

Minutes



ORDINARY MEETING OF COUNCIL

MINUTES

25 MARCH 2020

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ATTENDANCE:

Councillors Present

- Cr Jason Cook (Deputy Mayor) (Chairperson)
- Cr Kathy McLean
- Cr Janice Holstein
- Cr Chris Wilson
- Cr Michael Hagan
- Cr Rick Vela

Officers Present

- Ian Church, Chief Executive Officer
- David Lewis, Acting Group Manager Community & Regional Prosperity
- Angelo Casagrande, Group Manager Infrastructure
- Amanda Pugh, Manager Planning, Environment & Regulatory Services
- Erin Carkeet, Governance & Strategy Officer
- Georgina Bayly, Media & Communications Officer
- Mark Westaway, Contract Senior Planner
- Kim Calio, Coordinator Development Assessment
- Caitlan Natalier, Coordinator Legal & Property

Apologies

- Cr Tanya Milligan (Mayor)
- Dan McPherson, Acting Group Manager People & Business Performance

Media

- Domonic Elsome, Gatton Star

The meeting commenced at 9:00am.

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

2.0 LEAVE OF ABSENCE

2.1 Leave of Absence

Date: 19 March 2020
Author: Ian Church, Chief Executive Officer
Responsible Officer: Ian Church, Chief Executive Officer

Officer's Recommendation:

THAT Leave of Absence is granted to Councillor Tanya Milligan for Council's Ordinary Meeting to be held on 25 March 2020.

RESOLUTION

THAT Leave of Absence is granted to Councillor Tanya Milligan from Council's Ordinary Meeting of 25 March 2020.

Moved By: Cr Holstein **Seconded By:** Cr Hagan

Resolution Number: 16-20/1688

CARRIED
6/0

3.1 Condolences/Get Well Wishes

Date: 16 March 2020
Author: Erin Carkeet, Governance and Strategy Officer
Responsible Officer: Dan McPherson, Acting Group Manager People & Business Performance

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

THAT letters of condolence be forwarded to the families of recently deceased persons from within, or associated with, the Lockyer Valley region, and that Council's condolences are extended to the Mayor and her family on the recent loss of the Mayor's mother.

Moved By: Cr Vela **Seconded By:** Cr Holstein
Resolution Number: 16-20/1689

CARRIED
6/0

4.0 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 175C of the *Local Government Act 2009*, a councillor or senior council officer who has a material personal interest in an issue to be considered at a meeting of a local government, or any of its committees must:

- (a) inform the meeting of the material personal interest in the matter, including the following particulars about the interest –
 - i. the name of the person or other entity who stands to gain a benefit, or suffer a loss, depending on the outcome of the consideration of the matter at the meeting
 - ii. how the person or other entity stands to gain the benefit or suffer the loss
 - iii. if the person or other entity who stands to gain the benefit or suffer the loss if the person or other entity is not the councillor or senior council officer—the nature of the relationship to the person or entity; 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 175E of the *Local Government Act 2009*, a councillor or senior council officer who has a real or perceived conflict of interest in a matter to be considered at a meeting of the local government or any of its committees must inform the meeting about the personal interest in the matter, including the following particulars about the interests:

- a) the nature of the interests
- b) if the personal interests arise because of the relationship with, or receipt of a gift from, another person:
 - i. the name of the other person; and
 - ii. the nature of the relationship or value and date of receipt of the gift; and
 - iii. the nature of the other person's interests in the matter.
- c) how the councillor or senior council officer intends to handle the matter i.e. leave the meeting or proposes to stay in a meeting.

No declarations were made by Councillors or Senior Officers at this time.

7.0 BUSINESS ARISING FROM MINUTES

No Business Arising from Minutes.

8.0 COMMITTEE REPORTS

No Receival of Committee Reports as Minutes.

9.0 DEPUTATIONS/PRESENTATIONS

No Deputations/Presentations.

10.1 Summary of Council Actual Financial Performance vs Budget - 29 February 2020

Summary:

Officer's Recommendation:

RESOLUTION

Moved By: Cr Wilson **Seconded By:** Cr Hagan
Resolution Number: 16-20/1692

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 29 February 2020.

Operating Revenue - Year to date target \$51.55 million Actual \$51.55 million or 99.99%

At 29 February 2020, overall operating revenue for the year to date is on target.

Rates and Utility Charges (Gross) under budget by \$0.47 million

86.34% of issued rates were collected by 17 March 2020. Rates revenue is short of budget due to a budgeted growth rate of 1.5% not being achieved to date. It is not expected the projected growth will be achieved this financial year given the current economic climate.

Fees and Charges over budget by \$0.23 million

The favourable variances in fees and charges relate predominately to Development Applications being \$0.24 million higher than expected and animal registrations being \$0.07 million higher than expected for this time of the year. Partially offsetting these favourable variances, Facilities is currently showing an under recovery of hire charges of \$0.02 million; Child Care is also under its expected revenue budget by \$0.06 million with the later to be monitored for trends in changing occupancy rates.

Contract/Recoverable Works under budget by \$0.25 million

The timing of recoverable works is due to invoices being raised after work has been completed. Contract recovery is under budget by \$0.07 million; however, it is expected that this will adjust as the year progresses and is not of concern at this stage. Revenue on food sales for the Staging Post and Lake Apex Cultural Centre is currently under budget by \$0.19 million.

Other Revenue over budget by \$0.42 million

Other Revenue is above budget due to the timing of rent income and other refunds and reimbursements received which were unbudgeted.

Operating Expenditure - Year to date target \$39.05 million Actual \$38.35 million or 98.21%

At 29 February 2020, overall operating expenditure for the year to date is on target.

Employee costs over budget by \$0.54 million

Employee costs are over budget due to higher than expected overtime payments which are over budget by .09 million. Redundancy payments are .27 million over budget. There are a number of payments of LSL from termination payments currently expensed against employee costs. These amounts are to be adjusted against the Provision in future months. Employee leave expenses and provisions will be monitored and adjusted at regular intervals to provide more accurate reporting.

Goods and Services under budget by \$1.24 million

Goods and services are slightly under budget across several areas. The larger variances include Parks and Gardens Materials \$0.13; Roads and Drainage Contractors and Materials \$0.2; Planning Scheme Consultants \$0.13; ICT Software Maintenance \$0.09; Environmental Planning, Marketing and Tourism Initiatives projects due to timing of project expenditure \$0.28; Fleet materials \$0.08; Insurance and Governance \$0.07.

Variances will be monitored closely and addressed as part of the next quarterly budget review if required.

Capital Revenue – Year to date target \$1.97 million Actual \$1.66 million or 84.46%

Capital grants and subsidies revenue is \$0.26K below budget. The shortfall is due to a lower than estimated amount of Blackspot and TIDS funding at this stage of the financial year. 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.

The amount shown against capital expenses relates to accounting adjustments associated with Council's asset capitalisation processes and loss on disposal of assets. The high value is attributed assets being replace or upgraded prior to the end of their useful life.

Capital Expenditure – Year to date target \$11.81 million Actual \$8.43 million or 71.39%

At 29 February 2020, Council has expended \$8.43 million on its capital works program with a further \$2.91 million in committed costs for works currently in progress.

The main expenditures are \$7.04 million within the Infrastructure Group. A significant portion of the capital expenditure to 29 February relates to renewal works on roads and bridges, amenities at Cahill Park, expansion work at the Gatton Cemetery and the Laidley Waste Facility weighbridge.

Significant focus on deliverability and the timing of projects will be placed on all areas of the business and monitored in preparation for the adoption of the 20/21 budget and carry over capital works budget.

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 29 February, Council had \$42.24 million in current assets compared to \$11.99 million in current liabilities with a ratio of 3.52:1. This means that for every dollar of current liability, there is \$3.52 in assets to cover it.

Statement of Cash Flows

The Statement of Cash Flows provides information on the amount of cash coming in and going out. As at 29 February, there has been a net cash inflow of \$.33 million with \$7.41 million received from operating activities; a net cash outflow of \$6.37 million being spent on capital works; and a further net outflow of \$0.71 million for debt repayments.

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. To maintain adequate working capital, it is estimated that Council needs around \$11.00 million cash at any one time, at 29 February, Council's cash balance was \$23.43 million.

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 will remain important if Council is to achieve the financial results adopted as part of the 2019-20 Budget, with any variations or anomalies to be investigated and action taken as appropriate.

6. Delegations/Authorisations

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

7. Communication and Engagement

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

8. Conclusion

At 29 February, both operating revenue and expenditure are on target with variations the result of timing differences and at this stage of the financial year are not of concern.

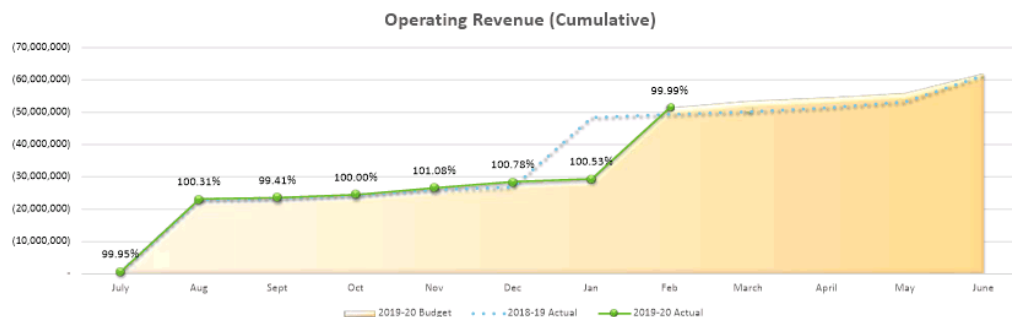
9. Action/s

Nil

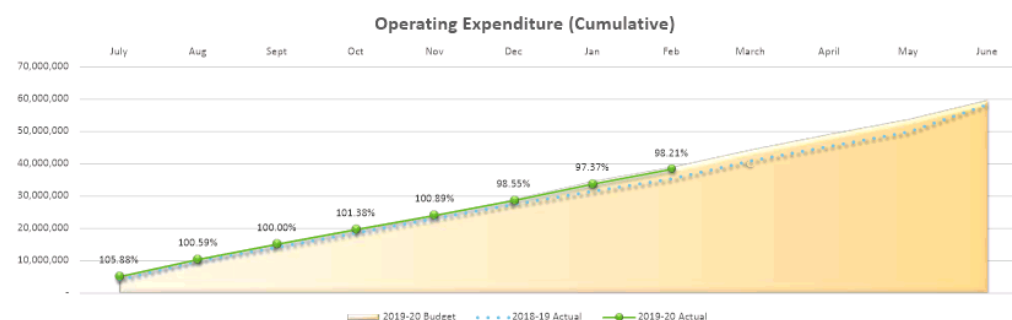
Attachments

1 [↓](#) Monthly Finance Report - February 2020 16 Pages

LOCKYER VALLEY REGIONAL COUNCIL
Operating Revenue and Expenditure Dashboard
For the Period Ending 29th February, 2020



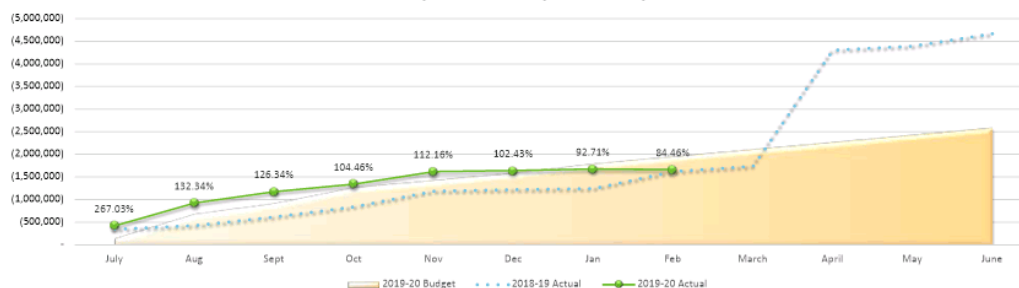
REVENUE TO DATE	Rates and Utility Charges (Gross)	Discount	Charges and Fees	Interest	Operating Grants and Subsidies	Operating Contributions and Donations	Revenue - Contract/Recoverable Works	Other Revenue	Profit from Investments	Total
Actual	(41,997,716)	1,286,975	(2,733,196)	(871,637)	(3,895,600)	(373,138)	(1,039,928)	(1,920,988)	-	(51,545,228)
Budget	(42,465,762)	1,327,000	(2,505,636)	(842,143)	(3,914,516)	(360,000)	(1,294,730)	(1,496,421)	-	(51,552,206)
Variance	(468,045)	40,025	227,560	29,495	(18,916)	13,138	(254,802)	424,568	-	(6,978)
Target %	98.90%	96.98%	109.08%	103.50%	99.52%	103.65%	80.32%	128.37%	-	99.99%
Movement to Prior Month Target %	→	→	→	↓	→	→	↑	↓	→	→



EXPENDITURE TO DATE	Employee Costs	Goods and Services	Finance Costs	Depreciation	Total
Actual	18,742,022	10,788,640	667,583	8,154,515	38,352,760
Budget	18,206,329	12,032,995	666,161	8,146,649	39,052,134
Variance	(535,693)	1,244,355	(1,423)	(7,866)	699,374
Target %	102.94%	89.66%	100.21%	100.10%	98.21%
Movement to Prior Month Target %	↑	→	→	→	→

LOCKYER VALLEY REGIONAL COUNCIL
Capital Revenue and Expenditure Dashboard
For the Period Ending 29th February, 2020

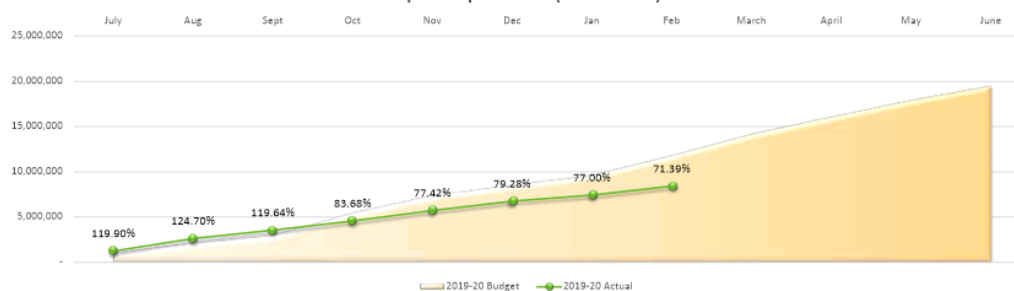
Capital Revenue (Cumulative)



REVENUE TO DATE by Type	Profit (Loss)			
	Capital Grants, Subsidies and Contributions	on Disposal of Non Current Assets	Capital Expenses	Total
	Actual (1,707,008)	44,817	1,854,591	192,400
	Budget (1,967,959)	-	52,500	(1,915,459)
Variance	(260,951)	(44,817)	(1,802,091)	(2,107,859)
Target %	86.74%	-	3532.55%	-10.04%
Movement to Prior Month Target %	↓	→	→	↓

Note: Graph above is reflecting capital grants and subsidies only

Capital Expenditure (Cumulative)



EXPENDITURE TO DATE by Group	People and Business Performance		Community and Regional Prosperity	Total
	Infrastructure			
	Actual 742,440	7,042,048	648,726	8,433,215
	Budget 1,075,850	9,663,827	1,073,855	11,813,532
Target %	69.01%	72.87%	60.41%	71.39%
Movement to Prior Month Target %	↑	↓	↓	↓

Lockyer Valley Regional Council (Whole Council)
Statement of Comprehensive Income
For the Period Ending February 2020

	Current Annual Budget	Actuals YTD	Budget YTD	Variance Amount YTD	Variance % YTD
Operating Revenue:					
Rates and Utility Charges (Gross)	42,664,095	41,997,716	42,465,762	468,045	1.10
Discount	(1,727,000)	(1,286,975)	(1,327,000)	(40,025)	3.02
Charges and Fees	4,197,212	2,733,196	2,505,636	(227,560)	(9.08)
Interest	1,352,464	871,637	842,143	(29,495)	(3.50)
Operating Grants and Subsidies	8,081,515	3,895,600	3,914,516	18,916	0.48
Operating Contributions and Donations	828,700	373,138	360,000	(13,138)	(3.65)
Revenue - Contract/Recoverable Works	2,034,594	1,039,928	1,294,730	254,802	19.68
Other Revenue	2,375,880	1,920,988	1,496,421	(424,568)	(28.37)
Profit from Investments	2,350,000	-	-	-	-
Total Operating Revenue	62,157,460	51,545,228	51,552,206	6,978	0.01
Operating Expenses:					
Employee Costs	26,366,505	18,742,022	18,206,329	(535,693)	(2.94)
Goods and Services	19,907,962	10,788,640	12,032,995	1,244,355	10.34
Finance costs	1,294,488	667,583	666,161	(1,423)	(0.21)
Depreciation	12,219,974	8,154,515	8,146,649	(7,866)	(0.10)
Total Operating Expenses	59,788,929	38,352,760	39,052,134	699,374	1.79
Operating Surplus/(Deficit)	2,368,531	13,192,468	12,500,072	(692,396)	(5.54)
Capital Revenue:					
Capital Grants, Subsidies and Contributions	2,601,321	1,707,008	1,967,959	260,951	13.26
Profit (Loss) on Disposal of Non Current Assets	-	(44,817)	-	44,817	-
Capital Expenses	(90,000)	(1,854,591)	(52,500)	1,802,091	(3,432.55)
Total Capital Revenue	2,511,321	(192,400)	1,915,459	2,107,859	110.04
Operating Surplus/(Deficit) After Capital Items	4,879,851	13,000,069	14,415,531	1,415,463	9.82

Lockyer Valley Regional Council (Executive Office)
Statement of Comprehensive Income
For Period Ending February 2020

	Current Annual Budget	Actuals YTD	Budget YTD	Variance Amount YTD	Variance % YTD
<u>Operating Revenue:</u>					
Rates and Utility Charges (Gross)	33,102,000	32,531,005	32,903,667	372,662	1.13
Discount	(1,537,000)	(1,148,440)	(1,137,000)	11,440	(1.01)
Charges and Fees	273,000	107,527	129,333	21,806	16.86
Interest	1,296,264	837,081	804,676	(32,405)	(4.03)
Operating Grants and Subsidies	3,258,300	1,214,297	1,215,000	704	0.06
Revenue - Contract/Recoverable Works	-	153	-	(153)	-
Other Revenue	1,250,000	770,487	742,667	(27,820)	(3.75)
Profit from Investments	2,350,000	-	-	-	-
Total Operating Revenue	39,992,564	34,312,110	34,658,343	346,233	1.00
<u>Operating Expenses:</u>					
Employee Costs	2,845,011	2,335,041	1,812,836	(522,205)	(28.81)
Goods and Services	1,223,419	441,649	411,204	(30,445)	(7.40)
Finance costs	323,988	179,396	179,327	(69)	(0.04)
Depreciation	10,594,233	7,067,919	7,062,822	(5,097)	(0.07)
Total Operating Expenses	14,986,651	10,024,005	9,466,189	(557,815)	(5.89)
Operating Surplus/(Deficit)	25,005,913	24,288,105	25,192,153	904,048	3.59
<u>Capital Revenue:</u>					
	-	-	-	-	-
Total Capital Revenue	-	-	-	-	-
Operating Surplus/(Deficit) After Capital Items	25,005,913	24,288,105	25,192,153	904,048	3.59

Lockyer Valley Regional Council (People and Business Performance)

Statement of Comprehensive Income

For Period Ending February 2020

	Current Annual Budget	Actuals YTD	Budget YTD	Variance Amount YTD	Variance % YTD
<u>Operating Revenue:</u>					
Rates and Utility Charges (Gross)	1,185,000	1,575,487	1,185,000	(390,487)	(32.95)
Charges and Fees	-	101	-	(101)	-
Interest	13,200	8,507	8,800	293	3.33
Operating Grants and Subsidies	228,712	218,306	210,808	(7,498)	(3.56)
Other Revenue	257,000	227,622	166,167	(61,455)	(36.98)
Total Operating Revenue	1,683,912	2,030,023	1,570,775	(459,249)	(29.24)
<u>Operating Expenses:</u>					
Employee Costs	5,088,693	3,212,414	3,363,951	151,537	4.50
Goods and Services	4,568,436	2,980,683	3,210,279	229,597	7.15
Finance costs	149,000	73,879	74,500	621	0.83
Depreciation	-	2,059	-	(2,059)	-
Total Operating Expenses	9,806,129	6,269,035	6,648,730	379,695	5.71
Operating Surplus/(Deficit)	(8,122,217)	(4,239,011)	(5,077,955)	(838,944)	16.52
<u>Capital Revenue:</u>					
Capital Grants, Subsidies and Contributions	54,500	-	52,333	52,333	100.00
Total Capital Revenue	54,500	-	52,333	52,333	100.00
Operating Surplus/(Deficit) After Capital Items	(8,067,717)	(4,239,011)	(5,025,622)	(786,610)	15.65

Lockyer Valley Regional Council (Community and Regional Prosperity)
Statement of Comprehensive Income
For Period Ending February 2020

	Current Annual Budget	Actuals YTD	Budget YTD	Variance Amount YTD	Variance % YTD
Operating Revenue:					
Rates and Utility Charges (Gross)	305,000	304,372	305,000	628	0.21
Charges and Fees	2,997,712	2,040,616	1,758,636	(281,979)	(16.03)
Interest	-	1,208	-	(1,208)	-
Operating Grants and Subsidies	1,849,986	1,566,395	1,568,108	1,713	0.11
Operating Contributions and Donations	782,000	373,138	360,000	(13,138)	(3.65)
Revenue - Contract/Recoverable Works	1,244,594	645,698	829,730	184,032	22.18
Other Revenue	168,700	359,577	130,800	(228,777)	(174.91)
Total Operating Revenue	7,347,992	5,291,004	4,952,274	(338,730)	(6.84)
Operating Expenses:					
Employee Costs	9,128,183	6,398,526	6,241,354	(157,173)	(2.52)
Goods and Services	5,750,417	2,392,956	2,980,970	588,014	19.73
Finance costs	7,500	4,906	5,000	94	1.89
Depreciation	38,969	26,498	25,979	(519)	(2.00)
Total Operating Expenses	14,925,069	8,822,887	9,253,303	430,417	4.65
Operating Surplus/(Deficit)	(7,577,077)	(3,531,883)	(4,301,030)	(769,147)	17.88
Capital Revenue:					
Capital Grants, Subsidies and Contributions	622,500	597,500	567,500	(30,000)	(5.29)
Total Capital Revenue	622,500	597,500	567,500	(30,000)	(5.29)
Operating Surplus/(Deficit) After Capital Items	(6,954,577)	(2,934,383)	(3,733,530)	(799,147)	21.40

Lockyer Valley Regional Council (Infrastructure)
Statement of Comprehensive Income
For Period Ending February 2020

	Current Annual Budget	Actuals YTD	Budget YTD	Variance Amount YTD	Variance % YTD
Operating Revenue:					
Rates and Utility Charges (Gross)	8,072,095	7,586,852	8,072,095	485,243	6.01
Discount	(190,000)	(138,535)	(190,000)	(51,465)	27.09
Charges and Fees	926,500	584,951	617,667	32,715	5.30
Interest	43,000	24,841	28,667	3,825	13.34
Operating Grants and Subsidies	2,744,517	896,603	920,600	23,998	2.61
Operating Contributions and Donations	46,700	-	-	-	-
Revenue - Contract/Recoverable Works	790,000	394,077	465,000	70,923	15.25
Other Revenue	700,180	563,302	456,787	(106,515)	(23.32)
Total Operating Revenue	13,132,992	9,912,091	10,370,815	458,724	4.42
Operating Expenses:					
Employee Costs	9,304,617	6,796,041	6,788,189	(7,852)	(0.12)
Goods and Services	8,365,690	4,973,352	5,430,542	457,190	8.42
Finance costs	814,000	409,402	407,333	(2,069)	(0.51)
Depreciation	1,586,772	1,058,040	1,057,848	(191)	(0.02)
Total Operating Expenses	20,071,080	13,236,834	13,683,912	447,078	3.27
Operating Surplus/(Deficit)	(6,938,088)	(3,324,743)	(3,313,097)	11,646	(0.35)
Capital Revenue:					
Capital Grants, Subsidies and Contributions	1,924,321	1,109,508	1,348,126	238,618	17.70
Profit (Loss) on Disposal of Non Current Assets	-	(44,817)	-	44,817	-
Capital Expenses	(90,000)	(1,854,591)	(52,500)	1,802,091	(3,432.55)
Total Capital Revenue	1,834,321	(789,900)	1,295,626	2,085,526	160.97
Operating Surplus/(Deficit) After Capital Items	(5,103,767)	(4,114,642)	(2,017,470)	2,097,172	(103.95)

LOCKYER VALLEY REGIONAL COUNCIL
STATEMENT OF FINANCIAL POSITION
As at 29 February, 2020

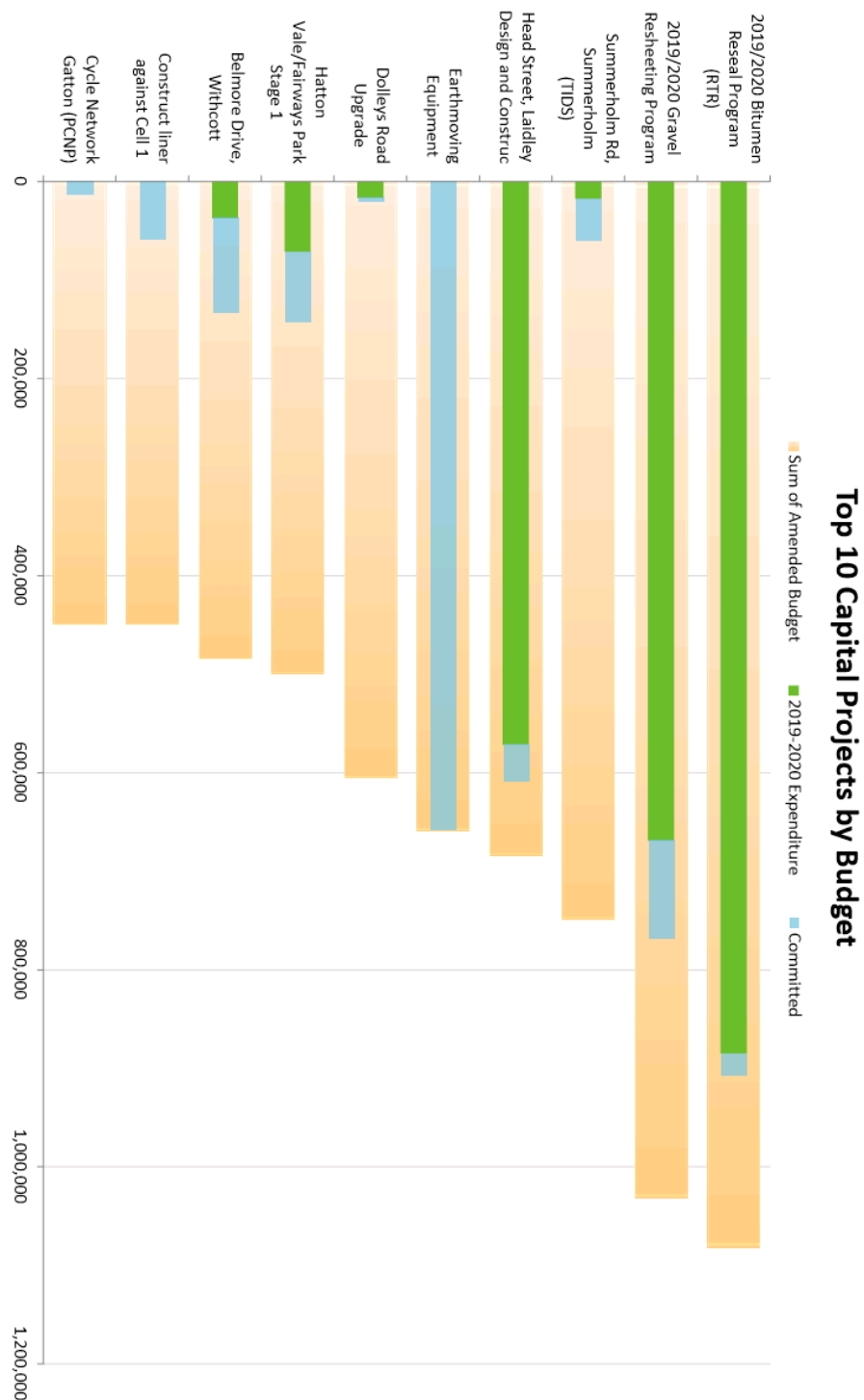
	2019-2020 Annual Budget	2019-2020 YTD Actual
<u>Current Assets</u>		
Cash assets and cash equivalents	17,560,000	12,833,494
Cash investments	-	10,600,000
Trade and other receivables	3,690,000	16,358,566
Inventories	2,470,000	352,983
Non-current assets classified as held for sale	-	2,091,000
Total Current Assets	23,720,000	42,236,043
<u>Non Current Assets</u>		
Trade and other receivables	14,740,000	14,745,256
Equity investments	32,850,000	30,621,815
Investment properties	2,010,000	2,010,000
Property, plant and equipment	574,360,000	568,022,057
Intangible assets	6,660,000	4,719,171
Total Non Current Assets	630,620,000	620,118,298
TOTAL ASSETS	654,340,000	662,354,341
<u>Current Liabilities</u>		
Trade and other payables	4,290,000	5,525,879
Provisions	5,790,000	5,738,621
Borrowings	1,560,000	727,655
Total Current Liabilities	11,640,000	11,992,155
<u>Non Current Liabilities</u>		
Provisions	29,650,000	29,655,001
Borrowings	21,480,000	23,079,170
Total Non Current Liabilities	51,130,000	52,734,171
TOTAL LIABILITIES	62,770,000	64,726,326
NET COMMUNITY ASSETS	591,570,000	597,628,015
<u>Community Equity</u>		
Retained surplus (deficiency)	386,790,000	381,253,851
Asset revaluation surplus	199,920,000	199,924,640
Reserves	-	3,449,388
Current Surplus/(Deficit)	4,860,000	13,000,135
TOTAL COMMUNITY EQUITY	591,570,000	597,628,015

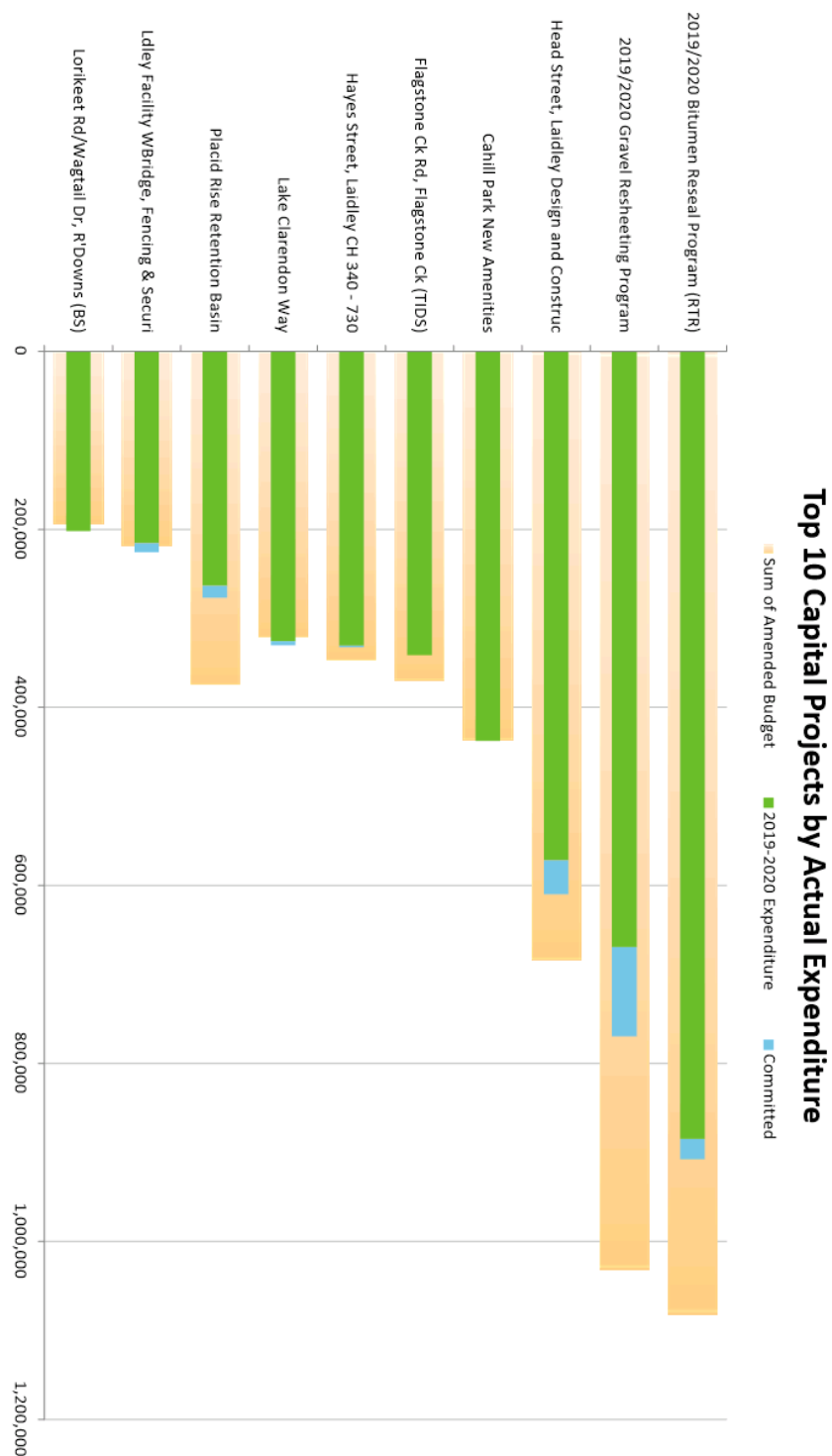
LOCKYER VALLEY REGIONAL COUNCIL
Statement of Cash Flows
For the Period Ending 29 February, 2020

	2019-2020 Annual Budget	2019-2020 YTD Actuals
Cash flows from operating activities:		
Receipts		
Receipts from customers	61,210,000	41,468,280
Interest received	1,350,000	871,637
Payments		
Payments to suppliers and employees	(50,300,000)	(34,339,257)
Interest expense	(1,160,000)	(590,892)
Net cash inflow (outflow) from operating activities	11,100,000	7,409,769
Cash flows from investing activities:		
Capital grants, subsidies and contributions	2,580,000	1,707,008
Payments for property, plant and equipment	(19,500,000)	(8,079,187)
Net transfer (to) from cash investments	840,000	-
Proceeds from sale of property plant and equipment	930,000	-
Net cash inflow (outflow) from investing activities	(15,160,000)	(6,372,179)
Cash flows from financing activities:		
Repayment of borrowings	(1,480,000)	(706,871)
Proceeds from borrowings	-	-
Net cash inflow (outflow) from financing activities	(1,480,000)	(706,871)
Net increase (decrease) in cash and cash equivalents held	(5,540,000)	330,719
Cash and cash equivalents at beginning of the financial year	23,100,000	23,102,775
Cash and cash equivalents at end of the financial year	17,560,000	23,433,494

Lockyer Valley Regional Council
Capital Works Summary
February, 2020

	2019-20 Budget	2019-20 Expenditure	Committed	2019-20 Expenditure (including Committed)	Remaining Budget (including Committed)
Infrastructure					
Capital Program Delivery	11,396,248	5,320,886	588,167	5,909,053	5,487,196
Depot	256,000	101,232	-	101,232	154,768
Facilities	1,687,622	506,350	289,964	796,314	891,308
Fleet	1,151,605	111,973	966,503	1,078,476	73,129
Parks & Open Spaces	653,001	176,662	73,745	250,407	402,594
Transfer Stations	1,053,068	477,233	69,686	546,919	506,149
Infrastructure Planning	154,674	1,058	-	1,058	153,616
Cemetery	373,600	180,838	37,906	218,744	154,856
NDRRA Program - Infrastructure Recovery	5,880	5,873	-	5,873	8
QRA - DRFA Program	-	159,943	9,078	169,021	(169,021)
Infrastructure Total	16,731,698	7,042,048	2,035,049	9,077,097	7,654,601
People and Business Performance					
Disaster Management	2,000	-	1,710	1,710	290
Information Management	70,000	46,811	-	46,811	23,189
SES	18,750	13,052	-	13,052	5,698
Legal Services	188,500	138,261	-	138,261	50,239
Information Communication Technology	1,289,162	544,317	189,813	734,129	555,033
People and Business Performance Total	1,568,412	742,440	191,523	933,963	634,449
Community and Regional Prosperity					
Tourism Initiatives	13,988	13,801	-	13,801	187
Corporate Communications	8,583	7,802	-	7,802	781
Sport Recreation and Community Grants	437,000	434,857	-	434,857	2,143
Regional Development	-	-	9,123	9,123	(9,123)
Strategic Planning	745,010	192,266	675,391	867,658	(122,648)
Community and Regional Prosperity Total	1,204,581	648,726	684,514	1,333,241	(128,660)
Grand Total	19,504,691	8,433,215	2,911,086	11,344,301	8,160,390





Lockyer Valley Regional Council
Capital Works Detail
February, 2020

	2019-20 Budget	2019-20 Expenditure	Committed	2019-20 Expenditure (including Committed)	Remaining Budget (including Committed)
Community and Regional Prosperity					
Tourism Initiatives					
Event Promotion Stands and Props	13,988	13,801	-	13,801	187
Tourism Initiatives Total	13,988	13,801	-	13,801	187
Corporate Communications					
Sony Camcorder 4K HDR	8,583	7,802	-	7,802	781
Corporate Communications Total	8,583	7,802	-	7,802	781
Sport Recreation and Community Grants					
Cahill Park New Amenities	437,000	437,607	-	437,607	(607)
Implementation Sport & Recreation Report	-	(2,750)	-	(2,750)	2,750
Sport Recreation and Community Grants Total	437,000	434,857	-	434,857	2,143
Regional Development					
GWIZ	-	-	9,123	9,123	(9,123)
Regional Development Total	-	-	9,123	9,123	(9,123)
Strategic Planning					
Cooper St Mitigation	37,138	-	11,398	11,398	25,740
Engineering (not inc in expert report)	20,000	-	-	-	20,000
Flood investigations	11,888	3,040	138	3,178	8,711
Flood Mapping and Modelling L'yer Catchm	15,500	2,000	14,000	16,000	(500)
Landuse Planning	20,000	-	45,750	45,750	(25,750)
LGIP Prepare Infrastructure Plan	36,535	723	10,229	10,952	25,584
Master Planning Future Urban Gatton	6,540	6,540	-	6,540	-
NDRP Evacuation Planning	46,284	-	91,284	91,284	(45,000)
NDRP Flood Modelling - Laidley Local	16,970	13,530	3,440	16,970	-
NDRP Flood Modelling - Laidley Reg Ph 1	102,360	-	143,711	143,711	(41,351)
NDRP Floor Survey Contract	60,000	-	-	-	60,000
NDRP Local Flood Plain Mngmt Plan 2/2	94,347	42,138	127,862	170,000	(75,653)
NDRP Local FP Risk Management Plan 1/2	9,840	9,840	-	9,840	-
NDRP Lockyer Creek Hydrology Project 1/2	39,355	7,174	32,241	39,416	(61)
NDRP Lockyer Creek Hydrology Project 2/2	166,923	71,357	172,231	243,588	(76,665)
O'Neil's Road Withcott	-	10,068	-	10,068	(10,068)
Planning Scheme Revision LVRC	61,330	25,856	23,108	48,964	12,366
Strategic Planning Total	745,010	192,266	675,391	867,658	(122,648)
Community and Regional Prosperity Total	1,204,581	648,726	684,514	1,333,241	(128,660)
Infrastructure					
Capital Program Delivery					
2018/2019 Bitumen Reseal Program	-	27,845	-	27,845	(27,845)
2019/2020 - Culvert Renewal Program	279,000	186,869	10,907	197,776	81,224
2019/2020 - Pram Ramp Program	30,000	6,429	-	6,429	23,571
2019/2020 - Urban Drainage Inlet Works	40,000	10,286	-	10,286	29,714
2019/2020 Bitumen Reseal Program (RTR)	1,082,845	884,938	22,828	907,766	175,079
2019/2020 Black Spot Mtncs Works Com	88,500	-	-	-	88,500
2019/2020 Footpath Renewal Program	80,000	-	-	-	80,000
2019/2020 Gravel Resheeting Program	1,032,474	669,147	100,329	769,477	262,997
2019/2020 Kerb Replacement Program	100,000	91,266	-	91,266	8,734
Allan Street, Gatton Footpaths	30,000	30,144	-	30,144	(144)
Amos Rd, Withcott	100,000	575	9,832	10,407	89,593
Belfords Bridge, Gatton	250,000	2,678	-	2,678	247,322
Belmore Drive, Withcott	485,000	37,436	96,677	134,114	350,886
Blanchview Rd, S'Ridge (BS)	17,000	4,803	-	4,803	12,197
Blanchview Road/Nuttalls Road, Blanchview	118,202	118,203	-	118,203	(0)
Blanchview Road/O'Neils Road, Withcott	93,500	54,008	30,187	84,195	9,305
Blenheim Hall, Blenheim	25,000	1,163	3,900	5,063	19,937
Bridge Minor Remedial Works	-	(1,700)	-	(1,700)	1,700
Brightview Rd & Village Rd, L'Rose (BS)	156,000	116,123	20,329	136,452	19,548
Brightview Rd/Gehrke Rd, G'Grove (BS)	116,500	391	21,680	22,070	94,430

	2019-20 Budget	2019-20 Expenditure	Committed	2019-20 Expenditure (including Committed)	Remaining Budget (including Committed)
Cooper St, Laidley Drainage Upgrade	150,000	12,232	51,461	63,693	86,307
Crescent St, Gatton Carpark	40,546	39,383	1,892	41,275	(729)
Culvert Renewals - Various	46,196	46,196	-	46,196	(0)
Cycle Network Gatton (PCNP)	450,000	-	14,300	14,300	435,700
Dawson Phipps Carpark	13,500	-	18,275	18,275	(4,775)
Depot Traffic Management	-	(19,411)	-	(19,411)	19,411
Dolleys Road Upgrade	606,000	16,794	4,664	21,458	584,542
Drainage Works Tew Ct and Rogers Drive	24,600	23,834	-	23,834	766
Edward Street Laidley CH 0 - 270	125,000	22,319	-	22,319	102,681
Flagstone Ck Rd, Flagstone Ck (TIDS)	370,000	341,471	-	341,471	28,529
Forestry Road Bridge	124,348	124,348	-	124,348	(0)
Gatton Long Distance Coach Project	58,365	58,423	-	58,423	(58)
Gehrke Hill Road, Summerholm CH 100 - 10	76,961	66,961	-	66,961	10,000
Gehrke Road/Rons Road, Glenore Grove	16,831	16,831	-	16,831	0
Gravel Resheeting Program 2018/2019(R2R)	5,416	5,416	-	5,416	0
Guardrail Renewals 2018/2019	-	-	-	-	-
Hatton Vale School Parking Improvements	60,000	982	-	982	59,018
Hayes Street, Laidley CH 340 - 730	347,999	330,424	2,025	332,449	15,550
Head Street, Laidley Design and Construc	685,000	571,771	38,061	609,832	75,168
Jones Road Bridge Withcott (BS)	79,500	79,421	1,602	81,023	(1,523)
Jordan Street, Gatton CH 0 - 150	-	-	-	-	-
Kerb and channel rehabilitation program	-	-	-	-	-
Laidley State High School Laidley	-	-	-	-	-
Lake Clarendon Way	321,731	325,580	4,738	330,317	(8,587)
LED Street Lighting Laidley (LGGSP)	120,050	6,822	29,950	36,772	83,278
Lorikeet Rd/Wagtail Dr, R'Downs (BS)	194,515	202,067	-	202,067	(7,552)
Mahon Bridge Replacement BBRF App	-	(17,526)	-	(17,526)	17,526
Murphys Creek Road footpath (TIDS)	340,000	6,295	16,580	22,875	317,125
Niemeyer Rd, H'Vale - \$ Contribution	100,000	-	-	-	100,000
Niemeyer Road, Hatton Vale	30,000	552	-	552	29,448
Norfolk Rd, Summerholm (BS)	82,500	63,383	5,246	68,628	13,872
Old Toowoomba Road, Placid Hills	-	(9)	-	(9)	9
Placid Rise Retention Basin	375,000	263,189	13,481	276,671	98,329
Postmans Ridge Rd, Helidon Spa	416,500	36,499	1,000	37,499	379,001
Princess Street Road Pavement Gatton	-	891	-	891	(891)
Project Design - Predesign	90,000	5,480	-	5,480	84,520
Railway crossings safety improvements	30,000	125	-	125	29,875
Railway St Gatton LED Lighting Project	153,000	88,260	3,543	91,803	61,197
Railway St/Summer St, Laidley (BS)	91,000	88,096	1,811	89,908	1,093
Road Closure Signs	16,500	16,422	-	16,422	78
Robinsons Road, Laidley	145,000	111,874	16,503	128,377	16,623
Rockmount Road/Walkers Road, Rockmount	-	151	-	151	(151)
Seventeen Mile Rd (Ch. 0.0-0.9)	-	-	-	-	-
Signs and Lines Projects	94,400	24,299	1,167	25,467	68,933
Spencer/William Street Gatton	-	288	-	288	(288)
Stevens Road Upgrade & Bitumen Seal	1,800	1,800	-	1,800	-
Stormwater Improvements Gatton	13,619	13,619	-	13,619	(0)
Summerholm Intersection	58,531	59,372	-	59,372	(841)
Summerholm Rd, Summerholm (TIDS)	750,000	17,571	42,873	60,444	689,556
Tenthill Ck Rd, Gatton (BS)	21,000	12,551	-	12,551	8,449
Twidales Rd, Helidon Spa	32,675	-	2,325	2,325	30,350
Vehicle Activated Signs Bases Various	20,000	1,937	-	1,937	18,063
Vehicle Activated Signs Road Safety PJ	-	99	-	99	(99)
Walnut Dr/Ashwood Ct, Brightview (BS)	6,644	6,644	-	6,644	0
Waste Remediation Works	100,000	-	-	-	100,000
William St Footpaths Gatton	-	-	-	-	-
William Street/Smith Street, Gatton	-	-	-	-	-
Woodlands Road Stage 3	370,000	-	-	-	370,000
Zischke Road, R'Downs (BS)	17,500	6,558	-	6,558	10,942
Capital Program Delivery Total	11,396,248	5,320,886	588,167	5,909,053	5,487,196
Depot					
Gatton Depot Fuel Strategy	136,000	552	-	552	135,448
Pavement Rehabilitation Gatton Depot	120,000	100,681	-	100,681	19,319
Depot Total	256,000	101,232	-	101,232	154,768
Facilities					
Cahill Park Lighting - Netball Courts	40,000	2,052	-	2,052	37,948
Connectivity Gatton Depot	75,000	-	-	-	75,000
Corrective Electrical Upgrades	34,700	8,738	10,765	19,503	15,197
Cyclical Painting Program	66,000	6,445	41,225	47,670	18,330

	2019-20 Budget	2019-20 Expenditure	Committed	2019-20 Expenditure (including Committed)	Remaining Budget (including Committed)
Das Neumann Haus Stair Alterations	24,000	7,978	28,030	36,008	(12,008)
Energy Efficiency Program	70,000	22,232	7,581	29,813	40,187
Gatton Admin Bldg Sewer Rectification	30,000	-	-	-	30,000
Gatton Cemetery Outdoor Chapel	39,333	39,333	-	39,333	0
Gatton Shire Hall Masterplan Works	2,500	2,725	-	2,725	(225)
Gatton Shire Hall Roof Restoration	250,000	-	-	-	250,000
Gatton Show Grounds Internal Roadworks	-	-	-	-	-
Gatton Showgrounds Energy Reduction	39,000	-	-	-	39,000
Gatton Squash Courts Refurbishment	200,000	25,748	150,499	176,247	23,753
GSH Refurbishment PWD Amenities	88,889	89,066	-	89,066	(177)
Gttn S/Hall Services Compliance Upgrade	263,700	100,106	10,215	110,321	153,379
Helidon Community Hall Solar Power Initi	-	(3,800)	-	(3,800)	3,800
Laidley Admin Building Refurbishment	-	-	217	217	(217)
Laidley Saleyards Drainage	55,000	47,637	83	47,720	7,280
LCC Refurb Ramp and Balustrading	71,000	5,878	400	6,278	64,722
LCC Refurb Drought Comm Programme Fund	-	2,364	-	2,364	(2,364)
LRR Lighting Rectification	43,000	43,067	-	43,067	(67)
LVCC Air Conditioning Redesign	50,000	25,634	18,750	44,384	5,616
LVEC Structural Remediation & Other Work	100,000	25,872	-	25,872	74,128
Nielsen's Place Shade Structure	20,500	4,344	-	4,344	16,156
Office Accommodation Review	10,000	-	-	-	10,000
Relocation Cncl Self Contained Toilets	65,000	47,859	22,200	70,058	(5,058)
Withcott Sports Ctre Kitchen Reconfigure	50,000	3,070	-	3,070	46,930
Facilities Total	1,687,622	506,350	289,964	796,314	891,308
Fleet					
Earthmoving Equipment	659,500	-	659,426	659,426	74
Minor Fleet	87,705	20,561	-	20,561	67,144
Passenger Vehicles	35,000	-	32,315	32,315	2,685
Survey Equipment Trimble SX10 Package	91,400	91,411	-	91,411	(11)
Trucks	278,000	-	274,762	274,762	3,238
Fleet Total	1,151,605	111,973	966,503	1,078,476	73,129
Parks & Open Spaces					
Fairy Lights Centenary Park, Gatton	20,000	10,229	715	10,944	9,056
Gatton Revitalisation Various	22,500	-	-	-	22,500
Hatton Vale Park Concept and Design	22,095	21,383	-	21,383	712
Hatton Vale/Fairways Park Stage 1	500,000	71,504	72,648	144,152	355,848
Laidley Sate Park Upgrade	47,823	47,823	-	47,823	0
Lake Apex Desilting Investigation Gatton	11,200	11,164	-	11,164	36
Lake Apex Tree Planting	-	(565)	-	(565)	565
Springbrook Park Bore	15,000	15,124	-	15,124	(124)
Zabel Road Lockrose Dip Site Rehabilitat	14,383	-	383	383	14,000
Parks & Open Spaces Total	653,001	176,662	73,745	250,407	402,594
Transfer Stations					
Construct liner against Cell 1	450,000	-	59,636	59,636	390,364
Gatton Waste Facility Security & Softwar	78,800	77,200	-	77,200	1,600
Gatton Weighbridge Platform/Ramp	-	1,190	-	1,190	(1,190)
Laidley Weighbridge Road Expansion	94,800	94,805	-	94,805	(5)
Ldley Facility W/Bridge, Fencing & Securi	219,000	215,424	10,050	225,474	(6,474)
Ldley Telemetry Final Sedimentation Dam	28,400	28,370	-	28,370	30
M/ Plan Gatton Long Haul Waste Facility	55,000	-	-	-	55,000
Pest (weeds & fireants) washdown provisi	19,103	19,112	-	19,112	(9)
Traffic Management Plan	9,740	9,740	-	9,740	-
Waste Disposal Sites Survey and Fencing	35,000	-	-	-	35,000
Waste Land Purchases	20,000	11,874	-	11,874	8,126
Waste management Signage Review	1,225	1,225	-	1,225	-
Windblown Litter Screen Fences	42,000	18,293	-	18,293	23,707
Transfer Stations Total	1,053,068	477,233	69,686	546,919	506,149
Infrastructure Planning					
2019/2020 Bus Stop Shelter Program	80,000	-	-	-	80,000
Centenary Park Lighting	24,674	1,058	-	1,058	23,616
Restoration of access L202 CP817791	50,000	-	-	-	50,000
Infrastructure Planning Total	154,674	1,058	-	1,058	153,616

	2019-20 Budget	2019-20 Expenditure	Committed	2019-20 Expenditure (including Committed)	Remaining Budget (including Committed)
Cemetery					
Gatton Cemetery Expansion Stage 1	183,000	169,780	-	169,780	13,220
Gatton Cemetery Expansion Stage 2	180,000	460	37,906	38,366	141,634
Gatton Cemetery Expansion Works	7,600	7,597	-	7,597	3
Laidley Columbarium	3,000	3,001	-	3,001	(1)
Cemetery Total	373,600	180,838	37,906	218,744	154,856
NDRRA Program - Infrastructure Recovery					
NDRRA Program Management 2017 FloodEvent	5,880	5,873	-	5,873	8
NDRRA Program - Infrastructure Recovery Total	5,880	5,873	-	5,873	8
QRA - DRFA Program					
February 2020 Rain Event	-	159,943	9,078	169,021	(169,021)
QRA - DRFA Program Total	-	159,943	9,078	169,021	(169,021)
Infrastructure Total	16,731,698	7,042,048	2,035,049	9,077,097	7,654,601
People and Business Performance					
Disaster Management					
Waterride Flood Intelligence	2,000	-	1,710	1,710	290
Disaster Management Total	2,000	-	1,710	1,710	290
Information Management					
Records Relocation and Sentencing	70,000	46,811	-	46,811	23,189
Information Management Total	70,000	46,811	-	46,811	23,189
SES					
Forest Hill SES Replacement Generator	8,750	8,829	-	8,829	(79)
Gatton SES Driveway Improvement	5,000	-	-	-	5,000
SES Mobile Phones Replacement	5,000	4,223	-	4,223	777
SES Total	18,750	13,052	-	13,052	5,698
Legal Services					
Legal Costs & Compensation Placid Hills	138,500	137,461	-	137,461	1,039
Property Management & Disposal Strategy	50,000	800	-	800	49,200
Legal Services Total	188,500	138,261	-	138,261	50,239
Information Communication Technology					
Aerial Imagery FY2019/20	30,000	26,549	-	26,549	3,451
Cyber Security	239,062	77,523	-	77,523	161,539
Data Centre Upgrades	38,750	-	-	-	38,750
Flood Information Advice Portal	148,971	13,083	100,400	113,483	35,488
Implement BCP Functionality	50,000	-	-	-	50,000
LVCC Audio Visual	60,000	58,634	665	59,299	701
Network Cabinets & Cabling	20,000	-	-	-	20,000
Network Perimeter Security (Firewalls)	76,500	-	-	-	76,500
Online Bookings	60,000	24,400	27,172	51,572	8,428
Switches Renewal	74,000	74,731	10,500	85,231	(11,231)
Technology One (P&R, CES, ECM, IntraMaps	140,000	48,000	-	48,000	92,000
Technology One Cloud Implementation	92,000	89,387	-	89,387	2,613
Technology One 'One Council' Project	-	175	34,587	34,763	(34,763)
Upgrade MS Office	146,879	62,085	16,488	78,574	68,305
Upgrade Technology One P&R System to CiA	63,000	39,191	-	39,191	23,809
UPS Renewal	25,000	6,995	-	6,995	18,005
Wireless Access Points	25,000	23,564	-	23,564	1,436
Information Communication Technology Total	1,289,162	544,317	189,813	734,129	555,033
People and Business Performance Total	1,568,412	742,440	191,523	933,963	634,449
Grand Total	19,504,691	8,433,215	2,911,086	11,344,301	8,160,390

11.0 PEOPLE & BUSINESS PERFORMANCE REPORTS

11.1 Change to operating hours at Dal Ryan Memorial Pool, Laidley and Lockyer Valley Sports and Aquatic Centre, Gatton

Date: 18 March 2020

Author: Kerry Wicks, Coordinator Community Facilities Business

Responsible Officer: Dan McPherson, Acting Group Manager People & Business Performance

Summary:

The purpose of this report is to consider altering the operating hours at the Dal Ryan Memorial Pool, Laidley and Lockyer Valley Sports and Aquatic Centre, Gatton.

Officer's Recommendation:

THAT Council approve trading hours at the Dal Ryan Memorial Pool, Laidley effective immediately to be:

- **Monday, Wednesday, Thursday and Friday: 6:00am to 6:00pm;**
- **Tuesday: 11:00am to 6:00pm**
- **Saturday and Sunday: 10:00am to 5:00pm**
- **Closed Boxing Day**

Further;

THAT trading commences at 1:30pm on ANZAC Day at the Dal Ryan Memorial Pool and Lockyer Valley Sports and Aquatic Centre.

And further;

THAT a report be presented to Council following the review of winter patronage is undertaken in October 2020 to consider a variation to the trading hours at the Lockyer Valley Sports and Aquatic Centre during the winter season.

RESOLUTION

THAT Council approve trading hours at the Dal Ryan Memorial Pool, Laidley, effective from the re-opening of the facility subsequent to the COVID-19 pandemic, to be:

- **Monday, Wednesday, Thursday and Friday: 6:00am to 6:00pm;**
- **Tuesday: 11:00am to 6:00pm**
- **Saturday and Sunday: 10:00am to 5:00pm**
- **Closed Boxing Day**

Further;

THAT trading commences at 1:30pm at the Dal Ryan Memorial Pool and Lockyer Valley Sports and Aquatic Centre, for future ANZAC Day holidays.

And further;

THAT a report be presented to Council in October 2020 following a review of winter patronage, to consider a variation to the trading hours at the Lockyer Valley Sports and Aquatic Centre during the winter season.

Moved By:	Cr Holstein	Seconded By:	Cr Hagan
Resolution Number: 16-20/1693			
CARRIED			
6/0			

Report

1. Introduction

A request has been received from Swim Fit to vary the current trading hours at the Dal Ryan Memorial Pool, Laidley and the Lockyer Valley Sports and Aquatic Centre, Gatton; the purpose of this Report is for Council to formally consider this request and resolve its position in relation to this request.

2. Background

The Management (Swim Fit) of the Dal Ryan Memorial Pool, Laidley and Lockyer Valley Sports and Aquatic Centre, Gatton request to alter their operating hours due to low patronage, this request was received on 21 February 2020. They have also advised that they are required to reduce opening hours on ANZAC Day in accordance with state legislation.

3. Report

Swim Fit have been managing the Dal Ryan Memorial Pool, Laidley (Laidley Pool) and Lockyer Valley Sports and Aquatic Centre, Gatton (Gatton Pool) for the past five months. Patronage numbers have been recorded during this time and peak and off-peak times have been identified and a variation to the current agreed times has been requested. It has also been identified that ANZAC Day falls on a Saturday, with no public holiday given on the Monday.

1. ANZAC Day

Clause 8.2(b) of the Management Agreement states that the Operator may request Council's prior written consent to vary the minimum trading hours for the closure on public holidays. The Management Agreement only allows for closure of both facilities on Christmas Day and Good Friday.

State legislation regarding trading hours applies to all businesses in Queensland, trading hours depend on the category of the business. The Queensland Government website Business Queensland¹ defines the variety of categories. The Gatton and Laidley Pools fall under the category of Non-exempt Shops, the sub-category being 'Places of public amusement' and includes businesses such as cinemas, amusement parks and sporting events. These businesses are not permitted to open until **1.30pm**.

2. Vary Trading Hours – Dal Ryan Memorial Pool

Swim Fit have requested in writing a variation to the agreed minimum trading hours at the Laidley Pool due to low patronage.

The proposed hours are:

Monday, Wednesday, Thursday and Friday: 6am-6pm

Tuesday: 2pm-6pm

¹ <https://www.business.qld.gov.au/running-business/marketing-sales/trading-hours/hours/anzac-day>

Saturday and Sunday: 10am-5pm

The following reasons (for the request) have been provided by the Operator:

- *Lack of attendances during the mornings on the weekends. Shortening allows for us to have a staff member work the full day instead of splitting the day into 2 shifts. Allows us to use the hours to open on a Tuesday.*
- *Open Tuesday afternoons as the pool will be warmer than the morning shift, especially during the months of September and April. It would allow us the ability to extend learn to swim classes to Tuesday's as well.*

The above times show a reduction of three hours per week to the agreed minimum trading hours. The variation to times being:

- Decrease by four hours on Saturday
- Decrease by three hours on Sunday
- Increase by four hours on Tuesday

If Council agrees to amend the operating hours in line with the written request from Swim Fit, negotiations would need to occur between Council and the Operator with regards to the value of the Management Fee that is paid to the Operator.

If Council is agreeable to a variation of hours an alternative proposal to be submitted to the Operator includes varying their trading hours to:

Monday, Wednesday, Thursday and Friday: 6am-6pm

Tuesday: 11am-6pm

Saturday and Sunday: 10am-5pm

This alternative proposal will avoid impacting the payment of the Management Fee to the Operator, the agreed fee will not have to be changed due to the total trading hours staying the same.

The Operator has also requested the Pool remains on closed on Boxing Day due to lack of attendance in 2019 (patronage was zero and the weather was 19-31 degrees).

3. Vary Trading Hours – Lockyer Valley Sports and Aquatic Centre

Swim Fit have requested in writing a variation to the agreed minimum trading hours at the Gatton Pool during Winter (1 April to 30 September each year).

The proposed hours are:

Monday to Friday: 6am-6pm (Gatton Swimming Club 6pm-8pm on Mondays)

Saturday: 7am-5pm

Sunday: 8am-5pm

The above times show a reduction of two and a half hours per week to the agreed minimum trading hours. The variation request is to open on weekdays at 6am rather than 5.30am.

Currently every weekday morning swim squads start at 5:30am, except for Thursday mornings. During the winter season they will be starting squad at 6am.

It is recommended that the Operator be advised the times in the current Management Agreement remain in force this winter swim season and further evaluation undertaken during October 2020.

4. Policy and Legal Implications

Policy and legal implications will continue to be addressed through existing allocations.

5. Financial and Resource Implications

No change to the management fee paid to the operator is expected.

6. Delegations/Authorisations

There are delegations in place to enable the recommendation made in this report to be implemented.

7. Communication and Engagement

With the Community Engagement and Events branch the community at large will be notified of the changes through existing communication channels. The Operator will also advertise the time changes on their website and social media sites.

8. Conclusion

The Recommendation made in this Report will enable the operator to vary their trading times in line with seasonal change and community needs.

9. Action/s

1. Advise Operator approved variation to trading times at the Dal Ryan Memorial Pool.
2. Advise Operator further assessment will need to be undertaken during October 2020 prior to approving the variation to trading times at the Lockyer Valley Sports and Aquatic Centre.
3. Liaise with Community Engagement and Events branch to ensure the variations are advertised appropriately.

Date: 19 March 2020
Author: Erin Carkeet, Governance and Strategy Officer
Responsible Officer: Dan McPherson, Acting Group Manager People & Business Performance

The purpose of this report is to provide Council with an update on the status of actions arising from resolutions at Ordinary and Special Council meetings for the current term of Council.

THAT Council receive and note the Agenda Action Items Review report providing an analysis of the action items arising from Council agenda reports for the current term of Council.

THAT Council receive and note the Agenda Action Items Review report, as attached to these Minutes, providing an analysis of the action items arising from Council agenda reports for the current term of Council.

Moved By: Cr Vela **Seconded By:** Cr Wilson
Resolution Number: 16-20/1694

CARRIED
6/0

1. Introduction

This report provides Council with an update on the action items arising from resolutions at Ordinary and Special Council meetings from 1 May 2016 to 19 March 2020. Additional details on resolutions that have not been completed are highlighted within this report.

This report aligns with Council's Corporate Plan 2017-2022, Outcome 5.4, *'Commit to open and accountable governance to ensure community confidence and trust in Council and our democratic values.'*

In the current term of Council it was determined that an update on actions arising from Council meeting resolutions be reported to Council on a quarterly basis by exception.

A total of 1,687 resolutions were recorded from the Ordinary and Special Council meetings from 1 May 2016 to 19 March 2020. Of these resolutions 178 were procedural motions, which did not require an

action (e.g. moving into open and closed session and items for information). Of the remaining actions, 1,486 have been completed, and 23 remain either ongoing or incomplete. The 23 ongoing/incomplete items are listed in the attachment to this report. All ongoing/incomplete items in the attachment contain notes outlining the status of each item and are updated on a regular basis.

Below is an analysis of the actions from 1 May 2016 to 19 March 2020.

Group	Total Action Items	Ongoing/Incomplete Actions	Procedural Motions (no action required)
Executive Office	223	1	178
Community & Regional Prosperity	457	7	
People & Business Performance	455	8	
Infrastructure (including the former Infrastructure Works & Services)	182	7	
Former Organisational Development & Planning	75	-	
Former Corporate & Community Services	117	-	
TOTAL	1509	23	

4. Policy and Legal Implications

There are no policy or legal implications which arise as a result of this report.

5. Financial and Resource Implications

Budget implications will continue to be addressed through existing allocations. Where additional resources are required to complete actions, these will be reported to Council to ensure transparency in the completion of actions. Where significant, the matter will be addressed through the budget review process.

6. Delegations/Authorisations

No further delegations are required to manage the issues raised in this report. The relevant Group Manager and/or the Chief Executive Officer will manage the requirements in line with existing delegations.

7. Communication and Engagement

The following officers were consulted in the review of the actions:

- Chief Executive Officer
- Group Manager Community & Regional Prosperity
- Group Manager Infrastructure
- Group Manager People & Business Performance

On a quarterly basis, Council will receive an updated report on the actions that are outstanding. Any actions that require further input from Council will be presented in the form of a separate agenda report.

8. Conclusion

This report enables Councillors to monitor, at a strategic level, the completion of actions, which have arisen as a result of resolutions of Council meetings.

9. Action/s

Outstanding action items are to be monitored and reported to Council on a quarterly basis.

Attachments

1	Outstanding Actions - March 2020 - Executive Office	1 Page
2	Outstanding Actions - March 2020 - Community & Regional Prosperity	20 Pages
3	Outstanding Actions - March 2020 - People & Business Performance	9 Pages
4	Outstanding Actions - March 2020 - Infrastructure	6 Pages



16- 20/1573	13/11/2019	Sale of Land for Unpaid Rates and Charges	Marchant, Jodi	28 Nov 2019 - 3:39 PM - Hiedi Hope Letter to be drafted for CEO signature 12 Dec 2019 - 10:33 AM - Hiedi Hope CEO signed letter ECM 3877660 14 Jan 2020 - 8:38 AM - Tony Brett Awaiting statutory period of three months to expire before further action can be taken. 2 Mar 2020 - 12:08 PM - Erin Carkeet Action reassigned to Marchant, Jodi by: Carkeet, Erin for the reason: 3 Mar 2020 - 8:47 AM - Jodi Marchant The intention to sell letter was sent on 6 December 2019. There is a three month statutory waiting period before further action can be taken. An auction date will be set after 6 March 2020. The auction can not be any later than 6 June 2020.
Local Government Regulation 2012;				
Executive Office				



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Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/0338	18/01/2017	Community and Crisis Care Housing	<p>RESOLUTION</p> <p>THAT with respect to the future management of Council's community and crisis care housing assets, Council resolve to;</p> <p>a) confirm their intent to transition out of Community Housing and seek a meeting with the Department of Housing and Public Works representatives to discuss the transfer of the management of housing assets located at 11 North Street and 44 Cochrane Street Gattton back to that Department;</p> <p>b) authorise the Chief Executive Officer to negotiate satisfactory arrangements with The Uniting Church in Australia Property Trust (Q) to provide for the continued tenure of 27 Frome Street, Laidley until 30 June 2018;</p> <p>c) take no further action in relation to the arrangements for the use of 48 Cochrane Street, Gattton by The Uniting Church in Australia Property Trust (Q) pending a decision by Queensland Urban Utilities in relation to accepting trusteeship of the reserve; and</p> <p>d) investigate future options to demolish the building located at 369 Smithfield Road, Gattton.</p> <p>Moved By: Cr Hagan Seconded By: Cr McLean Resolution Number: 16-20/0338</p> <p style="text-align: center;">CARRIED 7/0</p>	Hope, Hiedi	<p>2 Mar 2017 - 3:14 PM - Susan Boland Communication received from Housing & Homelessness Services in relation to Anuha's request in line with the departments proposed procurement process for future management of the properties.</p> <p>2 Mar 2017 - 3:20 PM - Hiedi Hope ECM document 3089445 - Communications from Department of Housing & Public Works</p> <p>27 Mar 2017 - 10:34 AM - Hiedi Hope Currently waiting for the Department to supply procurement process for future management of the properties.</p> <p>9 May 2017 - 2:01 PM - Hiedi Hope Manager to follow up with department - as no reply has been received from the department</p> <p>14 Sep 2017 - 8:11 AM - Hiedi Hope Caitlan (Legals) will be contacting the relevant officer in DHPW and put them in direct contact with our DNRM contact (Julie Douglas) for a simple creative solution to move the land to the state. If this is unsuccessful then we will look to negotiate with DNRM to relinquish trusteeship of the two reserves with the expectation that DNRM will then issue leases to a registered community housing provider.</p> <p>We don't have a timeframe on this at this point, however we will review the progress in the week commencing 2nd October to determine the two departments are engaging in positive communication to progress the issue.</p> <p>22 Nov 2017 - 4:47 PM - Vickie Wieldand</p>	

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Update: 1/11/17

Legal Services & Property Co-ordinator:

- * spoke with DNR contact
- * DNR regions want to work with simple solution (done work)
- * DNR Brisbane - sticking point
- * DHPW having further high level meetings
- * Expect further update by 15/11/17 - may be possible to report to Council to progress on 22/11/17 depending on DHPW advice
- * State caretaker arrangements may have an impact

22 Nov 2017 - 4:50 PM - Vickie W/eland
Update 17/11/17

DHPW starting to make progress meeting with DNR this week to progress further.

8 Mar 2018 - 10:42 AM - Hiedi Hope
This item will now be presented at a workshop in April 2018 - due to waiting on information back from the State Government - advised by Caitlyn

31 May 2018 - 8:18 AM - Susan Boland
Meeting with State MIP on 31 May 2018 to discuss progress.

17 Jul 2018 - 10:47 AM - Erin Carkeet
Mayor will liaise with other Mayors from nearby Councils in relation to seek collaboration to address the broader matter.

2 Aug 2018 - 8:36 AM - Hiedi Hope
Council Information Report prepared for meeting 8/8/18

28 Sep 2018 - 12:51 PM - Hiedi Hope
Request from Uniting Care to confirm Council's position moving forward. Phone message left with contact officer and Council's Legal Services to review ongoing arrangements.

16 Oct 2018 - 2:33 PM - Susan Boland
item discussed to workshop 10/10/18. Meeting with department late October. Report will be provided to November Council Meeting.

10 Dec 2018 - 4:00 PM - Hiedi Hope
Legal documents were expected from the Department of Housing & Public works by 5/12/18 - Officers are following up these documents

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4 Apr 2019 - 7:41 AM - Hiedi Hope
Letter written to department - ECM 3744647
16 May 2019 - 8:02 AM - Hiedi Hope
Waiting on response from department.
14 Oct 2019 - 10:43 AM - Hiedi Hope
Extension granted by Department of Housing to 31/1/2020
- ECM3840899
2 Mar 2020 - 11:48 AM - Hiedi Hope
Due date for completed 30/6/2020

Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1182	12/12/2018	Compliance Issues - Property at Lot 103 RP 141786	RESOLUTION THAT Council receive and note the tabled report for Lot 103 RP 141786 and endorse the actions taken by Council's Environmental Health Coordinator and Building Certifier/Regulatory Officer; Further THAT Council authorise the Chief Executive Officer to take all steps necessary to recover the outstanding enforcement costs from the property owners in accordance with Council's Debt Recovery Policy.	Simpson, Darryl	17 Dec 2018 - 2:52 PM - Hiedi Hope Building & Plumbing Department have issued a Show Cause Notice Reinspection due 18/12/18 by Health Officer and Building Certifier 7 Jan 2019 - 2:49 PM - Hiedi Hope Reinspections undertaken by officers in company of owners. A written response from the owners to the Show Cause Notice is due January 2019. Property owners are organising a new soil test. Clean up of the property is continuing. No evidence was found by officers of dumped effluent on the property. Owners reconfirmed that effluent is disposed of off site. 1 Apr 2019 - 1:55 PM - Hiedi Hope Follow inspection being scheduled for April with Building Officer to confirm date with Owners. 2 Apr 2019 - 9:51 AM - Hiedi Hope Site visit booked for Wednesday, 3 April 2019 11:30am 15 Jul 2019 - 3:39 PM - Hiedi Hope	
			Moved By: Cr Wilson Seconded By: Cr Cook Resolution Number: 16-20/1182			
			CARRIED 7/0			

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In June 2019 Environmental Health Officer spoke with owners. Owners advised the area should be cleaned up by September 2019.

On 21 June 2019 a Notice to enter under local Govt Act was issued to GD & WB Berry advising Council officers will on 17 September 2019 to inspect and ascertain if the Notice issued on 22 November 2018 has been complied with.

Building officers will also be in attendance regarding occupation issues.

3 Sep 2019 - 8:55 AM - Hiedi Hope
As per note on 15/7/19 - update will be given after 17/9/19

14 Oct 2019 - 11:06 AM - Hiedi Hope
Follow up inspection undertaken 17/9/19
ECM 3839517 - Notice letter 26/9/19 sent

Follow up inspection due 29/10/19

4 Dec 2019 - 12:12 PM - Hiedi Hope
Notes from Environmental Health Coordinator -
Inspection to the property was conducted 26 November 2019 and showed some further action taken but not enough to satisfy notice issued.

Warrant to enter has been approved by Management on 3 December 2019 to enter the property to obtain quotes for clean-up.

Warrant application to Garton Courts is to be made Monday 9 December 2019 and executed (if successful on application) on Wednesday 11 December at 9.00am. Two contractors will be providing written quotes for Clean-up as per Council's procurement requirements.

16 Jan 2020 - 8:43 AM - Hiedi Hope
Quotes have been received to enter and clear property. Officers intend to issue final notice to enter and clear the property. Contact will also be made by telephone to the customer to advise potential cost to the customer.

9 Mar 2020 - 11:31 AM - Erin Carkeet
Action reassigned to Simpson, Darryl by: Carkeet, Erin for the reason: Action referred to Coordinator Regulatory Services following organisational restructure.

10 Mar 2020 - 9:55 AM - Darryl Simpson
Contractor has been engaged however due to inclement weather affecting property access, works have been unable to be conducted at this time.



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10 Mar 2020 - 10:02 AM - Darryl Simpson
16 Jan 2020 Property owner was contacted and provided estimate of costs involved.
10 Mar 2020 - 10:03 AM - Darryl Simpson
20 Feb 2020 Property owner contacted and provided an update of expected dates of action by Council due to weather conditions

Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1653	12/02/2020	Community Grants Program Assessment - Round Two 2019-20	<p>RESOLUTION</p> <p>THAT Council approve funding for Round Two 2019-20 under Category One of the Community Grants Program, be allocated to the following applicants, totalling \$32,947:</p> <ul style="list-style-type: none"> • Gatton District Historical Society • Gatton Fordsdale Cricket Club • Gatton Rugby League Club • Gatton Scout Group • Laidley Agricultural and Industrial Society • Laidley District Cricket Club • Lockyer Riding for the Disabled • Southern Lockyer Cricket Club • Withcott Pony Club <p>And further; THAT Council approve a third round of funding for the Community Grants Program 2019-20 opening 1 March 2020 and closing 31 March 2020, providing a higher priority to any application for the purchase of event equipment.</p> <p>Moved By: Cr Holstein Seconded By: Cr McLean Resolution Number: 16-20/1653</p>	Nibbs, Trent	9 Mar 2020 - 10:32 AM - Heidi Hope All applicants have been informed, waiting on invoices for processing.	

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CARRIED
6/0

Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed																								
16-20/1656	26/02/2020	Application for Development Permit for Material Change of Use for Commercial Premises (Veterinary Surgery) at 711 Woodlands Road, Woodlands	<p>RESOLUTION</p> <p>THAT the application (MC2019/0073) for a Development Permit for a Material Change of Use for Commercial Premises (Veterinary Surgery) on Lot 1 RP21571 at 711 Woodlands Road, Woodlands be approved subject to the following conditions:</p> <p>APPROVED PLANS</p> <p>The following plans are Approved Plans for the development:</p> <p>Approved Plans</p> <table><tr><th>Plan No.</th><th>Rev.</th><th>Plan Name</th><th>Date</th></tr><tr><td>190402.01</td><td>4</td><td>Locality Plan, prepared by Arenkay Building Designs</td><td>03.09.2019</td></tr><tr><td>190402.02</td><td>4</td><td>Site Plan, prepared by Arenkay Building Designs</td><td>03.09.2019</td></tr><tr><td>190402.04</td><td>4</td><td>Floor Plan Proposed, prepared by Arenkay Building Designs</td><td>03.09.2019</td></tr><tr><td>190402.05</td><td>4</td><td>Elevations, prepared by Arenkay Building Designs</td><td>03.09.2019</td></tr><tr><td>190402.06</td><td>4</td><td>Floor Plans, Elevations, prepared by Arenkay Building Designs</td><td>03.09.2019</td></tr></table> <p>REFERENCED DOCUMENTS</p>	Plan No.	Rev.	Plan Name	Date	190402.01	4	Locality Plan, prepared by Arenkay Building Designs	03.09.2019	190402.02	4	Site Plan, prepared by Arenkay Building Designs	03.09.2019	190402.04	4	Floor Plan Proposed, prepared by Arenkay Building Designs	03.09.2019	190402.05	4	Elevations, prepared by Arenkay Building Designs	03.09.2019	190402.06	4	Floor Plans, Elevations, prepared by Arenkay Building Designs	03.09.2019	Van Bael, Tamme	4 Mar 2020 - 3:00 PM - Tamme Van Bael Decision Notice sent to applicant on 4 March 2020. Submitters notice of decision will be sent once the applicants appeal period has finished.	
Plan No.	Rev.	Plan Name	Date																											
190402.01	4	Locality Plan, prepared by Arenkay Building Designs	03.09.2019																											
190402.02	4	Site Plan, prepared by Arenkay Building Designs	03.09.2019																											
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190402.05	4	Elevations, prepared by Arenkay Building Designs	03.09.2019																											
190402.06	4	Floor Plans, Elevations, prepared by Arenkay Building Designs	03.09.2019																											

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Not Applicable.

VARIATION APPROVAL

Not Applicable.

FURTHER PERMITS REQUIRED

Development Permit for Building Work

Development Permit for Plumbing and Drainage

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

RECOMMENDATION

APPROVE WITH CONDITIONS Application No. MC2019/0073 for a Development Permit for Material Change Of Use for Commercial Premises (Veterinary Surgery) situated at 711 Woodlands Road WOODLANDS QLD 4343 as Identified in the attached details recommended for the Decision Notice.

ASSESSMENT MANAGER CONDITIONS

NO.	CONDITION	TIMING
1.	Undertake the development generally in accordance with the approved plans and documents referred to in this notice. These plans will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained thereafter.



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2.	Maintain the approved development (including landscaping, crossover, access driveway, car parking and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council or other approval required by conditions.	At all times.
3.	The use must not commence until all conditions of this approval have been met.	At all times.
4.	Alterations and/or Relocations 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.	At all times.
5.	Replace existing Council infrastructure (including but not limited to any street trees and footpaths) to a standard which is consistent with Council's standards should this infrastructure be damaged as part of construction works.	At all times.
6.	Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner at the following times: a) Where damage would cause a hazard to pedestrian or vehicle safety, immediately; or b) Where otherwise, upon completion of the works associated with the development. Any repair work which proposes to alter the alignment or level of existing services and assets must first be referred to the relevant service authority for approval.	At all times.
Infrastructure Charges		

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7.	Pay infrastructure charges for the proposed development in accordance with the Lockyer Valley Regional Council Adopted Infrastructure Charges Resolution in effect at time of payment.	Prior to commencement of use.
8.	Building Approval Development Approval for Building Work is required prior to the commencement of any building work and a Certificate of Classification (final certificate), issued in accordance with the <i>Building Act 1975</i> and must be issued prior to the occupation/use of any new buildings/structures.	Prior to commencement of use.
9.	Plumbing Approval A plumbing permit application will be required for any alterations to, or installation of, plumbing fixtures.	Prior to commencement of use.
10.	Advertising Device/s A maximum of two (2) advertising devices are approved including one (1) on the front entrance gate and one (1) attached to the Vet Surgery Building.	At all times.
11.	The advertising devices must be wholly located within the boundary of the premises.	At all times.
12.	The advertising devices must only display the name, location and products/services of the business on the premises. There must be no third party advertising.	At all times.
13.	Landscaping A landscaping buffer to the east of the Vet Surgery Building with a minimum of thirteen (13) native plants must be provided generally in accordance with Drawing No. 190402.02, Rev. 4, <i>Site Plan</i> , prepared by Arenkay Building Designs and dated 03.09.2019. The native plants must be a shrub/tree with a minimum mature height and spread of 1.5m.	Prior to commencement of use and to be maintained thereafter.
14.	Topsoil must have a minimum depth of 200mm. Topsoil used in landscaping must comply with the current Australian	At all times.

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	Standards, which includes being free of pests and be free of soil borne viruses, diseases and weeds.	At all times.
15.	Planting media is to include water saving devices such as water crystals applied to the manufacturer's recommendations. Water saving crystals or equivalent must be used.	
16.	No plants within Queensland Herbarium's 200 most invasive plants list are to be utilised within any landscaping works.	At all times.
17.	All exposed soil surfaces where landscaping occurs within the subject land must be protected from soil erosion. This includes mulching to a minimum depth of 75mm and providing garden edging.	At all times.
18.	All edging must have suitable longevity (treated soft and hard wood is not acceptable).	At all times.
19.	Landscaping shall be maintained in perpetuity and any plant that dies shall be replaced with a like species within three months.	At all times.
Outdoor Lighting		
20.	All outdoor lighting shall be directed inwards from the lighting source, be hooded and be directed away from residential uses.	At all times.
21.	Any outdoor lighting, including illumination of advertising devices, must be in accordance with the Australian Standard AS4282 – 1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	At all times.
22.	Lighting must be provided to all pedestrian areas, parking areas and building entries.	At all times.
Waste Management		
23.	Refuse storage, removal and collection facilities must be provided in accordance with the following: a) Provision of bins for general and recyclable waste, with an equal number of each being provided;	Prior to commencement of use and to be maintained thereafter.

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	<p>b) Provision of a communal hardstand impervious area for the permanent storage location of all bins, having minimum dimensions of 1.5m² (1,100mm x 1,300mm) per bin; and</p> <p>c) Provision of a wash-down area in the vicinity of the permanent storage location fitted with a hosecock.</p>	At all times.
24.	Any large deceased animals not stored within a freezer must be collected within 24 hours.	At all times.
25.	All municipal waste is to be disposed of off-site at an approved facility. No disposal is permitted onsite by burial, incineration or composting.	At all times.
Water Supply		
26.	A minimum of 45,000L potable water supply is to be provided on site.	Prior to commencement of use and to be maintained thereafter.
Fencing		
27.	A minimum 1.2m high fence is to be provided for any outdoor areas intended to keep animals.	Prior to commencement of use and to be maintained thereafter.
Access and Car Parking		
28.	All access, parking and manoeuvring areas within the subject site must be duly maintained to prevent dust nuisance to surrounding properties.	At all times.
29.	A minimum of four (4) car parking spaces must be provided for the Commercial Premises (Veterinary Surgery) use, generally in accordance with the approved site plans.	Prior to commencement of use and to be maintained thereafter.
Stormwater		
30.	Stormwater discharge from all roofed and hardstand areas must be managed to prevent impacts and/or damage to adjacent or downstream properties and infrastructure.	At all times.
Hours of Operation		

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31.	The hours of operation for the surgery including appointments and drop-offs is: <input checked="" type="checkbox"/> Monday to Friday 8am to 4:30pm; and <input checked="" type="checkbox"/> Saturday 8am to 12pm. Outside these hours, emergency surgeries are permitted, and any employees can operate from the business for the purposes of the mobile service.	At all times.
Environmental Health – General Conditions During Construction		
Hours of Construction		
32.	Hours of construction must not exceed Monday to Saturday 6:30am to 6:30pm. Construction work must not be conducted from the premises outside the above hours or on Sundays or public holidays.	To be complied with at all times during construction.
Noise		
33.	Noise generated from building works, are limited to the requirements set out in the <i>Environmental Protection Act 1994</i> , Chapter 8, Part 3B, Division 3, Section 440R. 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 6:30am or after 6:30pm; or ii. On any other day, at any time. b) i. All plant and equipment does not result in a level greater than $L_{Aeq} 39$ dB (A) when measured at 4m from the most exposed façade of the nearest residential uses; ii. The contribution from all varying noise sources associated with the development during night-time hours (10pm–7am) does not exceed a level	At all times.

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	<p>of L_{max} 50 dB (A), adjusted for tonality and impulsiveness, when measured at 4m from the most exposed façade of the nearest residential uses; and</p> <p>iii. 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.</p>	
Air Pollution		
34.	<p>The land owner must comply with <i>Environmental Protection (Air) Policy 2008</i> during construction of added facilities and during operation of normal activities including:</p> <p>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.</p>	At all times.
Water Pollution		
35.	<p>The land owner must comply with <i>Environmental Protection (Water) Policy 2009</i> during construction of added facilities and during operation of normal activities including:</p> <p>a) Contaminated water must not be released to stormwater; and</p> <p>b) Sediment controls must be installed where necessary to prevent the release.</p>	At all times.
Waste & Recyclable Material Bin(s), Storage & Servicing		

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36.	Provision of suitable waste removal services and suitable number and type of waste containers, in accordance with the <i>Environmental Protection Regulation 2008</i> and to the satisfaction of Council's Waste Reduction and Recycling Plan, for the storage of: <div style="margin-left: 20px;"> <input type="checkbox"/> papers, plastics, cardboard, food scraps, used food containers and like wastes generated by workers on the site; and <input type="checkbox"/> building construction and/or demolition wastes. </div>	At all times.
37.	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 Gattton Landfill and Laidley Transfer Station are approved to accept building construction and demolition waste. Environmental Health – General Conditions	At all times during construction.
Noise		
38.	All 'Regulated Devices', 'Pumps', 'Air-conditioning equipment' and 'Refrigeration equipment' as defined by the <i>Environmental Protection Act 1994</i> must be designed, installed, operated and maintained in order to comply with the noise standards as specified within the <i>Environmental Protection Act 1994</i> and <i>Environmental Protection (Noise) Policy 2008</i> .	At all times.
Air Pollution		
39.	Undertake the activity in a manner that does not allow the unreasonable release of a contaminant to the air environment and achieves the air emission standards.	At all times.

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40.	Noxious or offensive odours must not be emitted beyond the boundaries of the premises.	At all times.
Water		
41.	Contaminates or contaminated water must not directly or indirectly be released from the premises or to the ground or groundwater at the premises except for: a) Uncontaminated overland stormwater flow; and b) Uncontaminated stormwater to the stormwater system.	At all times.
Drinking Water		
42.	Drinking water on the land providing to persons must comply with the <i>Australian Drinking Water Guidelines 2011</i> . Any water tanks must be constructed in accordance with Chapter 2 Part 1 and Part 8 of the <i>Public Health Act 2005</i> (i.e. Constructed in a way that prevents the breeding of mosquitos).	At all times.
ADVISORY NOTES		
<p>(i) Under section 319 of the <i>Environmental Protection Act 1994</i>, a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm (the <i>general environmental duty</i>).</p> <p>(ii) Council will issue an Infrastructure Charges Notice. These charges are required to be paid prior to the commencement of the use.</p> <p>(iii) Under the Development Incentives – Infrastructure Charges Policy SG23 the development may be eligible to receive a discount in accordance with the policy. Note this policy only applies to contributions payable for development permits for Material Change of Use that are approved during the period within which this policy is in effect and subject to further requirements as detailed in the policy. Please contact Council to discuss further.</p>		

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- (iv) All works associated with this approval may not start until all subsequent approvals have been obtained, and its conditions complied with.
 - (v) Any additions or modifications to the approved use (not covered in this approval) may be subject to further application for development approval.
 - (vi) Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.
- It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.
- The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants
- Advice for Queensland Urban Utilities
- On 1 July 2014, Queensland Urban Utilities became the assessment manager for the water and wastewater aspects of development applications. An application will need to be made directly to Queensland Urban Utilities for water supply connections for the proposed development.
- Moved By: Cr Hagan Seconded By: Cr McLean
Resolution Number: 16-20/1666
- CARRIED 6/1
- Voting
For the Motion: Crs Milligan, McLean, Wilson, Cook, Hagan and Vela.
Against the Motion: Cr Holstein.

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Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1669	26/02/2020	Toowoomba and Lockyer Valley Escarpment Mountain Bike Master Plan	RESOLUTION THAT Council endorse the Toowoomba and Lockyer Valley Escarpment Mountain Bike Master Plan 2019-20, as attached to these Minutes. Moved By: Cr Holstein Seconded By: Cr Cook Resolution Number: 16-20/1669 CARRIED 7/0	Nibbs, Trent	9 Mar 2020 - 10:31 AM - Heidi Hope Key stake holders have been advised for Council approving the plan, Officer waiting on updated plan with no formatting issues before adding to Council's website	

Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1679	11/03/2020	Regional Arts Development Fund (RADF) funding application 2020-2021	RESOLUTION THAT Council allocate \$20,000 in its 2020-21 Budget to the Regional Arts Development Fund to support Council's funding application to Arts Queensland to assist and support local arts and cultural projects. Moved By: Cr Hagan Seconded By: Cr Holstein Resolution Number: 16-20/1679 CARRIED 6/0	Kilian, Nicole		

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Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1681	11/03/2020	Grantham Quarry Approval of Rehabilitation Works	<p>RESOLUTION</p> <p>THAT in relation to the Owner's request for approval of the rehabilitation works undertaken at the Grantham Quarry on Lot 103 CH31505 and Lot 2 RP142079 as required by Condition 14 of the Development Approval issued on 20 February 1990, Council resolve to offer "in principle" approval subject to completion of the following actions ("Completion Tasks") by the Owner:</p> <ul style="list-style-type: none"> (a) Installation of appropriate access controls, including but not limited to notification signs, fences and gates to the satisfaction of Council; (b) Preparation of an Operational and Maintenance Plan to manage the long-term stability of the land and submission to Council for approval; (c) Implementation of the approved Operational and Maintenance Plan; (d) A written commitment to Council to formally notify future occupiers and/or owners of the land of the existence and requirements of the Operational and Maintenance Plan and obtain their agreement to comply with it and to notify any subsequent owners and/or occupiers of the land of its existence and compliance requirements; and 	Underwood, Quentin		

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Further,
THAT it is noted that Council's in principle approval
is provided having considered and accepted the
residual risks in relation to:

- (a) Public safety risks where third parties may
access the rehabilitated quarry
embankments which exceed the 1:3
maximum slope set out in the Development
Approval dated 20 February 1990; and
- (b) Compliance risks in relation to
implementation of the Operational and
Maintenance Plan to satisfy the geotechnical
engineering experts' requirements to ensure
the stability of the landform into the future
and the maintenance of access controls to
the rehabilitated land.

And Further,
THAT Council resolve to delegate authority to the
Chief Executive Officer to:

- (a) Approve the location of all access controls
required by Completion Task (a);
- (b) Approve the Operational and Maintenance
Plan as required by Completion Task (b); and
- (c) Issue final approval of the rehabilitation
works once the Completion Tasks have been
satisfactorily performed, and subject to the
owner making a cancellation application to
Council in accordance with section 84 of the



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<p><i>Planning Act 2016</i> to cancel the Development Approval issued on 20 February 1990.</p> <p>Moved By: Cr McLean Seconded By: Cr Wilson Resolution Number: 16-20/1681</p> <p>CARRIED 6/0</p>

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Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/0445	12/04/2017	Proposal for the interim Management of the Council Land at the Gatton Race Course - Lot 1 on RP161623 & Lot 1 on SP228066	<p>RESOLUTION</p> <p>THAT with respect to the proposals in relation to access to and disposal of Council land described as Lot 1 on RP161623 and Lot 1 on SP228066, Council resolve to:</p> <p>(a) apply the exception from tendering set out in Section 236(1)(b)(ii) of the Local Government Regulation 2012 to enable disposal of the land to the Lockyer Race Club Inc. for interim management pending a Council decision on the long term use and/or disposal of the land; and</p> <p>(b) delegate authority to the Chief Executive Officer to negotiate practical and legal access to, and agreement for the interim management by the Lockyer Race Club Inc. of, Lot 1 on RP161623 and Lot 1 on SP228066 on terms satisfactory to Council.</p> <p>Moved By: Cr McDonald Seconded By: Cr Hagan Resolution Number: 16-20/0445</p> <p align="center">CARRIED 7/0</p>	Natalier, Caitlan	<p>14 Sep 2017 - 11:57 AM - Susan Boland Docs Being prepared, Racing EOI was unsuccessful.</p> <p>22 Nov 2017 - 4:55 PM - Vickie Wieland No change.</p> <p>Have met with parties and arrangement in place. No issues - to be formalised</p> <p>8 May 2018 - 9:26 AM - Susan Boland No further action taken since last update.</p> <p>17 Jul 2018 - 1:31 PM - Erin Carkeet Advised by Manager Regional Development - Council have had a meeting with Racing Qld officials with regard to their interest in developing the land for the racing industry. It was agreed to investigate Council facilitating a workshop with key stake holders to gauge the level of interest from many stakeholders in PPP.</p> <p>a) No required at this point</p> <p>b) In place</p> <p>c) Management agreement will be with legal</p> <p>3 Oct 2018 - 11:11 AM - Erin Carkeet Advised by EA to CEO that workshop is scheduled for 17/10/2018.</p> <p>25 Jan 2019 - 11:11 AM - Erin Carkeet Draft assessment documents prepared for review by legal. ECM 3684206 refers</p> <p>15 Oct 2019 - 12:16 PM - Vickie Wieland Amended documents to be reviewed.</p> <p>Lockyer Valley Equine & Racing Collaborative still investigating future highest and best use of the precinct.</p> <p>16 Dec 2019 - 12:27 PM - Caitlan Natalier Provided update to Council when outstanding actions considered during 1st Qtr 2019/2020 year. Approach agreed was that no further action required until a decision is made on how the precinct could be expanded and developed</p> <p>2 Mar 2020 - 12:11 PM - Erin Carkeet Coordinator Legal & Property advised no further action required at this time</p>	

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<p>19 Mar 2020 - 8:50 AM - Erin Carkeet Report being presented to Council Meeting 25/03/2020 for consideration. 19 Mar 2020 - 3:42 PM - Erin Carkeet Report has been deferred from Council Agenda 25 March 2020 for consideration at a future meeting.</p>			
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Ras No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1177	12/12/2018	Proposed Acquisition of Part of Lot 851 SP297470 for Park Purposes	<p>RESOLUTION</p> <p>THAT with respect to the proposed development of a district park on part of Lot 851 on SP297470, Council resolve to endorse the steps undertaken by the Chief Executive Officer to date to investigate the proposed site and design concepts;</p> <p>Further;</p> <p>THAT Council delegate authority to the Chief Executive Officer to exercise all powers necessary to:</p> <p>(a) facilitate the delivery of the proposed park land to Council either by negotiation of an Infrastructure Agreement with the landowner or under the <i>Acquisition of Land Act 1967</i> if necessary, including but not limited to, the issuing and execution of a Section 15 Agreement and a Notice of Intention to Resume to the landowner and any other relevant parties;</p> <p>(b) undertake a community engagement process to seek ideas and feedback from the local community to inform the detailed design of the park and the staging and delivery of the works; and</p>	Natalier, Caitlan	<p>25 Jan 2019 - 1:06 PM - Erin Carkeet Section 15 Agreement guaranteeing process to acquire land by 30/06/2019 signed. ECM: 3702598 Draft Infrastructure Agreement prepared and provided for Council to renew on 25/01/2019. ECM: 3706732 Draft Heads of Agreement with development for signature. ECM: 3693037 Community Engagement currently being undertaken by Marketing, Communications & Engagement team. Internal project plan & structure being developed by Infrastructure Works & Services team. 17 Apr 2019 - 3:22 PM - Vickie Wieland Final amendments being made to Infrastructure Agreement for issue to developer. Taking of Land Notice to be published on 26 April 2019 at which time land acquisition will be effective - titles registration to follow. 17 Apr 2019 - 3:23 PM - Vickie Wieland Wolter Consulting Group engaged to prepare detailed design - site visit and inception meeting held on 15 April 2019 12 Jul 2019 - 9:18 AM - Caitlan Natalier</p>	

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(c) negotiate an Infrastructure Agreement with the landowner to facilitate delivery of the works on terms satisfactory to Council.

Moved By: Cr Holstein Seconded By: Cr Mclean
Resolution Number: 16-20/1177

CARRIED
7/0

Land acquired on 26 April 2019 under Section 15 Agreement entered into with developer. Plan and other documents have been lodged with the Titles Registry for registration. Valuation process underway in relation to compensation. Developer indicated a change in position in May 2019 and meeting held between Council and developer representatives on 27 June 2019. New agreement for delivery of the first stage of the park reached in principle and a revised Heads of Agreement issued to the developer for signing on 3 July 2019. Awaiting signed document before incurring further design costs or releasing next stage of community engagement, which is currently being prepared.

25 Jul 2019 - 4:28 PM - *Carlton Notallier*
Lot 902 SP309246 created (park lot) and registered in Council's name with the Titles Registry on 19 July 2019.

16 Oct 2019 - 8:24 AM - *Vickie Wieland*
Heads of Agreement signed 3/9/19 - ECM # 3827583.

Phase 2 community engagement completed and workshoped with Council on 9/10/19 - ECM # 3842450.

100% concept design being finalised. Procurement for detailed design completed - LVRC-RFX-19-61.

Valuers to meet in November 2019 re: compensation.

2 Mar 2020 - 12:13 PM - *Efin Carkeet*

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Coordinator Legal & Property advised that, joint valuer meeting conducted – joint valuer report not finalised due to developer's valuer defaulting from agreed process. Seeking clarification on some issues in dispute from Council's external solicitors and valuer. Intend to arrange a meeting with the developer to discuss issues in dispute – heads of claim, valuation methodology and highest and best lot yield. Reported to Audit & Risk Committee on 27 Feb that developer has no legal obligation at this stage to pay cash contribution by end of March 2020 – only a good faith commitment and construction risk can be managed by adjustments to Council's capital program budget and work schedule if necessary.

Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/2210	13/02/2019	Request for Variation of Proposed Lease Terms - Lease of Part of the Laidley Depot	<p>RESOLUTION</p> <p>THAT with respect to the request from Biosecurity Queensland for the use of additional land at the Laidley Depot and for Council to undertake maintenance works to facilitate their use of the land, and other matters, Council resolve to authorise the Chief Executive Officer to:</p> <p>(a) investigate again whether the State has any interest in purchasing the former Laidley Depot site subject to the land being reconfigured to enable this, given their proposal to intensify their use of the land; or</p> <p>(b) negotiate lease terms satisfactory to Council to enable use of the additional area, subject to an increased lease rental being agreed in</p>	Natalier, Caitlan	<p>17 Apr 2019 – 3:24 PM - Vickie Wieland Draft tender documents prepared subject to review by Council Solicitor.</p> <p>18 Apr 2019 – 8:32 AM - Susan Boland Advised by EA to CEO that conditional offer received from Housing Dept (on behalf of Biosecurity) - significant departure of terms - some concerns.</p> <p>Proposed works costings provided on 16.4.19 are substantial.</p> <p>Intend to workshop with Council in May 2019 before response given to Housing Dept</p> <p>Housing/Biosecurity have approval to use whole site on "as is" basis currently.</p> <p>12 Jul 2019 - 9:23 AM - Caitlan Natalier</p>	

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<p>consideration of the inclusion of the additional land area and the costs Council will incur to undertake works to facilitate the requested use; and</p> <p>(c) negotiate what general maintenance and other works will be undertaken by Council to facilitate the proposed use by Biosecurity Queensland; and</p> <p>(d) arrange for the agreed maintenance and other works to be undertaken at a time convenient to Council and prior to use by Biosecurity Queensland.</p> <p>Moved By: Cr Cook Seconded By: Cr Vela Resolution Number: 16-20/1238</p> <p style="text-align: center;">CARRIED 7/0</p>			
<p>meeting held between Council and DHPW representatives on 4 June 2019 to discuss outstanding issues to finalise the lease. In principle agreement reached on all items to the satisfaction of Council officers. DHPW provided a revised conditional offer on 10 June 2019 which was not as discussed. A response has been sent to DHPW with a request for a further revised offer to be provided in line with what was discussed and agreed on 4 June 2019. This will be put to a future Council meeting in July or August 2019, depending on the timing of DHPW's response.</p> <p>16 Oct 2019 - 8:32 AM - Vickie Wieland Amended offer provided to Council & considered by Council on 14/8/19 - ECM # 3818535 DHPW awaitign Ministerial Approval before issuing lease to Council for renewal. Biosecurity to pay rent up to 30/6/19 - last advice on 9/9/19 - ECM # 3830600. Facilities arranging installation of separate power and water meters - ECM # 3830604. Will be installed on 22/10/19.</p> <p>16 Dec 2019 - 12:29 PM - Caitlan Mortimer DHPW advice of 4/12/19 is that they are still awaiting internal approvals from the agency before they are in a position to progress and issue a draft lease. 1st Year rent by Biosecurity has been paid</p>			

Item No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1620	22/01/2020	Application for Section 236 Local Government Regulation 2012 Exception for Renewal of Lease - Lot 2 on RP53576	<p>RESOLUTION</p> <p>THAT with respect to the request for the renewal of the lease over Lot 2 on RP 53576 to Downs Industry Schools Co-operation Incorporated (DISCO), Council resolve to apply the exception contained in Section 236(1)(c)(iii) of the <i>Local Government Regulation 2012</i> and authorise the Chief Executive Officer to</p>	Millard, Julie	2 Mar 2020 - 12:02 PM - Erin Carkeet Property Officer advised, draft lease forwarded to DISCO for their perusal on 27/02/2020 - See ECM 3911216	

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<p align="center">negotiate a new lease for at least four (4) years with DISCO as existing Lessee, on terms satisfactory to Council.</p> <p align="center">Moved By: Cr Hagan Seconded By: Cr Mclean Resolution Number: 16-20/1620</p> <p align="center">CARRIED 7/0</p>			
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A/Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1621	22/01/2020	Lease - Lockyer Regional Performing Arts Inc - Part of Lot 1 on RP148894 situated at Laidley Cultural Centre	<p>RESOLUTION</p> <p>THAT with respect to the request by the Lockyer Regional Performing Arts Inc to enter into a Lease over part of Lot 1 on RP 148894, Council resolve to:</p> <p>a) apply the exception contained in Section 236(1)(b)(ii) of the <i>Local Government Regulation 2012</i>; and</p> <p>b) delegate authority to the Chief Executive Officer to negotiate a Lease on terms satisfactory to Council;</p> <p>And further;</p> <p>THAT the Lockyer Regional Performing Arts Inc be advised that they can apply for assistance to cover the lease costs through Councils Community Grants Program</p> <p>Moved By: Cr Holstein Seconded By: Cr Hagan</p>	Millard, Julie	2 Mar 2020 - 12:02 PM - Erin Carkeet Property Officer advised that the Club was advised of Council Resolution and Club was advised to apply for funding for Lease costs. Example Lease forwarded to club on 18/02/2020. Cannot finalise Lease until we see if they are successful with grant application (might be September round) - See ECM 3905669	

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Resolution Number: 16-20/1621

**CARRIED
6/0**

Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1622	22/01/2020	Application for Section 236 Local Government Regulation 2012 Exception for Renewal of Lease - Merryfields Environmental Park & Outdoor Education Centre - Lot 151 on CP CC2725	<p>RESOLUTION</p> <p>THAT with respect to the future operation and management of the Merryfields Environmental Park and Outdoor Education Centre on Lot 151 on CP CC2725, Council apply the exception contained in Section 236(1)(c)(iii) of the <i>Local Government Regulation 2012</i> and offer a new Trustee Lease to Merryfields Vision to Reality Inc for a term of at least five (5) years and on terms satisfactory to Council.</p> <p>And further;</p> <p>THAT Council delegate authority to the Chief Executive Officer to do all things necessary to give effect to this resolution.</p> <p>Moved By: Cr Holstein Seconded By: Cr McLean</p> <p>Resolution Number: 16-20/1622</p> <p align="center">CARRIED 7/0</p>	Millard, Julie	2 Mar 2020 - 12:03 PM - Erin Carkeet Property Officer advised that the Club was advised of Resolution and draft Lease forwarded to Lessee on 24/02/2020 - See ECM 3908321	

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A/Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1665	26/02/2020	Request for Purchase or Land Swap - Lot 98 on L16741	<p>RESOLUTION</p> <p>THAT with respect to the request from the landowner of Lot 98 on L16741 for Council to purchase or enter into a land swap arrangement in relation to the landowner's property, Council resolve to decline the request.</p> <p>Moved By: Cr Cook Seconded By: Cr Wilson Resolution Number: 16-20/1665</p> <p style="text-align: center;">CARRIED 6/0</p>	Natailler, Caitlan	2 Mar 2020 - 12:04 PM - Erin Carkeet Property Officer advised, Letter drafted and sent to CEO for signature on 28/02/2020 - See ECM 3911606	

A/Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1676	11/03/2020	Future Use of the Kensington Grove Child Care Centre and Community Hall Facilities	<p>RESOLUTION</p> <p>THAT with respect to the future use of the Child Care Centre and Community Hall facilities situated at 1999 CC3409, 24 Bertrand Avenue, Kensington Grove, Council resolve that it is in the public interest to invite expressions of interest for either the community use of these facilities and/or the purchase and relocation of the community hall building, as there is uncertainty around the level of interest, and type of interest, that might exist which is necessary to inform any future tender</p>	Natailler, Caitlan		

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specification and ensure a fair and cost-effective
tender and evaluation process for Council and
potential tenderers.

Moved By: Cr Hagan Seconded By: Cr McLean
Resolution Number: 16-20/1676

CARRIED
6/0

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Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1185	12/12/2018	Expression of Interest – Waste Disposal and Resource Recovery Services - South East Queensland – West Waste Alliance Group	<p>RESOLUTION</p> <p>THAT Council endorse the actions of the Chief Executive Officer to continue to participate in a regional waste alliance with other Councils in South East Queensland to enable a regional procurement process for waste management and resource recovery services.</p> <p>Further;</p> <p>THAT Council invite Expressions of Interest for the provision of waste disposal services, including the use of alternative waste disposal and recycling technologies, to service the needs of the Lockyer Valley Regional Council area, or as part of a joint government activity, joint government entity or joint local government with other Councils in South East Queensland in accordance with Section 228 2(b) of the <i>Local Government Regulation 2012</i>.</p> <p>Further;</p> <p>THAT Council resolve to prepare a tender consideration plan in accordance with Section 230 (1) and (2) of the <i>Local Government Regulation 2012</i>.</p> <p>And Further;</p> <p>THAT Council confirm the Manager Health, Waste and Regulatory Services as Council's representative for the South East Queensland – West Waste Alliance Group.</p> <p>Moved By: Cr Cook Seconded By: Cr Hagan Resolution Number: 16-20/1185</p>	Driemel, Peter	<p>7 Jun 2019 - 2:38 PM - <i>Hiedi Hope</i></p> <p>Ipswich City Council supplied an example Tender Consideration Plan (TCP). This has been circulated to Legal and Procurement Departments for review and preparation of an appropriate draft. Once draft is prepared, a further Council report will be presented to Council for resolution.</p> <p>1 Apr 2019 - 1:58 PM - <i>Hiedi Hope</i></p> <p>Presented to Council - 13/2/19 - Resolution 16-20/1227</p> <p>Tender Consideration Plan - Waste Disposal and Resource Recovery Services - South East Queensland - West Waste Alliance Group</p> <p>1 Apr 2019 - 2:02 PM - <i>Hiedi Hope</i></p> <p>The Expression of Interest is being lead by Logan City Council and is being scrutinised by the Australian Competition and Consumer Commission (ACCC)</p> <p>Meeting scheduled for 2/4/19 at Logan City Waste Facility to discuss the progression of the Regional Expression of Interest in a methodical and staged manner.</p> <p>15 Jul 2019 - 3:15 PM - <i>Hiedi Hope</i></p> <p>Manager Health, Waste & Regulatory Services continues to liaise with other parties on behalf of Lockyer Valley Regional Council</p> <p>An EOJ Resource Recovery&/or Waste Disposal Services has been released closing 20/8/19</p> <p>3 Sep 2019 - 8:56 AM - <i>Hiedi Hope</i></p> <p>Expression of Interest closed and evaluation by Committee has commenced.</p> <p>14 Oct 2019 - 10:26 AM - <i>Hiedi Hope</i></p> <p>Evaluation process continuing with a 6 month period expected.</p> <p>13 Jan 2020 - 12:14 PM - <i>Hiedi Hope</i></p> <p>An information meeting was attended by the Mayor, Deputy Mayor & CEO to update on the status on the expression of interest November 2019</p> <p>6 Mar 2020 - 3:51 PM - <i>Wendy Stanley</i></p>	

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**CARRIED
7/0**

Acting Coordinator of Waste, Mayor, Deputy Mayor & CEO attended a meeting today regarding the update on the status on the expression of interest March 2020.

Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1222	16/01/2019	Niemeyer Road and Rusty's Service Station	<p>RESOLUTION</p> <p>THAT with respect to the required upgrading of Niemeyer Road associated with the redevelopment of Rusty's Service Station, Council resolve to approve:</p> <ul style="list-style-type: none"> • A Council and Department of Transport and Main Roads contribution of up to \$50,000 through the 2018/19 Transport Infrastructure Development Scheme (TIDS) funding. • A 'Route Update Request' form to be submitted by Council officers for the approval of the National Heavy Vehicle Regulator for the approval of the first 100 metres of Niemeyer Road to become an approved route for heavy vehicles. This will be limited to either the final design standard of the road as submitted by the developer, or to a maximum of matching the existing approval on the Warrego Highway, being 30 metre A-Doubles. <p>Moved By: Cr Holstein Seconded By: Cr Cook Resolution Number: 16-20/1222</p> <p align="center">CARRIED 7/0</p>	Lusk, Ben	<p>25 Jan 2019 - 9:24 AM - Sara Rozynski</p> <p>Angelo emailed Seren 24/01/2019 asking if she could follow up GenEng on the costings from the developer to undertake Council's component of the works. Seren to discuss further once received so this can be reviewed prior to formally responding. 18 Apr 2019 - 4:18 PM - Sara Rozynski</p> <p>EM of IWS has advised further discussions are being undertaken between the Developer, Transport and Main Roads and Council regarding funding contributions to the upgrade of Niemeyer Road. Further report to be submitted to Council regarding this matter.</p> <p>NHVR A- Double approval to be progressed once the developer has confirmed required upgrade of Niemeyer Road.</p> <p>15 May 2019 - 8:37 AM - Sara Rozynski</p> <p>Executive Manager of Infrastructure Works and Services advised, \$50,000 TIDS Funding has been reprogrammed to the 2019/2020 TIDS program via Council Resolution 16-20/1344 on 08/05/2019.</p> <p>Heavy vehicle approval for this section of Niemeyer Road to be progressed when Niemeyer Road upgrading works are completed.</p> <p>16 Jan 2020 - 3:43 PM - Wendy Stanley</p> <p>Manager of Infrastructure Planning and Design has advised National Heavy Vehicle Regulator has given approval for the portion of Niemeyer Road to be used as a heavy vehicle route.</p> <p>Council's contribution will be paid upon the developer reaching on-maintenance status for the road works. This is expected by early February 2020.</p> <p>16 Jan 2020 - 4:22 PM - Wendy Stanley</p>	

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<p>Action reassigned to KC, Manager Infrastructure Planning & Design by: Stanley, Wendy for the reason: SM is no longer Manager Infrastructure Planning & Design 19 Mar 2020 - 11:32 AM - Erin Carkeet Action reassigned to Lusk, Ben by: Carkeet, Erin for the reason:</p>			
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Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1291	27/03/2019	Restoration of access to Lot 202 CP817791 at Flagstone Creek Road, Upper Flagstone	<p>RESOLUTION</p> <p>THAT Council endorse the construction and funding of a four-metre-wide farm access track from Flagstone Creek Road to Lot 202 CP817791 and authorise the Chief Executive Officer to do all things necessary to prepare and lodge an easement and survey plan to secure the access with the Department of Natural Resources, Mines and Energy at Council's cost.</p> <p>And Further;</p> <p>THAT Council resolve that the works are considered ex gratia with any future maintenance works the responsibility of the benefited party under the easement.</p> <p>Moved By: Cr Holstein Seconded By: Cr Cook</p> <p>Resolution Number: 16-20/1291</p> <p align="center">CARRIED 7/0</p>	Lusk, Ben	<p>8 Apr 2019 - 2:48 PM - Sara Rozynski Executive Manager IWS requested Acting Manager IPD to commence formalising the access track. 15 May 2019 - 8:49 AM - Sara Rozynski Acting Manager Infrastructure Planning and Design advised he met with Council's Legal Services and Property Coordinator on 09/05/2019. Legal unit is finalising the easement documents and getting quotes to do the survey work. Acting Manager Infrastructure Planning and Design to meet with the property owners later this week or early next week. 15 Jul 2019 - 2:15 PM - Sara Rozynski Councillor Holstein and EM IWS met with the property owner of Lot 1 RP192500 onsite on 19/06/2019 at the proposed easement area on Flagstone Creek Road and stepped through proposed easement area and details of the easement plan/agreement process. Clarified the easement would be bordering an area already effected by a Powerlink easement. Left the property owner with layout plan showing the current Power and oil easement areas across his property. The property owner confirmed he was happy to proceed with easement and the Acting Manager Infrastructure Planning and Design would be in further contact once legal documentation was drafted. Agreed that the new front gate to be installed as part of the access to be a rural steel style gate and the entry from lot 1 RP192500 to the neighbouring property (lot 202 CP817791) to be a lesser standard barbed wire farmers style gate.</p>	

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16 Jan 2020 - 3:59 PM - Wendy Stanley
Manager Infrastructure Planning and Design has advised Cr Holstein and EMI IWS meet with property owner on 19 November 2019 and subsequently arranged for a land valuation for the proposed easement. A report is expected late January 2020
19 Mar 2020 - 9:21 AM - Erin Carkeet
Action reassigned to Lusk, Ben by: Carkeet, Erin for the reason:

Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1472	14/08/2019	Lockyer Valley Public Parks Investment Plan	<p>RESOLUTION</p> <p>THAT Council adopt the Lockyer Valley Regional Council Public Parks Strategy 2019 including the Public Park Investment Plan, prepared by Ross Planning, as attached.</p> <p>AND Further,</p> <p>THAT Council undertake a review the Public Park Investment Plan to align with further reviews of the Lockyer Valley Regional Council Local Government Infrastructure Plan (as amended) subject to asset management planning and future budget allocations.</p> <p>Moved By: Cr Vela Seconded By: Cr Hagan Resolution Number: 16-20/1472</p> <p align="center">CARRIED 5/0</p>	Sippel, Brendan	<p><i>21 Aug 2019 - 11:08 AM - Sara Rozynski</i> Manager Parks, Gardens and Cemeteries has advised meetings are occurring with the Manager of Planning and Development to align the Local Government Infrastructure Plan with the Investment Plan.</p> <p>The LVRC Public Park Strategy 2019 has been published on Council's website. <i>28 Nov 2019 - 3:38 PM - Wendy Stanley</i> Ongoing works are being undertaken to a line parks strategy with LGIP. PGC staff and Planning officers currently working together to resolve. Parks and Gardens asset management plans currently being reviewed <i>16 Jan 2020 - 4:13 PM - Wendy Stanley</i> Manager Infrastructure Parks and Gardens has advised that the current Asset Management Plan has been reviewed. Ongoing works still being undertaken to align parks strategy with LGIP. <i>6 Mar 2020 - 3:55 PM - Wendy Stanley</i> Manager Community Facilities has advised that ongoing works is still being undertaken to align parks strategy with LGIP</p>	

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Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1530	9/10/2019	Maintenance of Otto Road Reserve	<p>RESOLUTION</p> <p>THAT Council approve the request to extend the maintenance limit on Otto Road Reserve, Glenore Grove and a formal process be undertaken to name the road reserve.</p> <p>Moved By: Cr Hagan Seconded By: Cr Holstein Resolution Number: 16-20/1530</p> <p style="text-align: center;">CARRIED 7/0</p>	Keen, John	<p>17 Oct 2019 - 11:51 AM - Tyana Boeckmann Error found in resolution numbering - previously 16-20/1517</p> <p>16 Jan 2020 - 4:59 PM - Wendy Stanley Executive Manager Infrastructure Works and Services has advised this works is in progress</p> <p>20 Jan 2020 - 10:37 AM - Wendy Stanley Council has approved the request to extend the maintenance limit on Otto Road Reserve. Formal process is yet to be undertaken to name the road reserve</p> <p>11 Feb 2020 - 3:58 PM - Wendy Stanley Action reassigned to Keen, John by: Stanley, Wendy for the reason: Baldeep Sehni is no longer working for Council</p> <p>12 Feb 2020 - 2:26 PM - Wendy Stanley Works programmed to be completed by end of March 2020.</p> <p>6 Mar 2020 - 3:56 PM - Wendy Stanley Manager Civil Operations has advised that the works are to be undertaken mid to late March</p>	

Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1642	22/01/2020	Land Acquisitions Dolleys Road	<p>RESOLUTION</p> <p>THAT Council delegate authority to the Chief Executive Officer to do all things necessary to finalise the land acquisitions impacting Lot 30 SP 142114, Lot 31 SP 142114, Lot 2 RP 135665 and Lot 11 RP 853615, to enable the Dolleys Road Upgrade Project to be completed, to a sealed standard.</p> <p>Moved By: Cr Hagan Seconded By: Cr Vela Resolution Number: 16-20/1642</p>	Lusk, Ben	<p>19 Mar 2020 - 11:32 AM - Erin Carkeet Action reassigned to Lusk, Ben by: Carkeet, Erin for the reason:</p>	

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CARRIED 5/0			
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Res No.	Meeting Date	Subject	Resolution	Officer/Dept	Action Taken	Completed
16-20/1671	26/02/2020	Summerholm Road Culvert Project	<p>RESOLUTION</p> <p>THAT Council delegate authority to the Chief Executive Officer to do all things necessary to finalise the land acquisitions impacting Lot 2 on RP52897 and Lot 3 on RP44162 to enable the Summerholm Road Culvert Project to be completed.</p> <p>Moved By: Cr Holstein Seconded By: Cr Wilson Resolution Number: 16-20/1671</p> <p>CARRIED 7/0</p>	Lusk, Ben	11 Mar 2020 - 2:37 PM - Vickie Wieland Currently with Legal to organise necessary paperwork - agreement survey plan etc 19 Mar 2020 - 11:32 AM - Erin Carkeet Action reassigned to Lusk, Ben by: Carkeet, Erin for the reason:	

12.0 COMMUNITY & REGIONAL PROSPERITY REPORTS

12.1 Application for a Minor Change to Approval for Material Change of Use for Expansion to Poultry Farm (Additional 100,000 birds) (DA4784) on Lot 309 CH311850 at 303 Grantham Scrub Road, Veradilla

Date: 30 January 2020
Author: Mark Westaway, Planning Officer
Responsible Officer: David Lewis, Group Manager Community & Regional Prosperity

Summary:

The purpose of this report is to consider an application for a Minor Change to Approval (MC2020/0010) for Material Change of Use for Expansion to Poultry Farm (Additional 100,000 birds) (DA4784) on Lot 309 CH311850 at 303 Grantham Scrub Road, Veradilla.

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

Officer's Recommendation:

THAT the application for a Minor Change to Approval (MC2020/0010) for Material Change of Use for Extension to an Existing Poultry Farm (additional 100,000 birds) (DA4784) on Lot 309 CH311850 at 303 Grantham Scrub Road, Veradilla be approved subject to the following:

A. Update the Approved Plans as follows:

PLANS REQUIRING AMENDMENT

The following plans require amendment prior to becoming Approved Plans for the development:

Amended Plans

Plan No.	Rev.	Plan Name	Date
M2677 3000 001	A	<i>Contour & Detail Survey, Shed Dimension Plan</i> , prepared by Minstaff Survey Pty Ltd – annotated in red by LM Planning Solutions and received by Council 18/9/19	23/04/2019
Amendments		1. Show 10m wide Landscaping Buffer 2. Show amended location of Sheds 5D-5F	

B. Amend the following conditions:

Condition A8 be amended as follows:

A8	An all-weather industrial reinforced concrete heavy duty	To be completed
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	industrial crossover must be constructed between the kerb line and property boundary at each access point.	prior to the commencement of use.
A new condition A8A be included.		
A8A	Any material tracked onto Grantham Scrub Road from vehicles exiting the site is to be cleaned off the road pavement.	Ongoing
Condition C1 be amended as follows.		
C1	<p>The site must be developed generally in accordance with an amended plan based on the Site Plan prepared by Minstaff Survey, and annotated in red by LM Planning Solutions as received with the application and marked 'approved' and Environmental Management Plan – Nelbex Pty Ltd, prepared by Mokoan Agriculture.</p> <p>The amended plan is to ensure proposed Sheds 5D, 5E and 5F are not located closer to the southern or western boundary of the property than Shed 5C, or closer to the eastern boundary than Shed 15.</p>	To be completed prior to the commencement of use.
Condition C4 be amended as follows:		
C4	<p>An amended Site Plan is to be submitted to Council reflecting the location of the proposed and existing structures. It shall include but not be limited to; boundary setbacks, finished levels and site contours, landscaping and buffering, dam locations, retaining structures, internal roads and driveways.</p> <p>The amended plan is to ensure proposed Sheds 5D, 5E and 5F are not located closer to the southern or western boundary of the property than Shed 5C or closer to the eastern boundary than Shed 15.</p>	To be completed prior to the commencement of use.
Condition B8 be amended as follows:		
B8	(a) A 10m wide vegetated buffer comprising native species shall be provided and maintained to screen the existing sheds 7, 8, 9 and 3 10, 11, 12 and 5A-5C. This shall be provided at an approximate distance of 50m south of Shed 3 5C and along the southern property boundary	To be completed prior to the commencement of use and maintained.

	<p>behind sheds 7, 8, 9, 10, 11 and 12 as generally shown on the approved plan and to the satisfaction of Council. Where trees die off these shall be reinstated.</p> <p>(b) A 10m wide vegetated buffer comprising native species shall be provided and maintained to screen proposed sheds 5D-5F from the southern or eastern boundary, whichever is closer. The buffer shall be provided approximately within 50m of the shed that is being buffered as generally shown on the approved plan and to the satisfaction of Council. Where trees die off these shall be reinstated.</p>		
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Condition N9 be amended as follows:

N9	<p>With the exception of the extension to Shed 1, all new All structures on site must be situated and maintained at a minimum:</p> <p>100m from any road frontage,</p> <p>100m from any Natural Watercourse,</p> <p>20m from any side or rear boundary,</p> <p>150m from any dwelling on surrounding land;</p> <p>Building setbacks must be measured from the outermost projection of the building (gutter or fascia) to the nearest point of the relevant property boundary.</p> <p>Note: The extension to Shed 1 will result in a setback of approximately 95.4m from Grantham Scrub Road.</p>	To be completed prior to the commencement of use.
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Condition N7 be deleted.

Condition K34 be deleted.

Condition K41 be deleted.

No change to condition D41.

No change to condition M10.

No change to condition N8.

No change to condition N24.

No change to condition I11.

No change to condition I12.

- B. That Council write to the Minister for State Development Manufacturing, Infrastructure and Planning requesting that Sections 77-83 of the *Planning Act 2016* be reviewed with respect to the ability to consider a Negotiated Decision for a Minor Change rather than the requirement for a new change application for a Minor Change application to be made.

RESOLUTION

THAT the application for a Minor Change to Approval (MC2020/0010) for Material Change of Use for Extension to an Existing Poultry Farm (additional 100,000 birds) (DA4784) on Lot 309 CH311850 at 303 Grantham Scrub Road, Veradilla be approved subject to the following:

- A. Update the Approved Plans as follows:

PLANS REQUIRING AMENDMENT

The following plans require amendment prior to becoming Approved Plans for the development:

Amended Plans

Plan No.	Rev.	Plan Name	Date
M2677 3000 001	A	<i>Contour & Detail Survey, Shed Dimension Plan</i> , prepared by Minstaff Survey Pty Ltd – annotated in red by LM Planning Solutions and received by Council 18/9/19	23/04/2019
Amendments	1. Show 10m wide Landscaping Buffer 2. Show amended location of Sheds 5D-5F		

- B. Amend the following conditions:

Condition A8 be amended as follows:

A8	An all-weather industrial reinforced concrete heavy duty industrial crossover must be constructed between the kerb line and property boundary at each access point.	To be completed prior to the commencement of use.
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A new condition A8A be included.

A8A	Any material tracked onto Grantham Scrub Road from vehicles exiting the site is to be cleaned off the road pavement.	Ongoing
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Condition C1 be amended as follows.

C1	<p>The site must be developed generally in accordance with an amended plan based on the Site Plan prepared by Minstaff Survey, and annotated in red by LM Planning Solutions as received with the application and marked 'approved' and Environmental Management Plan – Nelbex Pty Ltd, prepared by Mokoan Agriculture.</p> <p>The amended plan is to ensure proposed Sheds 5D, 5E and 5F are not located closer to the southern or western boundary of the property than Shed 5C, or closer to the eastern boundary than Shed 15.</p>	To be completed prior to the commencement of use.
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Condition C4 be amended as follows:

C4	<p>An amended Site Plan is to be submitted to Council reflecting the location of the proposed and existing structures. It shall include but not be limited to; boundary setbacks, finished levels and site contours, landscaping and buffering, dam locations, retaining structures, internal roads and driveways.</p> <p>The amended plan is to ensure proposed Sheds 5D, 5E and 5F are not located closer to the southern or western boundary of the property than Shed 5C or closer to the eastern boundary than Shed 15.</p>	To be completed prior to the commencement of use.
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Condition B8 be amended as follows:

B8	<p>(a) A 10m wide vegetated buffer comprising native species shall be provided and maintained to screen the existing sheds 7, 8, 9 and 3 10, 11, 12 and 5A-5C. This shall be provided at an approximate distance of 50m south of Shed 3 5C and along the southern property boundary behind sheds 7, 8, 9 10, 11 and 12 as generally shown on the approved plan and to the satisfaction of Council. Where trees die off these shall be reinstated.</p> <p>(b) A 10m wide vegetated buffer comprising native species shall be provided and maintained to screen proposed sheds 5D-5F from the southern or eastern boundary, whichever is closer. The buffer shall be provided approximately within 50m of the shed that is being buffered as generally shown on the approved plan and to the satisfaction of Council. Where trees die off these shall be reinstated.</p>	To be completed prior to the commencement of use and maintained.
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Condition N9 be amended as follows:

N9	With the exception of the extension to Shed 1, all new All structures on site must be situated and maintained at a minimum: 100m from any road frontage, 100m from any Natural Watercourse, 20m from any side or rear boundary, 150m from any dwelling on surrounding land; Building setbacks must be measured from the outermost projection of the building (gutter or fascia) to the nearest point of the relevant property boundary. Note: The extension to Shed 1 will result in a setback of approximately 95.4m from Grantham Scrub Road.	To be completed prior to the commencement of use.
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Condition N7 be deleted.

Condition K34 be deleted.

Condition K41 be deleted.

No change to condition D41.

No change to condition M10.

No change to condition N8.

No change to condition N24.

No change to condition I11.

No change to condition I12.

B. That Council write to the Minister for State Development Manufacturing, Infrastructure and Planning requesting that Sections 77-83 of the *Planning Act 2016* be reviewed with respect to the ability to consider a Negotiated Decision for a Minor Change rather than the requirement for a new change application for a Minor Change application to be made.

Moved By: Cr Hagan

Seconded By:

Cr Vela

Resolution Number: 16-20/1695

CARRIED

6/0

Report

1. Introduction

The applicant seeks a Minor Change to Approval (MC2020/0010) for Material Change of Use for Extension to an Existing Poultry Farm (additional 100,000 birds) (DA4784) on Lot 309 CH311850 at 303 Grantham Scrub Road, Veradilla. There is a separate Environmentally Relevant Activity No.4 (2) – Poultry Farming (2B). The subject land is zoned Rural General under the *Gatton Shire Council Planning Scheme 2007*.

2. Background

The additional sheds and extension to existing sheds proposed as a part of the amended plans do not result in the development exceeding the previously approved numbers of birds on the site.

On 15 March 1993, a Building Permit was issued for 29 Class 8 Poultry Sheds. The layout of the sheds associated with that building approval does not reflect the layout of existing buildings on site.

On 4 July 2007, Council approved a Material Change of Use (MCU) and Environmentally Relevant Activity (ERA) No.4 for Poultry Farming for an additional 100,000 birds. This resulted in the poultry farm having a maximum capacity of 160,000 birds.

On 28 June 2019, a request for change was lodged for an Other Change to the development permit for a Poultry Farm (DA4784). The application arose from a compliance matter. Some changes to the layout and the conditions of approval were sought after discussions with the Applicant (MC2019/0039). This change application was originally considered by Council at its Ordinary Meeting held 22 January 2020 (Resolution 16-20/1633). This resolution was rescinded at Council's Ordinary Meeting held 12 February 2020 (Resolution 16-20/1646) due to a procedural error as the change application required reloading as a Minor Change application, rather than an Other Change.

The site currently contains 16 poultry sheds with an approximate carrying capacity of 101,600 birds.

- Eleven of these sheds function as rearing sheds. These sheds have a combined gross floor area of 8,023.5m² and a prescribed holding capacity of 80,235 birds, based on a rate of 10 birds/m².
- Five of these sheds function as adult layer sheds. These sheds have a combined gross floor area of 4,268.7m² and a prescribed holding capacity of 21,343 birds, based on a rate of 5 birds/m².

The development is subject to a maximum number of birds. A new MCU application would be required if it was intended to materially increase the scale of the development beyond the number of birds specified in the existing approval.

The development could contain additional birds if the sheds were being used as broiler sheds, however the existing and proposed rearing sheds and adult layer sheds result in a lower density of birds. It would not be cost effective for the developer / operator / owner to change the function of the existing sheds as significant changes would be required to the sheds.

3. Report

Proposed Development

The applicant is seeking to have an amended version of the plans approved, and conditions associated with the existing approval amended to reflect current operations on the site.

Subject Land

The subject site is located at 303 Grantham Scrub Road, Veradilla described as Lot 309 CH311850 and is located within the Rural General Zone under the *Gatton Shire Council Planning Scheme 2007*. The site contains an existing poultry farm.

Assessment

Statutory Process

An application was made for a minor change to a development approval under s78 of the *Planning Act 2016*. Such an application can only be made in certain circumstances where the change meets the definition of a 'minor change' under the *Act*.

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

- The change does not result in a substantially different development;
- The change does not cause the inclusion of prohibited development;
- The change does not cause the application to be referred to any additional referral agencies; and
- The proposed change does not cause the application to require public notification.

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

Assessment of Minor Change

The *Planning Act 2016* requires that the change application be assessed against the matters that applied when the original application was made, but may have regard to the matters that apply now.

The following Planning Scheme provisions applied to the original application:

Planning Scheme:	<i>Planning Scheme for the Gatton Shire 1995</i>
Zone:	Rural Landscape Zone
Assessment Benchmarks:	<ul style="list-style-type: none">• Desired Environmental Outcomes;• Rural Zone Code;• Vehicle Access, Parking & On-Site Movement;• Intensive Animal Industries Code.

The *Gatton Shire Council Planning Scheme 2007* came into effect on 1 July 2007 prior to Council approving the original decision on 4 July 2007. As the application was assessed at a time when the *Gatton Shire Council Planning Scheme 2007* was close to being brought into effect, weight could be given to that draft scheme in accordance with the Coty principle, however it was not considered the application should be refused.

A new application lodged at the current time would be subject to the following Planning Scheme provisions:

Planning Scheme:	<i>Gatton Shire Council Planning Scheme 2007</i>
Zone:	Rural General Zone
Assessment Benchmarks:	Entire Planning Scheme

Differences between the two schemes include the following:

- The side or rear boundary setback for a poultry farm under the *Gatton Planning Scheme 2007* increases to 200m compared with 20m under the 1995 Planning Scheme.
- The separation distance from a poultry farm to a dwelling on surrounding land under the *Gatton Planning Scheme 2007* increases to 500m compared with 150m under the 1995 Planning Scheme.
- A 10m wide landscaping strip around the perimeter of the site or use areas within a site was a typical requirement under the 1995 Planning Scheme.

The application was originally subject to an Environmentally Relevant Activity devolved to Council. In 2014, the Department of Agriculture and Fisheries issued an Environmental Authority (EA) for the poultry farm which overrides Council's environmental conditions for the proposal. SARA has confirmed referral is not required for this application.

Condition C1

C1	<i>The site must be developed generally in accordance with the Site Plan as received with the application and marked 'approved' and Environmental Management Plan – Nelbex Pty Ltd, prepared by Mokoan Agriculture.</i>	<i>To be completed prior to the commencement of use.</i>
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Applicant's comment

"As indicated on the proposed plans prepared by Minstaff Surveys Pty Ltd the request seeks approval for three (3) additional, as constructed Sheds; being described as Shed 5A, Shed 14 and Shed 15.

However, it is submitted that these three (3) additional structures warrant favourable consideration in this instance for the following reasons –

~ In accordance with the Development Permit for a Material Change of Use and Environmentally Relevant Activity No. 4 – Poultry Farming (2B) (Impact Assessment for an extension to an existing Poultry Farm) an approval was issued to the land owner on the 9th of July 2007 for an additional 160,000 birds (Council Reference DA4784).

In accordance with the holding capacity tables below there are no more than 100,000 birds on the poultry farm at any given time being notably less than the maximum allowed. In addition, on any given day a minimum of two (2) of the 'rearing' Sheds will be void of any birds whilst waiting for the next incoming batch. It is submitted that this holding capacity is directly consistent with the above-mentioned Development Permit.

As discussed on the 16th of October I am now of the understanding that Council support the additional 'as constructed' Sheds, the proposed extensions and the proposed additional Sheds as detailed on the plan entitled 18.09.2019 Proposed Amendments."

Council comment

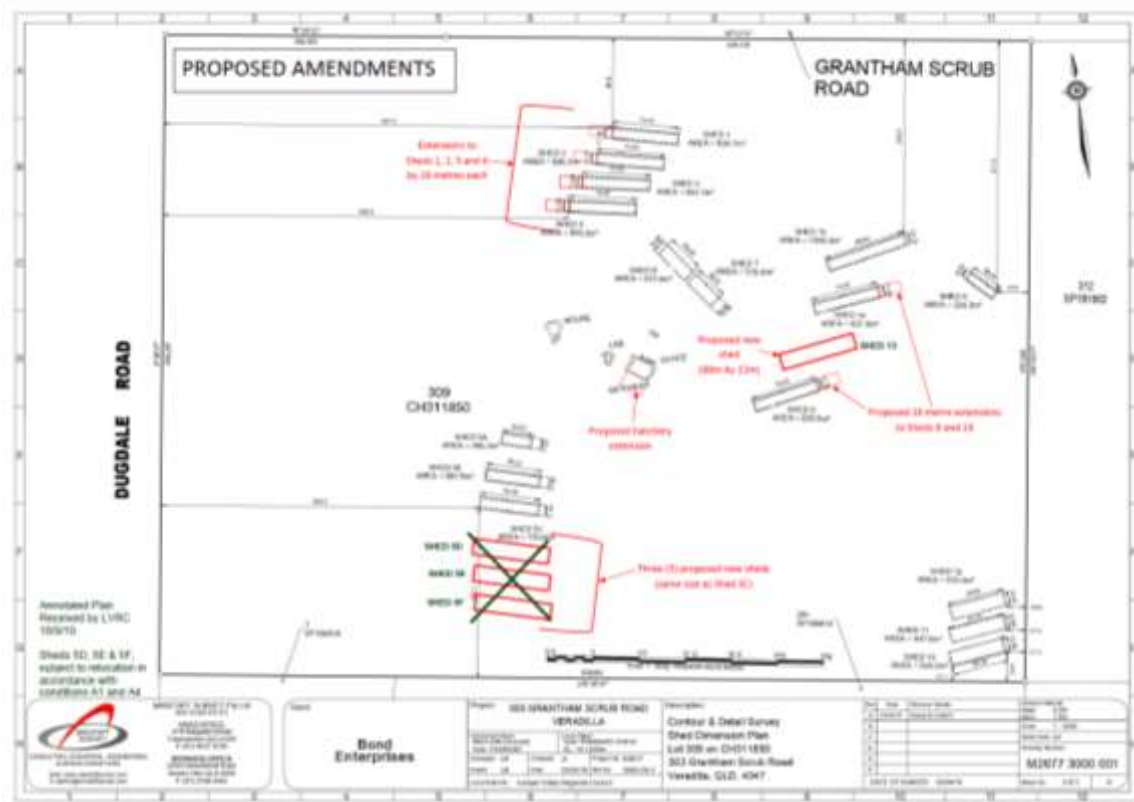
Discussions with the applicant confirmed that the development was operating at less than two thirds of its approved capacity, due to the type of poultry operations occurring on site as well as the number

and size of buildings constructed on site. As a result, it was suggested that an amended plan be provided that enabled the proposed development to function to its approved capacity.

The applicant submitted an amended plan that proposes 4 new sheds, and extensions to 6 other sheds. Based on the function of the existing sheds, these additional buildings increase the carrying capacity of the farm by approximately 33,150 additional birds, which results in a total carrying capacity of approximately 135,000 birds, which is still well under the approved maximum capacity of 160,000 birds.

Further investigation of the previous approval indicated that additional sheds had originally been proposed to the south of Shed 5C, however these were removed as part of negotiations with the applicant and submitter. It is considered that reintroducing sheds into this area would not constitute a Minor Change. Providing these three sheds 5D, 5E and 5F into another part of the site, no closer to the southern boundary than Shed 5C is considered suitable to consider this as a Minor Change. Alternative sites could include areas east of Sheds 5A-5C, south of Shed 4, south of Shed 8, or north of Shed 15.

Apart from the above matters with respect to Sheds 5D, 5E and 5F, it is considered that this plan would generally satisfy condition C1, however landscaping and buffering has not been included on the plan. The applicant has sought a deletion of the condition requiring landscaping on the site, which is not supported.



It is recommended that the condition be amended as follows:

C1	The site must be developed generally in accordance with an amended plan based on the Site Plan prepared by Minstaff Survey, and annotated in red by LM Planning Solutions as	To be completed prior to the commencement of
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	<p>received with the application and marked 'approved' and Environmental Management Plan – Nelbex Pty Ltd, prepared by Mokoan Agriculture.</p> <p>The amended plan is to ensure proposed Sheds 5D, 5E and 5F are not located closer to the southern or western boundary of the property than Shed 5C, or closer to the eastern boundary than Shed 15.</p>	use.
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Condition C4

C4	<p><i>An amended Site Plan is to be submitted to Council reflecting the location of the proposed and existing structures. It shall include but not be limited to; boundary setbacks, finished levels and site contours, landscaping and buffering, dam locations, retaining structures, internal roads and driveways.</i></p>	<p><i>To be completed prior to the commencement of use.</i></p>
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Applicant's comment

As indicated in Part 4 Proposed Plans Minstaff Survey Pty Ltd have prepared the following documentation in response to Condition C4 –

- 1) Contour & Detail Survey*
- 2) Contour & Detail Survey – UAV Image Plan*
- 3) Contour & Detail Survey – Shed Dimension Plan*

It is submitted that the above-mentioned plans are fully compliant with Condition C4 in this instance.

*"The documentation prepared by Minstaff Survey Pty Ltd identifies the following information –
Finished levels and site contours;*

- Dam locations;*
- Landscaping and buffering;*
- Internal fencing, roads and driveways;*
- Location of all existing poultry sheds including dimensions;*
- Location of all other existing structures including the dwelling house, office, garage, hatchery and laboratory; and*
- All minimum site boundary setbacks;*

In accordance with Council's Decision Notice (Council Reference DA4784) all existing structures appear to have been approved by Council on the 9th of July 2007 with the exception of three (3) As Constructed Poultry Sheds; being described on the documentation prepared by Minstaff Survey Pty Ltd as Shed 5A, Shed 14 and Shed 15."

"As discussed on the 16th of October I am now of the understanding that Council support the plans prepared by Minstaff Surveys for the 'as constructed' Sheds and the plan entitled 18.09.2019 Proposed Amendments which details the proposed extensions and the proposed additional Sheds."

Council comment

Condition C4 was imposed as the site plan submitted with the 2007 application was not to scale, and did not accurately represent the site layout.

The plan submitted by Minstaff Surveys and annotated in red by LM Planning Solutions is considered to provide a suitably dimensioned site plan. Shed 5C is located approximately 182m from the southern property boundary.

The original plans submitted with the 2007 application proposed 3 sheds to the south of what is now described as Shed 5C. These sheds had a minimum setback of 110m to the southern boundary. It is noted that one of the submissions (by a person who no longer owns an adjoining property) associated with the 2007 application was effectively resolved through not proposing additional buildings south of Shed 5C. The new owner of the adjoining property may have been aware of the previous outcome, and as such, would not have been aware of additional sheds proposed to be placed to the south of Shed 5C. As a result, it is recommended that proposed Sheds 5D, 5E and 5F are located on other parts of the site.

It is considered that this plan, subject to changes, would satisfy condition C4. As a result, Condition C4 could be amended, subject to inclusion of the updated plan in the list of approved plans for this development.

C4	<p>An amended Site Plan is to be submitted to Council reflecting the location of the proposed and existing structures. It shall include but not be limited to; boundary setbacks, finished levels and site contours, landscaping and buffering, dam locations, retaining structures, internal roads and driveways.</p> <p>The amended plan is to ensure proposed Sheds 5D, 5E and 5F are not located closer to the southern or western boundary of the property than Shed 5C or closer to the eastern boundary than Shed 15.</p>	To be completed prior to the commencement of use.
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Condition D41

D41	<i>All proposed structures are to be appropriately classified as per Part A.3 of the Building Code of Australia.</i>	<i>To be completed as part of Building Approval.</i>
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Applicant's comment

"As indicated on the proposed plans the existing improvements appear to comprise Class 1a, Class 5, Class 7, Class 10a and Class 10b structures.

However, a Private Certifier will be engaged by the land owner to obtain a Development Permit for Building Work and Plumbing and Drainage Work once Council's assessment of this Request has been decided. Accordingly, all structures will be appropriately classified as per Part A.3 of the Building Code of Australia by this suitably qualified consultant in due course.

It is submitted that the provision of the building classifications by a Private Certifier will be fully compliant with Condition D41 in this instance."

Council comment

The above comments are noted. It is understood a certifier has been engaged and is waiting for resolution of this request to change.

No change is required to the condition.

Condition M10

M10	<i>A separate Development application for Building Work, Plumbing and Drainage Work together with the necessary supporting information and fees, must be lodged with and approved by Council (or by a private Certifier where applicable) before the commencement of construction works.</i>	<i>To be completed prior to the commencement of use.</i>
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Applicant's comment

"A Private Certifier will be engaged by the land owner to obtain a Development Permit for all existing Building Work and any applicable Plumbing and Drainage Works once Council's assessment of this Request has been decided.

The land owner was referred to me by Geoff Mitchell from GMA Certification Group on the 23rd of August 2018. As the development application for Building Work and Plumbing and Drainage Work cannot be completed until Council have issued a Decision Notice for the Request for Change (Other) application it is my understanding that the land owner will be engaging GMA to obtain these additional permits.

It is submitted that this will be fully compliant with Condition M10 in due course."

Council comment

The above comments are noted. It is understood a certifier has been engaged and is waiting for resolution of this request to change.

No change is required to the condition.

Condition N8

N8	<i>The developer must ensure that any existing and all proposed structures comply with boundary and fire separation clearances prescribed within the Building Code of Australia and subordinate legislations.</i>	<i>To be completed prior to the commencement of use.</i>
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Applicant comment

"As indicated on the proposed plans prepared by Minstaff Survey Pty Ltd the existing structures maintain setbacks of 96.9 metres to the front (northern) boundary, 17.1 metres to the rear (southern) boundary, 345.5 metres to the right hand side (western) boundary and 20.9 metres to the left hand side (eastern) boundary.

In addition, all of these setbacks were approved as part of the Material Change of Use and Environmentally Relevant Activity No. 4 – Poultry Farming (2B) Impact Assessment for an extension to an existing Poultry Farm (additional 160,000 birds) which was issued by Council on the 9th of July 2007 (refer to Part 5 Supporting Documentation).

Accordingly, it is submitted that the development is directly consistent with N8 in this instance.”

Council comment

The above comments are noted. It is understood a certifier has been engaged and is waiting for resolution of this request to change.

No change is required to the condition.

Condition N9

N9	All structures on site must be situated and maintained at a minimum: 100m from any road frontage, 100m from any Natural Watercourse, 20m from any side or rear boundary, 150m from any dwelling on surrounding land; Building setbacks must be measured from the outermost projection of the building (gutter or fascia) to the nearest point of the relevant property boundary.	To be completed prior to the commencement of use.
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Council comment

All of the new sheds are proposed to be located over 100m from road frontages.

It is proposed to extend the existing shed described as Shed 1. The length of Shed 1 is proposed to be extended by a length of 16 metres. The existing northwest corner of Shed 1 building is 96.9m from Grantham Scrub Road. The existing northeast corner of Shed 1 is scaled at a distance of approximately 103.4m from Grantham Scrub Road. Based on the existing 72.4m length of Shed 1, and that shed having a variation in setback to Grantham Scrub Road (between 96.9m and approximately 103.4m), a 16m extension to the shed would result in the northwest corner of the extension encroaching approximately 1.5m closer to Grantham Scrub Road than the existing northwest corner of Shed 1. In order to retain the existing setback requirements for the rest of the buildings on the site, it is proposed to amend the wording of the condition to address the exception created by Shed 1.

There are a number of existing other buildings that are set back a lesser distance from property boundaries. It is not intended to require buildings to be removed in order to comply with the condition.

A query had been made with respect to the condition referencing a 20m setback from the side boundary. The condition does not stand in isolation of the approved plan and refers to new

structures. None of the other new buildings on the site are proposed to be within 100m of the side or rear boundary of the site.

Recommendation

It is recommended Condition N9 be amended as follows.

N9	<p>With the exception of the extension to Shed 1, all new All structures on site must be situated and maintained at a minimum:</p> <p>100m from any road frontage,</p> <p>100m from any Natural Watercourse,</p> <p>20m from any side or rear boundary,</p> <p>150m from any dwelling on surrounding land;</p> <p>Building setbacks must be measured from the outermost projection of the building (gutter or fascia) to the nearest point of the relevant property boundary.</p> <p>Note: The extension to Shed 1 will result in a setback of approximately 95.4m from Grantham Scrub Road.</p>	To be completed prior to the commencement of use.
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Condition N24

N24	<i>All unapproved structures will require a building permit approved by Council or a Private Certifier where in accordance with all relevant building regulations.</i>	<i>To be completed prior to the commencement of use.</i>
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"As previously discussed, a Private Certifier will be engaged by the land owner to obtain a Development Permit for all unapproved structures once Council's assessment of this Request has been decided. It is submitted that this development will be fully compliant with Condition N24 in due course."

Council comment

The above comments are noted. It is understood a certifier has been engaged and is waiting for resolution of this request to change.

No change is required to the condition.

Other conditions

As a part of the assessment of the application, a number of additional items were raised with respect to the development complying with existing conditions.

Condition A8

A8	<i>A reinforced concrete, heavy duty industrial crossover must be constructed between the kerb line and property boundary at each</i>	<i>To be completed prior to the</i>
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	<i>access point.</i>	<i>commencement of use.</i>
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Applicant's comment

"To my knowledge the site has been utilised as a Poultry Farm since approximately 1992. Accordingly the existing crossover and driveway have provided access to and egress from the site for almost three (3) decades. To my knowledge the current construction of the crossover and driveway have not presented any safety or nuisance issues.

As such I would like to request Council's consideration to either remove this Condition or alternatively to amend this Condition to potentially require the crossover between the kerb line and property boundary to be 'all weather access'."

Council comment

The existing vehicular crossover is gravelled. The poultry farm has been operational since approximately 1993. There is minimal evidence of material being tracked onto Grantham Scrub Road. As a result, it is considered the existing vehicle crossover is operating in a satisfactory manner, and it is considered the crossover therefore does not need to be upgraded to a concrete crossover. However if material starts being tracked out of the site onto Grantham Scrub Road it would be necessary for the developer / operator of the poultry farm to arrange for that material to be cleaned off the road.

It is considered the condition should be amended as follows:

A8	An all-weather industrial reinforced concrete heavy duty industrial crossover must be constructed between the kerb line and property boundary at each access point.	To be completed prior to the commencement of use.
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It is considered an additional condition should be included as follows:

A8A	Any material tracked onto Grantham Scrub Road from vehicles exiting the site is to be cleaned off the road pavement.	Ongoing
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Condition B8

B8	<i>A vegetated buffer comprising native species shall be provided and maintained to screen the existing sheds 7,8,9 and 3. This shall be provided at an approximate distance of 50m south of Shed 3 and along the southern property boundary behind sheds 7,8,9 as generally shown on the approved plan and to the satisfaction of Council. Where trees die off these shall be reinstated.</i>	<i>To be completed prior to the commencement of use and maintained.</i>
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Applicant's comment

"Based on the current state of critical water shortages throughout SEQ and particularly within this local area I would like to request Council's consideration to remove this Condition.

I believe that, in order for the land owner to comply with this Condition, that it would impose an unnecessary strain on the availability of limited water resources within the region.

In addition, all of the existing and proposed Sheds maintain ample setbacks from the site boundaries ensuring adequate buffers are already provided between adjoining land uses."

Council comment

The sheds that are described as sheds 3, 7, 8 and 9 in this condition are identified as Sheds 5B, 10, 11 and 12 on the new plan submitted by Minstaff Survey. These sheds have already been constructed.

Landscaping is typically provided as a form of screening or buffering to adjoining or surrounding properties. The condition is generally seen as a reasonable mechanism to address visual amenity issues. The current drought is not considered to constitute sufficient rationale to not require the landscaping.

It is noted that the sheds in the southeast corner of the site (sheds 10, 11 and 12) are located less than 20m from the southern and eastern boundaries of the site, however they are located approximately 750m from the nearest houses on adjoining properties.

The proposed sheds located in proximity to Shed 5 are approximately 550m from the nearest house on an adjoining property.

Based on the distances from the houses on adjoining properties, it is considered the sheds would create minimal visual impact on surrounding properties if a landscaped buffer is not provided, however in the 2007 report, it was advised the applicant had purchased 200 trees to be used as a buffer on the southern side of the property from the salinity Reduction Project. It is therefore considered that trees should be planted as originally proposed.

Given there is a requirement for a 6m firebreak, and there is an internal road between the rear boundary of the site and the sheds, it is also considered there is minimal area available for a landscape buffer between the sheds and the southern boundary of the site.

It is considered the fire break would potentially conflict with the proposed landscape buffer adjacent to Sheds 10-12.

However, the Gatton Planning Scheme would typically require building setbacks for poultry sheds to be located a minimum of 200m from a side or rear boundary. As a result, it would be relevant to retain the requirement for a landscaped buffer between the sheds and the adjoining properties.

It is considered the condition should be amended as follows:

B8	(a) A 10m wide vegetated buffer comprising native species shall be provided and maintained to screen the existing sheds 7,8,9 and 3 10, 11, 12 and 5A-5C. This shall be provided at an approximate distance of 50m south of Shed 3 5C and along the southern property boundary behind sheds 7,8,9 10, 11 and 12 as generally shown on the approved plan and to the satisfaction of Council. Where trees die off these shall be reinstated.	To be completed prior to the commencement of use and maintained.
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	(b) A 10m wide vegetated buffer comprising native species shall be provided and maintained to screen proposed sheds 5D-5F from the southern or eastern boundary, whichever is closer. The buffer shall be provided approximately within 50m of the shed that is being buffered as generally shown on the approved plan and to the satisfaction of Council. Where trees die off these shall be reinstated.	
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Condition I11

I11	<i>The applicant shall provide a Bush Fire Management Plan.</i>	<i>To be completed prior to the commencement of use.</i>
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Applicant's comments

"I have previously been advised by the private certifier that they are able to confirm that all existing and proposed structures comply with the applicable Standards.

In addition, despite one (1) small portion of the site being identified as being affected by a Bushfire Overlay, all existing and proposed structures are located outside these areas.

As such I would like to request Council's consideration to either remove this Condition or alternatively to amend this Condition to potentially require the private certifier to confirm that the development complies prior to the issue of the Development Permit for Building Works."

Council comments

The development includes a large scale rural industrial activity. While Council's bushfire overlay mapping does not accurately represent the location of vegetation on the site or adjoining properties, state mapping does indicate areas of Medium Bushfire Hazard on site.

It is recommended a bushfire management plan still be required in this circumstance, and that the condition remain unchanged.

Condition I12

I11	<i>Six metre Firebreaks must be prepared and maintained along the boundary fence line. These must be prepared to a minimum mown standard clear of vegetation.</i>	<i>To be completed prior to the commencement of use and maintained.</i>
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Applicant's comment

"As indicated on the plans the site is predominantly void of any significant vegetation.

As such I would like to request Council's consideration to either remove this Condition."

Council comments

The majority of the site is not vegetated along the property boundaries. The wording and timing of the condition is designed to provide ongoing maintenance along the property boundaries to prevent a proliferation of vegetation along property boundaries, in order to minimise any ongoing increase in bushfire risk.

It is considered the condition should remain unchanged.

Condition K34

K34	<i>The disposal, burial or incineration and burning of waste materials, vegetation, or other materials must not be conducted on the premises.</i>	Ongoing
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Applicant's comment

The applicant's client "advised on the 18/10/2019 that they don't incinerate or burn waste materials, vegetation or other materials on-site. However, [the client] has advised that the EPA approved the disposal of organic matter and hatchery shells on-site. Accordingly, they would like to request the removal of the word 'disposal' from this Condition."

Council comments

Discussion has occurred with the Department of Agriculture and Fisheries [DAF] with respect to the applicant's development. The development is subject to an Environmental Approval (EA) issued in 2014, which takes precedence over the conditions on the Decision Notice. The development is subject to the EA, and matters of environmental compliance are managed by DAF. In order to avoid conflict with the EA, it is therefore considered the condition can be deleted.

Condition K41

K41	<p><i>Establish procedures for the storage, handling and management of all solid and liquid wastes generated by the activities and processes of the premises.</i></p> <ul style="list-style-type: none"> - <i>Never dispose of waste onsite.</i> - <i>Always dispose of non-recyclable waste at a licensed general waste disposal facility (e.g. local government service or approved waste removalist.</i> - <i>Keep proof of proper disposal of waste from the site for presentation to Council Officers.</i> - <i>Empty all containers or vessels containing oils, solvents and other chemicals or potential contaminants before disposing via the industrial bins.</i> - <i>Manure and litter must be removed from the property as per EMS.</i> - <i>All egg waste and dead birds must be contained and store appropriately before removal from the property by a licences waste contract as per EMS.</i> 	<i>To be completed prior to the commencement of use and maintained.</i>
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	- <i>Composting of dead birds and other waste materials must not be undertaken on the premises, unless express written authorisation has been issued by an authorised officer of Council.</i>	
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Applicant comments

The client advised on 18/10/2019 the following for each of the above bullet points.

- *[The operators] currently have procedures in place for the storage, handling and management of all solid and liquid wastes generated by the activities. It is submitted that the development therefore complies.*
- *In accordance with the original approval [the operators] currently dispose of organic matter and hatchery shells on-site. Accordingly, we request that this Condition either be removed or re-worded to reflect the current activity.*
- *Complies. Hatchery water waste and grease trap operator plus sump pump on reservoir tank which is distributed over their fields and paddocks only.*
- *The land owners are happy to comply with this Condition. As such please advise how Council would like the land owners to document this to Council's satisfaction.*
- *[The operator] has advised that all oils are stored in an old shed. He also advised that the amount of oil only requires disposal every 5 years (maximum). As such we request that this Condition be removed.*
- *The land owners remove all manure and litter and spread the manure on cattle farms they own. It is therefore submitted that the development complies with this Condition.*
- *In accordance with the original approval all egg waste and dead birds are buried on-site. As such we request that this Condition be either removed or re-worded to reflect correct, on-site disposal methods.*
- *In accordance with the original approval composting of dead birds and other waste materials is currently conducted on-site. As such we request the express written authorisation for this activity to occur from an authorised officer of Council."*

Council comments

Discussion has occurred with the Department of Agriculture and Fisheries [DAF] with respect to the applicant's development. The development is subject to an Environmental Approval (EA) issued in 2014, which takes precedence over the conditions on the Decision Notice. The development is subject to the EA, and matters of environmental compliance are managed by DAF. In order to avoid conflict with the EA, it is therefore considered the condition can be deleted.

Condition N7

N7	<i>The approved gross floor area (GFA) must not exceed 6500 square metres. The total GFA for each individual building is to be provided to Council prior to the commencement of any building works.</i>	<i>Ongoing unless otherwise approved.</i>
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Applicant's comments

As indicated on the proposed plan entitled 18.09.2019 Proposed Amendments all existing and proposed shed sizes are included.

In addition, this Condition allows for an increase in the GFA if 'otherwise approved'.

Council comments

The figures provided by the applicant indicated the existing buildings (to date) had an approximate GFA of 12,292.2m². This does not include the hatchery or laboratory, which had a combined GFA of approximately 450m².

The 2007 application originally proposed a larger development, however according to the Council report in 2007, this was reduced in size to mediate concerns from submitters.

This condition is poorly worded. The planning report from 2007 referenced a maximum increase in GFA of 6,500m² but that was not reflected in the wording of the condition. The wording of the condition indicates a maximum GFA of 6,500m².

With respect to the scale of this development:

- The sheds that existed in 2007 had a combined GFA of approximately 6,306.4m² including the hatchery and laboratory.
- The additional sheds that have been constructed between 2007 and 2019 have a combined additional GFA of approximately 6,301.6m².
- The additional sheds (and extensions to existing sheds) proposed to be constructed as a part of this change have a combined GFA of 4,470m².
- Overall, the combined increase in GFA for the sheds constructed between 2007 and today, and the additional sheds proposed on the plans increase by approximately 10,771m².
- Ultimately, the development would have an approximate GFA of 17,077.4m².

As highlighted by the applicant, the condition allows for an increase in the GFA of the development if "otherwise approved".

As previously noted with respect to the scale of development, the expansion of the poultry farm will result in the carrying capacity of the farm still remaining below the maximum numbers of birds allowed by the approval.

The critical threshold for the development relates to the numbers of birds approved for the site. It is therefore suggested that the maximum GFA of the buildings on the site is superfluous to requirements. It is suggested the condition could therefore be deleted.

Consultation

Input was sought from Council's Development Engineering and Environmental Health sections, and the Department of Agriculture and Fisheries.

4. Policy and Legal Implications

Council had commenced compliance action against the current owner/operator of the premises due to a number of the buildings having been constructed without building approval. Following a decision made by Council on the application, the applicant may appeal against Council's decision. If the applicant decides to appeal the decision by Council, legal representation may be required.

5. Financial and Resource Implications

Following a decision made by Council on the application, the applicant may appeal against Council's decision, which will have financial and resource implications for Council.

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 in accordance with the requirements of the *Planning Act 2016*.

8. Conclusion

The proposed changes to the development constitute a minor change. It is recommended that the changes are approved as per the recommendation.

9. Action/s

Advise the applicant of Council's decision.

13.1 Gatton Heavy Vehicle Decoupling Site

Summary:

The purpose of this report is to seek formal response from Council on whether it has any objections to the Queensland Department of Transport and Main Roads transferring an area of land from Lot 167 on SP 154248 for road purposes to allow the construction of the Gatton Heavy Vehicle Decoupling Facility.

Officer's Recommendation:

THAT Council has no objection to the transfer of the indicated land area from Lot 167 on SP 154248 for the purposes of road opening by the Queensland Department of Transport and Main Roads to allow the construction of the Gatton Heavy Vehicle Decoupling Facility.

RESOLUTION

THAT Council offers no objection to the transfer of the indicated land area from Lot 167 on SP 154248 for the purposes of road opening by the Queensland Department of Transport and Main Roads, to allow the construction of the Gatton Heavy Vehicle Decoupling Facility.

Moved By: Cr Holstein **Seconded By:** Cr Hagan
Resolution Number: 16-20/1696

CARRIED
6/0

Report

1. Introduction

This report is to advise Council of the intention by the Queensland Department of Transport and Main Roads to transfer an area of land from the University of Queensland by the Department of Transport and Main Roads for road purposes to establish a Heavy Vehicle Decoupling Facility at the Warrego Highway / Gatton – Esk Road Interchange.

2. Background

The Queensland Department of Transport and Main Roads (DTMR) is intending to construct a long-term Heavy Vehicle Decoupling Facility along the Warrego Highway East of the Toowoomba Second Range Crossing (TSRC). A site has been selected by the department adjacent to the South-Eastern roundabout off the Warrego Highway / Gatton – Esk Road interchange.

Prior to the full opening of the TSRC heavy vehicle combinations greater than Performance Based Standards (PBS) Level 2 (B-Double & A-Double) wishing to travel East of Toowoomba to Brisbane on the Warrego Highway where required to break down at a decoupling facility at Charlton, West of Toowoomba. DTMR has constructed a temporary decoupling facility on the Warrego Highway East of the Gatton-Esk Road interchange for the transport industry with the full opening of the TSRC in late 2019.

DTMR is now seeking to establish a permanent decoupling facility along the Warrego Highway corridor on the identified parcel of land from the University of Queensland.

3. Report

Correspondence has been received from DTMR seeking formal response from Council to whether there are any objections to the transfer of the land to road for the purpose of establishing a permanent decoupling site. The land area required is approximately 4.65 hectares as shown in the attached plan to this report.

It is anticipated that the provision of this facility would add to the efficiency of the freight task accessing Brisbane and South East Queensland which would see long multi combination vehicles (up to 42 metres long) accessing the decoupling facility with these combinations breaking down to allow further freight movements East.

4. Policy and Legal Implications

There is no policy or legal implication in Council supporting or objecting to the Department of Transport and Main Roads proposal to establish a Decoupling Facility on the identified parcel of land.

5. Financial and Resource Implications

Council is currently in discussions with DTMR on the potential servicing of the proposed decoupling facility as an extension to our current Road Maintenance Performance Contract (RMPC) with DTMR. Should this facility not go ahead these services and contract variation would not be required.

6. Delegations/Authorisations

No new or altered delegations will result for this decision.

7. Communication and Engagement

All communication and engagement required from this proposal will remain the responsibility of DTMR.

8. Conclusion

Council has no objections to the transfer of the indicated land area for road opening to allow the construction of the Gatton Decoupling Facility for the breakdown of multicomination vehicles.

9. Action/s

That the Chief Executive Officer forward a letter to the Queensland Department of Transport and Main Roads of the decision by Council on this matter.

Attachments

- 1 [Heavy Vehicle Decoupling Site Gatton](#) 5 Pages



Department of
Transport and Main Roads

Our ref 495/010118
Your ref
Enquiries Steve Jones

16 January 2020

University of Queensland
C/-Property Manager
Property and Facilities Division
Brisbane St Lucia Qld 4072

Dear Sir/Madam

**Lockyer Valley Region
Warrego Highway (Ipswich – Toowoomba)
Gatton Decoupling Site**

I enclose a copy of Plan No. R3-753 showing an area of about 4.65 hectares required from Lot 167 on SP154248. The State of Queensland (represented by the Department of Transport and Main Roads) requires this area for road.

Please advise whether your organisation has any objection to the transfer of this area to road. If there are objections, please advise the conditions under which your organisation would be prepared to withdraw them.

All costs incurred as a result of such transfer will be met by this department.

Your earliest advice would be appreciated, however in the meantime if you have any enquiries, please contact Steve Jones on 07 3066 1139.

Yours sincerely


Andrew Coady
A/Director (Property Acquisitions and Disposals)

Department of Transport and Main Roads
Property Acquisitions and Disposals
GPO Box 1412, Brisbane Qld 4001
ABN 39 407 690 291

Telephone 3066 1139
Website www.tmr.qld.gov.au
Email steve.jones@tmr.qld.gov.au

BY TELETYPE

SCHEDULE OF LAND REQUIRED

Lockyer Valley Region
Warrego Highway (Ipswich - Toowoomba)
Gatton Decoupling Site

File: 49508421
Job number: 265/18A/3
WBS: 6265918A/003.L9

File	Plan	Tenure	Property description	Title reference	Local Government	Locality	Total property area	Abut area required	Owner and encumbrances
495/10111	23-713	Revoke	Lot 167 on SP154248 (Reserve R2645 is for university and college purposes, Gowing Ref: RES 13690, File Ref: RES 26094)	4902264	Lockyer Valley Regional Council	Gatton	33.72 ha	4.65 ha	University of Queensland, gazetted on 23/08/1998, page 300, 302 Trustee Lease No. 715710627 of Lot 167 on SP154248 to Department of Agriculture, Fisheries and Forestry

Background Information

Local Authority: Lockyer Valley Regional Council
 Road Name: Warrego Highway (Ipswich – Toowoomba)
 Job No: 265/18A/003
 Description: TSRC Decoupling Site (Hauser's Road Gatton)
 The Proposed road opening and resumption of land is required for a multicomination vehicle breakdown facility
 Resumption Plans: R3-753 826042 & R3-754 826043

Project background

The Queensland Department of Transport and Main Roads (TMR) has a commitment to deliver as part of the Toowoomba Second Range Crossing (TSRC) Project a Heavy Vehicle Decoupling Facility along the Warrego Highway to the east of its intersection with the TSRC. In early 2018, TMR instigated an Options Analysis to determine a suitable site for the HV Decoupling Facility. The site currently selected is adjacent to the South-eastern roundabout of the Warrego Highway/Gatton – Esk Road interchange.

Long multicomination vehicles (up to 42m long) were previously only permitted to travel on the Warrego Highway to Charlton, west of Toowoomba. However, the advent of the TSRC provides the opportunity to extend access to the East for long vehicles as this would signify economic gains in that there will be no need for repeated journeys to cross the Great Dividing Range to collect decoupled trailers. TMR is also aware that the use of multicomination vehicles will result in a fewer total number of vehicles using the road asset, which should translate to safer road conditions, economic savings and longer useful life for the road asset. While undertaking the process to deliver a purpose-built permanent site, TMR provided a temporary decoupling facility just east of the Gatton-Esk Road interchange to provide this much needed amenity to the transport industry.

In TMR's role of providing infrastructure to assist in economic development, the strategy of permitting multicomination vehicles closer access to the major centres is of significant importance if safe to do so.

Planning Process

In the planning investigations for the impact of the TSRC it was determined that the existing Warrego Highway East of Gatton was not suitable for use by long combination vehicles without extensive upgrades to the existing road. The link between the Toowoomba and Gatton has been assessed through the planning process and deemed suitable for the use of the long combination vehicles.

Multiple locations for the decoupling facility between Helidon and Gatton were investigated for suitability and prioritised with the Gatton interchange facility identified as the preferred location. The investigated sites were assessed against the following criteria:

- Safe and suitable crossings of the Warrego Highway for heavy vehicles
- Location proximity to the TSRC
- Be located west of Lawes due to topographical constraints that would impact the operation of heavy vehicles and the travelling public.

Project works

The project consists of the provision of the following:

- Heavy vehicle decoupling facility suitable for 30 Type 1 Road Trains;
- Stormwater runoff collection and water quality control within the site;
- Landscaping for aesthetics;
- Lighting, CCTV and security fences;
- Extension of existing acceleration lanes for both Eastbound and Westbound traffic on the Warrego Highway;
- Increased size of the existing roundabouts to allow Type 1 Road Train movements; and
- Rehabilitation of existing Gatton-Esk interchange.

Project benefits

The benefits of the Gatton interchange location are as follows:

- Grade separation of heavy vehicle movements;
- All vehicle decoupling located at the one facility;
- Able to provide sufficient storage for the expected long term use of the facility;
- Access from the site to Gatton; and
- Eastern most suitable location for minimisation of return trip length.

No Information Items.

THAT Council move into closed session at 9:36am 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.

CARRIED
6/0

THAT Council move into open session, the time being 9:59am.

CARRIED
6/0

15.0 CONFIDENTIAL ITEMS

15.1 Toowoomba Second Range Crossing Project Haulage Routes Compensation

Date: 12 March 2020

Author: Ben Lusk, Acting Manager Infrastructure Planning

Responsible Officer: Angelo Casagrande, Group Manager Infrastructure

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

Summary:

This report summarises the approach taken to value road defects caused by the increased heavy vehicle usage of various Council roads during the Toowoomba Second Range Crossing project and compensation finalisation.

Officer's Recommendation:

THAT Council authorises the Chief Executive Officer to finalise negotiations with Nexus Delivery on the terms of compensation for damage suffered on the local road network during the Toowoomba Second Range Crossing project.

RESOLUTION

THAT Council authorise the Chief Executive Officer to finalise negotiations with Nexus Delivery on the terms of compensation for damage suffered on the local road network during the Toowoomba Second Range Crossing project.

Moved By: Cr Holstein

Seconded By:

Cr Hagan

Resolution Number: 16-20/1699

CARRIED

6/0

16.0 MEETING CLOSED

There being no further business, the meeting closed at 9:59am