

Agenda



ORDINARY MEETING OF COUNCIL

SUPPLEMENTARY AGENDA

18 JANUARY 2023

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11. PEOPLE & BUSINESS PERFORMANCE REPORTS

11.1 Proposed Subdivision at Tryhorn Street, Grantham - Part of Property No. 253430

Author: Julie Lyons, Property Officer

Responsible Officer: Dan McPherson, Group Manager People, Customer and Corporate Services

Purpose:

The purpose of this report is to obtain a resolution to commence the subdivision at Tryhorn Street, Grantham.

Officer's Recommendation:

THAT in relation to the potential subdivision at Tryhorn Street, Grantham, described as part of Property No. 253430, Council resolve to:

- a) approve Option 2 – the subdivision of 14 Lots, the highest lot yield**
- b) delegate authority to the Chief Executive Officer to allocate funds in the March 2023 budget review for the subdivision of the 14 lots and to take all steps necessary to complete the subdivision of the 14 lots.**

Executive Summary

This report details three different lot yield options for the proposed subdivision at Tryhorn Street, Grantham, described as part of Property No. 253430, (Council Land). A recommendation is made to proceed with a 14 lot subdivision and to allocate funds as part of the March budget review to cover the cost of the subdivision. Note that this will not preclude beginning the subdivision prior to the budget allocation.

Proposal

Council have engaged GenEng Solutions to provide three subdivision layout options that meet the exempt development criteria under the Grantham Reconstruction Area Precinct Plan and to assist with any works and service connections to give effect to Councils preferred option. Regardless of which Option is chosen, GenEng Solutions have been engaged to assist in finalising all service connections including water, sewer, power and NBN. These works are required to be completed prior to plan sealing.

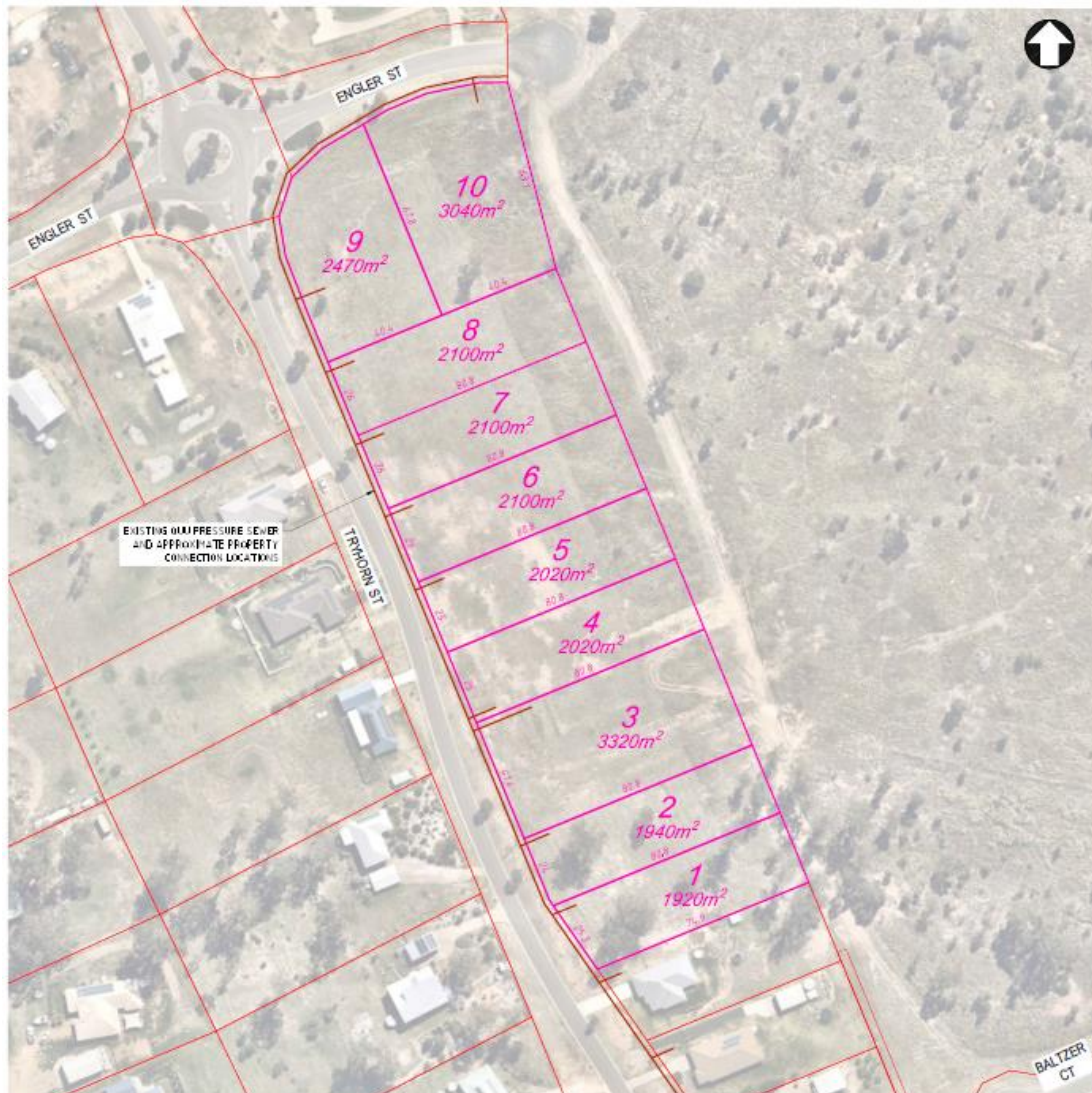
No planning approval is required for any of the options however a plan sealing application is required to be submitted.

Once the subdivision for Council's preferred option has been finalised Council can commence the disposal of the created lots.

An Aerial Map showing the approximate location of the Council Land is included as **Attachment 1** to this Report.

Options

Option 1 – 10 Lots – Layout with inconsistent lot sizes based on where the existing sewer connections are



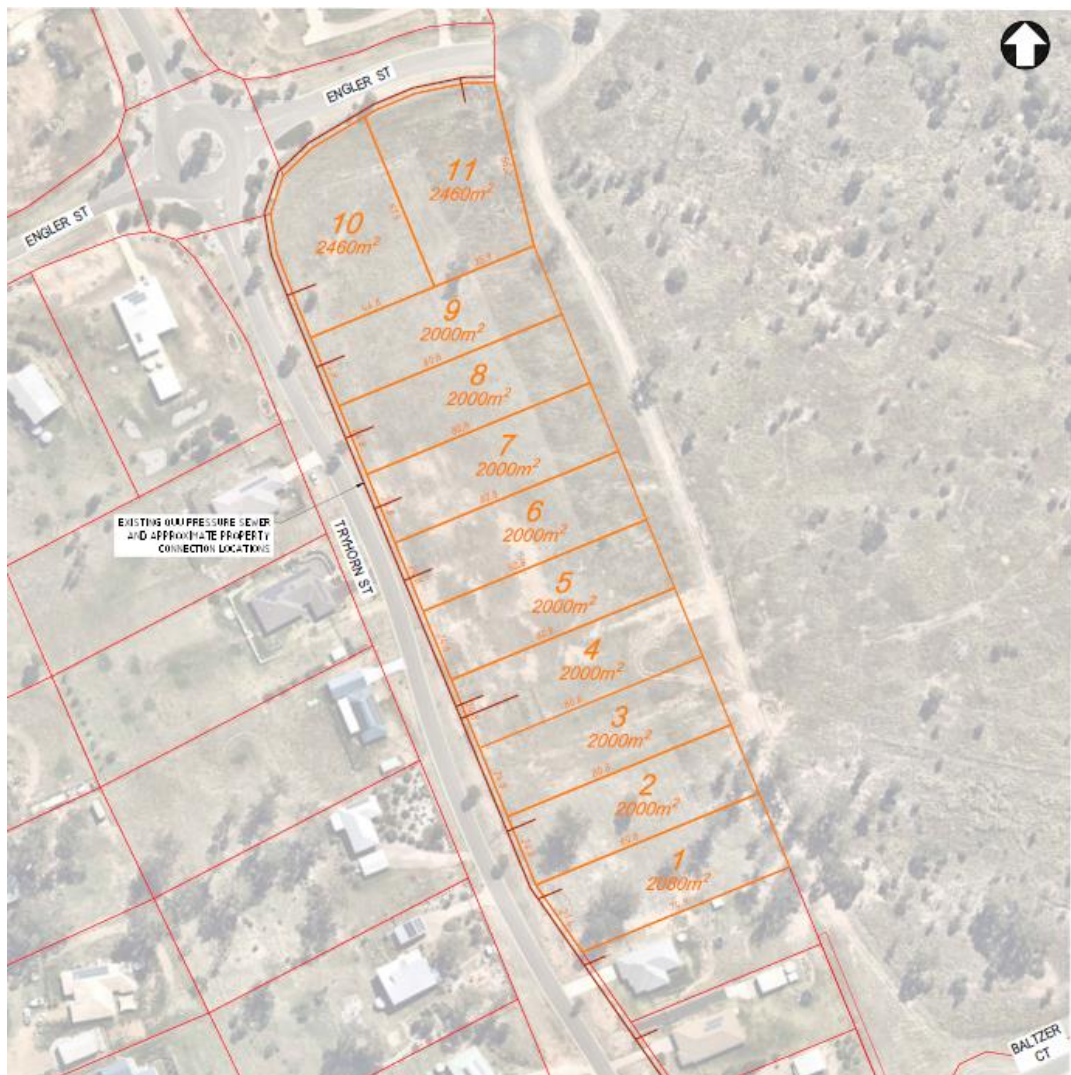
- All proposed lots have an existing sewer connection
- Proposed Lots 3, 9 and 10 could be further subdivided in a manner that complies with the exempt criteria (provided they were still owned by Council), however would require additional sewer connections.

Option 2 – 14 Lots – Highest lot yield whilst still meeting the exempt criteria



- Proposed Lots 2, 4, 6, 9 and 13 would require new sewer connections.
- Proposed Lot 5 contains two existing sewer connections.

Option 3 – 11 Lots – Most closely aligns with the existing lot sizing and amenity and provides consistency in the lot sizing



- Proposed Lots 3 and 5 would require new sewer connections.
- Proposed Lot 4 contains two existing sewer connections.
- Proposed Lot 10 could be further subdivided in a manner that complies with the exempt criteria (provided it was still owned by Council), however would require a sewer connection.

Previous Council Resolutions

16 September 2020 - Resolution Number 20-24/0141 – Proposed Rationalisation of Council owned land.

Strategic Implications

Corporate Plan

Lockyer Leadership and Council

- Excellence in customer service to our community
- Compliant with relevant legislation

Finance and Resource

Approximate costs for Option 1 are:

Survey	\$10,000	10,000.00
Plan Sealing	\$400.00 x 10 Lots	4,000.00
Titles Registration	\$1,434.00	1,434.00
Urban Utilities Infrastructure Charges	\$13,985.90 x 10 Lots	139,859.00
NBN	\$5,000.00	5,000.00
Energex	\$5,000.00	5,000.00
TOTAL CHARGES		\$165,293.00

Additional costs will be incurred:

- with Urban Utilities if the water main is required to be extended to the boundary of Lot 10.
- if any easements or other documents are required to be lodged as part of the plan sealing application, although none are currently noted.
- to market and sell the lots e.g. advertising, agent's commission.

Approximate costs for Option 2 are:

Survey	\$10,000	10,000.00
Plan Sealing	\$400.00 x 14 Lots	5,600.00
Titles registration	\$1,850.00	1,850.00
Urban Utilities Infrastructure Charges	\$13,985.90 x 14 Lots	195,802.60
Sewer Connections	\$2,000.00 x 5 Lots	10,000.00
NBN	\$5,000.00	5,000.00
Energex	\$5,000.00	5,000.00
TOTAL CHARGES		\$233,252.60

Additional costs will be incurred:

- with Urban Utilities if the water main is required to be extended to the boundary of Lots 13 and 14.
- if any easements or other documents are required to be lodged as part of the plan sealing application, although none are currently noted.
- to market and sell the lots e.g. advertising, agent's commission.

Approximate costs for Option 3 are:

Survey	\$10,000	10,000.00
Plan Sealing	\$400.00 x 11 Lots	4,400.00
Titles Registration	\$1,538.00	1,538.00
Urban Utilities Infrastructure Charges	\$13,985.90 x 11 Lots	153,844.90
Sewer Connections	\$2,000.00 x 2 Lots	4,000.00
NBN	\$5,000.00	5,000.00
Energex	\$5,000.00	5,000.00
TOTAL CHARGES		\$183,782.90

Additional costs will be incurred:

- with Urban Utilities if the water main is required to be extended to the boundary of Lot 11.
- if any easements or other documents are required to be lodged as part of the plan sealing application, although none are currently noted.
- to market and sell the lots e.g. advertising, agent's commission.

Legislation and Policy

The subdivision of the Council Land must be in accordance with the Queensland Reconstruction Authority Rebuilding Grantham Together Plan and must meet the exempt development criteria under the Grantham Reconstruction Area Precinct Plan.

Council must dispose of its land assets in accordance with Part 3 Division 2 of the *Local Government Regulation 2012* and Council's Procurement Policy. In particular, Council is required to sell the land by auction or tender in accordance with Section 227 of the Local Government Regulation.

Risk Management

Key Corporate Risk Code and Category: IA2

Key Corporate Risk Descriptor: Infrastructure and Assets
Delivering major projects (time, cost, scope and quality)

Key Corporate Risk Code and Category: LCL1

Key Corporate Risk Descriptor: Legal Compliance and Liability
Compliance management – regulatory or contract compliance, litigation, liability and prosecution

Consultation

Portfolio Councillor Consultation

All Councillors were consulted in relation to a preferred option.

Internal Consultation

- ✓ Community and Regional Prosperity
- ✓ People, Customer and Corporate Services
- ✓ Infrastructure
- ✓ Finance

Council's Manager Planning, Policy and Community Wellbeing has reviewed whether infrastructure charges apply to the subdivision of Council's land at Tryhorn Street. As the subdivision is Accepted development (i.e. planning approval isn't required), Council is not able to levy infrastructure charges in accordance with the *Planning Act 2016* (s119(1)(a)).

External Consultation

GenEng Solutions have been engaged to provide 3 subdivision layout options that all meet the exempt development criteria under the Grantham Reconstruction Area Precinct Plan and to assist with any works and service connections to give effect to Councils preferred option.

GenEng Solutions have been contacted to provide an updated cost estimate/project timing and to touch base with Urban Utilities to try and confirm their timing, streamline their processes and ask whether the additional 14 lots will trigger them to upgrade the sewage pump station at Grantham.

GenEng Solutions have advised that standard statutory processes and timeframes including permissible time extensions will apply despite desires to seek the application be dealt with in a timely manner. They will be able to seek confirmation of processes with Urban Utilities when a formal prelodgement meeting is sought but unfortunately don't expect to be able to impact their standard processes other than through maintaining communication responsively.

GenEng Solutions also advised we will need to wait to seek advice at a formal prestart in relation to any conditions anticipated to be imposed (e.g. network upgrades) as Urban Utility officers have seemed reluctant to offer less formal advice in their recent experience and don't think we will be able to seek earlier advice, however they feel it is possible that system upgrades may be imposed.

Attachments

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15. CONFIDENTIAL ITEMS

15.2 Request for Variation of Lease - Lockyer Valley Cultural Centre

Author: Jason Harm, Manager Communities

Responsible Officer: Amanda Pugh, Group Manager Community & Regional Prosperity

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 254J (3) (g) of the Local Government Regulation, 2012, as the matter involves negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Purpose:

The purpose of this report is to have Council consider a request for a reduction in the power outgoings of the lessee of the Lockyer Valley Cultural Centre Café and function rooms. This is to ensure the lessee pays an amount for power that more closely estimates the lessee's consumption.