other small regional Councils in South East Queensland.

### **4. Policy and Legal Implications**

The matters outlined in this report comply with the External Funding Policy. Any future policy and legal implications will be addressed as matters arise before Council.

### **5. Financial and Resource Implications**

The matters outlined in this report do not alter current budgetary requirements.

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**6. Delegations/Authorisations**

This report seeks authorisation for the Mayor and Chief Executive Officer to advocate on behalf of Council to the Deputy Premier to include Lockyer Valley Regional Council in the 2017-18 *Works for Queensland Program*.

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**

Includes strategy on how best to “market” the concept as well as notification of community engagement, consultations, press releases, etc.

The matters raised in this report may require engagement with other small regional Councils in South East Queensland and communication with the Deputy Premier.

**8. Conclusion**

In line with the objectives of the Works for Queensland Program it is recommended that the Mayor and Chief Executive Officer advocate for Lockyer Valley Regional Council to be included in the *Works for Queensland Program* and further requested that future funding programs of this nature be expanded to include the smaller regional Councils within South East Queensland for which this injection of funding can have a significant impact.

**9. Action/s**

1. Correspondence to be drafted to the Deputy Premier
2. Correspondence to be drafted to Somerset Regional Council and Scenic Rim Regional Council
3. Arrange a meeting with the Deputy Premier

**Attachments**

There are no attachments for this report.

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**10.2 Casual Vacancy LGAQ Policy Executive**

**Date:** 21 June 2017  
**Author:** Stephen Hart, Manager Executive Business Services  
**Responsible Officer:** Ian Church, Chief Executive Officer

**Summary:**

Following the retirement of the Mayor of Ipswich, a casual vacancy has occurred on the Local Government Association of Queensland (LGAQ) Policy Executive. The LGAQ has sought nominations to fill the vacancy. In the interests of furthering regional interests, it is proposed Cr Tanya Milligan, Mayor of Lockyer Valley be nominated to fill the casual vacancy as a District Representative.

**Officer's Recommendation:**

**THAT Council nominate Cr Tanya Milligan for election as District Representative to the Local Government Association of Queensland's Policy Executive for the balance of the period 2016 - 2020.**

**Report**

**1. Introduction**

The Local Government Association of Queensland (LGAQ) has advised that following the retirement of the Mayor of Ipswich that nominations are called for the Casual Vacancy on the Association's Policy Executive.

**2. Background**

Following the local government election in 2016, Council resolved on 4 May 2016 that Council support Cr Paul Pisasale, Mayor of Ipswich as a District Representative to the LGAQ Policy Executive. Cr Pisasale was subsequently elected to that role for the term. However, following Cr Pisasale's recent retirement, a casual vacancy has arisen on that Policy Executive.

**3. Report**

Council has received correspondence from Mr Greg Hallam in his role as Returning Officer for the election of a District Representative to the Association's Policy Executive. Mr Hallam has advised that following the retirement of the Mayor of Ipswich this casual vacancy has arisen.

The Policy Executive is responsible for the determination of the Association's policy on behalf of Member Councils. It consists of 15 district representatives and the President. The Policy Executive appoints 3 Directors to join the President in forming the LGAQ Board.

The Policy Executive currently has six (6) regular meetings each year. With the exception of one regional meeting and the meeting that precedes the Annual Conference, the Policy

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Executive meets at Local Government House in Brisbane. Special meetings may be called as required.

Lockyer Valley is within Electoral District No.2 (Western Region) that also includes the Councils of Ipswich, Scenic Rim and Somerset. For the election of the Western Region representative there are 12 votes available. Ipswich Council has six (6) votes and Lockyer Valley, Scenic Rim and Somerset Councils each have two (2) votes.

Following nominations, if more than one nomination is received an election will be held by postal ballot.

It is proposed that Cr Milligan be nominated for the position on the Policy Executive in the interests of furthering the regional interests of the broader District.

**4. Policy and Legal Implications**

The Constitution and Rules of the Association provide for the filling of casual vacancies (Rule 5.4).

**5. Financial and Resource Implications**

Current payments to Policy Executive Members attending meetings are a daily allowance of \$454 and Overnight allowance of \$263. Travel costs will be actual airfares and/or motor vehicle expenses at current ATO rates.

A personal accident insurance scheme operates for Members whilst travelling or involved in Association activity.

**6. Delegations/Authorisations**

No additional delegations are required further to the recommendation.

**7. Communication and Engagement**

No additional communication on this matter is proposed at this time.

**8. Conclusion**

Following the retirement of the Mayor of Ipswich, a vacancy has occurred on the LGAQ Policy Executive. In the interests of furthering regional interests, it is proposed that Cr Tanya Milligan, Mayor of Lockyer Valley be nominated to fill the casual vacancy.

**9. Action/s**

The Chief Executive Officer and Mayor complete the nomination form, which is to be sent to the Returning Officer.

**Attachments**

There are no attachments for this report.

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**10.3 Sustainable Economic Growth for Regional Australia (SEGRA) Conference**

**Date:** 20 June 2017  
**Author:** Vickie Wieland, EA to Chief Executive Officer  
**Responsible Officer:** Ian Church, Chief Executive Officer

**Summary:**

The Sustainable Economic Growth for Regional Australia (SEGRA) Annual conference will be held in South Australia from 24 to 27 October 2017 in Upper Spencer Gulf, South Australia.

The purpose of this report is to confirm the delegates to represent Council at the Conference.

**Officer's Recommendation:**

**THAT Council confirm the attendance of the Portfolio Councillor, Cr McLean as the delegate to attend the 2017 Sustainable Economic Growth for Regional Australia (SEGRA) conference to be held in South Australia from 24 – 27 October 2017.**

**Report**

**1. Introduction**

The purpose of this report is to confirm the delegates to represent Council at the SSEGRA Conference.

**2. Background**

The Sustainable Economic Growth for Regional Australia (SEGRA) Annual Conference established in 1997, provides a unique opportunity for all sections of the Australian community (rural and urban) to explore the key issues affecting regional, rural and remote Australia and be part of providing positive sustainable outcomes to ensure future prosperity.

**3. Report**

SEGRA, Australia's premier conference on regional issues, is about assisting regional, rural and remote Australia to source and identify the techniques, skills and issues they need to address to achieve successful economic growth and development.

The SEGRA 2017 conference theme - *Disruption: a catalyst for change* - will focus on what are the characteristics of the great adapters and changers and how this is manifested in political, business and community leadership, planning, governing, managing and marketing.

**4. Policy and Legal Implications**



There are no direct legal implications associated with the report.

**5. Financial and Resource Implications**

There is an approved budget allocation for the attendance of Councillors for Conferences each year.

**6. Delegations/Authorisations**

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

**7. Communication and Engagement**

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

**8. Conclusion**

The adoption of the recommendation will enable Council to comply with the early bird registration of Council's delegates for this Conference.

**9. Action/s**

That the Chief Executive Officer finalise and register Council's delegates for the Sustainable Economic Growth for Regional Australia (SEGRA) Annual Conference.

**Attachments**

There are no attachments for this report.

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**10.4 Delegations Register Update**

**Date:** 20 June 2017  
**Author:** Caitlan Natalier, Solicitor/Legal Services Coordinator  
**Responsible Officer:** Ian Church, Chief Executive Officer

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**Summary:**

In accordance with Section 257 of the *Local Government Act 2009*, Council can delegate a power under various this Act, or another Act, to the Chief Executive Officer to allow for the efficient and timely resolution of a range of operational matters undertaken by Council. The purpose of this Report is to maintain the currency of Council's Delegation Register.

**Officer's Recommendation:**

**THAT Council resolve to remove, amend or delegate to the Chief Executive Officer of Council, the powers referred to in the document titled "Council to CEO Register of Delegations Update" attached to this Report in addition to those delegations already existing pursuant to Section 257 of the *Local Government Act 2009*.**

**Report**

**1. Introduction**

In accordance with Section 257 of the *Local Government Act 2009*, Council can delegate a power under this Act, or another Act, to the Chief Executive Officer to allow for the more efficient and timely resolution of a range of administrative matters.

This is in line with the State Government's legislative change program by formally delegating to the Chief Executive Officer amended or additional delegations, and removing redundant delegations.

**2. Background**

As legislation is amended, repealed and introduced, Council is required to update its Delegations Register to reflect the amendments, repeals and new legislation. Updates to the Delegations Register are notified to Council through the Local Government Association of Queensland.

The detail of the latest update of 13 June 2017 is contained in the body of, and attachments to, this Report.

**3. Report**

In anticipation of the new Planning legislation coming into effect on 3 July 2017, the Local Government Association of Queensland, through its Delegations Register Service, has now advised Council of new delegations registers and updates made up to and including 13 June 2017.

New Council to CEO delegations registers have been implemented for the following:

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- Development Assessment Rules
- Planning Regulation 2017.

Substantive changes have also been made to the existing Council to CEO delegations register for the Planning Act 2016.

The Stock Route Management Act delegations register is now being repealed, as it no longer applies in Council's local government area.

**Attachment 1** to this Report entitled "Council to CEO Register of Delegations Update" details the amendments that will be made to the Council to CEO Delegations Register.

**Attachment 2** provides a quick reference summary of the substantive changes made.

The Recommendation made in this Report is for Council to resolve to accept all proposed amendments to ensure that the Chief Executive Officer and relevant staff have all relevant operational powers required to properly fulfil their roles and protect Council's interests when the new planning legislation comes into effect on 3 July 2017.

#### **4. Policy and Legal Implications**

Council's Delegations Register follows the template prepared by King and Company in conjunction with the Local Government Association of Queensland (LGAQ). This requires regular updating in line with the State Government's legislative program. Regular reviews of the register are required to ensure the register and Council's implementation of legislation conforms to the requirements of the various acts and regulations and is subject to an annual audit.

If Council resolves to adopt the Recommendation made in this Report, the updates to the Council to CEO Delegations Register will take immediate effect.

#### **5. Financial and Resource Implications**

Appropriate Delegation Registers assist the Council's operations thereby avoiding delays and minimising risks associated with discharging Council's obligations. Improved processes and risk minimisation can result in significant operational savings over time to both Council and the community.

#### **6. Delegations/Authorisations**

Under Section 259 of the *Local Government Act 2009*, the Chief Executive Officer may sub-delegate some of these powers to an appropriately qualified employee of Council. The purpose of sub-delegation is to allow operational responsibilities to be streamlined and enable the Chief Executive Officer to focus on strategic matters. Proposed sub-delegations to Council staff will be considered and presented to the Chief Executive Officer for consideration in due course.

#### **7. Communication and Engagement**

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Under Section 260 of the *Local Government Act 2009* the Chief Executive Officer is responsible for establishing, maintaining and updating a register of delegations that contains the particulars prescribed under a regulation. The updated Delegations Register, including appropriate delegations from the Chief Executive Officer to employees or contractors, is required to be available for public inspection if required.

**8. Conclusion**

A resolution made in line with the Recommendation in this Report will enable the proposed updates to the Council to CEO Delegations Register to take immediate effect.

**9. Action/s**

1. Update the Council to CEO Delegations Register with the resolution details and publish
2. Consider sub-delegation of powers to employees and update the CEO to Employee or Contractor Delegation Register as necessary.

**Attachments**

- |                        |                |          |
|------------------------|----------------|----------|
| 1 <a href="#">View</a> | Council to CEO | 14 Pages |
| 2 <a href="#">View</a> | Attach 2       | 1 Page   |

**DELEGATIONS REGISTER UPDATE  
COUNCIL TO CEO  
AMENDMENTS AT 28 JUNE 2017**

NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Delete 2211	Chief Executive Officer	Power to apply a planning scheme as a categorising instrument in relation to prescribed tidal works in the tidal area for Council's non-port local government area	Section 19 <u>Planning Act 2016</u>	23/11/2016 16-20/0282	
Insert 2304	Chief Executive Officer	Power, as an affected party, to make submissions about the proposal to the Minister.	Section 37(4) <u>Planning Act 2016</u>		
Insert 2305	Chief Executive Officer	Power, as an owner of an interest in designated premises, to request a designator to repeal a designation made by the designator on the basis that the designation is causing the owner hardship.	Section 41(1) <u>Planning Act 2016</u>		
Update 2224	Chief Executive Officer	Power to act as the "assessment manager" for all development applications, change representations, cancellation applications and extension applications received by Council under Chapter 3 of the <i>Planning Act 2016</i> . For avoidance of doubt, the power delegated includes the power to take all actions of an assessment manager and consider all matters as detailed in sections 48, 51, 53, 54, 59, 60, 61, 62, 63, 64, 65, 67, 71, 75, 76, 84, 85, 86, 87, 93 100, 101, 105, 107 and 109 of the <i>Planning Act 2016</i> .	Sections 48, 51, 53, 54, 59, 60, 61, 62, 63, 64, 65, 67, 71, 75, 76, 84, 85, 86, 87, 93, 100, 101, 105, 107 and 109 <u>Planning Act 2016</u>		
Insert 2306	Chief Executive Officer	Power, as the owner of premises, to give written consent to the making of the development application.	Section 51(2) <u>Planning Act 2016</u>		

# **DELEGATIONS REGISTER UPDATE** **COUNCIL TO CEO** **AMENDMENTS AT 28 JUNE 2017**

NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS
Update 2225	Chief Executive Officer	Power to act as a "referral agency" for all development applications <b>and cancellation applications</b> received by Council as a referral agency under Chapter 3 of the <i>Planning Act 2016</i> . For avoidance of doubt, the power delegated includes the power to take all actions of a referral agency and consider all matters as detailed in sections 46, 54, 55, 56, 57, 65, 66, 67, 84, 85, 100, 107 and 109 of the <i>Planning Act 2016</i> .	<u>Sections 46, 54, 55, 56, 57, 65, 66, 67, 84, 85, 100, 107 and 109 <i>Planning Act 2016</i></u>		
Insert 2307	Chief Executive Officer	Power to consult with the Minister about making or amending the instrument mentioned in subsection (8)(c).	<u>Section 64(9) <i>Planning Act 2016</i></u>		
Insert 2308	Chief Executive Officer	Power, as the owner of land, to give written consent to the cancellation application.	<u>Section 84(3)(b)(i) <i>Planning Act 2016</i></u>		
Insert 2309	Chief Executive Officer	Power, as a public utility, to give written consent to the cancellation application.	<u>Section 84(3)(b)(iii) <i>Planning Act 2016</i></u>		
Insert 2310	Chief Executive Officer	Power, as the owner of land, to give written consent to the extension application.	<u>Section 86(2)(b)(ii) <i>Planning Act 2016</i></u>		
Insert 2311	Chief Executive Officer	Power to comply with a direction given by the Minister.	<u>Section 93(2) <i>Planning Act 2016</i></u>		
Insert 2312	Chief Executive Officer	Power, as the decision-maker, to give the Minister reasonable help.	<u>Section 105(3) <i>Planning Act 2016</i></u>		
Update 2230	Chief Executive Officer	Power, as a participating local government for a distributor-retailer, to enter a break-up agreement about the charges break-up and publish a copy of the agreement on the local government's website.	<u>Section 115 <i>Planning Act 2016</i></u>		

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COUNCIL TO CEO  
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NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Insert 2313	Chief Executive Officer	Power to consent to proceedings being brought on behalf of the corporation.	Section 175(1)(a) <u>Planning Act 2016</u>		
Insert 2314	Chief Executive Officer	Power to apply to the Planning and Environment Court to cancel or change an enforcement order or interim enforcement order.	Section 181(4) <u>Planning Act 2016</u>		
Insert 2315	Chief Executive Officer	Power, where an appeal is only about a referral agency's response, to apply to the tribunal or the Planning and Environment Court to withdraw from the appeal.	Section 229(5) <u>Planning Act 2016</u>		
Delete 773	Chief Executive Officer	Power to ask a person who has completed compliance assessable work in a remote area to supply a plan of the completed work.	Section 86A(3)(b) <u>Plumbing and Drainage Act 2002</u>	10/09/2014 3607	
Delete 774	Chief Executive Officer	Power to decide a request for compliance assessment of compliance assessable work in a remote area to which a resolution under section 86A(1)(b) applies and to give the compliance certificate or issue an information notice.	Section 86A(4), (5) and (8) <u>Plumbing and Drainage Act 2002</u>	10/09/2014 3607	
Delete 775	Chief Executive Officer	Power to give a copy of a compliance certificate for compliance assessable work in a remote area to which a resolution under section 86A(1)(b) to the owner of the premises.	Section 86A(6) <u>Plumbing and Drainage Act 2002</u>	10/09/2014 3607	
Delete 776	Chief Executive Officer	Power to give a copy of a resolution pursuant to section 86A(1)(b) to the chief executive and to make it available for inspection at Council's public office.	Section 86A(9) <u>Plumbing and Drainage Act 2002</u>	10/09/2014 3607	

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**COUNCIL TO CEO**  
**AMENDMENTS AT 28 JUNE 2017**

NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Repeal 606	Chief Executive Officer	Power to prepare a stock route network management plan.	Sections 105 to 109 inclusive <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 607	Chief Executive Officer	Power to review, or renew, its stock route network management plan when it appropriate.	Section 113 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 2088	Chief Executive Officer	Power, as an issuing entity, to give notice that a person may apply for a permit for the land.	Section 116(2)(c)(ii) <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 608	Chief Executive Officer	Power to by written notice, ask the applicant of a stock route permit to give further reasonable information or documents about the application by the reasonable date stated in the notice and refuse the application if the applicant does not comply.	Section 117 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 609	Chief Executive Officer	Power to grant or refuse an application for a stock route agistment permit.	Section 118 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 610	Chief Executive Officer	Power to grant or refuse an application to renew a stock route agistment permit.	Section 123 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 611	Chief Executive Officer	Power to impose on a stock route agistment permit the reasonable conditions it decides.	Section 126 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 612	Chief Executive Officer	Power to amend the conditions of a stock route agistment permit.	Section 127 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 613	Chief Executive Officer	Power to cancel a stock route agistment permit.	Section 128 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 614	Chief Executive Officer	Power to require the holder of a stock route agistment permit to return the permit.	Section 130 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	



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NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Repeal 615	Chief Executive Officer	Power to ask the applicant to give the further reasonable information or documents about the application, and to refuse the application if the applicant does not comply.	Section 135 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 616	Chief Executive Officer	Power to grant or refuse an application for a stock route travel permit.	Section 136 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 617	Chief Executive Officer	Power to require a stock route travel permit holder who gives a notice of the correct particular to return the permit.	Section 141 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 618	Chief Executive Officer	Power to impose on a stock route travel permit the reasonable conditions it decides.	Section 142 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 619	Chief Executive Officer	Power to amend a stock route travel permit.	Section 143 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 620	Chief Executive Officer	Power to cancel a stock route travel permit.	Section 144 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 621	Chief Executive Officer	Power to require the holder of a stock route travel permit to return the permit for an amendment under a decision made under certain sections of the Act.	Section 146 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 622	Chief Executive Officer	Power to consider it necessary to build a stock-proof fence on the boundary of land adjoining a stock route network.	Section 148 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 623	Chief Executive Officer	Power to issue a fencing notice.	Section 149 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 624	Chief Executive Officer	Power to give a mustering notice.	Section 156 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 625	Chief Executive Officer	Power to manage and conserve pasture on its stock route network.	Section 160 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	

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NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Repeal 626	Chief Executive Officer	Power to require an owner to reduce the number of stock on the land.	Section 161(2) <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 627	Chief Executive Officer	Power to consent to the burning or removal of pasture.	Section 180 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 2089	Chief Executive Officer	Power to consult with the Minister about the performance of the function or obligation under the <u>Stock Route Management Act 2002</u> .	Section 184(3) <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 628	Chief Executive Officer	Power to take action to comply with any notice given by the Minister in relation to the administration and enforcement of the <u>Stock Route Management Act 2002</u> .	Section 184(5) <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 2090	Chief Executive Officer	Power to pay the amount to the chief executive in the stated period.	Section 187(5) <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 2091	Chief Executive Officer	Power to pay half of the amounts referred to in subsection (1) to the department.	Section 187A <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Repeal 629	Chief Executive Officer	Power to provide any information that the Minister may require in relation to: (a) details of amounts payable to Council under the <u>Stock Route Management Act 2002</u> ; and (i) functions or powers performed or exercised or required to be performed or exercised by Council under the <u>Stock Route Management Act 2002</u> .	Section 188 <u>Stock Route Management Act 2002</u>	23/11/2016 16-20/0282	
Insert 2316	Chief Executive Officer	Power, as an assessment manager, to determine if the application is a properly made application.	Section 1.2 <u>Development Assessment Rules</u>		

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NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Insert 2317	Chief Executive Officer	Power, as an assessment manager, to give a confirmation notice.	Section 2.3 <i>Development Assessment Rules</i>		
Insert 2318	Chief Executive Officer	Power, as an assessment manager, to give an action notice.	Section 3.1 <i>Development Assessment Rules</i>		
Insert 2319	Chief Executive Officer	Power, as an assessment manager, to agree to a further period for the applicant to comply with all actions in the action notice and give notice to the assessment manager that it has complied.	Section 3.2 <i>Development Assessment Rules</i>		
Insert 2320	Chief Executive Officer	Power, as an assessment manager, to give a confirmation notice if the applicant has complied with the action notice.	Section 3.4 <i>Development Assessment Rules</i>		
Insert 2321	Chief Executive Officer	Power, as an assessment manager, to accept the application as a properly made application after giving an action notice.	Section 3.5 <i>Development Assessment Rules</i>		
Insert 2322	Chief Executive Officer	Power, as an assessment manager, to agree on a further period for giving a confirmation notice.	Section 3.6(b) <i>Development Assessment Rules</i>		
Insert 2323	Chief Executive Officer	Power, as an assessment manager, to agree to a further period for the applicant to give a copy of the application to a referral agency.	Section 5.1 <i>Development Assessment Rules</i>		
Insert 2324	Chief Executive Officer	Power, as a referral agency, to determine if the application is a properly referred application.	Section 6.2 <i>Development Assessment Rules</i>		
Insert 2325	Chief Executive Officer	Power, as a referral agency, to give a confirmation notice.	Section 7.1 <i>Development Assessment Rules</i>		

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NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Insert 2326	Chief Executive Officer	Power, as a referral agency, to give the applicant an action notice.	Section 8.1(a) <i>Development Assessment Rules</i>		
Insert 2327	Chief Executive Officer	Power, as a referral agency, to give a copy of the action notice to the assessment manager.	Section 8.1(b) <i>Development Assessment Rules</i>		
Insert 2328	Chief Executive Officer	Power, as a referral agency, to agree to a further period for the applicant to comply with all the actions in the action notice.	Section 8.2 <i>Development Assessment Rules</i>		
Insert 2329	Chief Executive Officer	Power, as a referral agency, where the applicant has complied with all the actions in the action notice, to give a referral confirmation notice to the applicant and a copy to the assessment manager.	Section 8.2(b) <i>Development Assessment Rules</i>		
Insert 2330	Chief Executive Officer	Power, as a referral agency, to give the assessment manager notice that the application is taken to have not been referred.	Section 8.3(b) <i>Development Assessment Rules</i>		
Insert 2331	Chief Executive Officer	Power, as a referral agency, to agree to a further period for the referral agency assessment period.	Sections 9.2(a) and (b) <i>Development Assessment Rules</i>		
Insert 2332	Chief Executive Officer	Power, as an assessing authority, to agree to receive further information from the applicant during the development assessment process.	Section 11.2 <i>Development Assessment Rules</i>		
Insert 2333	Chief Executive Officer	Power, as an assessing authority, to make an information request.	Section 12.1 <i>Development Assessment Rules</i>		
Insert 2334	Chief Executive Officer	Power, as an assessment manager, to agree to a further period in which to make the information request.	Section 12.2 <i>Development Assessment Rules</i>		

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NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Insert 2335	Chief Executive Officer	Power, as a referral agency, to agree to a further period in which to make the information request.	Section 12.4 <i>Development Assessment Rules</i>		
Insert 2336	Chief Executive Officer	Power, as an assessing authority, to give the applicant advice about an information request or any other matter, including how the applicant may change the application.	Section 12.5 <i>Development Assessment Rules</i>		
Insert 2337	Chief Executive Officer	Power, as an assessing authority, to agree to a further period for the applicant to respond to the information request.	Section 13.1 <i>Development Assessment Rules</i>		
Insert 2338	Chief Executive Officer	Power, as an assessment manager acting under section 53(10) of the Act to comply with the public notice requirements.	Sections 17.1, 17.3 and 17.4 <i>Development Assessment Rules</i>		
Insert 2339	Chief Executive Officer	Power, as an assessment manager, to agree to a further period for the applicant to give notice of compliance with the public notice requirements.	Section 18.1 <i>Development Assessment Rules</i>		
Insert 2340	Chief Executive Officer	Power, as an assessment manager, to accept properly made submissions and not properly made submissions.	Section 19.1 <i>Development Assessment Rules</i>		
Insert 2341	Chief Executive Officer	Power, as the assessment manager, to agree to a further period to assess and decide the application.	Section 22.1(a) <i>Development Assessment Rules</i>		

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NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS
Insert 2342	Chief Executive Officer	Power, as the assessment manager, to:- (a) give a copy of the notice to each referral agency for the original application and any other referral agency required to be given referral; and (b) advise each referral agency, with a copy to the applicant, of the effect of the change on the development assessment process.	Section 25.1 <i>Development Assessment Rules</i>		
Insert 2343	Chief Executive Officer	Power, as the assessment manager, to determine whether the change:- (a) only deals with a matter raised in a properly made submission for the application; or (b) is in response to an information request for the application; or (c) is in response to further advice provided by an assessing authority about the application.	Section 26.1 <i>Development Assessment Rules</i>		
Insert 2344	Chief Executive Officer	Power, as the assessment manager, to give the applicant a confirmation notice where part 4 applies to the changed application and part 4 did not apply to the original application.	Section 26.2(a)(i) <i>Development Assessment Rules</i>		

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NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Insert 2345	Chief Executive Officer	Power, as the assessment manager, to determine whether the change:- (a) would be likely to attract a submission objecting to the thing comprising the change if public notification were to apply to the change; (b) only addresses a matter raised in a properly made submission.	Section 26.2(b) <i>Development Assessment Rules</i>		
Insert 2346	Chief Executive Officer	Power, as the assessment manager, to give notice to the applicant that public notification is required under section 26.2(b) and that it must be carried out in accordance with section 16.4.	Section 26.2(c) <i>Development Assessment Rules</i>		
Insert 2347	Chief Executive Officer	Power, as a referral agency, despite section 11.1, to make an information request as a result of a referral under section 26.	Section 26.5 <i>Development Assessment Rules</i>		
Insert 2348	Chief Executive Officer	Power, as an assessing authority, despite section 11.1, to make an information request about the change.	Section 27.2 <i>Development Assessment Rules</i>		
Insert 2349	Chief Executive Officer	Power, as the assessment manager, to determine whether the change would be likely to attract a submission objecting to the thing comprising the change, if public notification were to apply to the change.	Section 27.3 <i>Development Assessment Rules</i>		
Insert 2350	Chief Executive Officer	Power, as a concurrence agency, after the referral agency assessment period and any further periods has ended, to change its referral agency response or give a late referral agency response before the application is decided.	Section 28.1 <i>Development Assessment Rules</i>		

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NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Insert 2351	Chief Executive Officer	Power, as a concurrence agency, to give notice of its intention to change its referral agency response to the assessment manager and the applicant.	Section 28.4(a) <i>Development Assessment Rules</i>		
Insert 2352	Chief Executive Officer	Power, as a concurrence agency, to agree to a further period for the giving of an amended referral agency response.	Section 28.4(b) <i>Development Assessment Rules</i>		
Insert 2353	Chief Executive Officer	Power, as a party to the application, to give notice to each other party that the applicant has not referred the application in accordance with section 54(1) of the Act.	Section 29.2 <i>Development Assessment Rules</i>		
Insert 2354	Chief Executive Officer	Power, as a referral agency, despite section 11.1, to make an information request as a result of a referral under section 29.	Section 29.6 <i>Development Assessment Rules</i>		
Insert 2355	Chief Executive Officer	Power, as a party who initiated an extension under the DA rules, to give a copy of the agreement to any other party to the application.	Section 33.1 <i>Development Assessment Rules</i>		
Insert 2356	Chief Executive Officer	Power, as an assessment manager or as a concurrence agency for the application, to ask any third party for third party advice.	Section 34.1 <i>Development Assessment Rules</i>		
Insert 2357	Chief Executive Officer	Power, as an assessment manager or as a concurrence agency for the application, to give further advice about the application to the applicant, including how the applicant may change the application.	Sections 35.1 and 35.2 <i>Development Assessment Rules</i>		



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NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Insert 2358	Chief Executive Officer	Power to extend the period mentioned in subparagraph (a).	Section 12(b) <i>Planning Regulation 2017</i>		
Insert 2359	Chief Executive Officer	Power, as an assessment manager, to make the requested decision.	Schedule 11, Section 10(1) <i>Planning Regulation 2017</i>		
Insert 2360	Chief Executive Officer	Power, as an assessment manager, to give notice of the decision.	Schedule 11, Section 10(2) <i>Planning Regulation 2017</i>		
Insert 2361	Chief Executive Officer	Power, as an assessment manager, to give notice of the decision, including the reasons for the decision.	Schedule 11, Section 10(3) <i>Planning Regulation 2017</i>		
Insert 2362	Chief Executive Officer	Power, where the request complies with the criteria stated in section 2, to approve the request.	Schedule 18, Section 3(1) <i>Planning Regulation 2017</i>		
Insert 2363	Chief Executive Officer	Power to give notice of the approval to the person making the request.	Schedule 18, Section 3(2) <i>Planning Regulation 2017</i>		
Insert 2364	Chief Executive Officer	Power to keep the documents listed in subsection (1) available for inspection and purchase.	Schedule 22, Section 1 <i>Planning Regulation 2017</i>		
Insert 2365	Chief Executive Officer	Power to keep the documents listed in subsection (1) available for inspection only.	Schedule 22, Section 2 <i>Planning Regulation 2017</i>		
Insert 2366	Chief Executive Officer	Power to publish the documents listed in subsections (1) and (4) on Council's website.	Schedule 22, Section 3 <i>Planning Regulation 2017</i>		
Insert 2367	Chief Executive Officer	Power, as an assessment manager, to keep the documents listed in subsections (1) and (2) available for inspection and purchase.	Schedule 22, Section 5 <i>Planning Regulation 2017</i>		

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NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE AND NUMBER OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
Insert 2368	Chief Executive Officer	Power, as an assessment manager, to keep the documents listed in subsection (1) available for inspection only.	Schedule 22, Section 6 <i>Planning Regulation 2017</i>		
Insert 2369	Chief Executive Officer	Power, as an assessment manager, to publish the documents listed in subsections (1) and (4) on Council's website.	Schedule 22, Section 7 <i>Planning Regulation 2017</i>		
Insert 2370	Chief Executive Officer	Power, as a referral agency, to keep the documents listed in subsections (a) to (d) available for inspection and purchase.	Schedule 22, Section 8 <i>Planning Regulation 2017</i>		
Insert 2371	Chief Executive Officer	Power, as a referral agency, to keep a register for all development applications and change applications given to the referral agency under section 54 of the Act and to make it available for inspection only.	Schedule 22, Section 9 <i>Planning Regulation 2017</i>		
Insert 2372	Chief Executive Officer	Power, as a referral agency, to publish the documents listed in subsections (a) to (d) on Council's website.	Schedule 22, Section 10 <i>Planning Regulation 2017</i>		

**ATTACHMENT 2  
AMENDMENT SCHEDULE**

The following table provides a summary explanation of the substantive changes proposed to be made to the Council to CEO Delegations Register.

<b>LEGISLATION</b>		<b>EXPLANATION</b>
<b>Repealed Registers</b>		
Stock Route Management Act		No longer relevant to Council's local government area.
<b>Changes of substance to existing Registers</b>		
Planning Act		<ul style="list-style-type: none"> <li>• Removal of a delegation applicable to tidal works and tidal areas.</li> <li>• New powers required to operate under the new planning regime commencing 3 July 2017 including, but not limited to:               <ul style="list-style-type: none"> <li>○ in relation to superseded planning schemes delegated.</li> <li>○ New powers in relation to cancellation and extension applications.</li> <li>○ New power to withdraw from Planning and Environment Court appeals in relation to a referral agency's response.</li> </ul> </li> </ul>
Plumbing and Drainage Act 2002		Removal of delegations relevant to 'remote areas' as none exist within the Lockyer Valley.
<b>New Registers</b>		
Development Assessment Rules		New powers required to operate under the new planning regime commencing 3 July 2017.
Planning Regulation 2016		New powers required to operate under the new planning regime commencing 3 July 2017.

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**10.5 Application of Section 236 Local Government Regulation 2012  
Exception - Lease - Lot 999 on RP141796 - Seven Mile Lagoon**

**Date:** 20 June 2017  
**Author:** Julie Millard, Property Officer  
**Responsible Officer:** Ian Church, Chief Executive Officer

**Summary:**

The Lessee has confirmed that he would like to renew the Lease for Lot 999 on RP141796 for grazing purposes. The previous agreement for lease of Lot 999 on RP141796 expired on 30 June 2012 and upon review of the lease, it has been noted that it was legally unenforceable.

The purpose of this Report is to comply with statutory requirements to record the application of the exception from tendering contained in Section 236(1)(c)(iii) of the *Local Government Regulation 2012* in order for a Lease to be entered into with the existing Lessee.

**Officer's Recommendation:**

**THAT with respect to the renewal of the Lease of Lot 999 on RP141796, Council resolve to apply the exception contained in Section 236(1)(c)(iii) of the Local Government Regulation 2012 in order for a Lease to be entered into with the existing Lessee on terms satisfactory to Council.**

**Report**

**1. Introduction**

The purpose of this Report is to discharge Council's statutory obligations and apply the exception from tendering contained in Section 236(1)(c)(iii) of the *Local Government Regulation 2012* to enable a Lease to be offered to the existing Lessee.

**2. Background**

Council has leased the land at Lot 999 on RP141796 to the existing Lessee since 1999. The previous Lease expired on 30 June 2012 and has not been renewed although the existing Lessee has continued to occupy the land since that time for grazing purposes.

The existing Lessee contacted Council on 16 June 2017 and confirmed that he would like to continue to lease the land and is happy to enter into a registrable lease for similar rent plus GST which would be subject to yearly reviews in line with the Consumer Price Index. The previous agreed rental was \$2,500.00 per annum.

Before a Lease can be entered into with the existing Lessee, Council must resolve to apply the exception from tendering in Section 236(1)(c)(iii) of the *Local Government Regulation 2012* to secure tenure and limit liability risk to Council.

**3. Report**

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An aerial plan showing the location of the leased land is ***attached***.

The land contains approximately 186 hectares and is situated at Waters Road, Lockyer Waters known as 'Seven Mile Lagoon'. The land is freehold land and is zoned as Rural Landscape.

As the existing Lessee is still in possession of the land, the existing Lessee is currently considered to be "holding over" under the same terms and conditions.

The recommendation in this Report will enable Council to enter into a new Lease with the existing Lessee so that the current grazing use can continue.

**4. Policy and Legal Implications**

This is a mechanical report to discharge Council's statutory obligations before entering into a new Lease with the existing Lessee.

**5. Financial and Resource Implications**

A rental of \$2,500.00 plus GST per annum will be charged to the Lessee with annual CPI increases and the Lessee will be required to obtain all necessary insurances.

The Lease can be prepared internally by Council's Property Officer. The Lessee will incur lease registration costs of approximately \$175.00.

**6. Delegations/Authorisations**

The Chief Executive Officer, through the Legal Services Unit should be authorised to do all things necessary to negotiate and finalise the Lease over the land.

**7. Communication and Engagement**

The Chief Executive Officer, through Council's Legal Services Unit shall be responsible for engaging with all interested parties to finalise a Lease over the land.

**8. Conclusion**

The Recommendation in this Report will enable Council to be in a position to offer a Lease to the existing Lessee.

**9. Action/s**

1. Prepare the Lease.
2. Finalise, execute and register the Lease.

**Attachments**

1 [View](#) Aerial Map 1 Page





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**10.6 Flight Simulator for the Queensland Transport Museum (QTM)**

**Date:** 21 June 2017  
**Author:** Rick Machin, Manager Marketing, Communications & Engagement  
**Responsible Officer:** Ian Church, Chief Executive Officer

**Summary:**

That Council consider the request to purchase an interactive flight simulator at the Queensland Transport Museum (QTM) as the final instalment of the planned interactive displays.

**Officer's Recommendation:**

**THAT Council endorse the purchase of an interactive flight simulator for the Queensland Transport Museum.**

**Report**

**1. Introduction**

A Report was presented to Council in October 2016 outlining the future direction of the Queensland Transport Museum including the establishment of interactive displays, the first being the inclusion of a race simulator.

Initial discussions centred around the installation of a race simulator, which would be monitored for success and dependant on the outcome, it was planned to include an interactive flight simulator.

**2. Background**

The inclusion of the race simulator has been a major drawcard for the facility for both locals and visitors and draws patrons ageing from 6 through to 80.

The simulator has been a great way to entice people to visit the museum and continues to be well utilised. Even with minimal advertising, people know the simulator is available, with some patrons visiting the museum after hearing the simulator was operational.

On numerous occasions, the simulator has been used by families as a fun and interactive way to enjoy time together with the children and adults getting equal enjoyment.

**3. Report**

Following the success of the race simulator, consideration is now being given to the second and final piece of interactive hardware, the inclusion of a flight simulator.

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The simulator can be used as simply as take off and fly or for the more experienced gamer or real world pilot, as complicated as flying a real aircraft, including the establishment of waypoints and even air traffic control.

The construction of the flight controls will be primarily metal so the structure will be both safe, sturdy and reliable.

There is no other museum able to be sourced within South East QLD that would have both the racing and flight simulator for patrons, making the Queensland Transport Museum a true tourism destination for the transport enthusiast.

**4. Policy and Legal Implications**

Any future policy and legal implications will be addressed as matters arise before Council.

**5. Financial and Resource Implications**

Budget is currently available within the 2016/17 allocation for the purchase of the interactive flight simulator and the estimated cost is \$3500.

**6. Delegations/Authorisations**

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

**7. Communication and Engagement**

Consultation was carried out through the QTM Committee.

**8. Conclusion**

That consideration be given for the inclusion of a flight simulator as a feature attraction of the Queensland Transport Museum.

**9. Action/s**

Components would be sourced and purchased from current budgetary allocations.

**Attachments**

1 [View](#) QTM Flight Sim 1 Page





Lenovo Y710 Gaming Computer



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## **11. ORGANISATIONAL DEVELOPMENT AND PLANNING REPORTS**

- 11.1**                      **Application for Development Permit for Material Change of Use for Caravan Park on Lots 9 - 17 RP21580, Lot 9 RP42674, Lots 66 - 73 RP21582 at Beavan and Byrne Streets, Gatton**

**Date:** 21 June 2017  
**Author:** Tanya O'Brien, Planning Officer  
**Responsible Officer:** Dan McPherson, Executive Manager Organisational Development & Planning

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### **Summary:**

The application has been assessed in accordance with the requirements of the *Sustainable Planning Act 2009* 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 Caravan Park on Lot 9 – 17 RP21580, Lot 9 RP42674, Lot 66 – 73 RP21582 at Beavan and Byrne Streets, Gatton be approved subject to the following conditions:**

- 1. The development shall be undertaken generally in accordance with the following plans and drawings:**
  - (a) Proposed Site Plan Job No.21654 Issue D Sheet 2 of 14 prepared by Gordon Burke Constructions and dated 12 June 2017;**
  - (b) Staging Plan Job No.21654 Issue B Sheet 3 of 14 prepared by Gordon Burke Constructions and dated 12 June 2017;**
  - (c) Unit 3A Floor Plan and Unit 3A Façade options Job No. 21654 Issue A Sheet 4 of 14 prepared by Gordon Burke Constructions and dated 31 January 2017;**
  - (d) Unit 3A Elevation Job No. 21654 Issue A Sheet 5 of 14 prepared by Gordon Burke Constructions and dated 31 January 2017;**
  - (e) Unit 3B Floor Plan and Unit 3B Façade options Job No.21654 Issue A Sheet 6 of 14 prepared by Gordon Burke Constructions and dated 31 January 2017;**
  - (f) Unit 3B Elevations Job No. 21654 Elevations Issue A Sheet 7 of 14 prepared by Gordon Burke Constructions and dated 31 January 2017;**
  - (g) Unit 2A Floor Plan and Unit 2A Façade options Job No. 21654 Issue A Sheet 8 of 14 prepared by Gordon Burke Constructions and dated 31 January 2017;**
  - (h) Unit 2A Elevations Job No. 21654 Issue A Sheet 9 of 14 prepared by Gordon Burke Constructions and dated 31 January 2017;**
  - (i) Unit 2B Floor Plan and Unit 2B Façade options Job No. 21654 Issue A Sheet 10 of 14 prepared by Gordon Burke Constructions and dated 31 January 2017;**
  - (j) Unit 2B Elevations Job No. 21654 Issue A Sheet 11 of 14 Issue A Sheet 11 of 14 prepared by Gordon Burke Constructions and dated 31 January 2017;**
  - (k) Community Centre Site Plan Presentation Issue A Sheet 12 of 14 prepared by Gordon Burke Constructions and dated 31 January 2017;**
  - (l) Community Centre Floor Plan and Elevation Presentation Plan Issue A Sheet**

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13 of 14 prepared by Gordon Burke Constructions and dated 31 January 2017;  
(m) Community Centre Elevation Plan Presentation Issue A Sheet 14 of 14  
prepared by Gordon Burke Constructions and dated 31 January 2017.  
This condition shall be met at all times.

2. The applicant is required to submit floor plans and elevations for the custom design units (sites 60, 61, 62, 24, 23, 47) to Council for approval prior building works approval for the custom design unit sites.
3. The Relevant Period for this Development Permit is four years.
4. The development is to occur in accordance with the Concurrence Agency Response from the State Assessment and Referral Agency dated 21 April 2017. This condition shall be met at all times.
5. Lots 9 – 17 RP21580, Lot 9 RP42674, Lots 66 – 73 RP21582 are to be amalgamated, so that the development is contained within one allotment. This condition shall be met prior to the commencement of the use of Stage 1.
6. The area identified as Community Parkland (Off Leash Area) on Proposed Site Plan Job No. 21654 Issue D dated 12.06.2017 does not form part of this approval. No infrastructure or fencing associated with the development is to be located within the unformed road reserve commonly known as Short Street.
7. The Communal Facilities, Community Centre, Inground lap pool, communal mailboxes, eight (8) visitor carparking spaces and Men's Shed shall be provided as part of Stage 1. This condition shall be met prior to the commencement of the use of any of the relocatable homes comprising Stage 1.
8. Development Approval for Building Work is required prior to the commencement of any building work and a Certificate of Classification or Form 21 Certificate (final certificate) must be issued prior to the occupation/use of any new or existing unapproved buildings or structures.
9. Operational Works application is required for any proposed Advertising Devices in accordance with the Gatton Shire Council Planning Scheme 2007.

**Internal Driveways and Car Parking**

10. All works, services, facilities and/or public utility alterations required by this approval or stated condition/s whether carried out by Council or otherwise, shall be at no cost to Council unless otherwise specified in subsequent development approvals or contractual arrangements between the developer and Council.
11. Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the

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control of the telecommunications authority, electricity authority or Council or other person engaged in the provision of public utility services is to be carried out with the development and at no cost to Council.

12. For designs prepared by a private consultant, a Design Checking Fee (approval of engineering drawings) based on Council's estimated cost for the works will be payable. The fee is to be paid prior to design approval being given. Refer to Lockyer Valley Regional Council current fees and charges for calculation of the fee.
13. Submit operational works documentation in the form of detailed plans, drawings and calculations for Council review for compliance with the approval conditions and Council's general requirements. Submission of operational works documentation will include, but is not limited to:
  - (a) All drawings must be checked, approved and signed by a current RPEQ with their registration number;
  - (b) Two full sets of the engineering drawings in A3 size;
  - (c) Calculations supporting stormwater management proposals (quantity and quality) are to be included;
  - (d) Details of extents of cut / fill of any earth works; and
  - (e) Details of internal road pavements designs including any parking and access points.
14. Provide a vehicle crossover at the Byrne Street access point in accordance with Lockyer Valley Regional Council Standard Drawing 224 – Commercial Driveway Slab 'Type A'. As no footpath currently insitu no provision for footpath is required. Driveway shall be finished flush with natural ground height and allow for safe pedestrian crossing across driveway.
15. An appropriate kerb and channel arrangement shall be installed in accordance with IPWEA Standard Drawing RS-080. The type of kerb installed shall take into consideration the effective management of stormwater and also the requirement for service vehicle including waste collection vehicles to manoeuvre safely.
16. Appropriate lighting is to be installed around car parking, entrances and the proposed community centre and pool.
17. Provide a total of six (6) standard car parks dedicated for use of the display home. In total of six (6) of standard car parks will be required to be available for use by visitors of the facility. A minimum of one (1) dedicated disability parking space shall also be provided.
18. Car washing facilities by the means of a potable water source and appropriate drainage is to be provided at the internal visitor parking.
19. Sites 24 and 23 shall have provision on their western boundaries for gated access to Beavan Street road reserve for the purpose of refuse bin collection.

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20. The internal operating speed is to be clearly shown upon entrance into the facility.
21. All signage and delineation must be installed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
22. All driveways, car parking spaces and manoeuvring areas must be imperviously sealed and line marked in accordance with the requirements of Australian Standard AS2890 .1:2004 (off-street car parking), AS2890.2:2002 (off-street commercial vehicle facilities) and AS2890.6 (off-street parking for people with disabilities).
23. All internal circulating roads are to be constructed at 6m wide measured from invert of kerb. However, to allow for safe manoeuvring of a JJ Richards Garbage Truck the road is to be widened at points of conflict as identified on Davey Engineering Solutions Drawing Lockyer Valley Residential Village Service Vehicle Turn Path Revision B 26.05.17. This will ensure that the service vehicle at no point shall have to mount the kerb to conduct a turning manoeuvre.

#### **Stormwater Drainage**

24. Provide all necessary internal and external stormwater drainage to service the development. Such drainage works must be designed and constructed in accordance with Queensland Urban Drainage Manual 2013 (QUDM) and the Gatton Shire Planning Scheme such that the overall drainage system caters for a storm event with a 1% AEP. This condition shall be met prior to the commencement of the use.
25. Stormwater from roof and sealed areas must be collected within the boundaries of the subject land and discharged to Council's stormwater drainage network or other approved drainage point. This condition shall be met prior to the commencement of the use.
26. No ponding or redirection of stormwater must occur onto adjoining land. This condition shall be met at all times.

#### **Water Supply and Wastewater**

27. The development shall be connected to reticulated water and wastewater/sewerage networks. The developer must gain approvals from Queensland Urban Utilities prior to the commencement of use.

#### **Landscaping**

28. Landscaping shall be provided throughout the development in accordance with the requirements of the Landscaping Code and Planning Scheme Policy No.11 contained in the Gatton Shire Planning Scheme and as approved by Council as

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operational works. In particular, street trees should be provide along the Beavan and Byrne Streets, fencing and landscaping to screen the development landscaping should be provided to screen the view of the development from the residential areas to the west. This condition shall be met prior to the commencement of the use.

29. An operational works approval shall be obtained for the landscaping works prior to the commencement of any landscaping works and the works shall be provided in accordance with the development permit for operational works. This condition shall be met prior to and during the construction of the works.
30. All landscaping provided in accordance with the operational works approval shall be maintained while the development continues to operate under this development permit. This condition shall be met at all times.

#### **Lighting**

31. Lighting for the proposed development must be designed and installed in accordance with the requirements of Australian Standard AS1158:2005 for road lighting and Australian Standard AS4282 Control of the obtrusive effects of outdoor lighting for internal areas. The lighting design must be certified by an RPEQ competent in electrical reticulation design. This condition shall be met prior to the commencement of the use. This condition shall be met prior to the commencement of the use.
32. Street lighting shall be installed as per Gatton Planning Scheme at a rate of 1 light per 10 sites. All lighting shall be installed in accordance with AS1158.3.1 or its equivalent. This condition shall be met for each stage prior to the commencement of the use of that stage and thereafter at all times.

#### **Electricity and Telecommunications Services**

33. The development must be connected to the relevant electricity and telecommunication service and the developer must provide the necessary infrastructure to support the development and connect to the networks. This condition shall be met for each stage prior to the commencement of the use of that stage.

#### **Environmental Health**

34. Hours of construction must not exceed Monday to Saturday 6:30am to 6:30pm. Construction work must not be conducted from or on the premises outside the above hours or on Sundays or public holidays.
35. Noise generated from building works, are limited to the requirements set out in the Environmental Protection Act 1994, Chapter 8, Part 3B, Division 3, Section 440R.



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- (a) A person must not carry out building work in a way that makes an audible noise:-
  - (i) on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or
  - (ii) on any other day, at any time.
- (b)
  - (ii) All plant and equipment does not result in a level greater than  $L_{A90}$  39 dB(A) when measured at 4 m from the most exposed façade of the nearest residential uses; and
  - (iii) The contribution from all varying noise sources associated with the development during night-time hours (10pm-7am) does not exceed a level of  $L_{AMAX}$  50 dB(A), adjusted for tonality and impulsiveness, when measured at 4 m from the most exposed façade of the nearest residential uses; and
  - (iv) All mechanical plant and equipment, including but not limited to, air conditioning/refrigeration plant and ventilation exhausts/extracts shall be screened/shielded where a noise complaint is determined.

36. The land owner must comply with Environmental Protection (Air) Policy 2008 during construction of added facilities and during operation of normal activities including:

- (a) Suppression of airborne particles including dust so that the qualities of the air environment that are conducive to; health and biodiversity of ecosystems, human health and wellbeing, protecting the aesthetics of the environment, including the appearance of buildings, structures and other property, and to protecting the agricultural use of the environment .

37. The land owner must comply with Environmental Protection (Water) Policy 2009 during construction of added facilities and during operation of normal activities including:

- a. Contaminated water must not be released to stormwater.
- b. Sediment controls must be installed where necessary to prevent the release

38. All 'Regulated Devices', 'Pumps', 'Air-conditioning equipment' and 'Refrigeration equipment' as defined by the Environmental Protection Act 1994 must be designed, installed, operated and maintained in order to comply with the noise standards as specified within the Environmental Protection Act 1994 and Environmental Protection (Noise) Policy 2008.

39. The provision of security and flood lighting shall be designed, constructed, located and maintained in accordance with Australian Standard 4282 – 1997 (Control of the obtrusive effects of outdoor lighting) and so as not to cause nuisance to the occupants of nearby properties or passing traffic.

40. There shall be provided a suitable number and type of commercial waste container/s collected not less than once per week OR other such suitable number and type of bulk waste containers as may be approved by Council. The designated

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waste storage area must have:

- (a) A suitable screened enclosure with an impervious floor, with dimensions which exceed the size of the nominated bin size by at least 300mm at the rear and both sides and 600mm at the front.
- (b) Graded and drained towards an area of significant landscaping or bioretention device.
- (c) Provided with a hose cock and hose in close proximity to the enclosure.

41. Waste containers shall be maintained in a clean and hygienic condition.

42. All things, materials, disused equipment at the premises shall be stored in a way that does not:

- (a) Afford or form a potential shelter or harbourage or attraction for vermin;
- (b) Hold water which may allow the breeding or harbourage of mosquitos; and
- (c) Seriously detract from the visual amenity of the land by causing visual pollution.

43. Drinking water on the land provided to persons must comply with the Australian Drinking Water Guidelines 2011.

**ADVICE**

- 1. In carrying out the construction activity all reasonable and practicable measures must be taken to ensure that it does not harm Aboriginal Cultural Heritage (the “cultural heritage duty of care”). Compliance with the cultural heritage duty of care will occur if the contractor is acting in accordance with gazetted cultural heritage duty of care guidelines and the Cultural Heritage Act 2003.
- 2. The Workplace Health and Safety Act 1995 and Australian Standard - AS 1742 Manual of Uniform Traffic Control Devices must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road
- 3. In accordance with the Plant Protection Act 1989 and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.
- 4. Under Queensland legislation, fire ants are a notifiable pest and suspected sightings must be reported to Biosecurity Queensland. To report suspect fire ants please complete the online form or contact Biosecurity Queensland on 13 25 23.
- 5. It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Department of Agriculture, Fisheries & Forestry



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6. Hours of construction work shall be strictly in accordance with all relevant State legislation and policies in force at the time of the construction work.
7. Any noise or air pollution during construction shall be strictly in accordance with all relevant State legislation and policies in force at the time of the construction work.
8. Provision of suitable waste removal services and suitable number and type of waste containers, in accordance with the Environmental Protection Regulation 2008 and to the satisfaction of Council's Waste Reduction and Recycling Plan, for the storage of papers, plastics, cardboard, food scraps, used food containers and like wastes generated by workers on the site and Building construction and/or demolition wastes.
9. All waste collected/stored on site during construction shall be taken to an approved Waste Disposal Facility for disposal in accordance with current acceptance criteria and relevant fees and charges. Note: In Lockyer Valley Regional Council Local Government area Gatton Landfill and Laidley Transfer Station are approved to accept building construction and demolition waste.
10. The land owner must comply with Local Law No. 1 (Administration) and Subordinate Local Law 1.4 (Installation of Advertising Devices).
11. A new premises or the alteration to an existing premises used for the sale or preparation, packing, storing, handling, serving or, supplying of food or drink to the public is required to obtain a food design approval for structural fit out of the kitchen and Licence prior to construction or operation under the provisions of the Food Act 2006. Please contact an Environmental Health Officer of Lockyer Valley Regional Council for advice regarding this matter on 1300 005 872.

## **Report**

### **1. Introduction**

The applicant seeks a Development Permit for Material Change of Use of premise for a Caravan Park at Beavan and Byrne Streets, Gatton. An application for a Caravan Park within the Industrial Zone requires impact assessment against the planning scheme.

### **2. Proposed Development**

The proposed development includes the establishment of a relocatable home park, which has been marketed by the developer as the 'Lockyer Valley Residential Village'.

The relocatable home park will be managed by an on site manager and will be administered under the *Manufactured Homes (Residential Parks) Act 2003*. It will involve the establishment of relocatable homes on a single amalgamated allotment whereby future tenants will purchase

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a relocatable home but not the land with full access to communal facilities. The tenant may remove the dwelling in the future when seeking to relocate.

The proposal includes 61 relocatable homes and communal facilities to be built over three stages with a temporary sales office to be established in the one of the Stage 1 buildings. The development predominately includes four (4) types of two and three bedroom relocatable homes. These layouts will apply to 55 relocatable homes with six (6) custom built houses due to the nature of their location on the internal road. The development will comprise: 18 x two (2) bedroom homes and 43 x three (3) bedroom homes, including the six (6) custom homes. Each of the three stages will be further divided into sub stages into Stage 1A – 1F, Stage 2A – 2D and Stage 3A to 3C.

The relocatable homes will be low set on steel supports within an overall building height of approximately 4.8m and will incorporate a deck at the front of the dwelling or a deck at the rear with a window hood over the window beneath the front gable. The internal layout generally includes two bedrooms (main with ensuite), living/dining/kitchen, amenities and laundry with two designs also including a study. All layouts have the ability to accommodate a single/double (tandem) carport depending on the future tenant requirements.

The proposal includes communal facilities. Proposed site 63 on the northern side of the main entrance off Beavan Street will accommodate the majority of the communal facilities. The Community Centre is a low set structure with a building height of approximately 4.6m and will include a function room/kitchen (125.6m<sup>2</sup>) terrace (97.9m<sup>2</sup>) and amenities (72.2m<sup>2</sup>). The area also includes an in ground lap pool, communal mailboxes and eight (8) visitor carparks. Proposed site 19 will include a 'Men's Shed' and landscaping to assist with buffering proposed dwellings from the adjacent low impact industrial use and to improve the general amenity of the site.

The main entrance of the site will be via Beavan Street which will include a 6m sealed access and contain a locked gate. The internal layout of the development includes a 6m wide sealed ring road with 2 x 6m wide internal connecting road. Proposed homes on proposed site 20 – 24 will be accessed via a 3m wide sealed road. The proposal indicates that all access is via Beavan Street and three visitor carparking spaces have been provided outside of the gate for visitors to use prior to gaining access to the estate.

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Figure 1 – Proposed site plan.



Figure 2 – Proposed Staging Plan



## 2.1. Subject Land

The subject site comprises of 18 separate allotments, which are located at the intersection of Beavan and Byrne Streets, Gatton with a total site area of 2.28ha. The site currently includes two former office buildings and three sheds associated with the previous sawmill operations. All of these buildings will be removed as a consequence of the ultimate development of the site. Specific lots (Lots 9, 11, 15, 16 RP21580) of the development currently identify on Council's mapping system as being located on the Contaminated Land Register. Search's provided from the Department of Environment and Heritage Protection indicated that these lots are no longer located on the Environmental Land Register or the Contaminated Land Register.



Figure 3 - Aerial photo of subject site.

## 3. Assessment

### 3.1 Legislative Requirements

Assessment of the development is required under the *Sustainable Planning Act 2009* (SPA). 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 *Sustainable Planning Regulation* (SPA Reg).

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- (b) a State planning regulatory provision.
- (c) a State planning policy.
- (d) a planning scheme.
- (e) a temporary local planning instrument.

It is noted that the applicant submitted the application on 9 February 2017 and it was 'properly made' on 21 February 2017. Assessment of this application against the relevant planning instruments is provided in the following sections.

### **3.2 Referral Agencies**

The application was referred to the Department of Infrastructure, Local Government and Planning for development impacting on State Transport Infrastructure. DILGP, as part of their response (received on 21 April 2017), included conditions for the development relating to stormwater.

### **3.3 State Planning Regulatory Provisions**

#### South East Queensland Regional Plan 2009-2031 (SEQRP)

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 residential development as defined under the Regional Plan.

### **3.4 State Planning Policy 2016 (SPP)**

The State Planning Policy is yet to be incorporated within Councils 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 Supply Buffer area (SEQ)
- Climatic regions - stormwater management design objectives.
- Flood hazard area \* - Level 1 – Queensland Floodplain assessment overlay
- Flood hazard area \* - Level 1 – Local Government flood mapping area
- Area within 400m of a future public passenger transport facility

Of the above-identified policy areas 'Natural Hazards Risk and Resilience - Flood hazard area' is the most relevant. As the development site triggers these requirements under the Gatton Shire Council Planning Scheme 2007, further detailed assessment is provided below.

### **3.5 Gatton Shire Council Planning Scheme 2007**

#### Desired Environmental Outcomes (DEO's)

##### *Environment*

- (a) *Gatton Shire's natural environment is protected, so that biodiversity, ecological processes and air, land and water quality are maintained,*
- (b) *The disposal of wastes is effectively and sustainability managed,*
- (c) *Sustainable land management practices are promoted,*
- (d) *Places, areas or sites identified as being susceptible to land degradation, including erosion, landslip and contamination are protected and further degradation minimized.*

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The development complies with the Environmental DEO's as the existing site use was a sawmill therefore the environmental aspects will be enhanced by a residential development through appropriate landscaping and construction methods. The residential use will have adequate waste management and the site is not identified on the contaminated land register or containing landslip, erosion and land degradation.

*Character and Landscape Quality*

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

The development aligns with the Character and Landscape Quality DEO's as the proposed use will not compromise the rural character, significant natural features, cultural heritage or landscape values of the planning scheme area as the development is within an urban context.

*Settlement Pattern, Amenity and Safety*

- (f) *The town of Gatton retains its role as the primary centre in the Shire for retail services, employment opportunities and higher order community services and facilities, with Helidon, Withcott and Grantham serving as secondary centres.*
- (g) *Urban and rural residential development in Gatton Shire occurs in discrete centres or localities that provide a sense of place and community identity, and process a high level of safety, convenience and amenity for residents,*
- (h) *Housing options to meet the needs of community members throughout life are encouraged,*
- (i) *Planning and design takes into account the potential adverse effects from natural hazards such as bushfire, landslip and flooding.*

The development is located within the Gatton township and within proximity to existing residential development within Gatton and access to retail services, employment opportunities community facilities. An alternative housing type is being provided to the community and is being designed to address the Temporary Local Planning Instrument for Flood.

*Access to Services, Facilities and Employment Opportunities*

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

The location of the development within 350m north of the Gatton commercial precinct and provides residents with access to services, facilities and employment opportunities.

*Cultural Heritage*

- (k) *Gatton Shire's areas or places of cultural heritage significance such as those of indigenous cultural significance, or aesthetic, architectural, historical, scientific, social or technological significant, to the present generation of future generations are managed and their ongoing significance for the community is maintained or enhanced.*

The subject site is not located on the Register of Heritage Places and Precincts under Schedule 2 of the Scheme.

*Economic Development and Natural Resource Management*

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



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- (m) Sustainable industrial development is promoted with the concentration of industry activities encouraged in the centres of Gatton and Withcott achieving benefits of colocation, infrastructure availability and protection from inappropriate development.*
- (n) Low impact tourism activities based on the scenic and rural values of the Shire are encouraged to contribute to the economic growth of the Shire.*
- (o) Development is encouraged to have regard to the function and effects of existing infrastructure.*

The development makes provision for housing choice and availability on a site in close proximity to the Gatton town centre and will accommodate future employees in the area. The development is being provided with all urban services and is located on a road which is appropriate to accommodate the nature and volume of traffic generated by the development.

Applicable Planning Scheme Codes

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

- Industry Zone Code
- Temporary Local Planning Instrument 01/2017 – Flood Regulation
- Biodiversity Overlay
- Caravan Park and Relocatable Home Park Code
- Advertising Devices Code
- Building Works Code
- Landscaping Code
- Services and Infrastructure Code
- Lighting Code
- Vehicle Access, Parking and On Site Movement Code

Industry Zone Code

The subject site is located within the Industry Zone and Gatton North Side Industrial Precinct (Precinct G5) under the *Gatton Shire Council Planning Scheme 2007*. The intent of the zone is predominately for industrial purposes however the Gatton North Side Industrial precinct requirements within the scheme identify redevelopment for non-industrial purposes may be consistent with outcomes for the precinct where it:

- Is for any use more compatible with the surrounding residential area than the existing use,
- Is not for the purposes of a shopping centre,
- Involves large consolidated sites,
- Would not cause adverse effect on, and provides effective buffering to, any industrial use remaining in the precinct; and
- Adequately addresses site contamination.

The development is consistent with the intent of the precinct requirements of the Industrial zone as the proposed use is a Caravan Park which will be consistent with surrounding residential uses. The proposal will consolidate 18 allotments and will be adequately buffered from remaining industrial uses on Beavan and Byrne Streets. The four allotments which were

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previously identified on the Contaminated Land Register and Environmental Management Register have been removed for the register.

In addition to the zone assessment above, the applicant has provided a planning merit and need analysis demonstrating that even though the land is zoned Industrial, a residential use will integrate into the existing land uses which are predominately residential and provide an alternative form of accommodation for the shire. The development for residential purposes utilizes existing infrastructure and facilitates the consolidation with the urban development within the locality. These considerations further support the development of this type within the Industrial Zone.

Temporary Local Planning Instrument 01/2017 – Flood Regulation

The subject site triggers the *Temporary Local Planning Instrument 01/2017 – Flood Regulation* for Low Hazard and Investigation Area. The applicant has provided a Stormwater Management Report to address the requirements of the TLPI.

Biodiversity Overlay

The subject site triggers the Biodiversity Overlay Code from the *Gatton Shire Council Planning Scheme 2007*. The development area is mostly clear of natural vegetation as a consequence of the former sawmill operations. The site does not contain any wildlife corridors or areas of significant vegetation. Only the western fringe of the property is affected by the Biodiversity/Ecological Significance Overlay. The site is surrounded by existing urban development which precludes the ability to re-establish ecological corridors linking biodiversity. The proposal complies with the Biodiversity Overlay.

Caravan Park and Relocatable Home Park Code

The site is located on Beavan Street which has direct access to Smithfield Road and Old College Road which provide suitable connections to other part of the Gatton township. The development integrates with surrounding residential development and includes measures to mitigate any potential impact from adjoining light industry uses. The site is located approximately 380m north of the Gatton commercial centre and 100m from Littleton Park adjacent to the Gatton Bowls Club.

The development generally complies with the requirements of the road hierarchy for Caravan Parks as the development is proposing a 9m wide road reserve and a 6m wide seal width. The applicant has acknowledged that this development is not designed to accommodate the movement of cars towing caravans, rather it will be for a relocatable home park where the general movement will be for domestic vehicles only and it is considerate that the proposed internal road dimensions will be suitable for the scale and nature of traffic generated by the development.

The development will be a gated community with dwellings having frontage to the internal layout and not the existing road network. The applicant has proposed a reduced setback from the road frontage/s (Byrne street and Byrne Street) of 1.5m which does not allow for the provision of a landscape buffer strip as outlined in A4.1 (a) of the Code. In order to provide appropriate landscape buffering a condition is recommend to provide street trees within the road reserve, as part of the fencing and landscaping requirements to be assessed as part of an Operational Works application in accordance with Planning Scheme Policy No.11.



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The development has provision for communal open space in the form of a Community Centre, in ground pool, Men's Shed and visitor parking. The proposed site plan identified the inclusion of an off leash area as part of the developments communal open space however this area is currently an unformed road reserve which no landowners consent has been provided and therefore does not form part of this application. This area will be conditioned not to be included as part of the development with no infrastructure in the form of structures and fences being located on the road reserve. The development therefore does not meet A4.1 (c) of the code which states open space suitability developed for recreation purposes and having an area of at least 10% of the total area of the site. The development however does meet the overall intent of adequate open space areas for recreation are provided.

Separate areas have been provided to each relocatable home and each site will be used for a permanent living. The development does not comply with A5.1 of the code with regards to minimum areas and widths for the relocatable home being a minimum of 15m wide and minimum area of 225m<sup>2</sup>. The relocatable homes have a width between 12.4m and 15.1m with the average ranging between 12.8m and 13.5m. The individual site areas will all exceed 225m<sup>2</sup>. It is considered the minor discrepancy in the width of the sites will be acceptable in this instance given the overall site areas exceed the minimum requirement. The relocatable homes have a side setback of 2.050m between each relocatable home. The development generally complies with the overall intent of the code.

#### Advertising Devices Code

No approval has been sought as part of the development application for advertising devices therefore any proposed signage will require the lodgement of an Operational Works application for Advertising Devices.

#### Building Works Code

The proposed buildings have a maximum height of approximately 4.8m above natural ground level which complies with the code. The proposed site plan does not identify any building setbacks other than road frontage setback from both Beavan and Byrne Streets of 1.5m however the applicant has indicated that there will be a minimum setback of 2.050m internally between each relocatable home to meet fire separation requirements. As the development will have a reduced setback from all road frontages, conditions relating to street trees, fencing and internal landscaping will be required.

#### Landscaping Code

The applicant has not provided a landscaping plan as part of the development application however have stated that the landscaping will be provided at a residential scale to enhance the overall appearance of the development and integrate with the character of the streetscape. As there are no planned footpaths around the frontage of the development site, there will be no requirement for footpaths to be constructed as part of the development. The application will be conditioned to provide a landscaping plan as part of an Operational Works application indicating compliance with Planning Scheme Policy No. 11.

#### Services and Infrastructure Code

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The development will be connected to reticulated water and sewer. It is noted that the development will require the installation of a private sewerage pump station within proposed Lot 61. The applicant has indicated that due to the relatively flat nature of the site it is not practical to achieve a gravity sewer system without large retaining walls (>2m) and substantial bulk earthworks. Reference is made to the advice from Queensland Urban Utilities whereby QUU have provided agreement to this arrangement providing works are in accordance with relevant standards. The development will have access to an approved electricity supply.

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*. This requirement will be conditioned.

Vehicle Access, Parking and On Site Movement Code

Under the planning scheme, a Caravan Park use requires one space for each site, plus one car washing bay for each 10 relocatable home and caravan sites. The application has identified one to two carparking spaces per relocatable home and eight visitor carparking spaces provided between the main entry and the community centre. The development has not provided the provision for a wash down bay and a therefore a condition is recommended for the development to provide a wash bay. The development has provided excess carparking spaces then required by the planning scheme.

**3.6 Public Notification**

The application was subject to public notification from 10 May 2017 to 2 June 2017 being a total of 17 business days. There was one properly made submission which was received during the notification period. The concerns raised within the submission are provided below.

*ISSUE – Additional noise levels associated with the coming and going of multiple neighbours. The existing fences are not to a noise barrier standard.*

Council Response – The development is for a residential use instead of the former industry use of a sawmill. Fencing and landscaping will be conditioned to be provided as part of an Operational Works application identifying compliance with Planning Scheme Policy No.11.

Applicant Response - The proposed development of a 61 home manufactured home site (defined as Caravan Park under the planning scheme) is to replace the existing use of the site as a Sawmill (Industrial use). The proposal will be of a less intensive than that of the existing use rights which apply over the site and will be a more suitable and less intrusive use for the surrounding residential area.

*ISSUE – Non permanent residents such as those attracted to a Caravan Park, will not have the same care for the neighbourhood as the permanent residents in the existing housing.*

Council Response – The use is for long term permanent occupancy of the relocatable homes instead of a short term, higher turnover use.

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Applicant Response - It is noted that the submitter has raised concerns relating to the non-permanent residents. The proposed development, although defined as a Caravan Park under Councils Planning Scheme, is more like a traditional housing development with the residents being generally permanent (owning the relocatable dwelling) rather than transient or continually changing residents like that in a Caravan Park use. We believe that as the residents will own their relocatable home they will have even greater care for the park and neighbourhood as they make the local area their home and own community.

*ISSUE – Security issues for school aged children living in Murry Street as the common boundary fence is only to the required suburban standard in that area.*

Council Response – The development will be conditioned to provide a landscaping plan which will include fencing as part of an Operational Works application.

Applicant Response - The proposed development will include a 1.8m high solid screen (hardwood paling) around the side and rear boundaries of the site which will assist with any acoustic concerns of the adjoining residences. The front boundary fence will be a 1.8m high black powder coated spear top security fence which will provide a secure site for residents whilst allowing casual surveillance of the street and an attractive street scape.

*ISSUE – Value of adjacent properties will be significantly reduced.*

Council Response - The valuation of properties is not a planning matter and is determined by the Department of Natural Resources and Mines

Applicant Response - The value of adjoining land is not a relevant planning concern, however it is noted that the proposed residential use is unlikely to result in loss of value (possible will have the opposite effect) of the adjoining dwellings compared to the existing use rights for an industrial use (Sawmill) currently operating on the site.

### 3.7 Further Approvals Required

(i) The proposed development is subject to further permits:

- Operational Works
- Plumbing and Drainage
- Building Works

(ii)

### 3.8 Adopted Infrastructure Charges Resolution No.1/2016

A Caravan Park use is defined under Schedule 3 of Council's current Adopted Infrastructure Charges Resolution No.1 as Short Term Non Permanent Accommodation; as the previous Industry use had a higher demand then the proposed relocatable homes no condition will be imposed stating an applicable Council Charge for Infrastructure Charges.

Charge Type	Description	Demand Units	Rate	TOTAL
<b>PROPOSED DEMAND</b>				
charge	Relocatable Homes	61	\$5,400.00	\$329,400.00

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TOTAL PROPOSED DEMAND				\$329,400.00
<b>EXISTING DEMAND</b>				
credit	Industry	2.28ha	\$31.00	\$706,800.00
TOTAL EXISTING DEMAND CREDIT				\$706,800.00
<b>TOTAL PAYABLE</b>				<b>NIL</b>

**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 are no financial or resource implications arising from the recommendation provided in this report.

**6. Delegations/Authorisations**

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

**7. Communication and Engagement**

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

**8. Conclusion**

The proposed development is recommended for approval subject to conditions provided in the Officer's Recommendations.

**9. Action/s**

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

**Attachments**

There are no attachments for this report.

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- 11.2**                      **Application for Development Permit for Material Change of Use of Premises for Undefined Use (Residential Care Facility), on land described as Lot 123 RP887983, located at [REDACTED]**

**Date:** 21 June 2017  
**Author:** Tanya O'Brien, Planning Officer  
**Responsible Officer:** Dan McPherson, Executive Manager Organisational Development & Planning

**Summary:**

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

**Officer's Recommendation:**

**THAT the application for Development Permit for Material Change of Use of premises for Undefined Use (Residential Care Facility) on Lot 123 RP887983 located at [REDACTED], be approved subject to the following conditions:**

- 1. The development shall be undertaken generally in accordance with the following plans and drawings:**
  - (a) Proposed Site Plan identified as Property of [REDACTED] submitted with the application on 17 February 2017 prepared by [REDACTED];**
  - (b) Floor Plan submitted with the application on 17 February 2017 prepared by [REDACTED];**
  - (c) Carparking and existing landscaping plan submitted with the application on 17 February 2017 prepared by [REDACTED].**
- 2. The Relevant Period for this Development Permit is four years.**
- 3. Development Approval for Building Works is required for the Change of Building Code Classification. A Certificate of Classification (final certificate) must be issued prior to the occupation/use of the existing buildings for the proposed new use.**
- 4. An Operational Works application is required to be submitted to Council for landscaping specifically identifying adequate buffering/screening from neighbouring properties around the car parking area and property boundaries.**
- 5. The maximum capacity of the site will be three (3) clients with two (2) children up to the age of 10 years not including staff at any one time.**
- 6. Due to the proposed increased hydraulic loading on the on-site sewerage facility (i.e.2 staff, 3 clients and up to 6 children =11), an application and approval from Councils plumbing section is required to upgrade/increase the disposal area. This**

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is to be complied with prior to the commencement of the use.

**Engineering**

7. A new Rural Property Access 'Type A' shall replace the existing driveway at the same location. This shall include the installation of a culvert in line with the current table drain. Refer to Lockyer Valley Regional Council Standard drawing 221 for full details.
8. Stormwater shall be appropriately plumbed and any excess water be directed into the table drain at the front of the property
9. All internal driveways, car parking spaces and manoeuvring areas must be upgraded to an impervious seal. The internal driveway shall be constructed with a minimum width of 3.5m
10. Impervious surfaces should drain towards the table drain to ensure no ponding of water occurs on the property.
11. The planned dedicated ambulance space will also accommodate the SRV when on site, therefore a minimum parking space dimension of 3.5m x 7.0m will apply. The other 6 car parking spaces shall have minimum dimensions of 2.4 x 5.4m.
12. Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authority or Council or other person engaged in the provision of public utility services is to be carried out with the development and at no cost to Council.
13. Any cost from repairs due to damage caused to Council assets as a result of proposed works undertaken will be met by the developer. Where pedestrian and vehicular traffic safety is exposed to hazards created from damage, the damage must be repaired immediately upon associated works being completed.
14. If the road or drainage network requires cleaning due to erosion or sediment discharge from the development, then such works will be at the expense of the developer. These works must be undertaken immediately if there is a potential hazard to pedestrians or passing traffic.

**ADVICE**

1. In carrying out the construction activity all reasonable and practicable measures must be taken to ensure that it does not harm Aboriginal Cultural Heritage (the "cultural heritage duty of care"). Compliance with the cultural heritage duty of care will occur if the contractor is acting in accordance with gazetted cultural heritage duty of care guidelines and the Cultural Heritage Act 2003.

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2. In accordance with the Plant Protection Act 1989 and the Plant Protection Regulation 2002, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.

It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to Biosecurity Queensland on 13 25 23 or completing Biosecurity Queensland/ Department of Agriculture, Fisheries and Forestry (DAFF) online form at [www.daff.qld.gov.au](http://www.daff.qld.gov.au) within 24 hours of becoming aware of the presence or suspicion.

It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Queensland Biosecurity Queensland/ Department of Agriculture, Fisheries and Forestry online form at [www.daff.qld.gov.au](http://www.daff.qld.gov.au) website [www.daff.qld.gov.au](http://www.daff.qld.gov.au).

## Report

### 1. Introduction

The application seeks a Development Permit for Material Change of Use of premises for an Undefined Use (Residential Care Facility) at [REDACTED]. An application for an Undefined Use requires impact assessment against the planning scheme.

### 2. Proposed Development

The facility is proposed to be a small scale therapeutic community within a four bedroom dwelling. Three of those bedrooms are proposed to be utilised for clients sleeping and personal space while the fourth is for staff use including an office space. The maximum number of clients at the facility at any one time is three with a maximum of two children per client. The program on site occurs for duration of 6 to 12 months per client. The applicant has indicated that at least one staff member will be on site at all times and the site will have a strict visitor policy. The applicant has identified that the impact to neighbours would be similar to that of a large family residing on site. The existing shed will be utilised as a group room where clients can engage in groups such as living skills and parenting program.

#### 2.1 Subject Land

The facility will be located within an existing dwelling. The subject site is included in the Rural Landscape Zone under the *Laidley Shire Planning Scheme 2003*.

The subject land is 5,020.8166m<sup>2</sup> and comprises of [REDACTED] (described as Lot 123 RP887983). The subject site is located approximately 3.5km north of the Warrego Highway within existing rural residential type subdivisions.



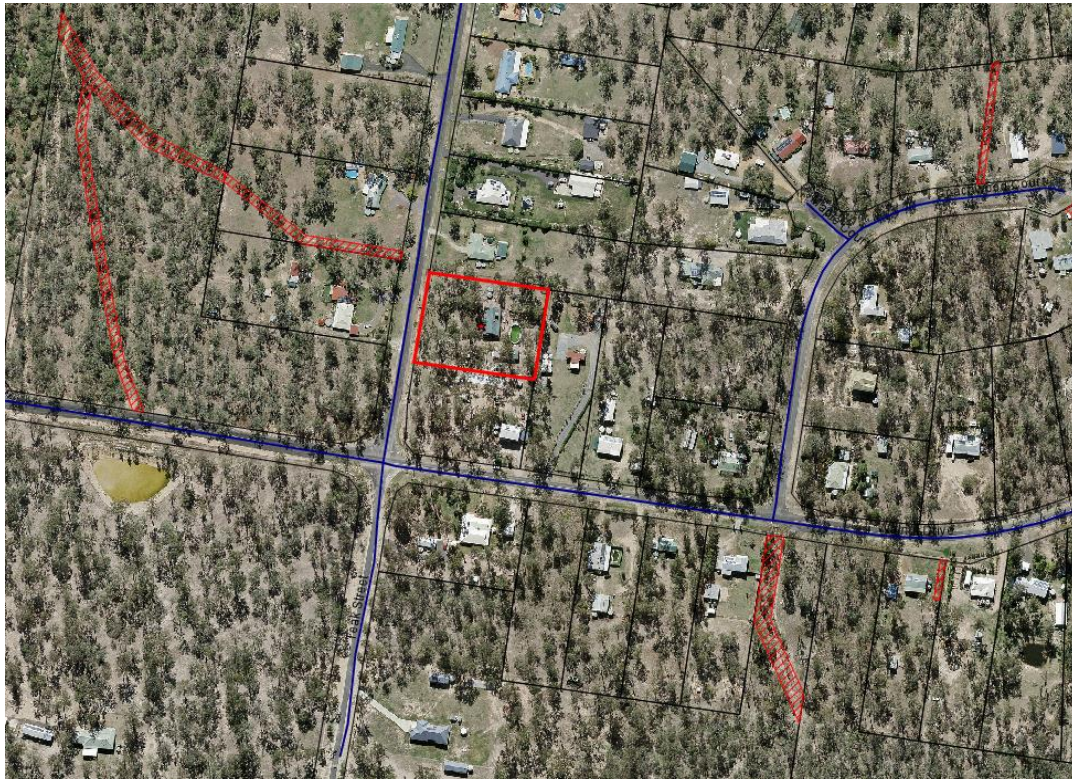


Figure 1: Aerial Photo of subject site

### **3. Assessment**

#### **3.1 Legislative Requirements**

Assessment of the development is required under the *Sustainable Planning Act 2009* (SPA). 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 *Sustainable Planning Regulation* (SPA Reg).
- (b) a State planning regulatory provision.
- (c) a State planning policy.
- (d) a planning scheme.
- (e) a temporary local planning instrument.

It is noted that the applicant submitted the application on 17 February 2017 and it was 'properly made' on 17 February 2017. Assessment of this application against the relevant planning instruments is provided in the following sections.

#### **3.2 Referral Agencies**

The application did not require referral to the State Assessment Referral Agency in accordance with the SPA Regulations.

#### **3.3 State planning regulatory provisions**

South East Queensland Regional Plan 2009-2031 (SEQRP)



The subject site is located within the Rural Landscape of the SEQRP and is consistent with the overarching intent of this Plan as the proposed use is for a Community Activity as defined under the Regional Plan.

### **3.4 State Planning Policy 2016 (SPP)**

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

- Water Quality - Climatic regions - stormwater management design objectives.
- Natural Hazards Risk And Resilience - Flood hazard area and bushfire prone area.

Of the above-identified policy areas 'Natural Hazards Risk and Resilience - Flood hazard area and bushfire prone area' is the most relevant.

### **3.5 Laidley Shire Planning Scheme 2003**

As the proposed development is impact assessable, it must be assessed against the planning scheme in its entirety.

#### Desired Environmental Outcomes

The Desired Environmental Outcomes (DEO) are based on ecological sustainability established by the *Integrated Planning Act 1997* and are the basis for measures of a planning scheme. The DEOs relevant to this application are provided below along with an assessment of compliance.

#### *Environment*

- The areas of high scenic amenity, remnant vegetation, wetlands, fauna habitats and wildlife corridors and regionally significant open space in the Shire are protected.*
- Places, areas or sites identified as being susceptible to land degradation, including contamination, erosion, salinity and landslip, are protected and further degradation is minimised.*
- Ecological sustainability is achieved by maintaining and improving biodiversity, water and air quality.*
- Places of historical and indigenous cultural heritage and social significance are protected, maintained and enhanced.*

The development aligns with the Environment DEO's where it is located:

- the proposed use is within an existing dwelling within a historical subdivision,
- no clearing is proposed as part of the proposal and the area is outside areas of high scenic amenity, wetlands, fauna habitats and wildlife corridors.
- outside of area subject to contamination, erosion, salinity and landslip.
- outside of an area of historical or heritage significance.

#### *Economic*

- Good Quality Agricultural Land is protected as a major economic resource for the region.*

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- f Industry, business and employment opportunities are improved and appropriately located to service the community and sub-region, and encourage economic activity within the local area.*
- g Rural business opportunities are improved to protect and value-add to the existing rural based economy.*

The development aligns with the Economic DEO's where:

- it is located in a historical subdivision and outside of productive agricultural land and economic resource areas.
- it provides employment opportunities and additional services to the community through a community use facility.

*Community Well-Being & Lifestyle*

- h A convenient access to roads and services is achieved through well located land uses and the efficient use and timely provision of infrastructure such as water, sewerage and roads, walkways and cycling facilities.*
- i Rural residential and urban residential development occurs in distinct localities that provide a sense of community, amenity, services, and a safe, affordable living environment, whilst maintaining the rural amenity of the Shire.*
- j Laidley township's role and identity as the main business and community centre of the Shire is consolidated.*
- k The adverse effects from natural and other hazards, including flooding and bushfires are minimised.*
- l An adequate and interconnected network of public places, facilities and lands are available throughout the Shire allows for safe and convenient pedestrian and cycle movement and cultural, recreational and social interaction for Shire residents and visitors.*

The development aligns with the Community Wellbeing & Lifestyle DEO's where:

- It has access to existing roads and services
- It is a community use which will service the community as a whole within a historical subdivision within the rural area
- It is not located within the Laidley township
- the allotment is not identified as triggering the Temporary Local Planning Instrument for Flood overlay however does identify as Medium Bushfire hazard. The residential use is continuing on site and is able to continue to minimise those effects. .

The proposed development therefore aligns with the above DEO's.

Broad Strategies for Laidley Shire

*Rural Areas*

*Rural Areas provide for continued agricultural activities and retention of scenic amenity of the rural landscape. These areas provide basis of Laidley Shire's economy and all uses in these areas are compatible to agricultural activities.*

The proposed use is to occur on an allotment with an existing detached dwelling where no agricultural activity is occurring. The lot has been created as part of a larger allotment subdivision with no visible agricultural use occurring within the immediate vicinity. The parcel contains some existing vegetation, which contributes to the existing scenic amenity. The

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allotment sizes which have been created as part of the historical subdivision, do not lend themselves to substantial agricultural activities.

*Residential Areas*

*Residential Areas provide for residential uses and associated services. These areas provide for a range of lifestyles, housing types and allotment sizes.*

The use is proposed to occur on an existing Rural Residential size allotment within a historical subdivision with a lot size of 5020m<sup>2</sup>. The locality contains existing detached dwellings within close proximity to a new rural residential development providing a diversity of allotment sizes.

*Community Purpose Areas*

*Community Purpose Areas provide for the provision of social and community infrastructure to ensure a high quality lifestyle.*

The subject land is not zoned community purpose however is providing community infrastructure to the community through this proposed use. The applicant has indicated that the program, which is proposed to occur within the facility involves the relationship between parent and child therefore contributing to the social aspect of the community purpose code.

*Residential Areas Code*

*The specific outcomes sought for the Rural Residential Area are the following:*

*Rural residential development is located and consolidated in the Rural Residential Areas identified on Map C*

The allotment is located outside the Rural Residential Areas identified on Map C.

*Non residential uses, including home based business and home occupations, that are not detrimental to the rural residential amenity of the locality and that provide a service to the community, are located in this Area;*

The proposed use may be of a larger scale than a typical home based business as it proposes to accommodate up to 11 people on site including a caretaker and a specialist on a permanent basis. There is no clear understanding of how much the use will service the immediate community however the use will provide a service to the community as a whole. The amenity of the locality will not be adversely affected as the dwelling is not being enlarged through an increase in gross floor area and although there may be selective clearing of existing vegetation for car parking existing aesthetics will be kept in place.

*Additional uses, such as general stores, childcare facilities and other community based facilities are located in this area.*

No information has been provided from the applicant on how much the use will service the immediate community however the use will service the broader community as a whole.

*Rural Residential Areas provide residential style living on a large allotment.*

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The use is proposing to use an existing detached dwelling on a lot of 5020m<sup>2</sup>.

*Overall outcomes for Community Purposes Area*

*Specific Outcomes for the Community Purpose Area*

*Community and public facilities are established in conjunction with population growth and/or community need;*

The location of the use is within an existing rural residential area, which has had further allotments created increasing the population within the north eastern portion of the shire. The applicant has identified that there is a need for this use within the shire as there is currently a shortfall of facilities of this nature within the shire and surrounding areas.

*Community and public activities are clustered for efficient use of land and infrastructure;*

The proposed use is not located within close proximity of other community and public activities.

*Equitable pedestrian and cycle access to community and public facilities is provided where appropriate.*

The location of the proposed use does not have access to dedicated pedestrian or cycle access.

Applicable Planning Scheme Codes

The codes contained in the Laidley Shire Planning Scheme 2003 that are relevant to assessment of the application are as follows:

- Rural Landscape Zone Codes
- Rural Area Code
- Areas of Natural and Environmental Significance Overlay Code
- Community Uses Code
- Advertising Devices Code
- Building Dimensions Code
- Landscaping Code
- Vehicle Access and Parking Code
- Onsite Effluent Disposal Code

Rural Landscape Zone Codes

The subject site is in the Rural Landscape Zone under the *Laidley Shire Planning Scheme 2003*. The intent of the zone is predominately for rural purposes however the lot has been created as part of a larger allotment subdivision. There is no visible agricultural use occurring within the immediate vicinity with surrounding allotments containing detached residential dwellings. Therefore, the ability to meet the planning scheme criteria for the zone has been diminished by previous activity.

Rural Areas Code

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The Rural Areas Code seeks outcomes for the shire relating to agricultural and rural uses. The proposed use is located within an historical subdivision outside of Good Quality Agricultural Land and is not adversely affecting the environment through non-essential clearing of vegetation. The proposed use is to occur within an existing detached dwelling and is proposed to continue to operate as such therefore not detracting from the existing rural and agricultural uses within the locality.

Areas of Natural and Environmental Significance Overlay Code

The lot is identified as having vegetation with Moderate and High Ecological Significance and Medium Bushfire under the overlay. No clearing is proposed as part of this application and any proposed clearing outside the exemption under the scheme would require the lodgement of an application for clearing vegetation. The site has an existing detached dwelling, which is proposed to be converted as part of the use into the residential care facility continuing the residential use on site. In addition, the applicant has indicated that the property already contains two (2) 22,500L rainwater tanks for firefighting purposes with a camlock connection, which is consistent with the acceptable solutions of the code for bushfire.

Community Uses Code

The Community Uses Code seeks outcomes for the overall benefit of the community such as public facilities, sport and recreation. The development does not adversely impact on the amenity of the surrounding area. The proposed use is a community use. It is not known how much the immediate community will utilise the facility but the use will service the community as a whole.

Advertising Devices Code

The applicant proposes no signage on site.

Building Dimensions Code

The proposed use complies with the building dimensions code as the existing structure is less than 10m in height and is more than 60m<sup>2</sup> in gross floor area.

Vehicle Access and Parking Code

The use proposes one (1) ambulance bay and six (6) car parking spaces, two of which are for staff. The applicant has indicated in a verbal discussion that the people participating within the program will not have a vehicle on site only the staff. Children will be transported to school and day care by the Caretaker in their vehicle, minimising the amount of vehicles entering and exiting the site to staff only. The applicant indicated that future plans are to obtain an eight (8) seater bus to transport residents, which will reduce the amount of vehicle movements occurring from the site. It is considered that the proposed car parking is compliant with the planning scheme requirements in that the proposed numbers (7 spaces in total) are able to cater for the user needs.

Onsite Effluent Disposal Code

The on-site effluent disposal system has been conditioned to provide compliance with the Plumbing and Drainage Act through the lodgement of a Plumbing and Drainage application.

### **3.7 Public Notification**

The application was publicly notified from 13 March 2017 to 6 April 2017. A total of 26 properly made submissions were received during the public notification period. In addition, a further 11 submissions were not properly made because they did not contain the residential address of each person making the submission. Section 305 (3) of the Sustainable Planning Act 2009 provides that the assessment manager may accept a written submission even if the submission is not a properly made submission. Given the minor nature of the deficiency in the 11 submissions the issues raised have been considered however as the submissions are not properly made they will not confer rights of third party appeal.

The matters raised in the submission together with a response to the matter raised are provided below. In addition, a plan, which identifies the location of a majority of the submitters, is provided below.

Mapping removed

Figure 2 – Locality of submitters and subject site.

Below is an overview of the concerns raised by the submitters:

*ISSUE - Conflict with the Broad Strategies for the Shire.*

The intent of the zone is predominately for rural purposes however the lot has been created as part of a larger allotment subdivision. There is no visible agricultural use occurring within the immediate vicinity with surrounding allotments containing detached residential dwellings. Therefore, the ability to meet the planning scheme criteria for the zone is not applicable.

*ISSUE – Reliance on essential services.*

As part of the application process, comment was not requested from Queensland Police Service and Queensland Ambulance Service regarding the proposed use. The use will be located within the following distance to these services:

- 15km of the Lowood Police Station
- 15.6km to Lowood Ambulance
- 18.9km to Laidley Police Station
- 19.7km to Laidley Hospital
- 26.5km to Gatton Police Station
- 27km to Gatton Ambulance
- 27.2km to Gatton Hospital
- 36.4km to Ipswich Hospital

The proposed use is located within reasonable proximity to the nearest emergency services.

*ISSUE - Amenity Impacts.*

The number of people on site at anyone time could be consistent with a large family home or student accommodation were the numbers of residents are uncontrolled. The application can

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be conditioned to provide additional landscaping and fencing to assist in continued privacy for surrounding properties.

*ISSUE – Concerns about residents and community safety*

To enter the program residents have already gone through a detox program and have gone through a selection process to determine suitability and ability to meet the selection criteria of the program. Concerns about community safety such as increased crime rate are a police matter.

*ISSUE - Location within the Rural Landscape Area.*

The proposed development is located within 4km of the currently under construction Neighbourhood Centre on the corner of Fairway Drive and the Warrego Highway which contains a Shop, Medical Centre and Refreshment Service. The site is within 15km of the Plainland and Lowood commercial precincts. The area does not currently have access to public transport however the facility is providing transportation to the residents through the staff with either a car or minibus in the future.

*ISSUE – Lack of Community Infrastructure.*

The use will be occurring on a larger size allotment of 5020m<sup>2</sup> which will provide sufficient open and recreation space for any resident and their child to utilise. The application will be conditioned to provide additional landscaping as part of an Operational Works application.

*ISSUE - There is a lack of public transport near the development*

The subject site is not located within an area which currently has access to public transport however the residents will be transported by staff if required to leave the premises.

*ISSUE – Traffic Movements*

The applicant has indicated the residents within the program will not have their own vehicle and will be reliant on the caretaker and other staff to leave the site. At any one time two vehicles will be on site with the exception of visiting hours which can commence from week eight of the program. Children attending school and day care will be transported by staff to and from the site.

*ISSUE - Decrease in land values of the surrounding properties*

The valuation of properties is not a planning matter and is determined by the Department of Natural Resources and Mines.

*ISSUE - This will be the start of people wanting to do other development, in addition to subdivision.*

Each proposal would be subject to the requirements of the planning scheme for the type of use and be assessed on their individual merits.

*ISSUE - The location of an ambulance bay indicates that the applicant is expecting emergencies situations in this type of facility.*



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The inclusion of an ambulance bay is based on a Medical/Paramedical use under the *Laidley Shire Council Planning Scheme 2003* which is a similar type use.

*ISSUE - The property has a risk of flood and fire*

The property does not trigger the *Temporary Local Planning Instrument 01/2017 - Flood Regulation* however the property is identified as triggering the Medium Bushfire overlay. As the existing and proposed uses are residential in nature and the applicant has identified existing firefighting aspects on site including rainwater tanks with camlock connections, no further assessment is required against the Potential Bushfire Overlay.

*ISSUE – Receiving a community grant for a kitchen*

This is not a valid planning consideration.

*ISSUE – No public meeting held by Council for local residents*

The applicant undertook all aspects of public notification in accordance with the *Sustainable Planning Act 2009* which does not include public meetings.

### 3.8 Further Approvals Required

The proposed development is subject to further permits:

- Operational Works
- Plumbing and Drainage
- Building Works

### 3.9 Adopted Infrastructure Charges Resolution No.1/2016

Essential Service is a similar use to the Residential Care Facility as allocated under Schedule 3, of Council's current Adopted Infrastructure Charges Resolution No.1; therefore conditions will be imposed stating the applicable Council Charges for Infrastructure Charges.

Charge Type	Description	Demand Units	Rate	TOTAL
<b>PROPOSED DEMAND</b>				
	Essential Service	107.9m2	\$111.00	\$11,976.90
TOTAL PROPOSED DEMAND				\$11,976.90
<b>EXISTING DEMAND</b>				
credit	Dwelling (3 bedroom)		\$12,500.00	\$12,500.00
TOTAL EXISTING DEMAND CREDIT				\$12,500.00
<b>TOTAL PAYABLE</b>				<b>Nil</b>

## 4. Policy and Legal Implications



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

**5. Financial and Resource Implications**

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

**6. Delegations/Authorizations**

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

**7. Communication and Engagement**

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

**8. Conclusion**

The application is recommended for approval subject to the conditions provided in the Officer's Recommendation.

**9. Action/s**

That the application be approved in accordance with the Officers Recommendation.

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**11.3 Request to Change Existing Road Name - Gray Street, Laidley North**

**Date:** 21 June 2017  
**Author:** Fiona Tallon, Business Support Coordinator  
**Responsible Officer:** Dan McPherson, Executive Manager Organisational Development & Planning

**Summary:**

It has been brought to Council's attention that there are two road names in Laidley similar in sound and spelling, Grey Street, Laidley and Gray Street, Laidley North. It is recommended that Gray Street, Laidley North be renamed as Brighton Street.

Consultation was conducted with all owners by letter with a survey form attached.

**Officer's Recommendation:**

**THAT Council approve the renaming of Gray Street, Laidley North to Brighton Street, Laidley North.**

**Report**

**1. Introduction**

Council received customer requests from a resident of Grey Street, Laidley and Councillor McLean concerning the similarity of these two road names within the Laidley district.

**2. Background**

Grey Street, Laidley was named prior to 1996 with 6 residences. Gray Street, Laidley North located in the Valley Vista subdivision created in 2012. Of the 19 lots in Gray Street, Laidley North, 18 are vacant, 1 with a newly constructed dwelling.

Renaming is essential to provide accurate road and property identification for postal delivery, commercial and especially emergency services.

**3. Report**

Grey Street and Gray Street located in Laidley are similar in sound and spelling. In accordance with road naming standards and to ensure there is not any confusion in locating residents on either of the Grey/Gray streets, Gray Street, Laidley North should be renamed.

Grey Street has been known as such for over 21 years whereas Gray Street is a new subdivision with only one residence.

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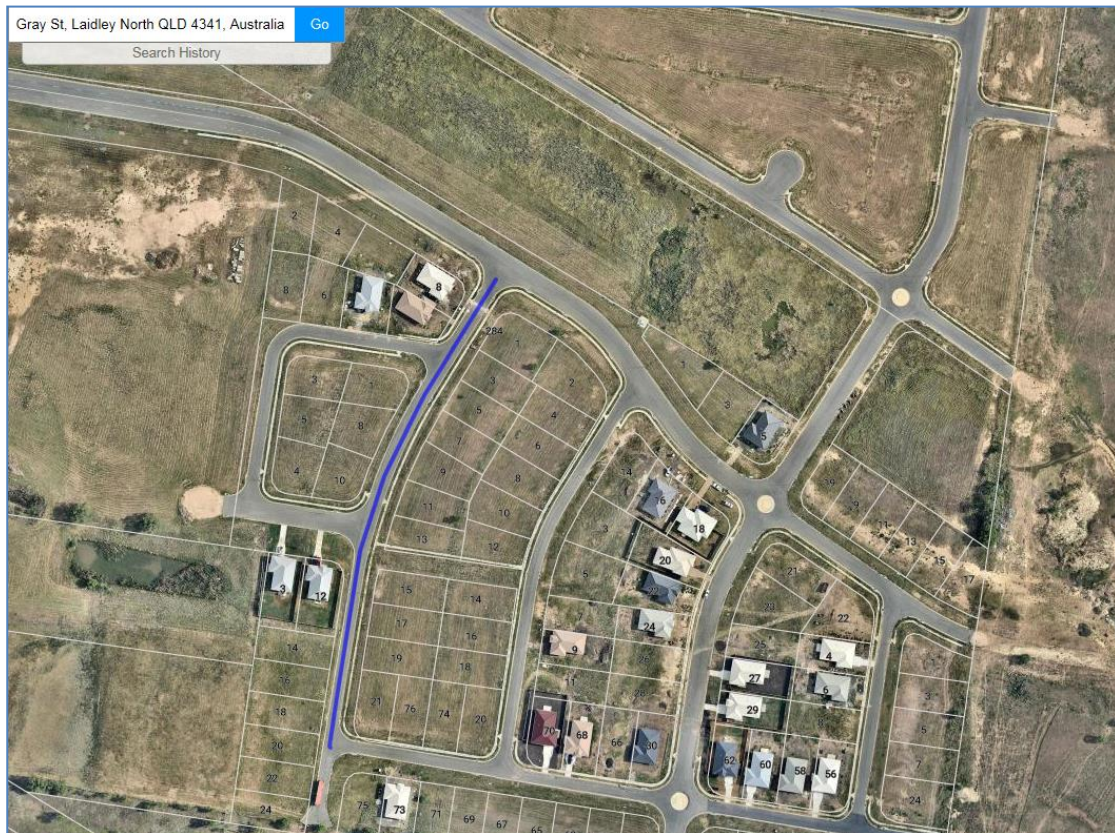


Figure 1. Valley Vista Estate – Gray Street, Laidley North

**4. Policy and Legal Implications**

The renaming of roads under Section 4.4.7 of Australian/New Zealand Standard AS/NZS 4819:2011 states that road names should not be similar in spelling or sound like another road name.

**5. Financial and Resource Implications**

Budget implications will continue to be addressed through existing allocations.

**6. Delegations/Authorisations**

Council officers do not have delegated authority to rename roads.

**7. Communication**

Council posted a consultation letter on 8 March 2017 to all affected land owners located on Gray Street, Laidley North advising in accordance with Australian/New Zealand address standards their road name will be changed to ensure there isn't any confusion between roads for postal delivery, commercial and especially emergency services.

Council offered residents the opportunity to choose first and second choice from the below names which are in keeping with the theme of the subdivision, which is names of former farmers, business people and pioneering families during the 1950 – 1960's.

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Road Name	Reason for Road Name
Arundel Street	Architect who designed extensions of Laidley Hospital
Boyd Street	Local Butcher
Brighton Street	Local Farmer
Shepherd Street	Local Carrier

13 responses were received. 12 selected Brighton Street and the current occupier selected Shepherd Street.

**8. Conclusion**

Following community consultation with affected residents, the majority of the responses received picked Brighton Street, Laidley North.

**9. Action/s**

That Council resolves in accordance with the Officer's Recommendation.

**Attachments**

There are no attachments for this report.

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**11.4 Request to vary the timing and arrangements for the payment by Council of an Infrastructure Charges refund to Peartland**

**Date:** 21 June 2017  
**Author:** Trevor Boheim, Manager Planning and Environment  
**Responsible Officer:** Dan McPherson, Executive Manager Organisational Development & Planning

**Summary:**

Council has received a request from Peartland to vary the timing and arrangements for the payment by Council of an infrastructure charges credit to it in respect of the Horizons residential development at Withcott.

**Officer's Recommendation:**

**THAT Council agree to the request to vary the timing and arrangements for the payment by Council of an infrastructure charges refund to Peartland in respect of the Horizons residential development at Withcott;**

**And further;**

**THAT Council delegate authority to the Chief Executive Officer to work with Peartland to prepare the necessary infrastructure agreement.**

**Report**

**1. Introduction**

The report provides Council with information to enable it to make an informed decision in respect of the request from Peartland to vary the timing and arrangements for the payment by Council of an infrastructure charges refund in respect of the Horizons residential development at Withcott.

**2. Background**

The *Sustainable Planning Act 2009* (SPA) provides at s.649 that where a developer is required to provide trunk infrastructure as a condition of a development approval and an infrastructure charge applies to the development:

- If the cost of the infrastructure required to be provided under the condition is equal to or less than the amount worked out by applying the adopted charge to the development, the cost of providing the infrastructure must be offset against the amount of the infrastructure charge payable.
- If the cost of the infrastructure required to be provided under the condition is more than the amount worked out by applying the adopted charge to the development, no infrastructure charge is payable and Council must refund to the developer the difference between the establishment cost of the trunk infrastructure and the amount worked out by applying the adopted charge to the development.



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As part of developing the Horizons residential estate at Withcott, Peartland was required to construct an extension of O'Neils Road along the alignment of a future trunk road connection through to Taylors Road. The cost of constructing this road was more than the amount worked out by applying the infrastructure charge and so Council is required to refund to Peartland the difference between the cost of constructing the extension of O'Neils Road and the amount that would have been payable under Council's Adopted Infrastructure Charges Resolution for the additional lots created in the estate.

Council's Adopted Infrastructure Charges Resolution (No.1) 2015 (AICR) that was adopted by Council on 10 June 2015, which replaced the Adopted Infrastructure Charges Resolution that came into effect on 1 July 2011, contains specific provisions which set out the timing of refund payments for trunk infrastructure built by developers. In particular, s.27 of the AICR has been drafted to reduce the burden on Council of having to pay substantial refunds by spreading the payment over a number of years as follows:

- A refund of less than \$100,000 is given in full by 31 December of the financial year following the completion of the trunk infrastructure;
- A refund of between \$100,000 and \$500,000 is given annually over three financial years in equal payments by 31 December of the financial year commencing in the financial year following the completion of the trunk infrastructure;
- A refund of between \$500,000 and \$1,000,000 is given annually over five financial years in equal payments by 31 December of the financial year commencing in the financial year following the completion of the trunk infrastructure;
- A refund of over \$1,000,000 is given annually in equal payments of \$250,000 by 31 December of the financial year commencing in the financial year following the completion of the trunk infrastructure until the amount is paid.

The effect of the above is that for any single development approval for which a refund is applicable Council would not have to pay more than \$250,000 in any single financial year.

### **3 Report**

In relation to the Horizons estate at Withcott, the cost of the construction of the trunk infrastructure (i.e. O'Neils Road) was more than the amount of the infrastructure charges by applying the adopted charge to the development and in accordance with s.649 of SPA a refund of \$434,838.06 is payable by Council to Peartland.

As the construction of O'Neils Road was completed by Peartland in the second half of 2016 in accordance with s.27 of the AICR the refund is to be paid by Council in three equal payments of \$144,946.02 that are to be paid by 31 December 2017, 31 December 2018 and 31 December 2019.

Peartland has requested a variation to the above timing and arrangements for payment of the refund as follows:

- Council pays Peartland \$200,000 by 30 June 2017.
- The balance of \$234,838.06 is held by Council as an infrastructure charges credit that may be offset against infrastructure charges that will be payable for a further stage of the Horizons estate.

The impact of the above on Council is that in paying Peartland \$200,000 by 30 June 2017 it would be making a payment of \$144,946.02 six months earlier than required and a payment of

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\$55,053.98 eighteen months earlier than required. The cost to Council of supporting this in terms of foregone interest on these funds would be \$1,884.30 and \$2,147.07 respectively, being a total of \$4,031.37.

The impact of Council holding the balance of \$234,838.06 as an infrastructure charges credit is unknown, as it is not known when the developer may seek development approval and become liable for paying infrastructure charges for a further stage of the Horizons estate. In the event that charges are not payable for three years there may be a financial benefit to Council dependant on the terms of the infrastructure agreement.

In order to give effect to the variation to the timing and arrangements for payment of the refund as requested by Peartland it will be necessary for an infrastructure agreement to be entered into between Council. This need for this is recognised by Peartland, which has indicated that it will prepare the necessary agreement.

**4. Policy and Legal Implications**

Agreement to the request will represent a departure from Council's policy on refunds as set out in the AICR.

**5. Financial and Resource Implications**

The cost to Council is \$4,031.37 in foregone interest. There will be additional legal costs associated with the entering into an infrastructure agreement although these would be expected to be less than \$5,000.

**6. Delegations/Authorisations**

There are no implications for delegations or authorisations arising from this report.

**7. Communication and Engagement**

There are no communication or engagement actions arising from this report.

The Manager Finance & Customer Service & Manager Regional Development have been consulted in the drafting of this report.

**8. Conclusion**

Peartland has recently been involved in more development projects in the Lockyer Valley and has indicated an interest in other development projects. Peartland has indicated that by agreeing to vary the timing and arrangements for the payment by Council of an infrastructure charges refund this would assist it in bringing more development to the Lockyer Valley. The cost to Council in doing so is \$4,031.37, plus potential legal costs of less than \$5,000, which when compared to the benefits that would accrue to both Council and the community by further investment is not a large sum.

**9. Action/s**

Council agrees to the request to vary the timing and arrangements for the payment by Council of an infrastructure charges refund to Peartland in respect of the Horizons residential

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development at Withcott and delegates authority to the Chief Executive Officer to work with Peartland to prepare the necessary infrastructure agreement.

**Attachments**

1 [View](#) Letter 1 Page



**PEARTland**

PO Box 2822  
Toowoomba Qld 4350  
[brendan@peartland.com.au](mailto:brendan@peartland.com.au)  
Mobile: 0401 263 394

23 May 2017

Assessment Manager  
Lockyer Valley Regional Council  
PO Box 82  
**Gatton QLD 4343**

Dear Trevor,

**Re: Infrastructure Charges Credit – Reconfiguring a Lot – O’Neils Road, Withcott (ROL02015/0011)**

Further to our discussions last week, we would like to formally request Council review position in relation to the timing of receiving a refund for the provision of trunk infrastructure in our development at O’Neils Road, Withcott.

The development involved the extension of O’Neils Road through the development site which once completed will provide connectivity to Taylors Road and allow residents of the area to access the southern side of Withcott without having to use the Warrego Highway. The construction of this trunk infrastructure means the developer is eligible for a refund of \$434,838.06.

The developer is seeking a payment prior to the end of June 2017 of \$200,000 with the balance to remain as an infrastructure charges credit which may be transferred to an adjoining site to offset any infrastructure charges associated with the next stage of the Horizon. It is noted that the alternative payment option and transfer of credits to a different lot/plan will likely require an infrastructure agreement which the developer is agreeable to arrange the drafting of the document to provide to Council for legal review and execution.

The benefit to Council by making this payment is the developer will be in a position to continue with the design and applications of multiple residential and industrial developments within in the Withcott and Gatton localities which will bring development activity to the community and greater revenue to Council in the long term.

Please do not hesitate to contact me should you require any further information.

Yours faithfully

**Brendan Curr**  
Planning and Development Manager | PEART Land



[Brendan@peartland.com.au](mailto:Brendan@peartland.com.au)  
0401 263 394

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- 11.5** Request for Negotiated Decision - Development Permit for Material Change of Use for Short Term Accommodation and Relocatable Home Park on Lot 1 SP270097 and Lot 2 RP204243 located at 75 Philps Road, Grantham

**Date:** 23 June 2017  
**Author:** Trevor Boheim, Manager Planning and Environment  
**Responsible Officer:** Dan McPherson, Executive Manager Organisational Development & Planning

**Summary:**

The request has been assessed in accordance with the requirements of the *Sustainable Planning Act 2009* (SPA) and it is recommended it be agreed to.

**Officer's Recommendation:**

**THAT the request for a negotiated decision for a Development Permit for Material Change of Use for Short Term Accommodation and Relocatable Home Park on Lot 1 SP270097 and Lot 2 RP204243 located at 75 Philps Road, Grantham, approved by Council at its Ordinary Meeting of 14 June 2017 be agreed to by the amendment of Conditions 1, 19, 20 and 40 and the deletion of Condition 42:**

- 1. The development shall be undertaken generally in accordance with the following plans and drawings:**
  - (a) Drawing No. 001 Revision DA02 prepared by wallacebrice architecture and dated April 2017;**
  - (b) Drawing No. 002 Revision DA02 prepared by wallacebrice architecture and dated April 2017;**
  - (c) Drawing No. 003 Revision DA02 prepared by wallacebrice architecture and dated April 2017;**
  - (d) Drawing No. 004 Revision DA02 prepared by wallacebrice architecture and dated April 2017;**
  - (e) Drawing No. 005 Revision DA02 prepared by wallacebrice architecture and dated April 2017;**
  - (f) Drawing No. 006 Revision DA02 prepared by wallacebrice architecture and dated April 2017;**
  - (g) Drawing No. 007 Revision DA02 prepared by wallacebrice architecture and dated April 2017;**
  - (h) Drawing No. 008 Revision DA02 prepared by wallacebrice architecture and dated April 2017;**
  - (i) Drawing No. 009 Revision DA02 prepared by wallacebrice architecture and dated April 2017;**
  - (j) Drawing No. 010 Revision DA02 prepared by wallacebrice architecture and dated April 2017;**
  - (k) Drawing No. 011 Revision DA02 prepared by wallacebrice architecture and dated April 2017;**

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- April 2017; and  
(I) Drawing No. 012 Revision DA02 prepared by wallacebrice architecture and dated April 2017.

This condition shall be met at all times.

19. Provide 32 car parking spaces for Stage 1 of the short-term accommodation development and provide an adequate number of car parking spaces for Stage 2 of the short-term accommodation development based on the actual demand for car parking spaces that is generated by Stage 1.

20. Provide a total of four bus parking spaces with sufficient amenity for safe set down of passengers.

Provide a system of internal lighting.

## Report

### 1. Introduction

A request for a negotiated decision was received on 22 June 2017.

### 2. Background

At its Ordinary Meeting of 14 June 2017 Council approved an application for Material Change of Use for Short Term Accommodation and Relocatable Home Park subject to conditions. On 22 June 2017 Council received a request for a negotiated decision in respect of five conditions attached to the approval and the substitution of a new set of plans to reflect a change to two of those conditions.

### 3. Assessment

The request seeks changes to five conditions, these being Conditions 1, 19, 20, 40 and 42. These are addressed in turn below.

#### Condition 1

This condition currently reads as follows:

*The development shall be undertaken generally in accordance with the following plans and drawings:*

- (a) Drawing No. 001 Revision DA01 prepared by wallacebrice architecture and dated April 2017;*
- (b) Drawing No. 002 Revision DA01 prepared by wallacebrice architecture and dated April 2017;*
- (c) Drawing No. 003 Revision DA01 prepared by wallacebrice architecture and dated April 2017;*
- (d) Drawing No. 004 Revision DA01 prepared by wallacebrice architecture and dated April 2017;*

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- (e) *Drawing No. 005 Revision DA01 prepared by wallacebrice architecture and dated April 2017;*
- (f) *Drawing No. 006 Revision DA01 prepared by wallacebrice architecture and dated April 2017;*
- (g) *Drawing No. 007 Revision DA01 prepared by wallacebrice architecture and dated April 2017;*
- (h) *Drawing No. 008 Revision DA01 prepared by wallacebrice architecture and dated April 2017;*
- (i) *Drawing No. 009 Revision DA01 prepared by wallacebrice architecture and dated April 2017;*
- (j) *Drawing No. 010 Revision DA01 prepared by wallacebrice architecture and dated April 2017;*
- (k) *Drawing No. 011 Revision DA01 prepared by wallacebrice architecture and dated April 2017; and*
- (l) *Drawing No. 012 Revision DA01 prepared by wallacebrice architecture and dated April 2017.*

*This condition shall be met at all times.*

The request is that the set of approved plans and drawings be amended to reflect the changed number and location of car parking and bus parking bays specified in Conditions 19 and 20. The amended plans are provided as Attachment 1. If Council agrees to amend Conditions 19 and 20 as requested, Condition 1 should be amended to read as follows:

*The development shall be undertaken generally in accordance with the following plans and drawings:*

- (a) *Drawing No. 001 Revision DA02 prepared by wallacebrice architecture and dated April 2017;*
- (b) *Drawing No. 002 Revision DA02 prepared by wallacebrice architecture and dated April 2017;*
- (c) *Drawing No. 003 Revision DA02 prepared by wallacebrice architecture and dated April 2017;*
- (d) *Drawing No. 004 Revision DA02 prepared by wallacebrice architecture and dated April 2017;*
- (e) *Drawing No. 005 Revision DA02 prepared by wallacebrice architecture and dated April 2017;*
- (f) *Drawing No. 006 Revision DA02 prepared by wallacebrice architecture and dated April 2017;*
- (g) *Drawing No. 007 Revision DA02 prepared by wallacebrice architecture and dated April 2017;*
- (h) *Drawing No. 008 Revision DA02 prepared by wallacebrice architecture and dated April 2017;*
- (i) *Drawing No. 009 Revision DA02 prepared by wallacebrice architecture and dated April 2017;*
- (j) *Drawing No. 010 Revision DA02 prepared by wallacebrice architecture and dated April 2017;*
- (k) *Drawing No. 011 Revision DA02 prepared by wallacebrice architecture and dated April 2017; and*
- (l) *Drawing No. 012 Revision DA02 prepared by wallacebrice architecture and dated April 2017.*

*This condition shall be met at all times.*

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Condition 19

This condition currently reads as follows:

*Provide car parking spaces for the short term accommodation development at the following rates for each building type:*

- (a) Type 1: 7 car parking spaces per each building*
- (b) Type 2: 6 car parking spaces per each building*
- (c) Type 3: 8 car parking spaces per each building or 4 car parking spaces for proposed half-sized building*
- (d) Type 4: 6 car parking spaces per each building*
- (e) Type 5: 8 car parking spaces per each building*

*A total of 118 standard car parking spaces, including 4 disability parking spaces are required to effectively service the proposed short term accommodation development and in accordance with the requirements of Australian Standards AS2890 series and generally in accordance with the Gatton Shire Planning Scheme. The condition shall be met for each stage prior to the commencement of the use of development for the stage.*

The request is that the condition be amended to read as follows:

*Provide 32 car parking spaces for the short-term accommodation development or as required.*

In support of this request the applicant's consultant has indicated that:

*"As Council are aware, our Client Louis Bickle has extensive experience with backpacker establishments and does not want minimum parking requirements stipulated so that he has the flexibility to construct car parking as required to meet the demand. The attached amended plans show a total of 32 car parking spaces which has been supported by Pekol Traffic and Transport (PTT)."*

The letter provided by PTT dated 19 May 2017 is provided as Attachment 2. The letter states in part that:

*"Our Traffic Impact Assessment (TIA), dated 11 April 2017, referred to a superseded layout, which incorporated a total of 120 spaces for the Stage 1 and 2 components of the short-term accommodation (ie a total of 544 beds). As noted in the TIA, this parking provision was expected to be more than sufficient to accommodate the expected car parking demand for the 544-bed facility.*

*Since preparing the TIA, we have spoken to the operators of backpackers accommodation (who specialise in providing work for guests in the local area) in Stanthorpe, Ayr, Bundaberg and regional Victoria. We have also spoken to an agency in Sydney (Travellers Contact Point) who specialise in providing regional accommodation and employment for backpackers.*

*These operators confirmed that for these types of facilities:*

- car driver mode share is low (typically 10% with a maximum of 50%) with the majority of guests using private and public bus services*
- vehicle occupancy is high – typically 3 – 4 persons per vehicle*

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Based on this information, we estimate that the car parking demand for a 300-bed facility would range between 10 and 50 parking spaces for guests. It is understood that the development would utilise three – four on-site staff at any one time, which is likely to result in additional demand for three – four parking spaces (ie a total range of 14 – 54 parking spaces).

The proposed on-site car parking provision, at 32 spaces, sits in the middle of this range.

It is noted that there is a large amount of space on the development site available to provide additional on-site parking should demand dictate that this is required. In particular, as shown in Figure 1, there is an area immediately to the west of the car parking area which could readily be utilised for car parking.

Therefore, it is considered acceptable to:

- provide 32 formalised on-site car parking spaces
- utilise the area to the west of the formal car parking area to cater for any additional demand

It is not considered necessary to formalise this area (ie no delineation of spaces)."

Condition 19 as it is currently worded was based on the content of the Traffic Impact Statement prepared by PTT which was provided to Council by the applicant's planning consultant on 11 April 2017. It is unknown why the letter of 19 May 2017 was not provided to Council until 22 June 2017. The Traffic Impact Statement provided on 11 April 2017 states the following in respect of the number of car parking spaces required:

"The Gatton Shire Planning Scheme 2007 identifies minimum parking provision rates for the proposed uses as follows:

- short-term accommodation
  - rooming unit: 0.5 spaces per unit
  - dormitory: 0.25 spaces per unit
- relocatable home park – one space for each site, plus one car washing bay for every 10 homes

Based on the strict application of these rates, the proposed development would need to be supported by 211 on-site car parking spaces, as shown in Table 1.

Land Use	Scale		Parking Rate	Required
Short-term accommodation				
Ensuite rooms	148	rooms	0.5 spaces per unit	74
Backpacker dormitory	304	beds	0.25 spaces per bed	77
Relocatable Home Park	54	units	1 space per site + 1 space per 10 homes	60
Total				211

However, from an operational perspective the short-term accommodation component of the proposed development is expected to generate far less car parking demand.

The nature of the accommodation is expected to operate differently from a typical facility as identified below:

- The typical guest staying at the facility is likely to be a backpacker engaging in temporary seasonal work. These type of guests are likely to have a much lower level of car ownership (with higher vehicle occupancy) than a typical tourist or visitor.
- The operator also runs backpacker hostels in both Brisbane and the Gold Coast and is planning to organise transfer connections from these facilities to the proposed



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development in order encourage travel to and from the site by bus. This would include a mini-bus service between the bus stops in Gratham, Gatton and the development, timed around the arrival and departure times of the Greyhound and Bus Queensland services.

- It is planned that mini-buses (ie Toyota Coaster or similar vehicle) would pick workers up from the proposed development each morning and drop them off at their place of work. The workers would then be dropped back at the proposed development by mini-bus in the evenings. This would negate the need for guests to drive to and from their place of work.

Therefore, recognising that there would be very little difference in the level of car parking demand generated by guests of the hotel style rooms and the backpacker beds (other than the former are prepared to pay more), we have adopted the same rate for both accommodation types (ie 0.25 spaces per bed / room).

The Commonwealth Department of Tourism's Building for Backpackers – Guidelines for Backpacker Accommodation quotes figures from the Bureau of Tourism Research (1995), which suggests that only 20% of backpackers typically travel by car. This document goes on to recommend that (based on an average vehicle occupancy of 2 - 4 persons) backpacker parking be provided at the rate of 1 space / 10 - 20 beds (plus staff parking). Therefore, the adopted car parking rates for the accommodation use in this assessment are very conservative.

Based on the above, we estimate the car parking demand for the proposed development as shown in Table 2.

Land Use	Scale		Parking Rate	Required
Hotel rooms	224	rooms	0.25 spaces per room	37
Backpacker Rooms	304	beds	0.25 per bed	76
Total				113

It is understood that it is currently proposed to provide a total of 70 formalised on-site parking spaces for the short-term accommodation component of the development. In addition, the main circulation road at 8m wide provides capacity for on-street parking on one side of the carriageway, while still retaining an operating width sufficient to accommodate safe two-way operation (ie 5.5m). We estimate that there is capacity to accommodate 50 vehicles to park on the eastern side of the main circulation road between the recreation facility and the turning head.

This equates to a total of 120 on-site parking spaces for the short-term accommodation, which is considered to be sufficient to cater for the expected demand. There is also large amount of space available to provide additional on-site parking should demand dictate that this is required.

Each dwelling in the relocatable home park would have a single carport for resident parking. In addition, there would be on-street parking available to accommodate visitor car parking demand."

In its conclusion, the Traffic Impact Statement indicated in respect of car parking numbers that:



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“a total of 120 on-site car parking spaces are proposed, which is less than the strict application of the rates in the Gatton Shire Planning Scheme for the component uses however, the on-site parking provision is considered to be sufficient to cater for the expected demand based on the development location, scale, the type of guests, and measures to encourage bus use, both in terms of travelling to and from the subject site and access to employment in the surrounding area”

As a result of speaking to operators of backpacker facilities, PTT have revised the number of car parking spaces they consider to be sufficient from 120 spaces for the overall backpacker development to 32 spaces for a 300 bed facility. PTT considers that 32 formalised car parking spaces be provided together with the utilisation of an area to the west of the formal car parking area to cater for any additional demand.

Stage 1 of the development comprises all Type 1, 2, 3 and 4 buildings which has accommodation for 288 backpackers.

Given the very different demand rates arrived at by PTT there is clearly a high degree of uncertainty as to how much demand for car parking spaces will be generated by the development. It is considered that requiring 32 spaces for Stage 1 would be reasonable and that the number of spaces required for Stage 2 should be based on the actual experience of car parking demand for Stage 1 of the development.

The requested wording of the condition “*Provide 32 car parking spaces for the short-term accommodation development or as required*” does not provide certainty. It is therefore recommended that Condition 19 be amended to reflect the outcome sought by the applicant but to provide greater certainty and that it is amended to read as follows:

“Provide 32 car parking spaces for Stage 1 of the short-term accommodation development and provide an adequate number of car parking spaces for Stage 2 of the short-term accommodation development based on the actual demand for car parking spaces that is generated by Stage 1.”

#### Condition 20

This condition currently reads as follows:

*“Provide a total of six bus parking spaces with sufficient amenity for safe set down of passengers. This condition shall be met prior to the commencement of the use of Stage 1.”*

The request is that the condition be amended to read as follows:

*Provide a total of four bus parking spaces with sufficient amenity for safe set down of passengers.*

In support of this request the applicant’s consultant has indicated that:

“Our Client Louis Bickle has advised that the facility will only require 4 bus parking spaces for transportation of guests. Therefore, the attached amended plans show a total of 4 bus parking spaces.”

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On the basis that Council accepts that the developer of the facility, who is an experienced operator of backpacker businesses, considers that only four buses will be required to be parked on the land to provide transport for up to 544 backpackers to and from work on farms the condition can be amended as requested.

Condition 40

This condition currently reads as follows:

*“Provide a system of internal lighting along the length of all internal roads and pathways and in all communal areas of the property in accordance with AS 1158.3.1 or its equivalent. The lighting shall include:*

- (a) Flag lighting at the access entrance on Philps Road;*
- (b) Car parking area adjacent to Building A; and*
- (c) At turnaround at end of internal access road.*

*This condition shall be met for each stage prior to the commencement of the use of that stage and thereafter at all times.”*

The request is that the condition be amended to read as follows:

*Provide a system of internal lighting.*

In support of this request it the applicant’s consultant has indicated that:

*“Our Client Louis Bickle has investigated his lighting options. Louis has advised that he does not want to be bound to standards”*

In respect of the system of internal lighting, if this proves to be inadequate and a patron suffers an injury to their person or possessions, the liability in the first instance would fall to the owner and operator of the facility and so there would be a strong incentive for the developer to provide adequate lighting. The amendment of the condition as requested could be supported on this basis.

The request also seeks the deletion of the requirement to provide flag lighting at the access entrance on Philps Road which is a public road. If agreed to no lighting will be required to be provided by the developer at the entrance to the development from Philps Road. Unlike the situation with internal lighting, liability for any road user who suffers an injury to their person or possessions where it is demonstrated that the absence of lighting was a contributory factor would most likely fall to Council.

On the basis that Council accepts that the developer will not be required to provide lighting at the entrance from Philps Road and that the cost of doing so will be borne by Council to provide this lighting to address increased risk to road users arising from the development, the condition can be amended as requested.

Condition 41

This condition currently reads as follows:

*“An operational works approval shall be obtained for the lighting works prior to the construction of any works and the works shall be constructed in accordance with the*

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28 JUNE 2017**

*development permit for operational works. This condition shall be met prior to and during the construction of the works.”*

The request is that the condition be deleted. In support of this request it the applicant's consultant has indicated that:

“Leading on from the comment above in relation to Condition 40, there is no requirement for an Operational Works application for lighting.”

On the basis that Condition 40 is amended as requested, Condition 42 should be deleted.

**4. Policy and Legal Implications**

If Council agrees to the amendment of Condition 40 to remove the requirement that the developer provide lighting at the entrance to the development from Philips Road it should undertake a risk assessment to determine whether Council would be exposed to an increased risk of future liability if lighting is not provided in this location.

**5. Financial and Resource Implications**

As the developer would not be required as a condition of the approval to provide lighting at the entrance to the development from Philips Road the cost of doing so would fall to Council.

**6. Delegations/Authorisations**

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

**7. Communication and Engagement**

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

**8. Conclusion**

It is considered that the request for a negotiated decision can be agreed to by Council having regard to the matters detailed in the assessment provided above.

**9. Action/s**

That following Council's decision a negotiated decision notice be issued.

**Attachments**

- 1 [View](#) Attach 1 3 Pages  
2 [View](#) Attach 2 12 Pages



PEKOL TRAFFIC & TRANSPORT  
ABN 96 067 593 962

P 07 3839 6771

Level G 67 St Pauls Tce  
Spring Hill Q 4000  
WWW.PTT.COM.AU

19 May 2017

Bickle Investments  
C/- Murray & Associates (Qld) Pty Ltd  
PO Box 246  
Nambour QLD 4560

Attention: Blake Bell

Dear Blake,

**RE: 75 PHILPS ROAD, GRANTHAM  
ON-SITE CAR PARKING PROVISION**

**INTRODUCTION**

This report has been prepared by PTT (Pekol Traffic and Transport) in response to a request from Lockyer Valley Regional Council (LVRC) to review the proposed on-site car parking provision for Stage 1 of the development at 75 Philps Road, Grantham (formally identified as Lot 2 on RP204243 and Lot 1 on SP270097). The Stage 1 development incorporates a 300-bed short-term accommodation facility, which would be supported by 32 on-site car parking spaces.

**ON-SITE CAR PARKING PROVISION**

Our Traffic Impact Assessment (TIA), dated 11 April 2017, referred to a superseded layout, which incorporated a total of 120 spaces for the Stage 1 and 2 components of the short-term accommodation (ie a total of 544 beds). As noted in the TIA, this parking provision was expected to be more than sufficient to accommodate the expected car parking demand for the 544-bed facility.

Since preparing the TIA, we have spoken to the operators of backpackers accommodation (who specialise in providing work for guests in the local area) in Stanthorpe, Ayr, Bundaberg and regional Victoria. We have also spoken to an agency in Sydney (Travellers Contact Point) who specialise in providing regional accommodation and employment for backpackers.

These operators confirmed that for these types of facilities:

- car driver mode share is low (typically 10% with a maximum of 50%) with the majority of guests using private and public bus services
- vehicle occupancy is high – typically 3 – 4 persons per vehicle



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P:\2016-17\17-324 75 PHILPS ROAD, GRANTHAM\OUTPUTS\17-324 REVIEW OF ON-SITE CAR PARKING.DOCX

1



Based on this information, we estimate that the car parking demand for a 300-bed facility would range between 10 and 50 parking spaces for guests. It is understood that the development would utilise three – four on-site staff at any one time, which is likely to result in additional demand for three – four parking spaces (ie a total range of 14 – 54 parking spaces).

The proposed on-site car parking provision, at 32 spaces, sits in the middle of this range.

It is noted that there is a large amount of space on the development site available to provide additional on-site parking should demand dictate that this is required. In particular, as shown in Figure 1, there is an area immediately to the west of the car parking area which could readily be utilised for car parking.

Therefore, it is considered acceptable to:

- provide 32 formalised on-site car parking spaces
- utilise the area to the west of the formal car parking area to cater for any additional demand

It is not considered necessary to formalise this area (ie no delineation of spaces).

**Figure 1: ADDITIONAL UNFORMALISED CAR PARKING AREA**





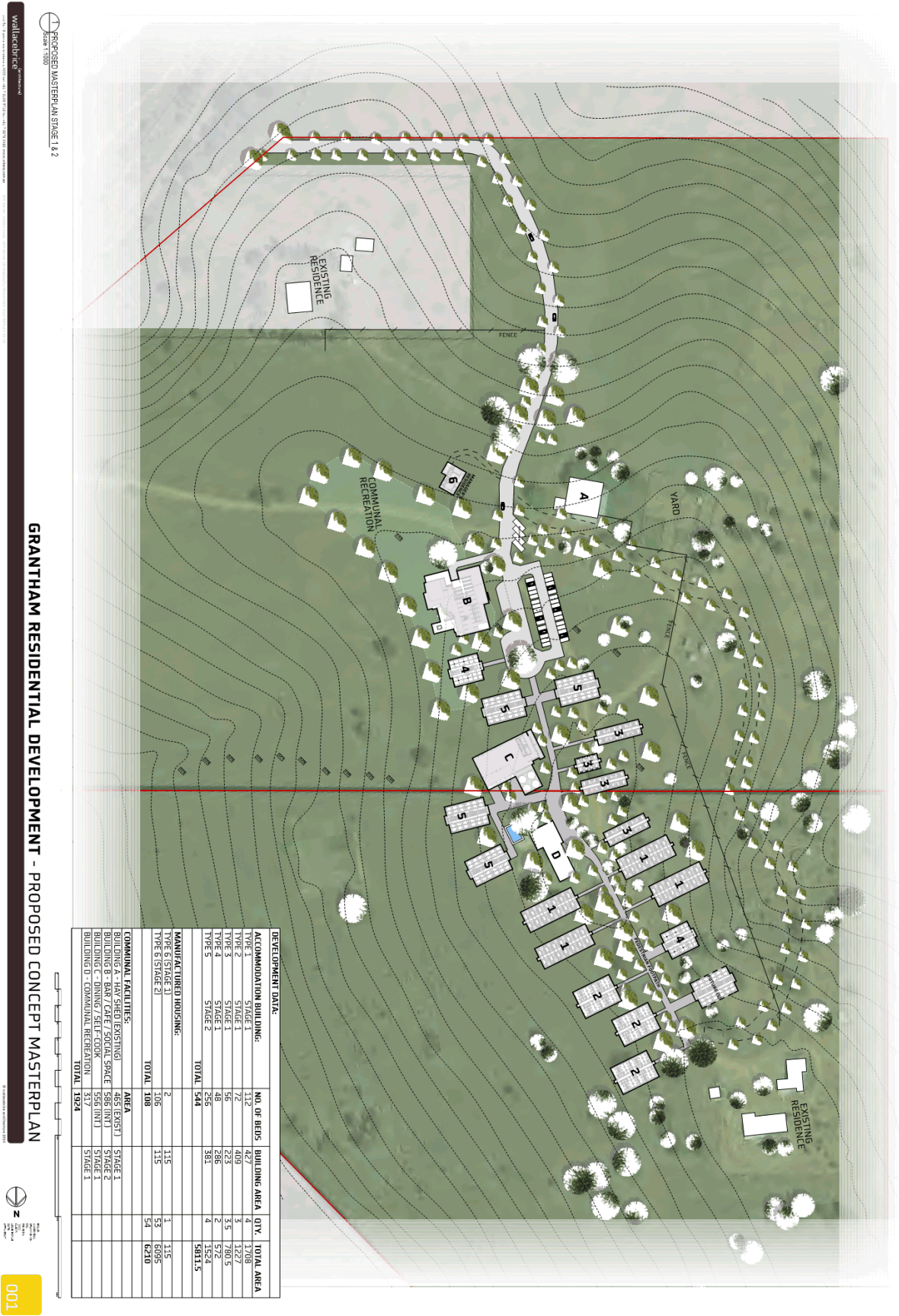
If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,

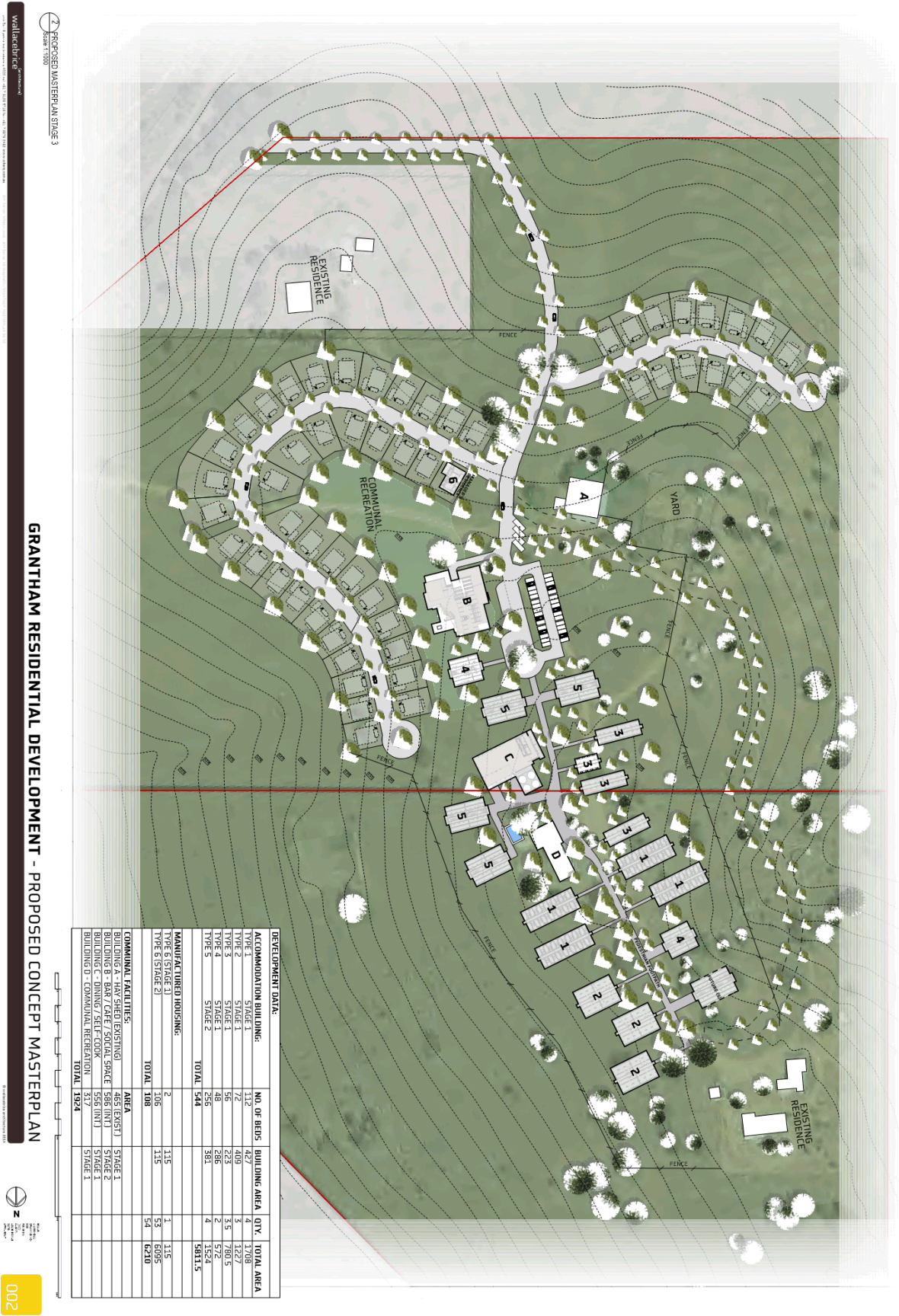
A handwritten signature in black ink, appearing to read 'Adam Pekol', is written over a circular blue stamp.

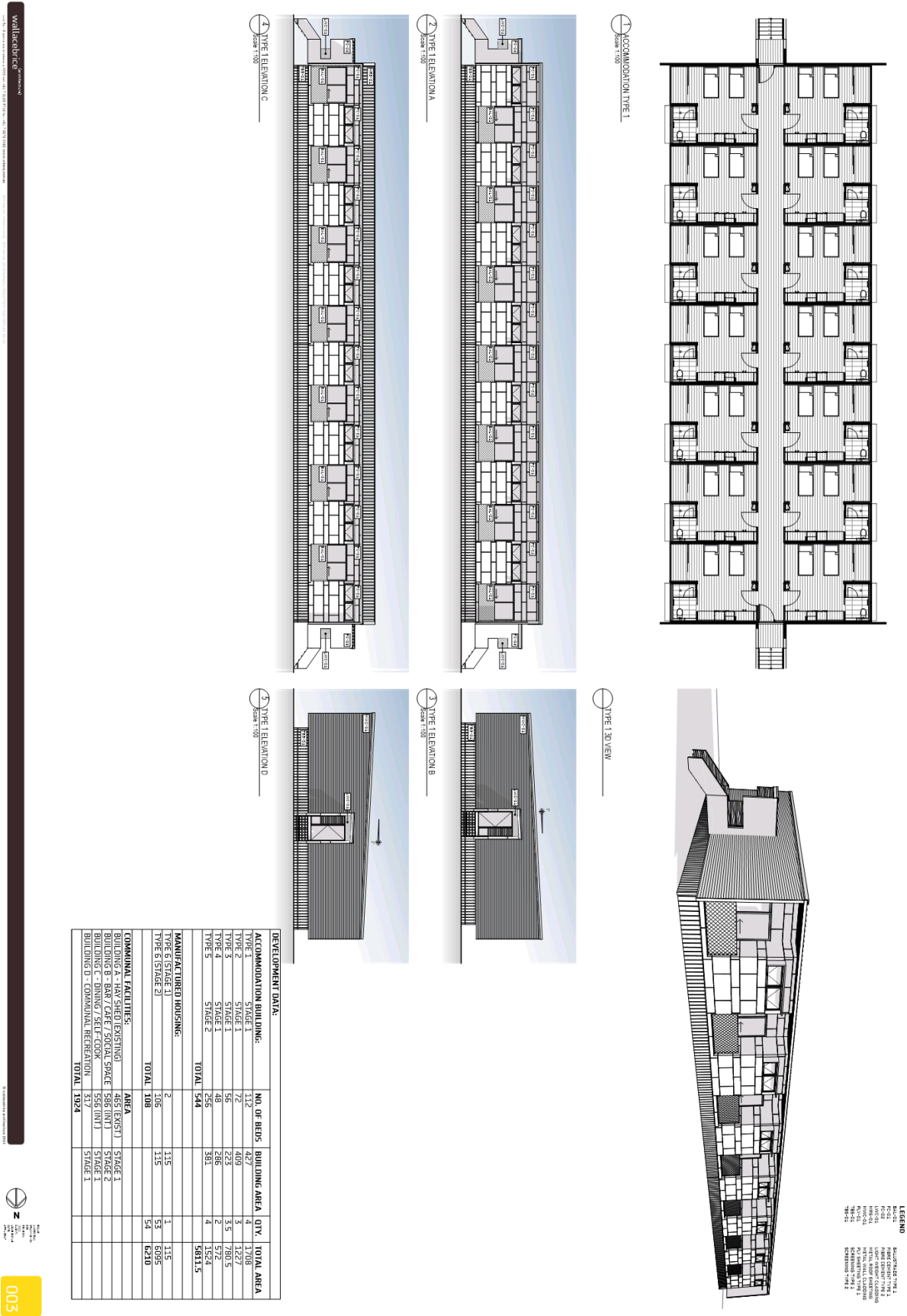
Adam Pekol  
Director (RPEQ 5286)

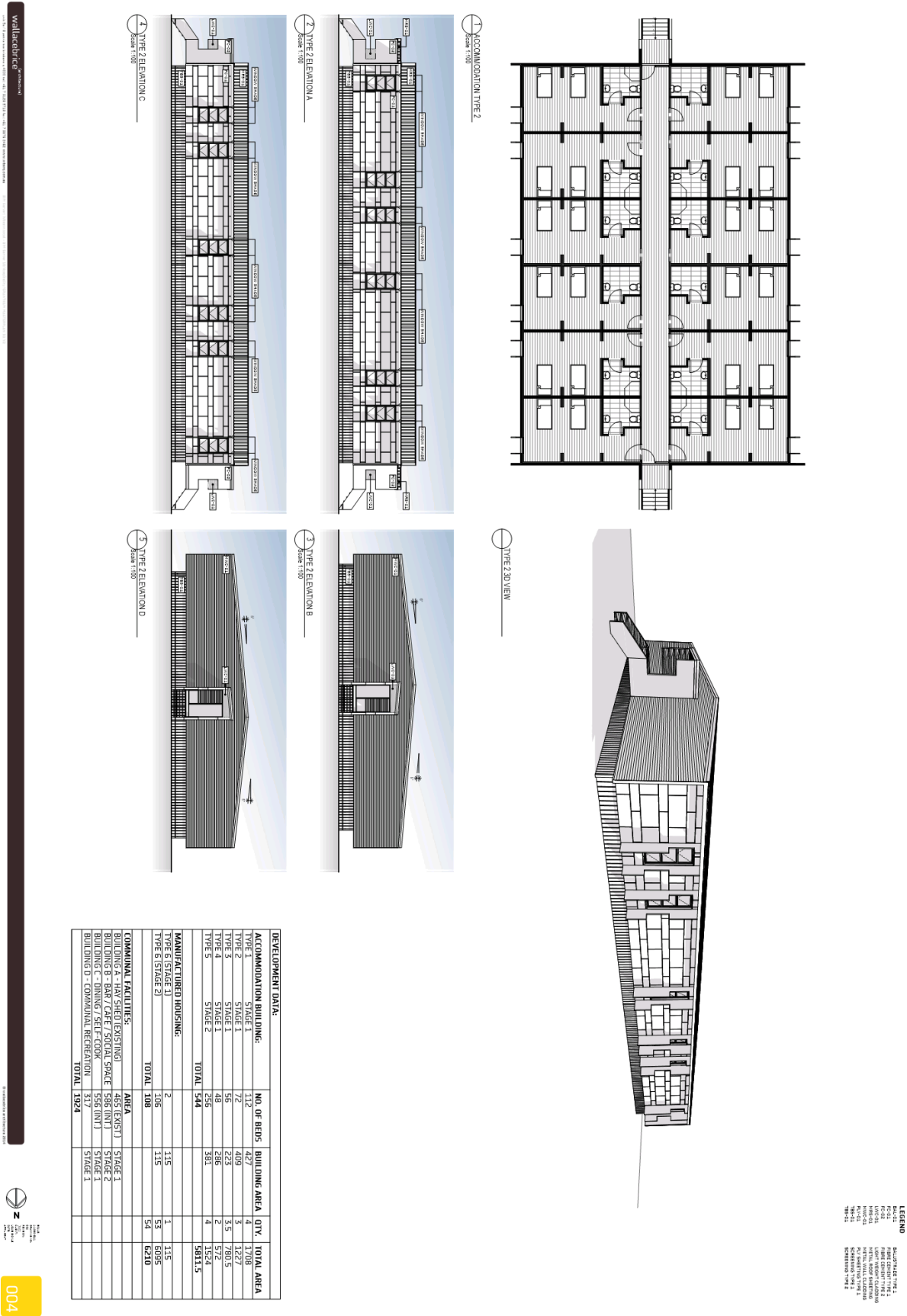


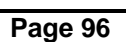




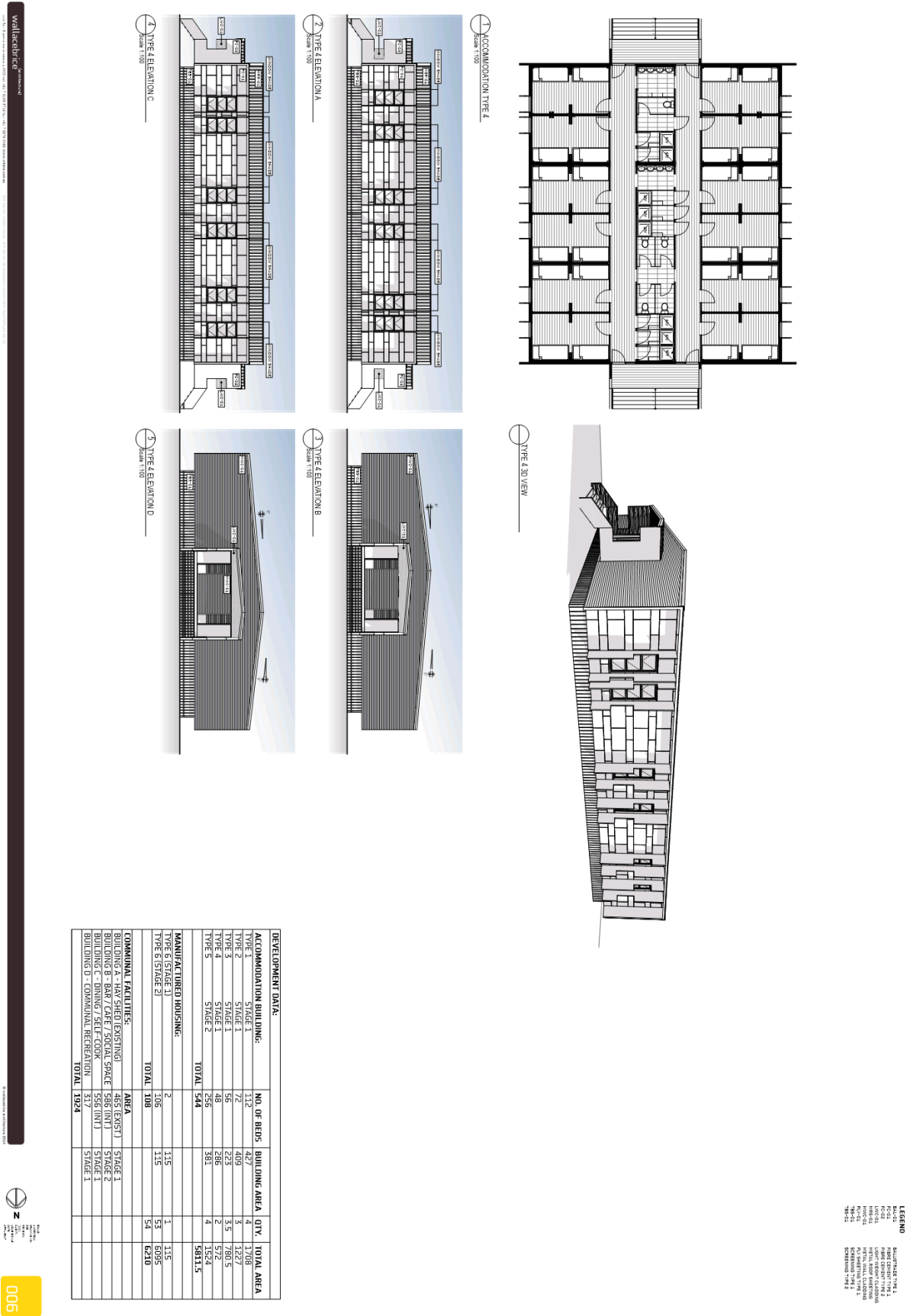


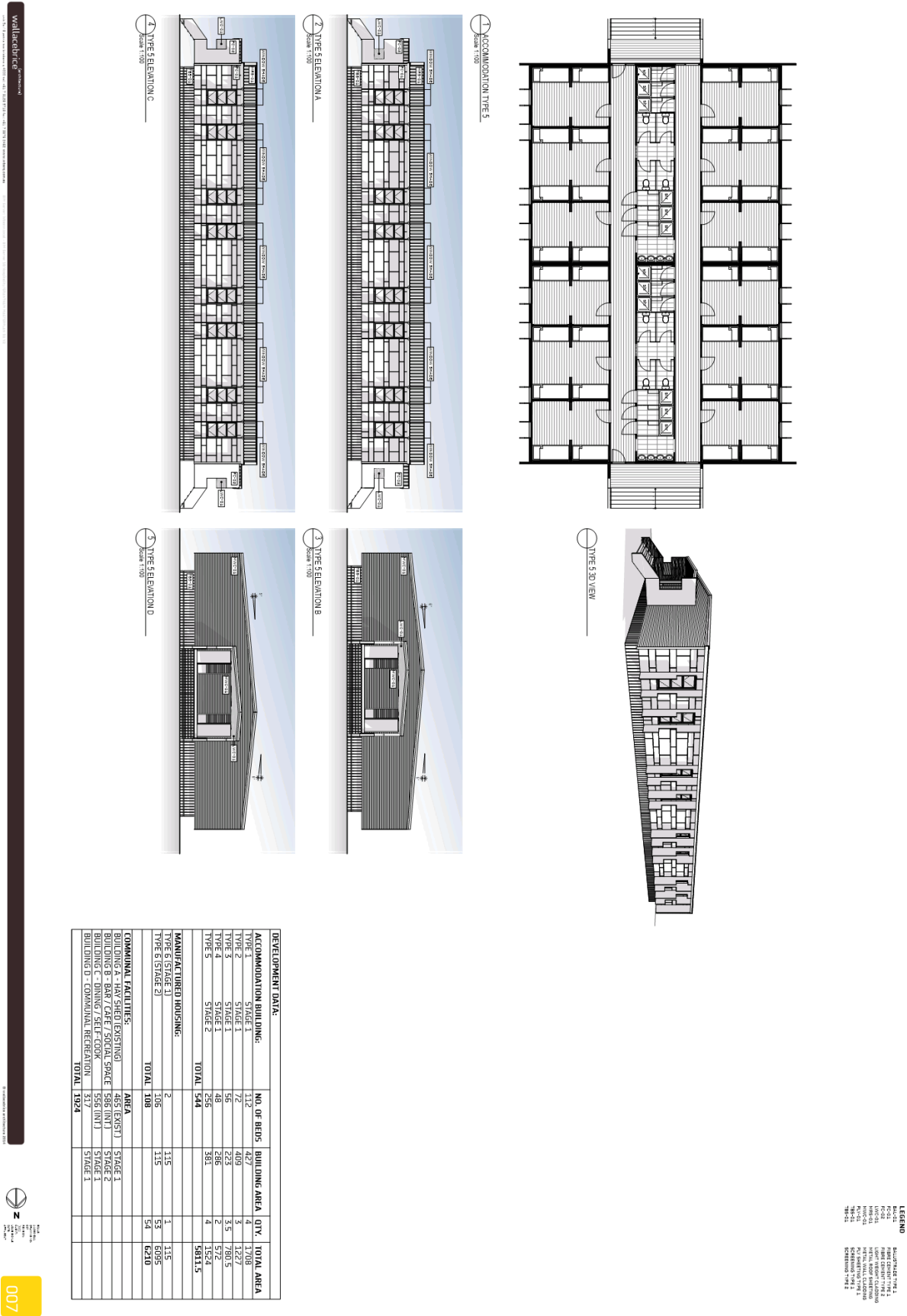


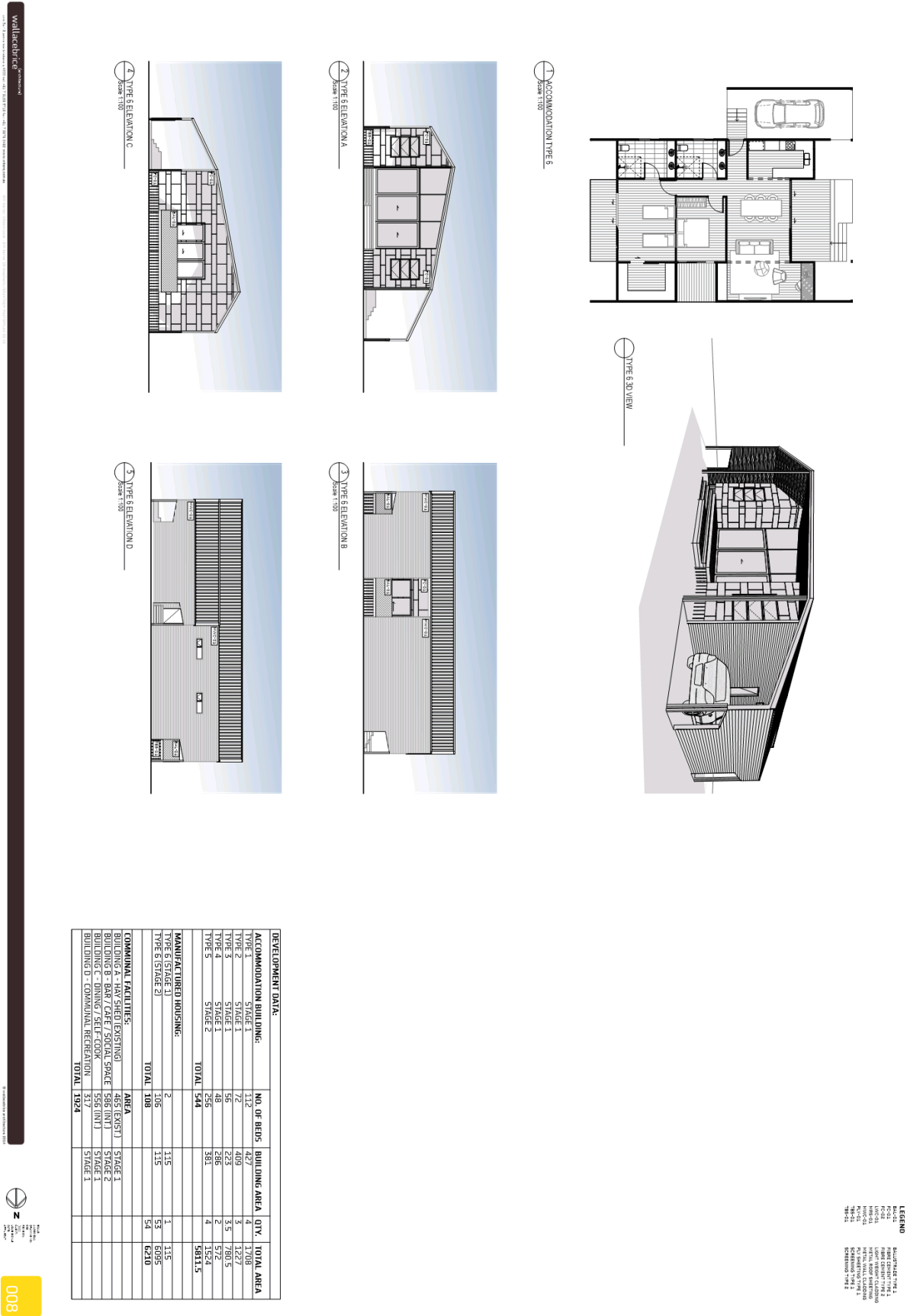




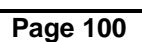


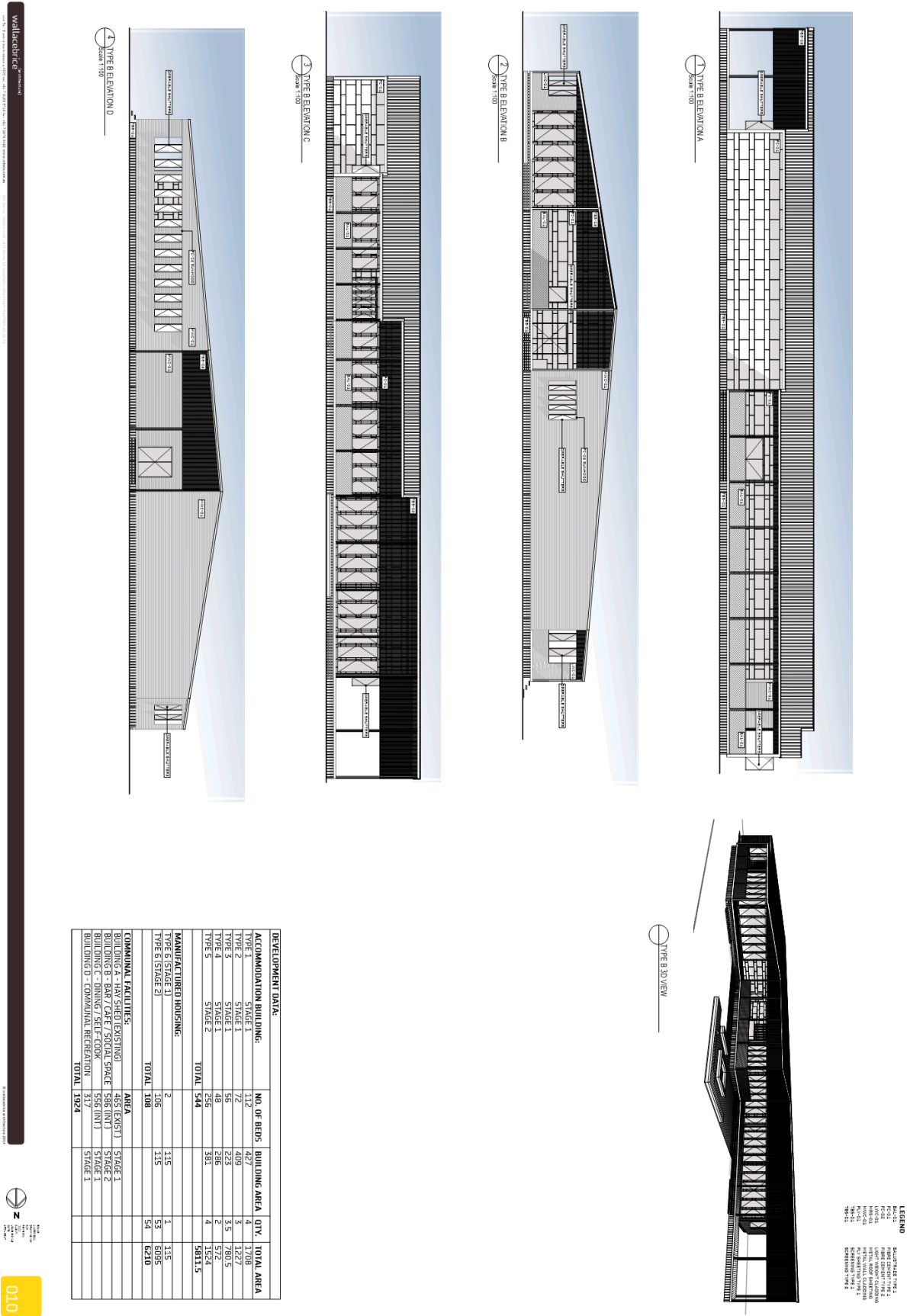


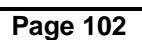


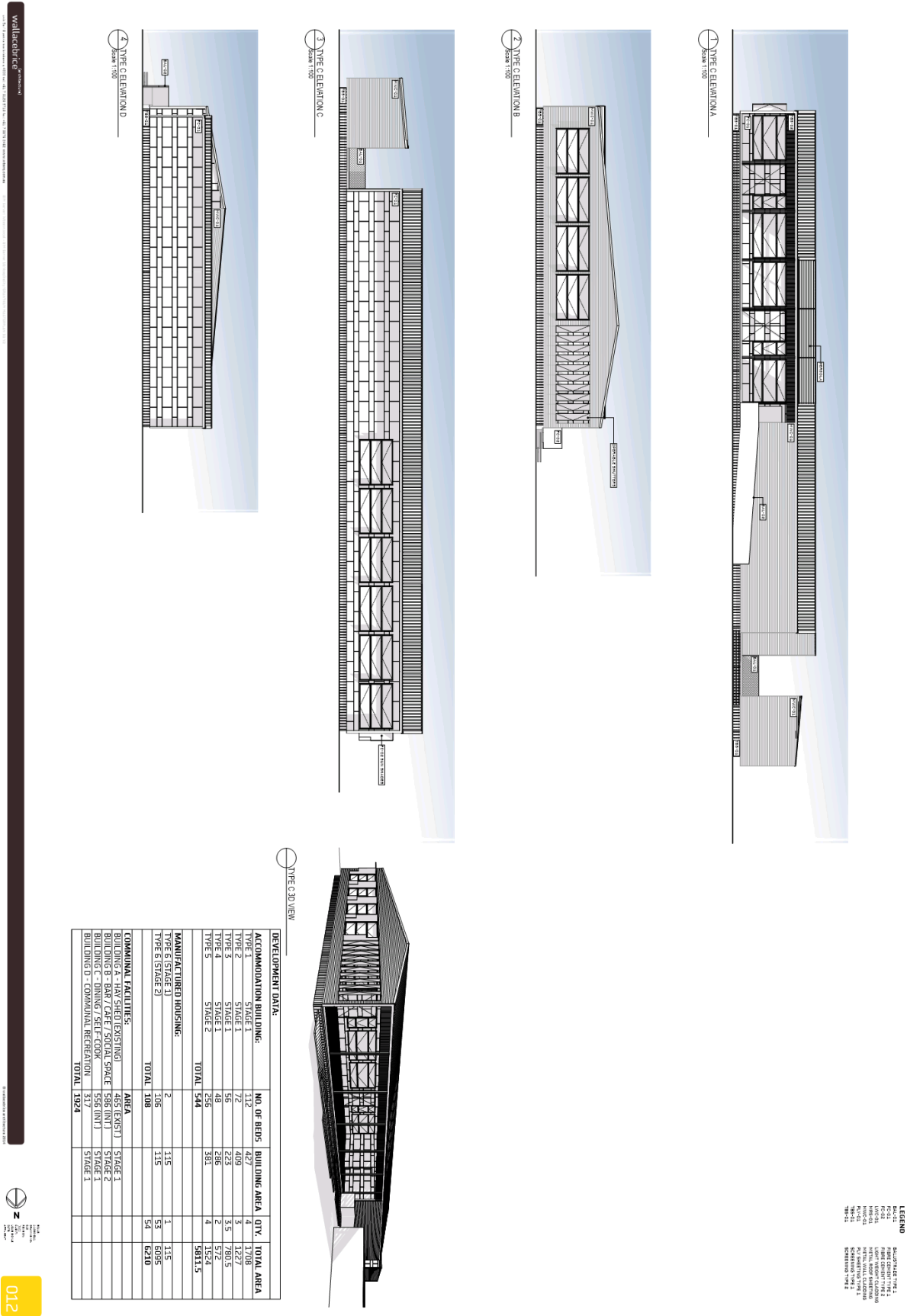












**ORDINARY MEETING OF  
COUNCIL AGENDA  
28 JUNE 2017**

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## **12. CORPORATE AND COMMUNITY SERVICES REPORTS**

### **12.1 Summary of Council Actual Financial Performance vs. Budget – 31 May 2017**

**Date:** 20 June 2017

**Author:** Tony Brett, Manager Finance and Customer Service

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

---

#### **Summary:**

In accordance with Section 204 of the *Local Government Regulation 2012*, a financial report summarising the progress of Council's actual performance against budgeted performance is to be presented to Council. This report provides a summary of Council's financial performance against budget for the financial year to 31 May 2017.

#### **Officer's Recommendation:**

**THAT Council resolve to receive and note the Summary of Council Actual Financial Performance versus Budget to 31 May 2017.**

#### **Report**

##### **1. Introduction**

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

##### **2. Background**

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

##### **3. Report**

The following report provides a summary of Council's financial performance against budget to 31 May 2017.

**Operating Revenue - Target \$51.82 million Actual \$52.11 million or 100.56%**

At 31 May 2017, overall operating revenue is on target for the budgeted amount. While timing issues have meant that recoverable works are slightly less than budget, these have been offset by higher than expected development fees, which continue to exceed budgeted expectations even after adjustment in the last budget review.

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Operating grants and subsidies received equal \$7.05 million or 98.73% of the year to date budgeted revenue amount. Final payments for QGAP and the diesel fuel rebate are still expected prior to year end.

Although the average return is higher than benchmarks, interest revenue is still slightly under target following the adjustment in the last budget review.

**Operating Expenditure - Target \$48.50 million Actual \$47.23 million or 97.38%**

At 31 May 2017, overall operating expenditure for the year is slightly under target for the budgeted amount.

Employee costs are just over the target although ongoing monitoring is required to ensure that the staffing levels match the current establishment and that costing to capital works projects is correct. The over budget variance at 31 May was \$0.30 million or 1.49%. It should also be noted that there are under expenditures in training, professional development and travel which offset the additional wage and salary costs.

At 31 May, goods and services were \$1.68 million or 11.22% less than budget mainly due to the timing of project related contractor payments and under expenditure in materials. While the timing of these expenditures has been reviewed and some savings identified during the last budget review process, the timing of expenditure on consultants, contractors and material expenses across a number of departments remains out of sync with budget phasings.

Depreciation costs are being calculated using the One Council asset system and are reflective of the actual amount of depreciation being charged on the estimated revalued amount of Council's assets; expenditure remains on target.

**Capital Revenue - Target \$5.26 million Actual \$7.25 million or 137.97%**

Overall capital grants, subsidies and contributions revenue is now over budget for the year to date with the take up of the developer contributed assets of \$3.58 million. Without the value of these assets included, the grants received are 69.77% of the year to date budget.

The timing of capital grants and subsidies remains largely dependent upon the completion of the annual capital works program and the grant application approval process.

**Capital Expenditure – Target \$22.75 million Actual \$16.10 million or 70.77%**

To 31 May 2017, Council has expended \$16.10 million on its capital works program with a further \$1.78 million in committed costs for works currently in progress. With commitments included, the capital works in progress is 78.64% of the full year budget. Expenditure remains steady with the completion of several major projects including the Laidley Library refurbishment, the new cell at the Gatton Land Fill, the Middleton Bridge rehabilitation, the Lakeview Accommodation Precinct and several works under the Black Spot program.

The main expenditures are \$9.92 million within Infrastructure Services and \$5.03 million in Corporate and Community Services. Major projects include the Lakeview Accommodation Precinct, Summerholm Road Upgrade, Gatton Landfill Cell, Thallon Road upgrade, Middleton's Bridge rehabilitation, Laidley Library refurbishment, Reseal Program and Flood Mitigation at Forest Hill and Laidley.

## **Statement of Financial Position**

The Statement of Financial Position provides information on the breakdown of Council's assets and liabilities at a point in time. At 31 May, Council had \$35.43 million in current assets compared to \$9.10 million in current liabilities with a ratio of 3.89:1. This means that for every dollar of current liability, there is \$3.89 in current assets to cover it. The cash that has been received over February and early March will now continue to reduce as the end of financial year approaches.

## **Statement of Cash Flows**

The Statement of Cash Flows provides information on the amount of cash coming in and going out. As at 31 May, there has been a net cash inflow of \$4.99 million. The cash inflow from operating activities of \$16.06 million offset the net \$9.95 million outflow from capital expenditures and the loan repayments of \$1.12 million.

The Statement of Cash Flows is important as it shows the real movement in Council's cash balances, as opposed to the accounting movements shown in the Statement of Income and Expenditure. In order to maintain adequate working capital, it is estimated that Council needs around \$11.00 million cash at any one time, at 31 May, the cash balance was \$27.69 million. This balance has now peaked following the collection of the second rates levy.

## **4. Policy and Legal Implications**

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

## **5. Financial and Resource Implications**

Monitoring of budgets and actuals has been important to achieve the financial results to be adopted as part of the 2016/17 budget. Variations or anomalies have been investigated and action taken as appropriate.

Whilst Council remains on track for a larger than expected surplus, there are still some risks which will affect the financial results. These risks include the completion of the capital works plan, interest revenue, performance of Council's business units, taking of leave and the timing of grant revenues. Accounting adjustments undertaken as part of the end of financial year process will also affect the final outcome.

The April budget review has been completed and the changes to budgets are included in this report.

## **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**



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

**8. Conclusion**

At 31 May, Council's revenues are on target, and overall expenditure is under target. A further review of the budget has been undertaken to identify further saving opportunities and adjustments required prior to the end of the financial year.

**9. Action/s**

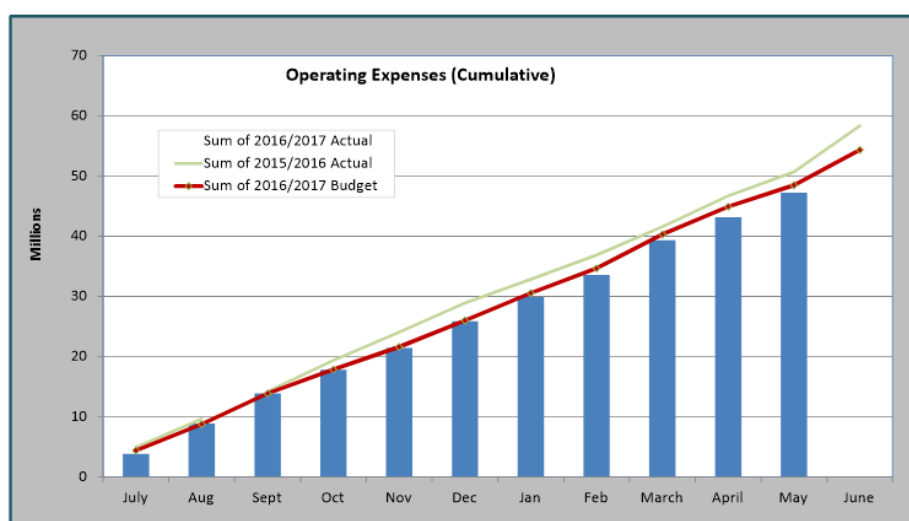
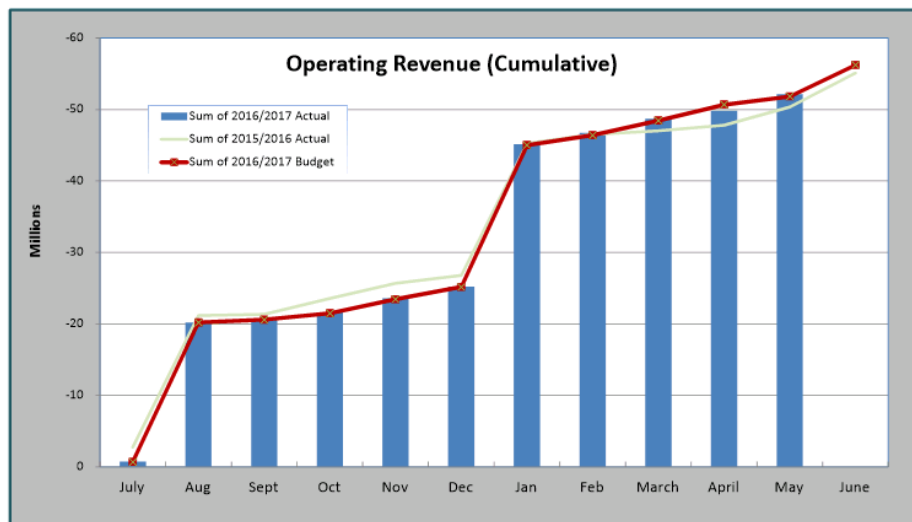
1. Nil.

**Attachments**

- 1 [View](#) Monthly Council Finance Report May 2017 16 Pages

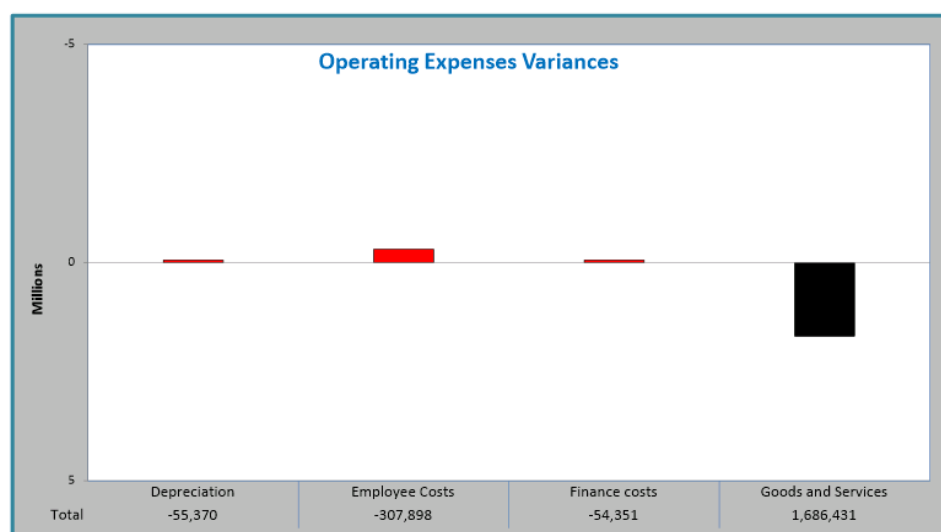
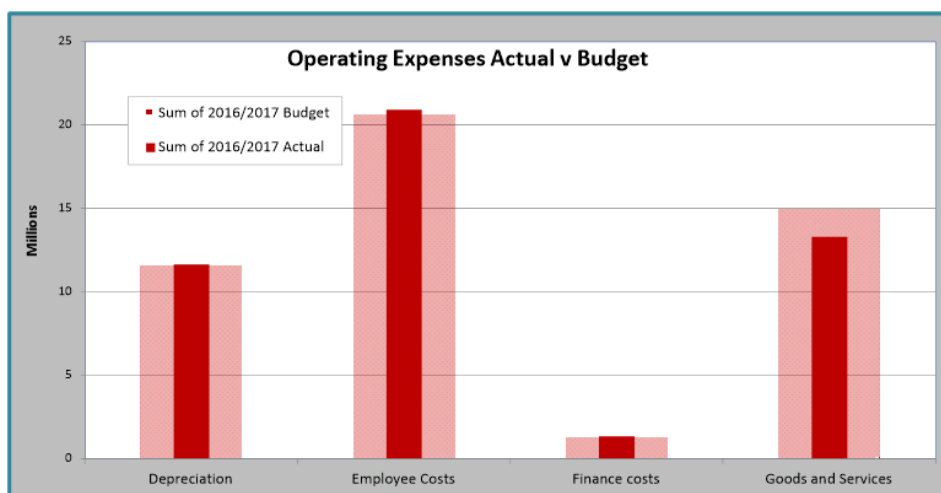
## LOCKYER VALLEY REGIONAL COUNCIL

Total Council Operating Revenue and Expenses  
For the Period Ended 31st May, 2017



## LOCKYER VALLEY REGIONAL COUNCIL

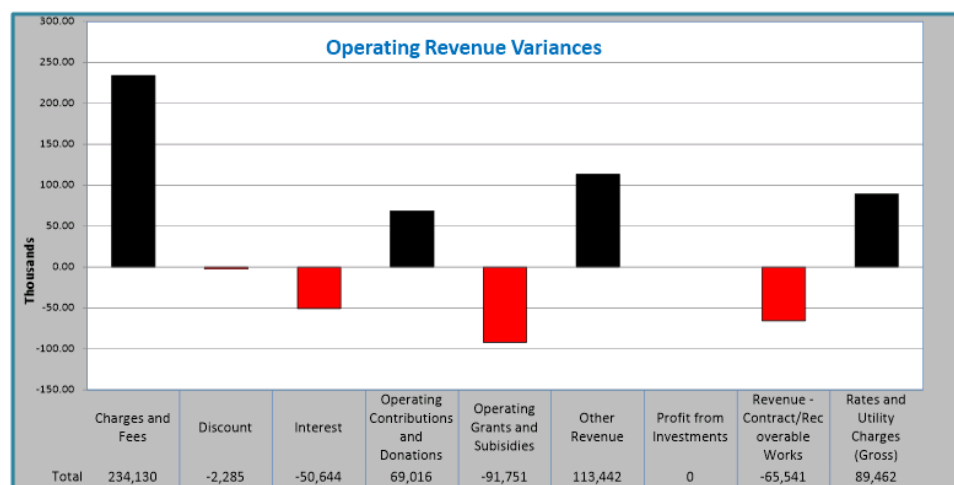
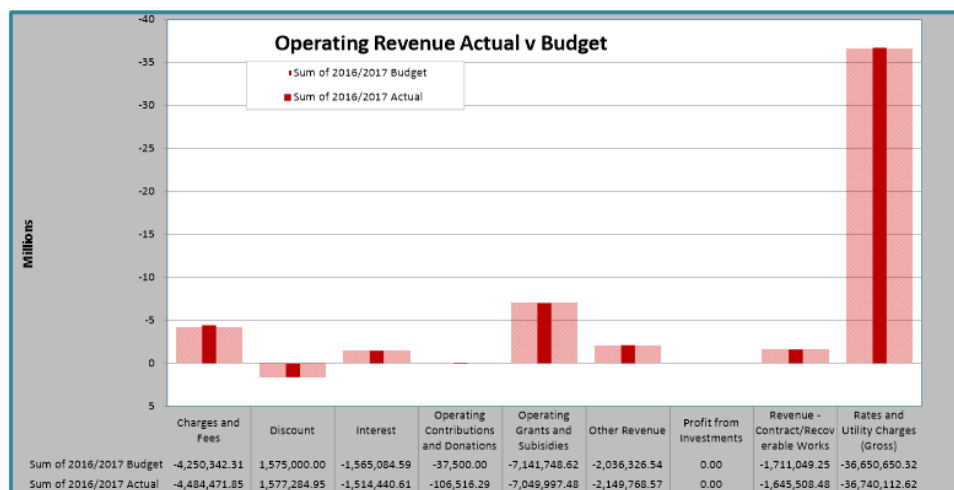
Operating Expenses  
For the Period Ended 31st May, 2017



## LOCKYER VALLEY REGIONAL COUNCIL

### Operating Revenue

For the Period Ended 31st May, 2017



Lockyer Valley Regional Council (Whole Council)  
Statement of Income and Expenditure  
For Period Ending May 2017

	Budget	Actuals YTD	Budget YTD	Variance Amount YTD	Variance % YTD
<u>Operating Revenue:</u>					
Rates and Utility Charges (Gross)	38,368,816	36,740,113	36,650,650	(89,462)	(0.24)
Discount	(1,575,000)	(1,577,285)	(1,575,000)	2,285	(0.15)
Charges and Fees	4,542,500	4,484,472	4,250,342	(234,130)	(5.51)
Interest	1,754,331	1,514,441	1,565,085	50,644	3.24
Operating Grants and Subsidies	7,264,249	7,049,997	7,141,749	91,751	1.28
Operating Contributions and Donations	45,000	106,516	37,500	(69,016)	(184.04)
Revenue - Contract/Recoverable Works	1,795,000	1,645,508	1,711,049	65,541	3.83
Other Revenue	2,333,100	2,149,769	2,036,327	(113,442)	(5.57)
Profit from Investments	1,699,000	-	-	-	0.00
<b>Total Operating Revenue</b>	<b>56,226,996</b>	<b>52,113,531</b>	<b>51,817,702</b>	<b>(295,829)</b>	<b>(0.57)</b>
<u>Operating Expenses:</u>					
Employee Costs	22,603,154	20,919,799	20,611,900	(307,899)	(1.49)
Goods and Services	17,421,522	13,322,591	15,005,561	1,682,970	11.22
Finance costs	1,691,400	1,338,715	1,284,364	(54,351)	(4.23)
Depreciation	12,648,000	11,649,374	11,594,004	(55,370)	(0.48)
<b>Total Operating Expenses</b>	<b>54,364,076</b>	<b>47,230,478</b>	<b>48,495,828</b>	<b>1,265,350</b>	<b>2.61</b>
<b>Operating Surplus/(Deficit)</b>	<b>1,862,920</b>	<b>4,883,053</b>	<b>3,321,874</b>	<b>(1,561,179)</b>	<b>(47.00)</b>
<u>Capital Revenue:</u>					
Capital Grants, Subsidies and Contributions	6,657,246	7,250,436	5,255,069	(1,995,366)	(37.97)
Profit (Loss) on Disposal of Non Current Assets	1,004,000	(1,109,927)	-	1,109,927	0.00
<b>Total Capital Revenue</b>	<b>7,661,246</b>	<b>6,140,509</b>	<b>5,255,069</b>	<b>(885,439)</b>	<b>(16.85)</b>
<b>Operating Surplus/(Deficit) After Capital Items</b>	<b>9,524,166</b>	<b>11,023,561</b>	<b>8,576,943</b>	<b>(2,446,618)</b>	<b>(28.53)</b>

Lockyer Valley Regional Council (Rest of Council)  
Statement of Income and Expenditure  
For Period Ending May 2017

	Budget	Actuals YTD	Budget YTD	Variance Amount YTD	Variance % YTD
<b>Operating Revenue:</b>					
Rates and Utility Charges (Gross)	31,838,054	30,263,592	30,119,408	(144,184)	(0.48)
Discount	(1,415,000)	(1,409,658)	(1,415,000)	(5,342)	0.38
Charges and Fees	3,692,500	3,713,165	3,473,544	(239,622)	(6.90)
Interest	1,718,331	1,475,920	1,531,804	55,884	3.65
Operating Grants and Subsidies	6,649,249	6,497,632	6,572,999	75,367	1.15
Operating Contributions and Donations	-	61,332	-	(61,332)	0.00
Revenue - Contract/Recoverable Works	835,000	704,058	768,913	64,855	8.43
Other Revenue	2,263,100	2,084,356	1,974,670	(109,686)	(5.55)
Profit from Investments	1,699,000	-	-	-	0.00
<b>Total Operating Revenue</b>	<b>47,280,234</b>	<b>43,390,398</b>	<b>43,026,338</b>	<b>(364,060)</b>	<b>(0.85)</b>
<b>Operating Expenses:</b>					
Employee Costs	20,835,599	19,250,265	19,009,587	(240,679)	(1.27)
Goods and Services	12,541,936	9,277,980	10,875,053	1,597,073	14.69
Finance costs	1,524,900	1,214,055	1,159,294	(54,761)	(4.72)
Depreciation	12,259,000	11,308,713	11,237,424	(71,289)	(0.63)
<b>Total Operating Expenses</b>	<b>47,161,435</b>	<b>41,051,013</b>	<b>42,281,357</b>	<b>1,230,344</b>	<b>2.91</b>
<b>Operating Surplus/(Deficit)</b>	<b>118,800</b>	<b>2,339,385</b>	<b>744,980</b>	<b>(1,594,404)</b>	<b>(214.02)</b>
<b>Capital Revenue:</b>					
Capital Grants, Subsidies and Contributions	6,657,246	7,250,436	5,255,069	(1,995,366)	(37.97)
Profit (Loss) on Disposal of Non Current Assets	1,004,000	(1,109,927)	-	1,109,927	0.00
<b>Total Capital Revenue</b>	<b>7,661,246</b>	<b>6,140,509</b>	<b>5,255,069</b>	<b>(885,439)</b>	<b>(16.85)</b>
<b>Operating Surplus/(Deficit) After Capital Items</b>	<b>7,780,046</b>	<b>8,479,893</b>	<b>6,000,050</b>	<b>(2,479,844)</b>	<b>(41.33)</b>

Lockyer Valley Regional Council (Business Units)  
Statement of Income and Expenditure  
For Period Ending May 2017

	Budget	Actuals YTD	Budget YTD	Variance Amount YTD	Variance % YTD
<u>Operating Revenue:</u>					
Rates and Utility Charges (Gross)	6,530,762	6,476,520	6,531,242	54,722	0.84
Discount	(160,000)	(167,627)	(160,000)	7,627	(4.77)
Charges and Fees	850,000	771,306	776,799	5,492	0.71
Interest	36,000	38,521	33,281	(5,240)	(15.74)
Operating Grants and Subsidies	615,000	552,365	568,750	16,385	2.88
Operating Contributions and Donations	45,000	45,184	37,500	(7,684)	(20.49)
Revenue - Contract/Recoverable Works	960,000	941,451	942,136	685	0.07
Other Revenue	70,000	65,412	61,656	(3,756)	(6.09)
<b>Total Operating Revenue</b>	<b>8,946,762</b>	<b>8,723,133</b>	<b>8,791,364</b>	<b>68,231</b>	<b>0.78</b>
<u>Operating Expenses:</u>					
Employee Costs	1,767,555	1,669,533	1,602,313	(67,220)	(4.20)
Goods and Services	4,879,586	4,044,611	4,130,507	85,896	2.08
Finance costs	166,500	124,660	125,070	410	0.33
Depreciation	389,000	340,660	356,580	15,920	4.46
<b>Total Operating Expenses</b>	<b>7,202,641</b>	<b>6,179,465</b>	<b>6,214,471</b>	<b>35,006</b>	<b>0.56</b>
<b>Operating Surplus/(Deficit) before Capital</b>	<b>1,744,121</b>	<b>2,543,668</b>	<b>2,576,893</b>	<b>33,225</b>	<b>1.29</b>
<u>Capital Revenue and Expenses:</u>					
	-	-	-	-	0.00
<b>Total Capital Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00</b>
<b>Operating Surplus/(Deficit) After Capital Items</b>	<b>1,744,121</b>	<b>2,543,668</b>	<b>2,576,893</b>	<b>33,225</b>	<b>1.29</b>



**LOCKYER VALLEY REGIONAL COUNCIL**  
**STATEMENT OF FINANCIAL POSITION**  
**As at 31 May, 2017**

	2016-2017 Full Year Budget	2016-2017 YTD Actual
<b><u>Current Assets</u></b>		
Cash assets and cash equivalents	19,060,000	11,192,038
Cash investments	-	16,500,000
Trade and other receivables	3,360,000	3,817,353
Inventories	3,490,000	401,297
Non-current assets classified as held for sale	-	3,517,000
<b>Total Current Assets</b>	<b>25,910,000</b>	<b>35,427,688</b>
<b><u>Non Current Assets</u></b>		
Trade and other receivables	14,740,000	14,734,969
Equity investments	29,350,000	28,006,270
Investment properties	1,000,000	1,000,000
Property, plant and equipment	551,030,000	547,478,475
Intangible assets	5,070,000	3,887,999
<b>Total Non Current Assets</b>	<b>601,180,000</b>	<b>595,107,714</b>
<b>TOTAL ASSETS</b>	<b>627,090,000</b>	<b>630,535,401</b>
<b><u>Current Liabilities</u></b>		
Trade and other payables	3,770,000	4,360,658
Provisions	4,000,000	4,361,483
Borrowings	1,670,000	383,130
Other	-	-
<b>Total Current Liabilities</b>	<b>9,440,000</b>	<b>9,105,271</b>
<b><u>Non Current Liabilities</u></b>		
Provisions	21,820,000	21,857,043
Borrowings	30,580,000	33,003,235
<b>Total Non Current Liabilities</b>	<b>52,390,000</b>	<b>54,860,278</b>
<b>TOTAL LIABILITIES</b>	<b>61,830,000</b>	<b>63,965,548</b>
<b>NET COMMUNITY ASSETS</b>	<b>565,260,000</b>	<b>566,569,853</b>
<b><u>Community Equity</u></b>		
Retained surplus (deficiency)	354,010,000	346,033,593
Asset revaluation surplus	201,710,000	201,942,760
Reserves	-	7,566,478
Current Surplus/(Deficit)	9,540,000	11,027,023
<b>TOTAL COMMUNITY EQUITY</b>	<b>565,260,000</b>	<b>566,569,853</b>

**LOCKYER VALLEY REGIONAL COUNCIL**  
**Statement of Cash Flows**  
**For the period ended 31 May, 2017**

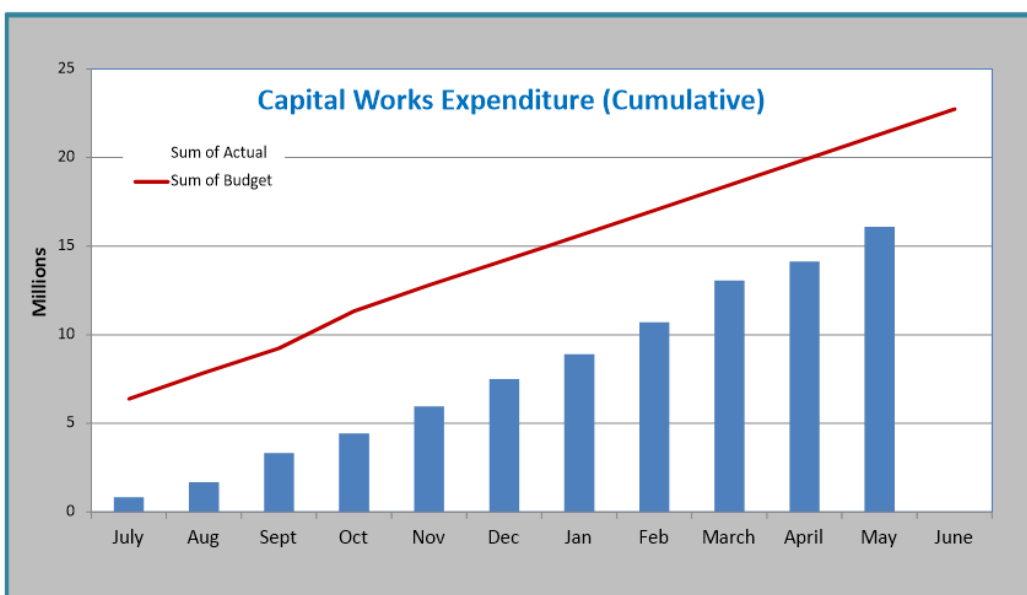
	<b>2016-2017 Full Year Budget</b>	<b>2016-2017 YTD Actuals</b>
<b><u>Cash flows from operating activities:</u></b>		
<b><u>Receipts</u></b>		
Receipts from customers	54,440,000	51,755,311
Interest received	1,750,000	1,514,441
<b><u>Payments</u></b>		
Payments to suppliers and employees	(42,560,000)	(35,969,166)
Interest expense	(1,570,000)	(1,241,564)
<b>Net cash inflow (outflow) from operating activities</b>	<b>12,060,000</b>	<b>16,059,022</b>
<b><u>Cash flows from investing activities:</u></b>		
Capital grants, subsidies and contributions	6,380,000	7,250,436
Payments for property, plant and equipment	(22,480,000)	(17,197,923)
Net transfer (to) from cash investments	730,000	-
Proceeds from sale of property plant and equipment	1,930,000	-
<b>Net cash inflow (outflow) from investing activities</b>	<b>(13,440,000)</b>	<b>(9,947,487)</b>
<b><u>Cash flows from financing activities:</u></b>		
Repayment of borrowings	(2,260,000)	(1,121,658)
Proceeds from borrowings	-	-
<b>Net cash inflow (outflow) from financing activities</b>	<b>(2,260,000)</b>	<b>(1,121,658)</b>
<b>Net increase (decrease) in cash and cash equivalents held</b>	<b>(3,640,000)</b>	<b>4,989,877</b>
Cash and cash equivalents at beginning of the financial year	22,700,000	22,702,161
<b>Cash and cash equivalents at end of the financial year</b>	<b>19,060,000</b>	<b>27,692,038</b>

## LOCKYER VALLEY REGIONAL COUNCIL

### CAPITAL WORKS BY GROUP

For the Period Ended 31st May, 2017

Group	Budget	YTD Expenditure	Percent Spent
Corporate & Community Services	7,087,200	5,033,667	71.02%
Executive Office	1,424,000	1,147,336	80.57%
Infrastructure Works & Services	14,004,016	9,915,502	70.80%
Organisational Development & Planning	235,500	7,045	2.99%
<b>Grand Total</b>	<b>22,750,716</b>	<b>16,103,550</b>	<b>70.78%</b>



**LOCKYER VALLEY REGIONAL COUNCIL**  
**CAPITAL WORK SUMMARY**  
as at 31/05/2017

	2016-2017 Amended Budget	2016-2017 Expenditure	Committed	2016-2017 Expenditure (including Committed)	Remaining Budget (including Committed)
<b>Corporate &amp; Community Services</b>					
Community Facilities Management	255,000	167,969	1,000	168,969	86,031
Disaster Management	268,000	148,580	98,400	246,980	21,020
Facilities	3,160,200	2,290,889	269,840	2,560,729	599,471
Information Management	220,000	128,436	12,787	141,223	78,777
Information Technology	1,265,000	754,332	218,374	972,706	292,294
Public Order & Safety	185,000	143,288	8,856	152,143	32,857
SES	12,000	6,956	0	6,956	5,044
Transfer Stations	1,677,000	1,373,092	90,193	1,463,285	213,715
Galton Child Care Centre	45,000	20,124	0	20,124	24,876
<b>Corporate &amp; Community Services Total</b>	<b>7,087,200</b>	<b>5,033,667</b>	<b>699,449</b>	<b>5,733,117</b>	<b>1,354,083</b>
<b>Executive Office</b>					
Regional Development Management	1,172,000	1,054,554	47,440	1,101,995	70,005
Legal Services	72,000	58,707	0	58,707	13,293
Advocacy	180,000	34,075	94,784	128,859	51,141
<b>Executive Office Total</b>	<b>1,424,000</b>	<b>1,147,336</b>	<b>142,224</b>	<b>1,289,560</b>	<b>134,440</b>
<b>Infrastructure Works &amp; Services</b>					
Capital Program Delivery	11,807,516	7,976,332	567,389	8,543,721	3,263,795
Depot	20,000	34,306	0	34,306	-14,306
Fleet	1,420,000	1,243,832	86,430	1,330,262	89,738
Parks & Open Spaces	555,500	478,094	50,614	528,708	26,792
Roads & Drainage	65,000	43,928	1,364	45,292	19,708
Cemetery	136,000	138,254	1,166	139,420	-3,420
NDRRA Program - Infrastructure Recovery	0	755	35,000	35,755	-35,755
<b>Infrastructure Works &amp; Services Total</b>	<b>14,004,016</b>	<b>9,915,502</b>	<b>741,963</b>	<b>10,657,465</b>	<b>3,346,551</b>
<b>Organisational Development &amp; Planning</b>					
Staging Post Café	34,500	5,470	0	5,470	29,030
Planning & Environmental Management	1,000	1,375	0	1,375	-375
Planning Scheme	200,000	200	199,745	199,945	55
<b>Organisational Development &amp; Planning Total</b>	<b>235,500</b>	<b>7,045</b>	<b>199,745</b>	<b>206,790</b>	<b>28,710</b>
<b>Grand Total</b>	<b>22,750,716</b>	<b>16,103,550</b>	<b>1,783,382</b>	<b>17,886,932</b>	<b>4,863,784</b>

**LOCKYER VALLEY REGIONAL COUNCIL**  
**CAPITAL WORKS DETAIL**  
as at 31/05/2017

Row Labels	Amounts			2016-2017 Expenditure (including Committed)	Remaining Budget (including Committed)
	2016-2017 Budget	2016-2017 Expenditure	Committed		
<b>Corporate &amp; Community Services</b>					
<b>Community Facilities Management</b>					
Buildings & Facilities Asset Replacement	215,000	157,741	0	157,741	57,260
Laidley Swimming Pool refurbishment	40,000	10,229	1,000	11,229	28,771
Community Facilities Management Total	255,000	167,969	1,000	168,969	86,031
<b>Disaster Management</b>					
Emergency Shed Security	2,000	0	0	0	2,000
Flood Information System Upgrade	98,000	98,750	0	98,750	-750
Glenore Grove Camera System	29,850	31,883	0	31,883	-2,033
Mount Sylvia Warning System	0	-2,033	0	-2,033	2,033
Portable Communications Kit	22,000	19,950	0	19,950	2,050
Water Ride System	46,000	0	0	0	46,000
Waterride Flood Intelligence	70,150	30	98,400	98,430	-28,280
Disaster Management Total	268,000	148,580	98,400	246,980	21,020
<b>Facilities</b>					
Administration Buildings	21,200	18,183	595	18,779	2,421
Construct Disabled Toilet - Laidley Pool	40,000	0	20,210	20,210	19,790
Decommission Old Gatton Pool	110,000	109,639	0	109,639	362
Donga Sales & Relocation	3,000	11,434	0	11,434	-8,434
Gatton Aquatic Centre Complex	69,000	0	0	0	69,000
Gatton RV Park	70,000	36,447	22,844	59,292	10,708
Gatton Squash Courts Refurbishment	20,000	17,980	0	17,980	2,020
Implementation of Sport & Rec Report	15,000	3,182	0	3,182	11,818
Laidley Admin Building Refurbishment	1,720,000	1,587,677	28,901	1,616,578	103,422
Laidley Mall	40,000	9,704	0	9,704	30,296
Laidley Rec Reserve-Lighting Replacement	742,000	254,267	132,760	387,026	354,974
Laidley Saleyards	70,000	64,219	0	64,219	5,781
Lockyer Valley Cultural Centre	115,000	101,730	41,305	143,036	-28,036
LVSAC - Splash Pad	80,000	4,668	13,514	18,182	61,818
New Temporary Laidley Library	0	71,759	0	71,759	-71,759
Replace Shade Shelters-Laidley Pool	20,000	0	9,710	9,710	10,290
Static Safety Lines- Various Facilities	25,000	0	0	0	25,000
Facilities Total	3,160,200	2,290,889	269,840	2,560,729	599,471
<b>Information Management</b>					
Physical Records Relocation Project	220,000	128,436	12,787	141,223	78,777
Information Management Total	220,000	128,436	12,787	141,223	78,777
<b>Information Technology</b>					
Aerial Photography	60,000	58,945	0	58,945	1,055
Data Centre Monitoring	80,000	58,523	0	58,523	21,477
GIS Enhancement	70,000	46,488	52,173	98,661	-28,661
Laidley Cultural Centre Access Control	15,000	67	0	67	14,933
LVCC Audio Visual	80,000	5,000	0	5,000	75,000
Network Security	50,000	0	0	0	50,000
Network Upgrades & Replacements	20,000	0	0	0	20,000
Rates Modelling Software	0	17,468	0	17,468	-17,468
Skype for Business	92,000	94,883	2,989	97,872	-5,872
Technology One 'ECM Upgrade'	184,000	88,253	11,518	99,770	84,230
Technology One 'One Council' Project	578,000	374,705	151,695	526,400	51,600
Upgrade Desktop Operating System	20,000	10,000	0	10,000	10,000
Upgrade Sharepoint to 2013	10,000	0	0	0	10,000
Wireless Network Secured	6,000	0	0	0	6,000
Information Technology Total	1,265,000	754,332	218,374	972,706	292,294
<b>Public Order &amp; Safety</b>					
Body Cameras	25,000	0	0	0	25,000
Gatton CCTV Project	77,000	51,837	8,401	60,238	16,762
Laidley CCTV Project	41,000	35,044	0	35,044	5,956
Lake Apex Car Park CCTV Installation	0	18,722	455	19,177	-19,177
Lockyer Valley Cultural Centre CCTV	42,000	37,684	0	37,684	4,316
Public Order & Safety Total	185,000	143,288	8,856	152,143	32,857

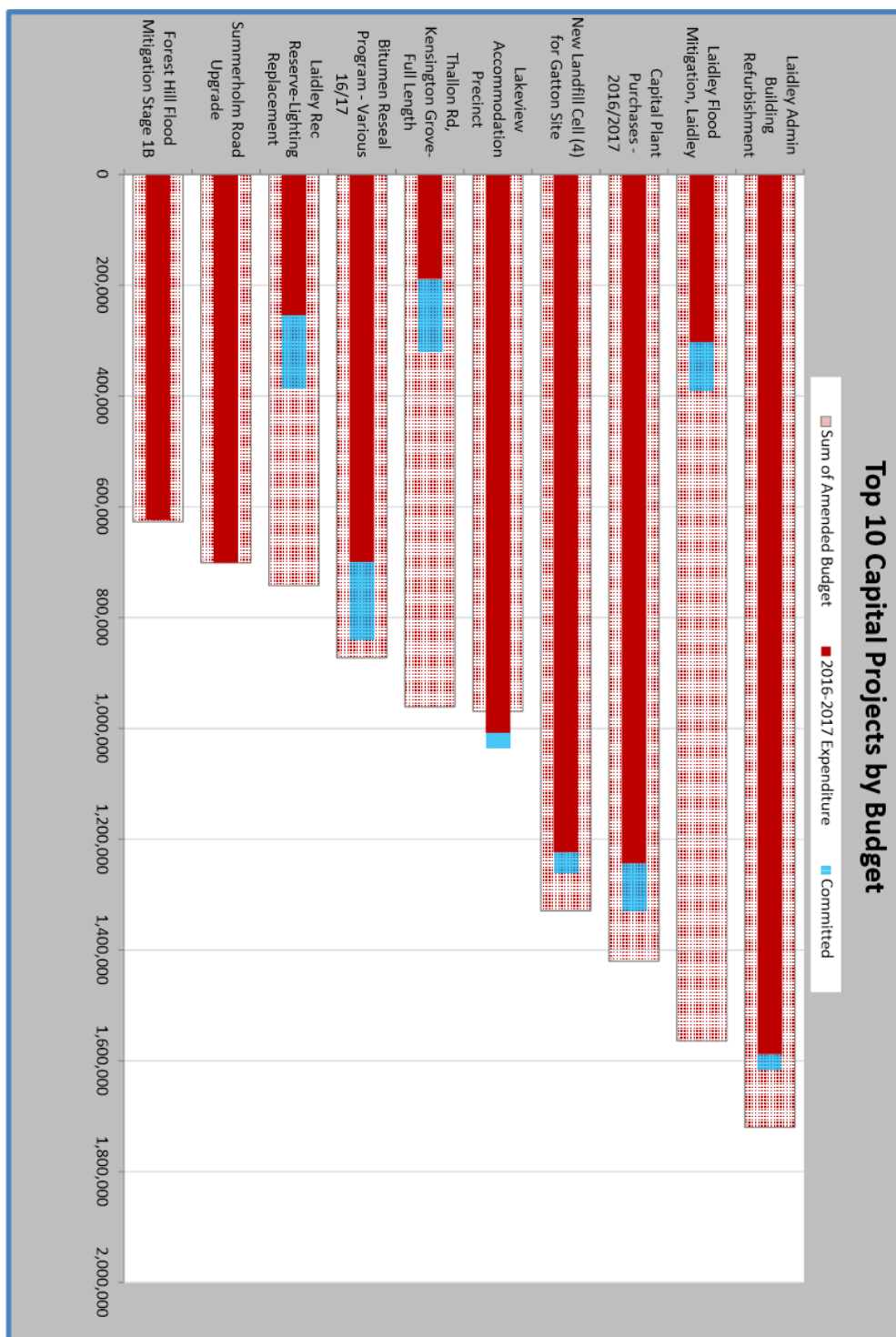
Row Labels	Amounts		Committed	2016-2017 Expenditure (including Committed)	Remaining Budget (including Committed)
	2016-2017 Budget	2016-2017 Expenditure			
<b>SES</b>					
Laidley SES Building	7,000	6,956	0	6,956	44
Technology & Communications Improvements	5,000	0	0	0	5,000
<b>SES Total</b>	<b>12,000</b>	<b>6,956</b>	<b>0</b>	<b>6,956</b>	<b>5,044</b>
<b>Transfer Stations</b>					
30 Cubic Metre Transfer Station Bins	13,000	12,997	0	12,997	3
Bunded Sheds & Units Hazardous Material	40,000	32,727	0	32,727	7,273
Digital Camera Replacement for 3 sites	30,000	13,095	14,788	27,883	2,117
Electricity to Withcott Transfer Station	75,000	966	8,835	9,801	65,199
Gatton Landfill Capping - Western End	110,000	9,673	25,530	35,203	74,797
Laidley Transfer Station Improvement	2,000	2,444	80	2,524	-524
Lockrose Transfer Station	20,000	1,386	2,880	4,266	15,734
New Landfill Cell (4) for Gatton Site	1,329,000	1,223,305	38,081	1,261,386	67,614
Waste Disposal Sites Survey and Fencing	58,000	76,498	0	76,498	-18,498
<b>Transfer Stations Total</b>	<b>1,677,000</b>	<b>1,373,092</b>	<b>90,193</b>	<b>1,463,285</b>	<b>213,715</b>
<b>Gatton Child Care Centre</b>					
Child Care Centres	35,000	20,124	0	20,124	14,876
Gatton Child Care Centre Pavement Replace	10,000	0	0	0	10,000
<b>Gatton Child Care Centre Total</b>	<b>45,000</b>	<b>20,124</b>	<b>0</b>	<b>20,124</b>	<b>24,876</b>
<b>Corporate &amp; Community Services Total</b>	<b>7,087,200</b>	<b>5,033,667</b>	<b>699,449</b>	<b>5,733,117</b>	<b>1,354,083</b>
<b>Executive Office</b>					
<b>Regional Development Management</b>					
GWIZ	128,000	39,386	1,625	41,011	86,989
Lakeview Accommodation Precinct	969,000	1,008,031	27,665	1,035,697	-66,697
Presale Activities-Grantham Wests	75,000	7,137	18,150	25,287	49,713
<b>Regional Development Management Total</b>	<b>1,172,000</b>	<b>1,054,554</b>	<b>47,440</b>	<b>1,101,995</b>	<b>70,005</b>
<b>Legal Services</b>					
Sale of Council Owned Land	72,000	58,707	0	58,707	13,293
<b>Legal Services Total</b>	<b>72,000</b>	<b>58,707</b>	<b>0</b>	<b>58,707</b>	<b>13,293</b>
<b>Advocacy</b>					
Lockyer Valley Pre-Feasibility Study	180,000	34,075	94,784	128,859	51,141
<b>Advocacy Total</b>	<b>180,000</b>	<b>34,075</b>	<b>94,784</b>	<b>128,859</b>	<b>51,141</b>
<b>Executive Office Total</b>	<b>1,424,000</b>	<b>1,147,336</b>	<b>142,224</b>	<b>1,289,560</b>	<b>134,440</b>
<b>Infrastructure Works &amp; Services</b>					
<b>Capital Program Delivery</b>					
13 Wilson Court, Laidley	0	-147	0	-147	147
Advance Court, Kensington Grove	62,000	70,586	68	70,654	-8,654
Airforce Road, Helidon	300,000	296,770	0	296,770	3,230
Amos Road, Withcott - CH 0-840	50,000	3,500	0	3,500	46,500
Australia II Drive, Kensington Grove	620,500	435,252	46,291	481,543	138,957
Beavan Street, Gatton	30,000	29,608	0	29,608	392
Bitumen Reseal Program - Various 16/17	872,424	699,272	141,355	840,626	31,798
Bridge strengthening investigation and w	72,600	33,232	10,253	43,485	29,115
Crescent Street, Gatton - CH 640-690	40,000	44,882	0	44,882	-4,882
Crowley Vale Road Culvert Replacement	200	898	0	898	-698
Crowley Vale Road, Crowley Vale	510,000	499,965	1,373	501,338	8,662
Crowley Vale Road, Crowley Vale - CH5000	100,000	84,233	295	84,528	15,472
East St / Crescent St, Gatton	142,200	13,698	11,000	24,698	117,502
Fairway Drive	30,000	0	7,629	7,629	22,371
Forest Hill Flood Mitigation Stage 1B	627,000	623,633	0	623,633	3,367
Gehrke Road, Regency Downs	375,000	238,757	1,091	239,848	135,152
Grantham Scrub Road and Carpendale Road,	98,000	101,302	0	101,302	-3,302
Gravel Resheeting Program - Various	530,000	486,711	18,995	505,706	24,294
Harm Drive, Crowley Vale - CH510	90,000	93,754	303	94,057	-4,057
Hatton Vale State School, Hatton Vale	50,000	44,080	0	44,080	5,920
Herbert Street, Laidley	36,000	35,368	0	35,368	632
Jones Road Footpath	800	779	0	779	21
Jordan Street, Laidley	17,200	17,129	0	17,129	71
Kentville Road, Kentville - CH 520	100,000	84,688	1,370	86,058	13,942
Krenskes Road Floodway	74,851	74,157	0	74,157	694
Laidley Flood Mitigation, Laidley	1,564,000	302,993	88,580	391,573	1,172,427
Lake Apex Car Park, Gatton	350,000	347,436	0	347,436	2,564
Lake Clarendon Rd (LCS School), Lake Cla	75,000	90,479	750	91,229	-16,229
Lake Clarendon Way	220,000	196,119	1,174	197,294	22,706
Lake Clarendon Way / Main Greenswamp Rd	416,000	104,019	67,706	171,726	244,274
Lawlers Road, Grantham - CH 3730 - 6140	310,000	0	0	0	310,000

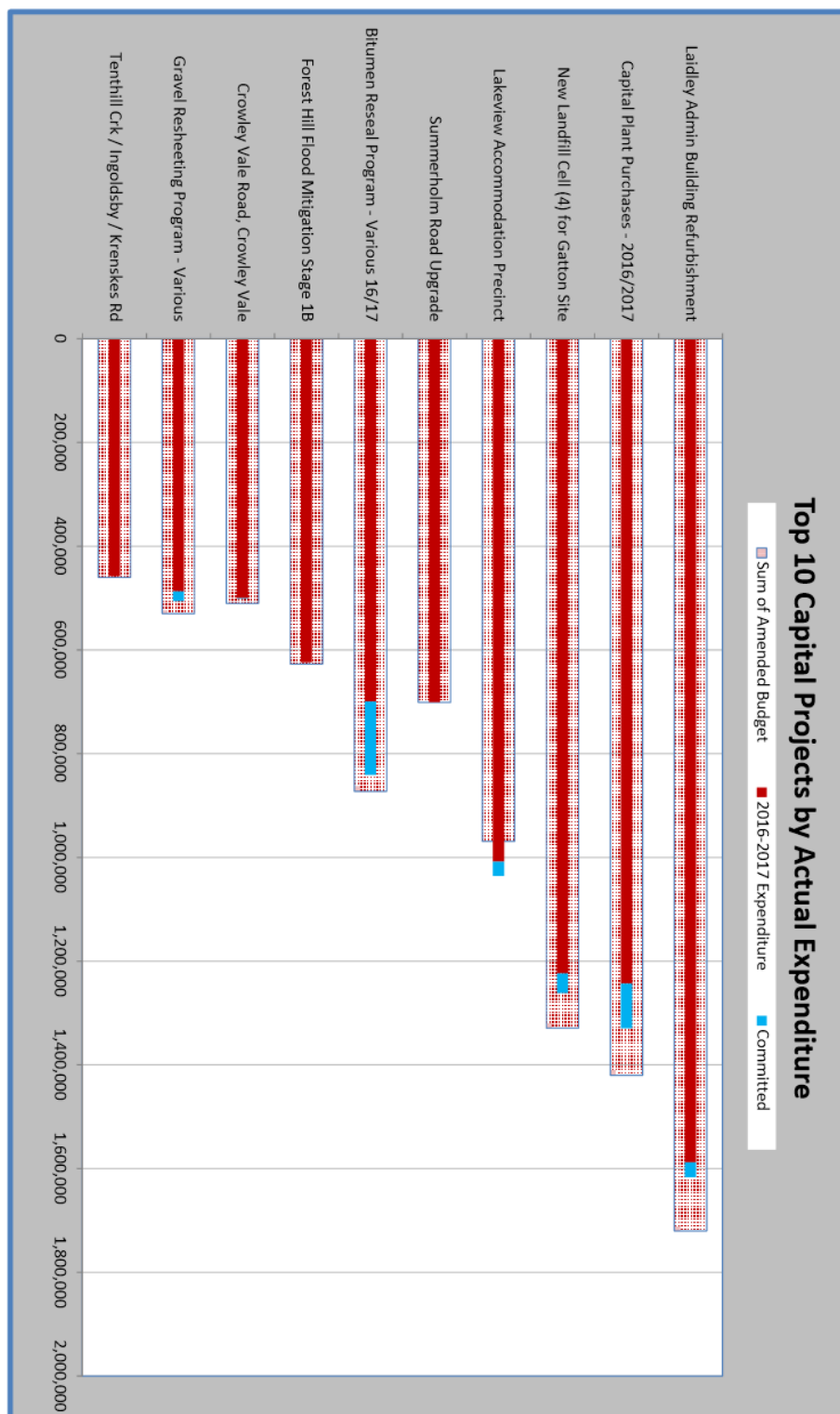


Row Labels	Amounts		Committed	2016-2017 Expenditure (including Committed)	Remaining Budget (including Committed)
	2016-2017 Budget	2016-2017 Expenditure			
Lowe Street, Laidley	12,500	12,439	0	12,439	61
Markai Rd / Nangara Rd, Lockyer Waters	71,000	45,374	38	45,411	25,589
Middleton's Bridge Rehabilitation	446,249	442,520	0	442,520	3,729
Mountain Road Upgrade	27,000	26,174	0	26,174	826
North St / William St, Gatton	178,500	8,948	20,171	29,119	149,381
Old College Road	19,500	19,354	0	19,354	146
Old College Road / Allan Street	4,000	3,791	0	3,791	209
Old Laidley-Forest Hill Rd, Laidley North	370,892	362,326	0	362,326	8,566
Princess Street, Gatton	86,000	86,436	0	86,436	-436
Railway Street, Laidley	105,700	20,549	0	20,549	85,151
Sandpiper Drive, Regency Downs	57,000	58,964	1,091	60,055	-3,055
Strong Street, Gatton	11,300	11,290	0	11,290	10
Summerholm Road Upgrade	701,000	700,580	0	700,580	420
Tenthill Crk / Ingoldsby / Krenskes Rd	460,100	457,585	0	457,585	2,515
Tenthill Crk Rd / Winwill Connection Rd	151,500	107,572	5,801	113,374	38,126
Thallon Rd, Kensington Grove-Full Length	961,000	188,708	132,085	320,792	640,208
Unsealed Road Gravel Trial	12,500	2,635	9,970	12,605	-105
William St / Orton St, Laidley	77,500	71,511	0	71,511	5,989
William Street/Spencer Street, Gatton	15,500	10,606	0	10,606	4,894
Woodlands Road	275,000	285,817	0	285,817	-10,817
<b>Capital Program Delivery Total</b>	<b>11,807,516</b>	<b>7,976,332</b>	<b>567,389</b>	<b>8,543,721</b>	<b>3,263,795</b>
<b>Depot</b>					
Gatton Depot Supervisors Office Fit out	20,000	34,306	0	34,306	-14,306
<b>Depot Total</b>	<b>20,000</b>	<b>34,306</b>	<b>0</b>	<b>34,306</b>	<b>-14,306</b>
<b>Fleet</b>					
Capital Plant Purchases	0	794	0	794	-794
Capital Plant Purchases - 2016/2017	1,420,000	1,243,039	86,430	1,329,469	90,531
<b>Fleet Total</b>	<b>1,420,000</b>	<b>1,243,832</b>	<b>86,430</b>	<b>1,330,262</b>	<b>89,738</b>
<b>Parks &amp; Open Spaces</b>					
Cunningham Crest Lookout, Laidley	135,000	128,396	0	128,396	6,604
Forest Hill Recreational Reserve, Forest	8,000	8,586	0	8,586	-586
Gatton CBD Revitalisation	110,000	64,278	21,853	86,131	23,869
Grantham Shade Sail	17,000	16,892	0	16,892	108
Koala Park, Gatton	27,000	3,028	0	3,028	23,972
Laidley Recreation Reserve, Anzac Park	2,700	2,062	0	2,062	638
Lake Apex Park, Gatton	55,000	54,963	0	54,963	37
Land Clearing, Grantham	32,329	29,782	0	29,782	2,547
McNulty Park Laidley Refurbishment	0	25,803	17,025	42,828	-42,828
McNulty Park, Laidley	7,000	6,560	0	6,560	440
Narda Lagoon Levee - Irrigation	6,200	0	444	444	5,756
North Street Flow Pave Project	13,000	12,962	0	12,962	38
Parks Infrastructure Replacement Program	38,567	28,560	3,588	32,148	6,419
Walter Brunner Park	96,233	96,223	0	96,223	10
William Kemp Park - Replace existing bol	7,471	0	7,705	7,705	-234
<b>Parks &amp; Open Spaces Total</b>	<b>555,500</b>	<b>478,094</b>	<b>50,614</b>	<b>528,708</b>	<b>26,792</b>
<b>Roads &amp; Drainage</b>					
Mount Berryman Road - Rehabilitation	25,000	18,141	0	18,141	6,859
Western Drive Shared Path	40,000	25,787	1,364	27,151	12,849
<b>Roads &amp; Drainage Total</b>	<b>65,000</b>	<b>43,928</b>	<b>1,364</b>	<b>45,292</b>	<b>19,708</b>
<b>Cemetery</b>					
Gatton Cemetery Extension	136,000	138,254	1,166	139,420	-3,420
<b>Cemetery Total</b>	<b>136,000</b>	<b>138,254</b>	<b>1,166</b>	<b>139,420</b>	<b>-3,420</b>
<b>NDRRA Program - Infrastructure Recovery</b>					
NDRRA Program Management 2017 Flood Event	0	755	35,000	35,755	-35,755
<b>NDRRA Program - Infrastructure Recovery Total</b>	<b>0</b>	<b>755</b>	<b>35,000</b>	<b>35,755</b>	<b>-35,755</b>
<b>Infrastructure Works &amp; Services Total</b>	<b>14,004,016</b>	<b>9,915,502</b>	<b>741,963</b>	<b>10,657,465</b>	<b>3,346,551</b>
<b>Organisational Development &amp; Planning</b>					
<b>Staging Post Café</b>					
Mini Re-Model	32,000	5,470	0	5,470	26,530
WiFi	2,500	0	0	0	2,500
<b>Staging Post Café Total</b>	<b>34,500</b>	<b>5,470</b>	<b>0</b>	<b>5,470</b>	<b>29,030</b>
<b>Planning &amp; Environmental Management</b>					
Laidley Futures - Main Steet works	1,000	1,375	0	1,375	-375
<b>Planning &amp; Environmental Management Total</b>	<b>1,000</b>	<b>1,375</b>	<b>0</b>	<b>1,375</b>	<b>-375</b>



Row Labels	Amounts		Committed	2016-2017 Expenditure (including Committed)	Remaining Budget (including Committed)
	2016-2017 Budget	2016-2017 Expenditure			
Planning Scheme	200,000	200	199,745	199,945	55
Planning Scheme Total	200,000	200	199,745	199,945	55
Organisational Development & Planning Total	235,500	7,045	199,745	206,790	28,710
Grand Total	22,750,716	16,103,550	1,783,382	17,886,932	4,863,784





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**12.2 Additions to the Register of Cost Recovery & Commercial Fees & Charges 2017/18**

**Date:** 21 June 2017  
**Author:** Tony Brett, Manager Finance and Customer Service  
**Responsible Officer:** David Lewis, Executive Manager Corporate & Community Services

**Summary:**

The purpose of this report is to seek the adoption of the additions to Council's register of fees and charges (attached) effective from 1 July 2017. The adoption of the attached fees were deferred at Council's Ordinary Meeting held on 24 May 2017 and have now been further reviewed in line with Council's guidance.

**Officer's Recommendation:**

**THAT Council adopt the additions to the Register of Cost Recovery and Commercial Fees and Charges for 2017/18 as set out in Attachment 1 with an effective date of 1 July 2017.**

**Report**

**1. Introduction**

The purpose of this report is to seek the adoption of additional fees for inclusion in Council's register of fees and charges (attached) effective from 1 July 2017.

**2. Background**

Council is required as part of its annual budget process, to review its fees and charges each year to ensure that:

- Cost recovery fees and charges continue to reflect the cost of providing the services performed; and
- Commercial fees and charges are appropriate given the commercial nature of the services provided.

At Council's Ordinary meeting on 24 May 2017, Council deferred the adoption of certain fees pending further review. The review of these fees has been completed and the recommended fees are now ready for inclusion in the register.

**3. Report**

Finance staff co-ordinate the preparation of Council's annual budget process which includes annual fees and charges. Council unit managers are responsible for setting both the level and expected revenue from fees and charges.

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Cost recovery fees are set at or as close as possible to full cost, with commercial fees set at rates that reflect market and other associated conditions. In general terms, the cost of services should be borne through fees and charges by those customers who benefit from them.

This position also reflects the recovery constraints of Section 97 of the *Local Government Act 2009* in that a cost recovery fee, other than an application fee, must not be more than the cost to Council of taking the action for which the fee is charged.

The additional fees include:

- Planning Services – The cost recovery fees for Material Change of Use applications relating to Poultry Farms have been increased to \$31,825.00 for farms with less than 200,000 birds and to \$40,310.00 for farms with more than 200,000 birds. Fees have been benchmarked with surrounding Councils and are now at the upper end of the scale.
- Public Halls & Function Rooms – Hire fees for the main halls and facilities have been grouped into similar categories and common fee levels set:
  - Category 1 – \$40.00 per hour – Gatton Shire Hall, Laidley Cultural Centre.
  - Category 2 – \$30.00 per hour – Helidon Community Centre, Grantham Butter Factory, Murphy's Creek Hall, Withcott Sports Centre, Laidley Sports Complex.
  - Category 3 – \$6.00 per hour – Withcott CWA Hall, Kensington Grove Hall.
- Concessions have been clarified with a three tiered approach:
  - Commercial Business (nil discount) – Business or Government Agency (includes dance schools & dance festivals, gem festivals or any for profit business).
  - Subsidised Commercial (50% discount) – Schools, churches, concerts and musical events (for schools) are classified subsidised commercial. Sporting clubs or other groups charging entry and/or selling alcohol. Charitable organisations based or located outside of the Lockyer Valley (proof of Not for Profit status from the Australia Taxation Office is required).
  - Not for profit (100% discount) – Charitable organisations, local community groups based or located within the Lockyer Valley (proof of Not for Profit status from the Australia Taxation Office is required).
  - Under these new discount arrangements the discount for regular hirers (twelve bookings or more in a year) will no longer apply.
- Bonds for halls have been standardised across the facilities.

#### **4. Policy and Legal Implications**

Section 97 of the *Local Government Act 2009* provides for a local government to fix a cost recovery fee and section 98 provides for a Register of Cost Recovery Fees.

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Section 262 (3)(c) also empowers a local government to charge for a service or facility, other than a service or facility for which a cost-recovery fee may be fixed.

Various other pieces of State non-local government legislation fix fees for a local government or provide a specific head of power for a local government to set fees or charges in relation to a function imposed on the local government.

Sections 172 and 193 of the *Local Government Regulation 2012* establish the requirements for Council's Revenue Statement and Revenue Policy in relation to information on fees and charges.

Council's Revenue Statement is also required to outline the criteria used to decide the amount of the cost-recovery fee – Section 172(1)(c) and if Council conducts a business activity on a commercial basis, the criteria used to decide the amount of the charges for the activity's goods and services – Section 172(1)(d).

Council may change its fees and charges at any time by resolution.

**5. Financial and Resource Implications**

The price increase parameter for fees and charges has been set in line with Council's long term financial plan, while recognising the Council Cost Index developed by the Local Government Association of Queensland.

The parameter used is an indicative 3%; however, fees and charges in some instances have been set so as to achieve Council's requirement to have business units generate sufficient income during the year to cover their respective operating costs plus a return on capital. Other adjustments to the fee amount may be the result of changing costs or service levels or where fees have been combined or abolished.

**6. Delegations/Authorisations**

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

**7. Communication and Engagement**

The proposed fees and charges contained in the attachments have been reviewed by relevant Executive Managers and Unit Managers. Where appropriate they have been benchmarked against other Local Governments and in some cases have been subject to consultation with external stakeholders.

Once adopted by Council, the revised fees and charges will be incorporated into the communication strategy as part of the 2017/18 Budget.

**8. Conclusion**

The adoption of fees and charges forms an integral part of Council's annual budget process and ensures cost recovery fees and charges reflect the true cost of providing the associated service. Adoption of the register of fees and charges also ensures compliance with Council's legislative obligations.

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**9. Action/s**

1. Adoption of the attached fees and charges and inclusion in the Register
2. Communication of the revised fees and charges to all relevant stakeholders, both internal and external, together with the date of effect.
3. Publication of the Register on Council's website by 1 July.
4. Inclusion in the Budget Communication strategy.

**Attachments**

1 [View](#) Update on Adoption of 2017-18 Fees & Charges 5 Pages



UPDATED FEES & CHARGES

Attachment 1

**1.6 – MATERIAL CHANGE OF USE**

**1.6.3 – ANIMAL RELATED**

**GATTON PLANNING SCHEME AREA *INTENSIVE ANIMAL HUSBANDRY***

***POULTRY FARM (TRADITIONAL/ORGANIC)***

Name	Year 17/18 Fee (incl. GST)	GST
0 to 200,000 Birds	\$31,825.00	N
> 200,000	\$40,310.00	N

**LAIDLEY PLANNING SCHEME AREA *INTENSIVE ANIMAL HUSBANDRY***

***POULTRY FARM (TRADITIONAL/ORGANIC)***

Name	Year 17/18 Fee (incl. GST)	GST
0 to 200,000 Birds	\$31,825.00	N
> 200,000	\$40,310.00	N

UPDATED FEES & CHARGES

Attachment 1

## 2.10 – PUBLIC HALLS & FUNCTION ROOMS

Should be read in conjunction with Terms & Conditions of General Conditions of Hire. Contact Council's Customer Service Centre to arrange bookings.

### Discounts:

Commercial Business (nil discount) – Business or Government Agency (includes dance schools & dance festivals, gem festivals or any for profit business)

Subsidised Commercial (50% discount) – Schools, churches, concerts and musical events (for schools) are classified subsidised commercial. Sporting clubs or other groups charging entry & selling alcohol. Charitable organisations based or located outside of the Lockyer valley (proof of Not for Profit status from the Australia Taxation Office is required).

Not for profit (100% discount) – Charitable organisations, local community groups based or located within the Lockyer Valley (proof of Not for Profit status from the Australia Taxation Office is required).

### 2.10.1 – GATTON SHIRE HALL

Name	Year 17/18 Fee (incl. GST)	GST
Bond Without Alcohol	\$250.00	N
Bond With Alcohol	\$500.00	N

### WHOLE OF COMPLEX (GROUND FLOOR)

Name	Year 17/18 Fee (incl. GST)	GST
Hire Fees Per Hour	\$40.00	Y
Per hour up to a maximum of 12 hours per day.		

### ROOMS AT GATTON SHIRE HALL

Name	Year 17/18 Fee (incl. GST)	GST
Pottery Club	\$360.00	Y
Per annum.		
Lapidary Club	\$360.00	Y
Per annum.		

UPDATED FEES & CHARGES

Attachment 1

**2.10.2 – LAIDLEY CULTURAL CENTRE**

Name	Year 17/18 Fee (incl. GST)	GST
Bond Without Alcohol	\$250.00	N
Bond With Alcohol	\$500.00	N

**WHOLE OF COMPLEX**

Auditorium, Function Room and hire of cutlery & crockery as requested.

Name	Year 17/18 Fee (incl. GST)	GST
Hire Fees per Hour	\$40.00	Y
Per hour up to a maximum of 12 hours per day.		

**AUDITORIUM/FUNCTION ROOM**

Name	Year 17/18 Fee (incl. GST)	GST
Hire Fees Per Hour	\$30.00	Y
Per hour up to a maximum of 12 hours per day.		

**2.10.3 – KENSINGTON GROVE HALL**

Name	Year 17/18 Fee (incl. GST)	GST
	\$100.00	N
Hall Hire	\$6.00	Y
Per day.		

**2.10.4 – HELIDON COMMUNITY CENTRE**

Name	Year 17/18 Fee (incl. GST)	GST
Bond without Alcohol	\$250.00	N
Bond with Alcohol	\$500.00	N
Hire Fees Per Hour	\$30.00	Y
Per hour up to a maximum of 12 hours per day.		
Helidon Tennis Court Casual Hire Fee	\$7.00	Y
Per hour.		

**2.10.5 – MURPHYS CREEK COMMUNITY HALL**

Name	Year 17/18 Fee (incl. GST)	GST
Bond without Alcohol	\$250.00	N
Bond with Alcohol	\$500.00	N
Hire Fees Per Hour	\$30.00	Y
Per hour up to a maximum of 12 hours per day.		

UPDATED FEES & CHARGES

Attachment 1

**2.10.6 – GRANTHAM BUTTER FACTORY**

Name	Year 17/18 Fee (incl. GST)	GST
Bond without Alcohol	\$250.00	N
Bond with Alcohol	\$500.00	N

**WHOLE OF COMPLEX**

Jamieson & Larsen Rooms.

Name	Year 17/18 Fee (incl. GST)	GST
Hire Fees Per Hour	\$30.00	Y
Per hour up to a maximum of 12 hours per day.		

**JAMIESON ROOM**

Commercial Kitchen, Mezzanine & Room Hire.

Name	Year 17/18 Fee (incl. GST)	GST
Hire Fees per Hour	\$15.00	Y
Per hour up to a maximum of 12 hours per day.		

**EVENT HIRE LARSEN ROOM**

Community Area.

Name	Year 17/18 Fee (incl. GST)	GST
Hire Fees per Hour	\$10.00	Y
Per hour up to a maximum of 12 hours per day.		

**GRANTHAM BUTTER FACTORY COMMERCIAL KITCHEN – INDEPENDENT USE ONLY**

Name	Year 17/18 Fee (incl. GST)	GST
Hire Fees per Hour	\$15.00	Y
Per hour up to a maximum of 12 hours per day.		

**2.10.7 – WITHCOTT CWA HALL**

Name	Year 17/18 Fee (incl. GST)	GST
Bond without Alcohol	\$100.00	N
Bond with Alcohol	\$200.00	N
Hire Fees Per Hour	\$6.00	Y
Per hour up to a maximum of 12 hours per day.		

UPDATED FEES & CHARGES

Attachment 1

**2.10.8 – WITHCOTT SPORTS CENTRE**

Includes Hire of Kitchen / Kiosk / Meeting Room

Name	Year 17/18 Fee (incl. GST)	GST
Bond without Alcohol	\$250.00	N
Bond with Alcohol	\$500.00	N
Hire Fees Per Hour	\$30.00	Y
Per hour up to a maximum of 12 hours per day.		

**2.10.9 – LAIDLEY SPORTS COMPLEX**

Name	Year 17/18 Fee (incl. GST)	GST
Bond without Alcohol	\$250.00	N
Bond with Alcohol	\$500.00	N

**CLUB USERS**

Name	Year 17/18 Fee (incl. GST)	GST
Annual Kitchen and Storage	No Charge	Y
Annual Storage Only	No Charge	Y
Meeting Rooms	No Charge	Y
Excluding Bar and Commercial Kitchen.		

**EVENT HIRE**

Multipurpose Hall Hire (Bar, Storage, Airconditioning and Coldroom).

Name	Year 17/18 Fee (incl. GST)	GST
Hire Fees per Hour	\$30.00	Y
Per hour up to a maximum of 12 hours per day.		

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**12.3 Rates and Charges - Ropehill Community Sports Centre Incorporated**

**Date:** 21 June 2017  
**Author:** David Lewis, Executive Manager Corporate & Community Services  
**Responsible Officer:** David Lewis, Executive Manager Corporate & Community Services

**Summary:**

The purpose of this report is to inform Council on a recent meeting between a representative from the Ropehill Community Sports Centre Incorporated (the Centre) and Council in relation to ongoing Council rates and charges being applied to and recovery actions by Council in relation to these charges and to seek Council approval to write off the outstanding rates charges pending the development of a new lease with the Centre.

**Officer's Recommendation:**

**THAT Council resolve to write off the Ropehill Community Sports Centre's outstanding rates and charges totalling \$3,048.54 and waive all current charges until a new lease is finalised.**

**Report**

**1. Introduction**

Recently Council was approached by a representative from the Ropehill Community Sports Centre Incorporated (the Centre) and Council in relation to ongoing Council charges being applied to and recovery actions by Council in relation to these charges.

**2. Background**

On 29 January 1992, the former Gatton Shire Council and the Centre entered into a lease agreement for 30 years from 1 March 1990 to 29 February 2020.

Under the terms of this lease, the Centre was to:

- pay an annual rental of \$500 (subject to adjustment through indexation) and
- upon demand by Council pay
  - an amount or amounts equivalent to the general rates which would be payable if the Lessee was the owner of the demised premises;
  - an amount or amounts equivalent to the water rates which would be payable if the Lessee was the owner of the demised premises;
  - the Lessor's accounts for excess water charges and water meter rental in relation to the demised premises;
  - an amount or amounts equivalent to the sewerage rates and charges which would be payable if the Lessee was the owner of the demised premises;
  - an amount or amounts equivalent to the cleansing charges which would be payable if the Lessor as local authority if the Lessee was the owner of the demised premises; and

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- an amount or amounts equivalent to the levy which would be payable to the Lessor in accordance with the provisions of the Fire Brigades Act 1965-1985 if the Lessee was the owner of the demised premises.

At Council's Ordinary Meeting on 22 June 2016, Council wrote off outstanding charges relating to the Centre's lease (Resolution Number 16-20/0097) but since the introduction of Council's dual bin system, Council has applied waste collection and utility charges and the emergency management levy to the Centre through its rates and charges application.

### **3. Report**

On 2 May 2017, Council wrote to the Centre advising on proposed legal action for the recovery of outstanding rates and charges totalling \$3,048.54, as the Centre had failed to reply to previously issues reminder correspondence.

At a meeting on 1 June 2017 between a representative of the Centre, Councillor Cook and Council officers, the above correspondence and the financial position of the Centre were discussed. It was also acknowledged at the meeting that the waste collection services currently allocated to the Centre also service surrounding parklands.

At the abovementioned meeting, Council officers advised that all recovery action would cease pending a Council resolution in relation to the Centre's outstanding rates and charges.

In the 2016/17 financial year, the Centre was allocated \$11,000 towards its operations with this figure increasing to \$15,000 in the 2017/18 financial year.

### **4. Policy and Legal Implications**

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

A policy that ensures equitable funding across all sporting groups is required before the finalisation of future lease agreements to ensure that consistent processes are applied to all sporting entities.

### **5. Financial and Resource Implications**

Any budget implications associated with this report will continue to be addressed through existing allocations.

Through this resolution, Council will be required to absorb lost revenue of \$3,084.15.

### **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 any further requirements in line with existing delegations.

### **7. Communication and Engagement**

The Centre be formally advised of Council's resolution in relation to this matter.



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**8. Conclusion**

Given inconsistencies in the application and enforcement of existing lease arrangements, the previous write off of the Centre's outstanding rates and charges and the pending development of a new lease agreement with the Centre, Council should write off the Centre's outstanding rates and charges and waive all current charges until the new lease is finalised.

**9. Action/s**

1. The Centre be formally advised of Council's resolution in relation to this matter.

**Attachments**

There are no attachments for this report.

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**12.4 Additional Motor Events - Gatton Showgrounds**

**Date:** 21 June 2017  
**Author:** David Lewis, Executive Manager Corporate & Community Services  
**Responsible Officer:** David Lewis, Executive Manager Corporate & Community Services

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**Summary:**

The purpose of this report is to inform Council on a recent request received to hold solo and sidecar motorcycle races at the Gatton Showgrounds.

**Officer's Recommendation:**

**THAT Council resolve to decline the request from the representative from the solo and sidecar group to hold solo and sidecar motorcycle races at the Gatton Showgrounds.**

**Report**

**1. Introduction**

Recently Council was approached by a representative from the solo and sidecar group seeking support and approval for the holding of solo and sidecar motorcycle races at the Gatton Showgrounds Main Track (the Track).

**2. Background**

For a number of years the Lockyer Valley Speedway Association (the Association) has operated at the Gatton Showgrounds with an agreement to restrict the number of events to 7 (seven) per year to limit noise impacts upon surrounding residential properties and to facilitate equitable access to the showgrounds for competing users.

As part of its agreement with Council, the Association seeks to run with as little support from Council as possible and in recent years has installed a new ticket booth, control tower and safety fencing to the main oval for the benefit of all show ground users.

The Association is affiliated with Speedway Australia and Motorcycling Australia.

**3. Report**

On 2 June 2017, the representative from the solo and sidecar group met with the Deputy Mayor, Councillor Cook and the Executive Manager Corporate and Community Services in relation to the holding of solo and sidecar motorcycle races at the Track.

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At this meeting the representative was informed of Council's arrangement with the Association with a particular reference to the limitation of seven (7) events per year.

At the meeting, Council officials also queried the status of the Track in relation to motorcycle racing following a serious accident at the Track in 2009. On this point, the representative is in conflict with the Association who maintain that the track is not suitable for motorcycle racing due to its configuration.

On 7 June 2017, the Executive Manager Corporate and Community Services contacted the Speedway Association to determine its position in relation to motorcycle racing at the Track and if the Association would be willing to forgo one of its nominated event days to accommodate solo and sidecar group request.

The Association indicated that it did not support the solo and sidecar group request and that if anything, it would like more event days not less.

**4. Policy and Legal Implications**

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

**5. Financial and Resource Implications**

Any budget implications associated with this report will continue to be addressed through existing allocations.

**6. Delegations/Authorisations**

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

**7. Communication and Engagement**

The solo and sidecar group and the Lockyer Valley Speedway Association are formally advised of Council's resolution in relation to this matter.

**8. Conclusion**

Given Council's long standing arrangement with the Association, the limitation on motor events to 7 (seven) per year and the Association's unwillingness to forgo one of its events, Council should decline the request from solo and sidecar group.

**9. Action/s**

The solo and sidecar group and the Lockyer Valley speedway association be formally advised of Council's resolution in relation to this matter.

**Attachments**

There are no attachments for this report.

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**12.5 Regional Arts Development Fund Applications**

**Date:** 20 June 2017  
**Author:** Sue Banff, Branch Coordinator, Gatton Library  
**Responsible Officer:** David Lewis, Executive Manager Corporate & Community Services

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**Summary:**

At a meeting of the Regional Arts Development Fund (RADF) Committee on 15 June 2017, one funding application was presented for consideration. The application was deemed suitable under the requirements for RADF funding guidelines and was approved by the Committee for recommendation to Council.

**Officer's Recommendation:**

**THAT Council resolve to approve the recommendation made by the Regional Arts Development Fund Committee at its meeting held on 15 June 2017 to support the application received under the current funding round from the Lockyer Valley Libraries;**

**And further;**

**THAT Council prepare and issue a media release in consultation with Arts Queensland once the successful applicant has been notified.**

**Report**

**1. Introduction**

The Regional Arts Development Fund (RADF) is a partnership between the Queensland Government and Queensland local councils in regional arts and cultural development which support and promote the professional development and employment of artists and arts workers in regional Queensland.

**2. Background**

The RADF Committee met on 15 June 2017 and reviewed applications received for RADF grant funding under the current funding offer (round two) for the 2016/17 financial year. One application was deemed suitable to receive RADF funding and was subsequently approved.

**3. Report**

In Council's 2016/17 Budget, a provision of \$37,000.00 was made available for RADF funding. The first round under the funding arrangement approved three applications with a total allocation of \$8,435.00

Round Two was advertised in April and closed on 26 May 2017. Forest Hill Community Development group were granted an extension to submit an application until 6 June 2017. However, they subsequently withdrew their application to investigate options to further develop

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their submission. Another application was withdrawn prior to the closing date, as it did not fit the funding guidelines.

The committee reviewed a third application from Lockyer Valley Libraries for funds to assist with the costs of hiring Activate Entertainment instructors who will provide workshops for the region's youth in media creations and drama. The value of the application to be funded is \$5,106.10 which equates to 65% of the total costs of the project.

The allocation of \$5,106.10 to this project will leave a balance of \$23,458.90 for future funding applications. As such, at its 15 June meeting, the committee resolved that another round of funding be advertised in July 2017 with the round to be open for a period of four weeks.

The recommendation of the RADF Committee in relation to the application follows.

a) Lockyer Valley Libraries

*That the application by Lockyer Valley Libraries for funds to assist with the costs of hiring Activate Entertainment instructors who will provide workshops for the region's youth in media creations and drama be approved to the value of \$5,106.10 being 65% of the total costs of the project.*

**4. Policy and Legal Implications**

Under Lockyer Valley Regional Council's Arts and Cultural Policy, Council recognises the importance of the development of arts and culture within the community and the role it plays in supporting individual and group initiatives while providing infrastructure support and leadership to allows people to enjoy opportunities for artistic expression and to explore their culture and heritage while promoting the diversity of the community.

**5. Financial and Resource Implications**

In Council's 2016/17 Budget, a provision of \$37,000.00 was made available for RADF funding. Previous allocations totalling \$8,435.00 have left a balance of \$28,565.00 for distribution. The allocation of \$5,106.10 for the above application will leave a further balance of \$23,458.90 available for future funding applications, with this balance to be carried forward to the 2017/18 financial year with an allocation to occur by the end of September 2017.

**6. Delegations/Authorisations**

Responsibility for the processing the RADF paperwork lies with the Gatton Branch Library Coordinator. No further delegations are required to manage the issues raised in this report. The Executive Manager Corporate and Community Services will manage any further requirements in line with existing delegations.

**7. Communication and Engagement**

Once the recommendation has been approved by Council, the applicant will be notified by mail and a media release will be prepared through Council's Communications Branch subsequent to approval by the Queensland Government.

**8. Conclusion**

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The recommendation of this report facilitates the development of arts and culture within the community in accordance with The Lockyer Valley Arts and Cultural Plan.

**9. Action/s**

1. The successful applicant will be notified by mail as a priority.
2. A media release will be organised through Council's Communications Branch subsequent to its approval by the Queensland Government.

**Attachments**

There are no attachments for this report.



**13. INFRASTRUCTURE WORKS AND SERVICES REPORTS**

*No Infrastructure Works & Services Reports at time of print run*

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## **14. ITEMS FOR INFORMATION**

### **14.1 The Response from the Premier to Council's request for Funding Assistance for Flood Mitigation in the Lockyer Valley**

**Date:** 20 June 2017  
**Author:** Vickie Wieland, EA to Chief Executive Officer  
**Responsible Officer:** Ian Church, Chief Executive Officer

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#### **Summary:**

Council wrote to the Hon Anastacia Palaszczuk, Premier and Minister for the Arts, highlighting the need for funding assistance for an overall plan and strategy for flood mitigation within the Lockyer Valley region.

**This document is for Council's information only.**

## **Report**

### **1. Introduction**

At the Ordinary Meeting of Council on 12 April 2017, Council resolved to write to the Hon Anastacia Palaszczuk, Premier and Minister for the Arts, (copy attached), highlighting the need for funding assistance for an overall plan and strategy for flood mitigation within the Lockyer Valley region. The Premier's response is attached.

### **2. Background**

Discussion at the meeting reflected on the recent natural disaster event relating to ex Tropical Cyclone Debbie which highlighted the need for continued vigilance with respect to the planning and delivery of flood levee works to mitigate the risk of flooding. It is recognised that areas affected by the recent event will be considering future levee protection. However, the event also highlighted the need for funding for the construction of levee infrastructure and other flood mitigation works within the Lockyer Valley.

### **3. Report**

Correspondence from the Premier's Office (copy attached) dated 19 June 2017, recommended that Council continue to communicate with the Department of Local Government Infrastructure & Planning who will advise Council of any suitable programs to address flood mitigation activities in the region.

The Premier's Office also advised that Council's correspondence has been forwarded to the Hon Jackie Trad MP, Deputy Premier, Minister for Transport and Minister for Infrastructure and Planning, to ensure she is aware of Council's ongoing interest in developing a plan and strategy for flood mitigation in the Lockyer Valley Region.

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**Attachments**

- |                        |  |        |
|------------------------|--|--------|
| 1 <a href="#">View</a> | Correspondence to the Premier dated 4 May 2017                       | 1 Page |
| 2 <a href="#">View</a> | Correspondence received from the Premier's Office dated 19 June 2017 | 1 Page |



Lockyer Valley Regional Council  
26 Railway Street PO Box 82, Gatton, QLD 4343  
Telephone 1300 005 872 Facsimile (07) 5462 3209  
E mailbox@lvrc.qld.gov.au W www.lockyervalley.qld.gov.au

Our Reference: 3135120  
Related Document: 2795276  
Ord Mtg:12/4/2017 Res No: 16-20/0435

Office of the  
MAYOR



Cr Tanya Milligan  
Mayor  
M 0491 491 403  
E tmilligan@lvrc.qld.gov.au

4 May 2017

The Honourable Anastacia Palaszczuk MP  
Premier of Queensland and Minister for the Arts  
GPO Box 15185  
CITY EAST QLD 4002

Dear Premier

**FLOOD MITIGATION IN THE LOCKYER VALLEY**

Since the calamitous floods in the Lockyer Valley region of 2011 and 2013, this Council has been very well supported by successive Queensland Governments in designing and implementing flood mitigation projects, and in particular at Forest Hill and Laidley.

It is recognised that many areas across Queensland, particularly the Whitsunday region, bore the brunt of the recent natural disaster event relating to Tropical Cyclone Debbie and we support flood mitigation investment in such areas. However, in our region the event also highlighted the need for continued investment in the planning and delivery of flood mitigation measures to address the risks and economic impact of flooding upon our community.

This matter was discussed during Council's Ordinary Meeting of 12 April 2017, where it was resolved that I write to you highlighting the need for further funding assistance in the development of an overall plan and strategy for flood mitigation within the Lockyer Valley region. Our community doesn't have the luxury of several days to prepare for inundation; ours is only hours.

Should you require any further information in regards to the above please do not hesitate to contact Council's Executive Manager of Organisational Development and Planning, Mr Dan McPherson on 07 5466 3512.

Yours sincerely

A handwritten signature in cursive script, reading 'T Milligan'.

Cr Tanya Milligan  
MAYOR  
LOCKYER VALLEY REGIONAL COUNCIL





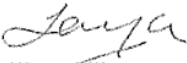
Premier of Queensland  
Minister for the Arts

For reply please quote: EP/JS -- TF/17/6142 -- DOC/17/95383  
Your reference: 3135120

19 JUN 2017

1 William Street Brisbane  
PO Box 15185 City East  
Queensland 4002 Australia  
Telephone +61 7 3719 7000  
Email [ThePremier@premiers.qld.gov.au](mailto:ThePremier@premiers.qld.gov.au)  
Website [www.thepremier.qld.gov.au](http://www.thepremier.qld.gov.au)

Councillor Tanya Milligan  
Mayor  
Lockyer Valley Regional Council  
[tmilligan@lvrc.qld.gov.au](mailto:tmilligan@lvrc.qld.gov.au)

  
Dear Councillor Milligan

Thank you for your letter of 4 May 2017 regarding additional funding assistance for flood mitigation activities in the Lockyer Valley Regional Council (the Council) area.

There is no doubt that the impact of ex-Tropical Cyclone Debbie reminded all Queenslanders of the damage that extreme weather events can cause, and reminded all of us about the need to plan and prepare for future events where possible.

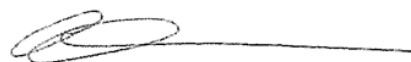
I understand that since the major flood events of 2011 and 2013, the Council has undertaken extensive planning and works to implement improved flood mitigation strategies, particularly in the townships of Laidley and Gatton. I also understand that the Council has contributed to the Brisbane River catchment flood study, and is working closely with the Department of Infrastructure, Local Government and Planning (DILGP) and Queensland Rail to implement additional strategies.

I recommend that Council continues to communicate with DILGP, who will advise you of any suitable programs to address flood mitigation activities in your region.

I have taken the liberty of forwarding your letter to the Honourable Jackie Trad MP, Deputy Premier, Minister for Transport and Minister for Infrastructure and Planning, to ensure she is aware of your ongoing interest in developing a plan and strategy for flood mitigation in the Lockyer Valley region.

Again, thank you for raising this important matter with me.

Yours sincerely



ANNASTACIA PALASZCZUK MP  
PREMIER OF QUEENSLAND  
MINISTER FOR THE ARTS

**ORDINARY MEETING OF  
COUNCIL AGENDA  
28 JUNE 2017**

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**14.2 Online Requests**

**Date:** 20 June 2017  
**Author:** Tony Brett, Manager Finance and Customer Service  
**Responsible Officer:** David Lewis, Executive Manager Corporate & Community Services

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**Summary:**

In August 2015, Council provided customers with the option of lodging service requests through Council's website. For the 2015/16 financial year there were 140 online service requests received. For the 2016/17 financial year to date there have been 238 requests received which represents a 70% increase over the 2015/16 level.

**This document is for Council's information only.**

**Report**

**1. Introduction**

Council introduced online service requests in August 2015 and the purpose of this report is to provide Council with an update on the usage of the technology.

**2. Background**

Through improvements in technology, Council introduced the ability to lodge and track service requests online through Council's website. This was enabled in August 2015 and its use has grown since then.

**3. Report**

Through Council's website, customers can lodge service requests relating to forty different categories under the headings of:

- Animal Control;
- Building Services;
- Cemeteries;
- Community Development and Engagement;
- Environmental Planning;
- Events;
- Facilities;
- General;
- Health and Regulatory;
- Infrastructure and Works;
- Planning;

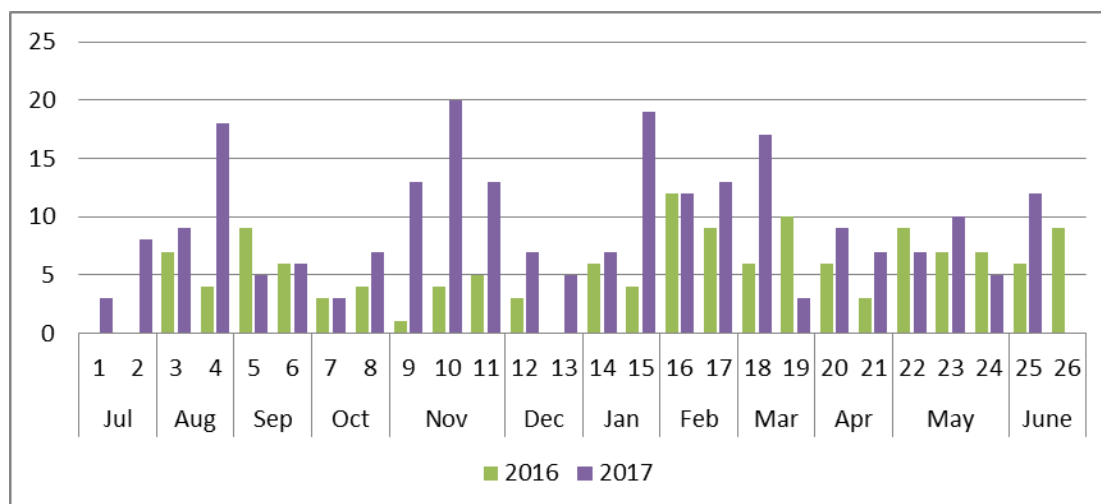
## ORDINARY MEETING OF COUNCIL AGENDA 28 JUNE 2017

- Plumbing;
- Rates; and
- Waste Services.

The most common requests lodged relate to animal control and waste services, followed by roads and overgrown allotments. Requests are allocated to the responsible group on a daily basis during business hours, subsequently the customer receives an email notification with their CRM reference number. The request is then dealt with in accordance with normal business practice.

Once registered, the customer can track the progress of their request without having to contact the Customer Service Centre. The customer can access comments made on the request by Council officers as well as the current status of the request.

For the 2015/16 financial year there were 140 online service requests received while for the 2016/17 financial year to date there have been 238 requests received which represents a 70% increase. The following graph shows a comparison of the total number of requests received each fortnight since July 2015.



Council officers are currently refining Council's Customer Service Strategy 2017-2020. One of the key focus areas of this strategy will be on customer self-service in the form on online lodgement of requests, online payment of rates and charges and self-checking of library resources to name but a few. Improvements in these areas will be progressively reported to Council.

### Attachments

There are no attachments for this report.



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**15. CONFIDENTIAL ITEMS**

**15.1 Lease Termination Financial Arrangements, 75 Philps Road, Grantham**

**Date:** 22 June 2017  
**Author:** Stephen Hart, Manager Executive Business Services  
**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.*

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**Summary:**

Due to changes to the future use of the Grantham grazing land the previous Lessee has sought to reach agreement on financial arrangements arising from the lease termination. This involves lease payments, rates payable and compensation for capital improvements made by the Lessee.

**ORDINARY MEETING OF  
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**15.2 Insurance Claim - Professional Indemnity**

**Date:** 21 June 2017  
**Author:** Stephen Hart, Manager Executive Business Services  
**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) (f) of the Local Government Regulation, 2012, as the matter involves starting or defending legal proceedings involving it.*

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**Summary:**

The Queensland Local Government Mutual Liability Pool (LGM) has advised that indemnity has been granted to Council for claims relating to Property ID 124890. LGM have now sought instructions from Council regarding this matter.

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**16. MEETING CLOSED**