

Minutes



ORDINARY MEETING OF COUNCIL

MINUTES

29 JANUARY 2025

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ATTENDANCE:

Councillors Present

- **Cr Tanya Milligan (Mayor) (Chairperson)**
- **Cr Chris Wilson (Deputy Mayor)**
- **Cr Michael Hagan**
- **Cr Anthony Wilson**
- **Cr Julie Reck**
- **Cr Cheryl Steinhardt**
- **Cr David Neuendorf**

Officers Present

- **Ian Church, Chief Executive Officer**
- **Dan McPherson, Group Manager People, Customer & Corporate Services**
- **Amanda Pugh, Group Manager Community & Regional Prosperity**
- **John Keen, Group Manager Infrastructure**
- **Jeff Ticehurst, Chief Financial Officer**
- **Bella Greinke, Project Officer**
- **Neil Williamson, Coordinator Engagement and Communications**
- **Alena Higgins, Team Leader Communications**
- **Dee Stewart, Coordinator Accounting Services (part of meeting)**
- **Madonna Brennan, Risk, Audit and Corporate Planning Advisor (part of meeting)**
- **Trevor Greaves, Coordinator Information Management (part of meeting)**
- **Caitlan Natalier, Coordinator Governance and Property (part of meeting)**
- **Michael Dargusch, Coordinator Development Assessment (part of meeting)**
- **Annette Doherty, Manager Planning, Policy and Community Wellbeing (part of meeting)**
- **Michael Coogan, Coordinator Community Wellbeing (part of meeting)**
- **Scott Hambleton, Contract Planner (part of meeting)**
- **Tamara Katai, Planning Officer (part of meeting)**
- **John Holdcroft, Principal Disaster Management (part of meeting)**
- **Matt Lennon, Manager Infrastructure Design and Asset Management (part of meeting)**
- **Suzi Oweczkin, Grants Officer (part of meeting)**
- **Kirsty Johnson, Coordinator Financial Operations (part of Meeting)**

Media Present

- **Jesse Hamilton, The Lockyer and Somerset Independent**

1.0 MEETING OPENED

The Mayor, Cr Milligan as Chairperson, opened the meeting at 9:01am and welcomed all present.

1.1 Acknowledgement of Country

The Chairperson acknowledged the traditional owners of the land on which the meeting is being held.

1.2 Opening Prayer

Ps. Doug Beahan led the meeting in prayer, following a minute's silence for those persons recently deceased.

Mayor Milligan noted Ps. Doug Beahan will be leaving the Lockyer Valley area to assume another post and acknowledged his work and valuable contribution to the community. Mayor Milligan expressed gratitude on behalf of Council.

2.0 LEAVE OF ABSENCE

No Leave of Absence.

3.0 CONDOLENCES/GET WELL WISHES

3.1 Condolences

Author: Bella Greinke, Project Officer

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

Officer's Recommendation:

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

RESOLUTION

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

Moved By: Cr A Wilson

Seconded By:

Cr M Hagan

Resolution Number: 24-28/0225

CARRIED

7/0

4.0 DECLARATION OF ANY PRESCRIBED CONFLICTS OF INTERESTS/DECLARABLE CONFLICTS OF INTEREST BY COUNCILLORS

4.1 Declaration of Prescribed Conflict of Interest on any Item of Business

Pursuant to Chapter 5B, Part 2 of the *Local Government Act 2009*, a councillor who has a prescribed conflict of 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 prescribed conflict of interest in the matter, including the following about the interest –
 - i. if it arises because of a gift, loan or contract, the value of the gift, loan or contract
 - ii. if it arises because of an application or submission, the subject of the application or submission
 - iii. the name of any entity other than the councillor that has an interest in the matter
 - iv. the nature of the councillor's relationship with the entity that has an interest in a matter
 - v. details of the councillor's and any other entity's interest in the matter; and
- (b) leave the meeting room, including any area set aside for the public, and stay out of the meeting room while the matter is being discussed and voted on unless the subject councillor has written notice from the Minister to participate in the matter.

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

Pursuant to Chapter 5B, Part 3 of the *Local Government Act 2009*, a councillor who has a declarable 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 it arises because of the councillor's relationship with a related party:
 - i. the name of the related party to the councillor
 - ii. the nature of the relationship of the related party to the councillor
 - iii. the nature of the related party's interest in the matter
- (c) if it arises because of a gift or loan from another person to the councillor or a related party:
 - i. the name of the other person
 - ii. the nature of the relationship of the other person to the councillor or related party
 - iii. the nature of the other person's interest in the matter
 - iv. the value of the gift or loan and the date the gift or loan was made.
- (d) how the councillor intends to handle the matter i.e. leave the meeting or proposes to stay in a meeting.

In accordance with Section 150EQ of the Local Government Act 2009, Councillor Anthony Wilson informed the meeting that he has a declarable conflict of interest in Item 12.3, 'MC2024/0086 Development Permit for Material Change of Use for Dwelling House - 208 Batemans Road, Flagstone Creek'. The nature of the interest is that a business that Councillor Anthony Wilson part owns, Wilson Brothers Finance, will be providing the service of finance broker for the applicant, for the purpose of building the development. Councillor Anthony Wilson advised that he will leave the meeting room (including any area set aside for the public) while the matter is discussed and voted upon.

In accordance with Section 150EQ of the Local Government Act 2009, Councillor Chris Wilson informed the meeting that he has a declarable conflict of interest in Item 12.3, 'MC2024/0086 Development Permit for Material Change of Use for Dwelling House - 208 Batemans Road, Flagstone Creek'. The nature of the interest is that a business that Councillor Chris Wilson part owns, Wilson Brothers Finance, will be providing the service of finance broker for the applicant, for the purpose of building the development. Councillor Chris Wilson advised that he will leave the meeting room (including any area set aside for the public) while the matter is discussed and voted upon.

5.0 MAYORAL MINUTE

No Mayoral Minute.

6.0 CONFIRMATION OF MINUTES

6.1 Confirmation of Ordinary Meeting Minutes - 18 December 2024

Author: Ian Church, Chief Executive Officer

Responsible Officer: Ian Church, Chief Executive Officer

Officer's Recommendation:

THAT the minutes of the Ordinary Meeting of the Lockyer Valley Regional Council held on Wednesday 18 December 2024 be taken as read and confirmed.

RESOLUTION

THAT the minutes of the Ordinary Meeting of the Lockyer Valley Regional Council held on Wednesday 18 December 2024 be taken as read and confirmed.

Moved By: Cr M Hagan

Seconded By:

Cr D Neuendorf

Resolution Number: 24-28/0226

CARRIED

7/0

7.0 BUSINESS ARISING FROM MINUTES

No Business Arising from Minutes.

8.0 COMMITTEE REPORTS

No Committee Reports.

9.0 DEPUTATIONS/PRESENTATIONS

No Deputations/Presentations.

10.0 EXECUTIVE OFFICE REPORTS

10.1 Appointment of Acting Chief Executive Officer

Author: Ian Church, Chief Executive Officer

Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

The purpose of this report is to request Council appoint an Acting Chief Executive Officer (A/CEO) for the period Monday 10 February until Friday 28 February inclusive, while the CEO is on annual leave.

Officer's Recommendation:

THAT Council approve the appointment of the Group Manager People, Corporate and Customer Services as Acting Chief Executive Officer for the period Monday 10 February 2025 to Friday 28 February 2025, in accordance with Section 195 of the Local Government Act 2009.

RESOLUTION

THAT Council approve the appointment of the Group Manager People, Corporate and Customer Services as Acting Chief Executive Officer for the period Monday 10 February 2025 to Friday 28 February 2025, in accordance with Section 195 of the Local Government Act 2009.

Moved By: Cr M Hagan

Seconded By:

Cr C Wilson

Resolution Number: 24-28/0227

CARRIED

7/0

Executive Summary

Section 195 of the Local Government Act 2009 (LGA) provides a mechanism for a Local Government to appoint a qualified person to act as CEO during any or all vacancies in the position. A person is qualified if they have the ability, experience, knowledge and skills to carry out the responsibilities of the position. Vacancies include periods of leave and it is noted that the CEO has approximately 360 hours of annual leave accrued, which is in excess of the amount permitted by Policy.

It is recommended that Council appoint the Group Manager People, Customer and Corporate Services as A/CEO for the period noted. The Group Manager has the ability and experience to carry out the responsibilities of the position and will have the required delegated authority to effectively do so.

Proposal

Refer above.

Options

The available options include:

1. Approve the recommendation.
2. Approve the appointment of another Group Manager as A/CEO.
3. Approve the appointment of someone external to the organisation as A/CEO.

Previous Council Resolutions

The last resolution appointing an A/CEO was made at the Ordinary Meeting held on 12 September 2018. However, it is worth noting that an appointment under Section 195 need not be by resolution, providing the CEO or Mayor have been given delegated power under Section 257 of the LGA to make an Acting appointment as the need arises. This mechanism has been used for more recent Acting appointments, however for the sake of transparency and the length of time involved the appointment has been brought to Council to consider.

Critical Dates

10 February 2025 to 28 February 2025.

Strategic Implications

Corporate Plan

Lockyer Leadership and Council – provide leadership and contemporary management systems that drive a coordinated and connected organisation.

Finance and Resource

N/A

Legislation and Policy

Applicable legislation has been cited in the body of the report.

Risk Management

R1 – reputation and goodwill.

Consultation

Portfolio Councillor Consultation

Mayor/Deputy Mayor.

Internal Consultation

Group Managers.

External Consultation

N/A

Community Engagement

N/A

Attachments

There are no attachments for this report.

10.2 Summary of Council Actual v Budget - 31 December 2024

Author: Dee Stewart, Coordinator Accounting Services
Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

The purpose of this report is to provide Council with an update of Council's financial performance against budget for the financial year to 31 December 2024.

Officer's Recommendation:

THAT Council receive and note the Summary of Council Actual Financial Performance versus Budget to 31 December 2024.

RESOLUTION

THAT Council receive and note the Summary of Council Actual Financial Performance versus Budget to 31 December 2024.

Moved By: Cr C Wilson

Seconded By:

Cr D Neuendorf

Resolution Number: 24-28/0228

**CARRIED
7/0**

Executive Summary

In accordance with Section 204 of the Local Government Regulation 2012, a financial report summarising the progress of Council's actual performance against budget is to be presented to Council. This report provides a summary of Council's financial performance against budget for the financial year to 31 December 2024.

At 31 December 2024, revenues are above target overall and expenditures are under target.

Proposal

Operating Revenue - Year to date target \$44.99 million actual \$46.23 million or 102.75%

At 31 December 2024, overall operating revenue for the year to date are above target.

Rates and Utility Charges (Gross) on target.

The first rates levy for 2024/2025 was issued on the 19th August 2024 with a due date of 18 September 2024. Rates will be closely monitored throughout the year regarding cash flow and overdue balances as well as whether growth targets are being achieved as forecast. 95.17% of the rates levy was collected as at 2 January 2024.

Charges and Fees above budget by \$0.48 million

The major variances are:

- Development assessment fees and charges \$0.16.
- Building and plumbing fees and charges \$0.25 million.

Interest above budget by \$0.47 million

Interest is performing above budget due higher than expected cash balances and interest rates.

Operating Grants and Subsidies over budget by \$0.85 million.

The major variances are due to the receipt of:

- \$0.25 million for SEQCSP received for the Tenthill Flood Plain Drainage re-instatement.
- \$0.15 million for the final milestone payment of LGGSP funding for Asset Condition Assessments.
- \$0.28 million due to the receipt of QRA funding which relates January 2024 flood event.

Operational grants will be closely monitored for the timing and recognition of income and the overall effect on the operating surplus.

Operating Contributions and Donations under budget by \$0.72 million.

The unfavourable variance relates predominantly to Resilient Rivers projects commencing later than originally forecasted. There is a corresponding underspend on goods and services for this funded project.

Other Revenue is above target by \$0.24 million.

The favourable variance in Other Revenue predominantly relates to timing of annual lease revenue. This is expected to even out over the remainder of the Financial Year.

Operating Expenditure - Year to date target \$44.32 million actual \$37.63 million or 84.90%

Employee Costs under budget by \$0.12 million

Employee costs are slightly below target as at 30 November 2024 due to vacancies within various positions on Council's established workforce. Capitalised wages are on target and Finance staff are continuing to review the capture of capitalised wages to ensure wages are correctly costed to the capital program.

Goods and Services under budget by \$6.64 million.

Variations are mostly due to timing differences across the board. The most significant variances are:

- Waste contracts \$0.65 million
- Rates Legal Debt Fees -\$0.28 million - recoverable
- Growth and Policy projects \$1.58 million
- Resilient Rivers projects \$0.51 million
- Regional Development projects including Water Initiatives \$2.71 million

Capital Project Expenditure – Year to date target \$21.50 million actual \$10.96 million or 50.97%

At 31 December 2024, Council has expended \$10.96 million on its capital works program with a further \$12.51 million in committed costs for works currently in progress.

Council has spent \$9.71 million on the delivery of infrastructure projects with the main focus of the 2024/2025 capital works program moving away from the restoration of flood damaged roads under the REPA program and moving towards the renewal of existing assets. \$23.43 million has been included in the capital works budget for roads and related infrastructure. Additional detail is provided in the capital works program within the attachment.

Statement of Financial Position

The Statement of Financial Position provides information on the breakdown of Council's assets and liabilities at a point in time. At 31 December 2024, Council had \$59.08 million in current assets compared to \$19.01 million in current liabilities with a ratio of 3.11:1. This means that for every dollar of current liability, there is \$3.11 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 31 December 2024 there has been a net cash inflow of \$17.39 million with \$13.99 million inflow from operating activities. There was a net cash inflow of \$3.41 million from investing activities including capital revenue and expenditure. 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. Historically, to maintain adequate working capital, it is estimated that Council needs around \$15 million cash at any one time. This is in addition to cash that is constrained for specific purposes. As at 31 December, Council's cash balance was \$48.05 million. Unexpended grant funds, which are restricted to be spent in accordance with the terms of the grant, are \$10.93 million.

Sustainability Measures

The Local Government Sustainability Framework represents the Department's approach to working with Queensland Councils on sustainability challenges. It covers both financial and non-financial indicators.

The financial sustainability measures are included in Council's monthly financial report. This is not a mandatory requirement of the new sustainability framework but it is good financial practice to do so.

Council has met or favourably exceeded targets, based on the five year average, set by the Department for the Lockyer Valley Regional Council. Graphical representation of Council's financial performance for each of the sustainability measures has been included as an attachment to this report.

Options

Strategic Implications

Corporate Plan

Leadership and Council Outcome:

- Undertake robust and accountable financial, resource and infrastructure planning and management to ensure affordable and sustainable outcomes for our community.
- Compliant with relevant legislation.

Finance and Resource

Monitoring of budgets and actuals will remain important if Council is to achieve the financial results adopted as part of the 2024-25 Budget.

Legislation and Policy

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.

Risk Management

Key Corporate Risk Category: FE2

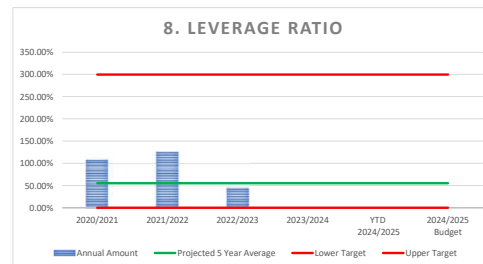
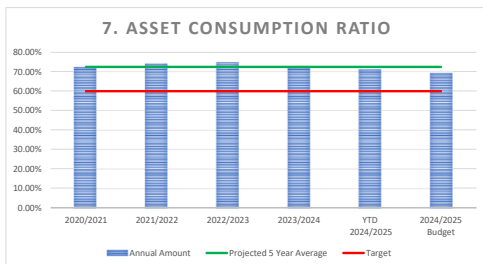
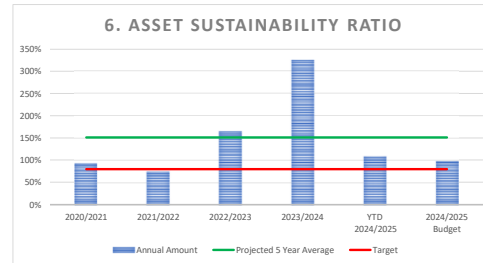
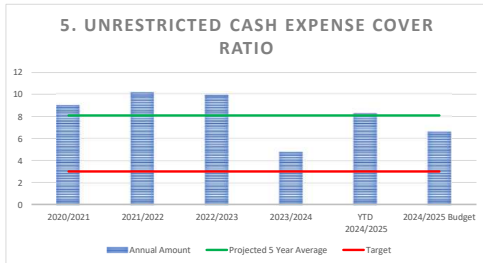
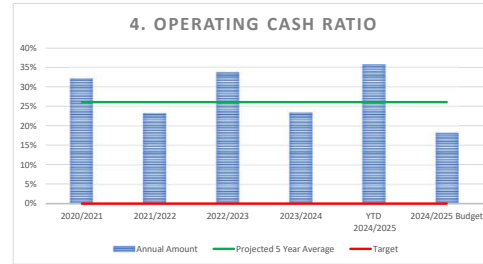
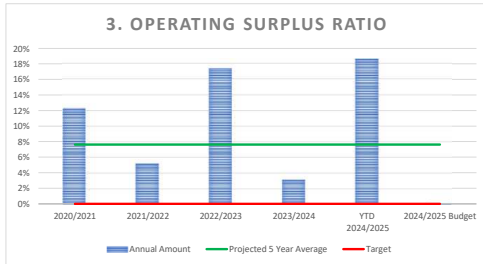
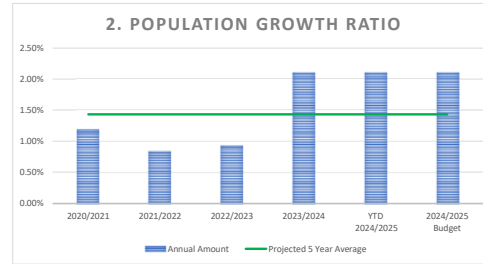
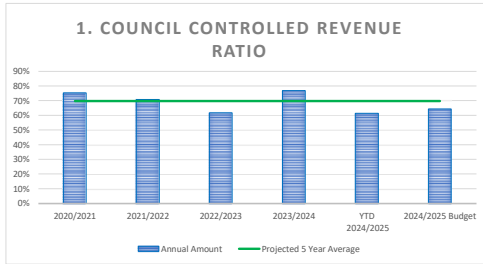
Reference and Risk Description: Finance and Economic

Consultation

- Managers and Group Managers
- Finance Team
- Portfolio Councillor Consultation

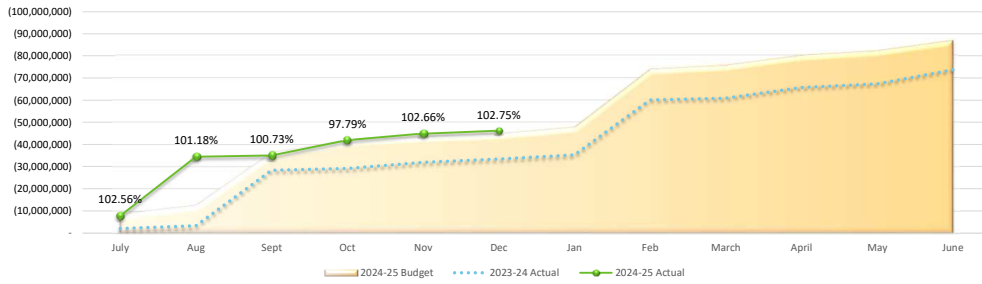
Attachments

- 1 [↓](#) Sustainability Indicators - December 2024 1 Page
- 2 [↓](#) Monthly Finance Report - December 2024 19 Pages



LOCKYER VALLEY REGIONAL COUNCIL
Operating Revenue and Expenditure Dashboard
For the Period Ending 31st December, 2024

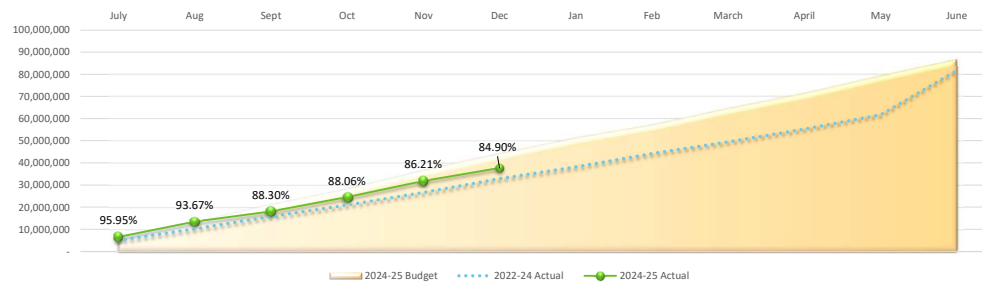
Operating Revenue (Cumulative)



REVENUE TO DATE by Type	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	(25,151,092)	1,038,133	(4,226,390)	(1,602,201)	(13,900,237)	(466,757)	(364,831)	(1,554,371)	-	(46,227,746)
Budget	(25,001,919)	1,021,850	(3,742,630)	(1,127,343)	(13,053,209)	(1,187,500)	(585,000)	(1,316,041)	-	(44,991,791)
Variance	149,173	(16,283)	483,760	474,858	847,029	(720,743)	(220,169)	238,330	-	1,235,954

Target %	100.60%	101.59%	112.93%	142.12%	106.49%	39.31%	62.36%	118.11%	-	102.75%
Movement to Prior Month Target %	➔	➔	⬇	➔	➔	➔	⬆	⬆	➔	➔

Operating Expenditure (Cumulative)

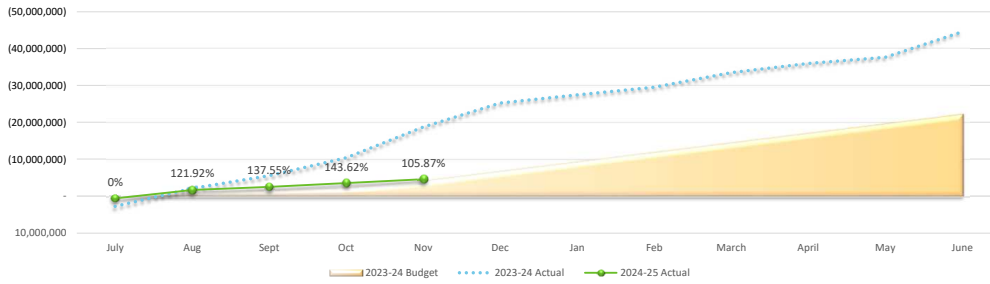


EXPENDITURE TO DATE by Type	Employee Costs	Goods and Services	Finance Costs	Depreciation	Total
Actual	16,444,791	13,259,297	67,735	7,855,384	37,627,207
Budget	16,560,167	19,898,574	61,200	7,800,917	44,320,858
Variance	115,376	6,639,277	(6,535)	(54,467)	6,693,651

Target %	99.30%	66.63%	110.68%	100.70%	84.90%
Movement to Prior Month Target %	➔	⬇	⬇	➔	⬇

LOCKYER VALLEY REGIONAL COUNCIL
Capital Revenue and Expenditure Dashboard
For the Period Ending 31st December, 2024

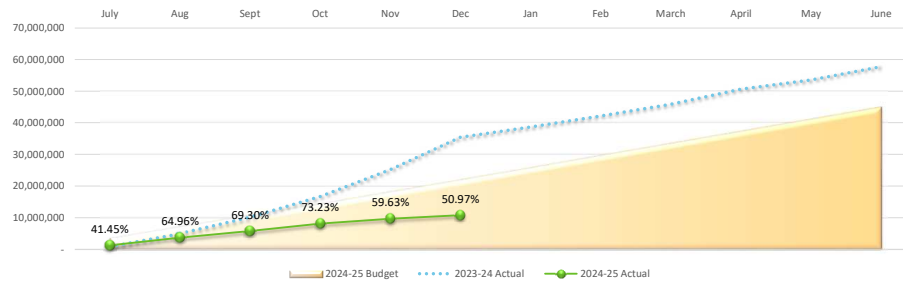
Capital Revenue (Cumulative)



REVENUE TO DATE by Type	Capital Grants, Subsidies and Contributions	Profit (Loss) on Disposal of Non Current Assets	Total
Actual	(4,646,875)	-	(4,646,875)
Budget	(4,813,951)	-	(4,813,951)
Variance	(167,076)	-	(167,076)
Target %	96.53%	-	96.53%
Movement to Prior Month Target %	→	→	→

Note: Graph above is reflecting capital grants and subsidies and developer contributed assets only

Capital Expenditure (Cumulative)



EXPENDITURE TO DATE by Group	People, Customer and Corporate Services	Executive Office	Infrastructure	Community and Regional Prosperity	Total
Actual	466,901	279,488	9,708,877	500,316	10,955,582
Budget	1,458,637	464,036	17,254,747	2,324,694	21,502,113
Target %	32.01%	60.23%	56.27%	21.52%	50.95%
Movement to Prior Month Target %	→	→	↓	→	↓

Lockyer Valley Regional Council (Whole Council)
Statement of Comprehensive Income
For the Period Ending December 2024

	December 2024 Period	December 2024 Period Budget	Period Variance	Current Annual Budget	Actuals YTD	Budget YTD	Variance Amount YTD	Variance % YTD
Income								
Revenue								
Recurrent Revenue								
Rates and Utility Charges (Gross)	78,827	(833)	79,661	50,003,838	25,151,092	25,001,919	149,173	0.60%
Discount	(2,829)	(15,000)	12,172	(2,043,700)	(1,038,133)	(1,021,850)	(16,283)	1.59%
Charges and Fees	374,144	594,575	(220,431)	7,817,780	4,226,390	3,742,630	483,760	12.93%
Interest	294,126	197,182	96,944	2,366,180	1,602,201	1,127,343	474,858	42.12%
Operating Grants and Subsidies	219,258	94,020	125,239	20,251,138	13,900,237	13,053,209	847,029	6.49%
Operating Contributions and Donations	-	217,917	(217,917)	2,395,000	466,757	1,187,500	(720,743)	-60.69%
Revenue - Contract/Recoverable Works	96,367	97,500	(1,133)	1,170,000	364,831	585,000	(220,169)	-37.64%
Other Revenue	287,914	156,867	131,046	2,324,413	1,554,371	1,316,041	238,330	18.11%
Profit from Investments	-	-	-	2,485,959	-	-	-	0.00%
Total Recurrent Revenue	1,347,808	1,342,227	5,581	86,770,608	46,227,746	44,991,791	1,235,954	2.75%
Capital Revenue								
Capital Grants, Subsidies and Contributions	53,614	975,384	(921,771)	22,296,948	4,646,875	4,813,951	(167,076)	-3.47%
Gain on Sale	18,638	-	18,638	-	18,638	-	18,638	0.00%
Total Revenue	1,420,060	2,317,611	(897,552)	109,067,557	50,893,258	49,805,743	1,087,516	2.18%
Capital Income	(30,639)	-	(30,639)	-	(30,639)	-	(30,639)	0.00%
Total Income	1,389,420	2,317,611	(928,191)	109,067,557	50,862,619	49,805,743	1,056,877	2.12%
Expenses								
Recurrent Expenses								
Employee Costs	2,670,101	2,521,200	(148,901)	32,638,313	16,444,791	16,560,167	115,376	0.70%
Goods and Services	1,828,119	3,771,257	1,943,138	38,311,928	13,259,297	19,898,574	6,639,277	33.37%
Finance costs	10,010	10,200	190	122,400	67,735	61,200	(6,535)	-10.68%
Depreciation	1,306,778	1,300,153	(6,625)	15,601,835	7,855,384	7,800,917	(54,467)	-0.70%
Total Recurrent Expenses	5,815,008	7,602,810	1,787,802	86,674,476	37,627,207	44,320,858	6,693,651	15.10%
Capital Expenses	323,403	-	(323,403)	-	323,403	-	(323,403)	0.00%
Total Expenses	6,138,411	7,602,810	1,464,399	86,674,476	37,950,610	44,320,858	6,370,248	14.37%
Net Recurrent Result/Operating Surplus/(Deficit)	(4,467,200)	(6,260,583)	1,793,383	96,133	8,600,539	670,934	7,929,605	1181.88%
NET RESULT AFTER CAPITAL ITEMS	(4,748,991)	(5,285,199)	536,208	22,393,081	12,912,009	5,484,885	7,427,125	135.41%

LOCKYER VALLEY REGIONAL COUNCIL
Statement of Cash Flows
For the Period Ending 31 December, 2024

	2024-2025 Annual Budget	2024-2025 YTD Actuals
<u>Cash flows from operating activities:</u>		
Receipts		
Receipts from customers	86,360,000	51,314,251
Dividend received	-	-
Interest received	2,370,000	1,602,201
Payments		
Payments to suppliers and employees	(69,060,000)	(38,928,852)
Interest expense	-	-
Net cash inflow (outflow) from operating activities	19,670,000	13,987,600
<u>Cash flows from investing activities:</u>		
Capital grants, subsidies and contributions	22,290,000	12,457,902
Payments for property, plant and equipment	(45,010,000)	(10,545,101)
Payments for investment property	-	-
Distributions received from joint ventures and associates	1,850,000	-
Proceeds from sale of property plant and equipment	420,000	1,493,321
Net cash inflow (outflow) from investing activities	(20,440,000)	3,406,122
<u>Cash flows from financing activities:</u>		
Repayment of borrowings	-	-
Proceeds from borrowings	-	-
Net cash inflow (outflow) from financing activities	-	-
Net increase (decrease) in cash and cash equivalents held	(770,000)	17,393,722
Cash and cash equivalents at beginning of the financial year	30,650,000	30,656,745
Cash and cash equivalents at end of the financial year	29,880,000	48,050,467

LOCKYER VALLEY REGIONAL COUNCIL
STATEMENT OF FINANCIAL POSITION
As at 31 December, 2024

	2024-2025 Annual Budget	2024-2025 YTD Actual
<u>Current Assets</u>		
Cash assets and cash equivalents	29,882,000	43,050,467
Cash investments	-	5,000,000
Trade and other receivables	5,140,000	2,884,075
Inventories	752,000	721,291
Contract Receivable	12,275,000	7,422,034
Total Current Assets	48,049,000	59,077,867
<u>Non Current Assets</u>		
Trade and other receivables	14,735,000	14,734,969
Equity investments	36,262,000	35,629,555
Investment properties	1,926,000	1,926,000
Property, plant and equipment	858,694,000	829,863,363
Intangible assets	45,000	51,838
Total Non Current Assets	911,662,000	882,205,724
TOTAL ASSETS	959,711,000	941,283,592
<u>Current Liabilities</u>		
Trade and other payables	12,633,000	3,525,448
Provisions	11,403,000	11,029,245
Contract Liability Grants	1,495,000	4,453,655
Total Current Liabilities	25,531,000	19,008,348
<u>Non Current Liabilities</u>		
Provisions	49,062,000	47,210,844
Total Non Current Liabilities	49,062,000	47,210,844
TOTAL LIABILITIES	74,593,000	66,219,192
NET COMMUNITY ASSETS	885,118,000	875,064,399
<u>Community Equity</u>		
Retained surplus (deficiency)	469,977,000	451,924,169
Asset revaluation surplus	415,045,000	412,132,691
Reserves	-	2,407,000
Current Surplus/(Deficit)	96,000	8,600,539
TOTAL COMMUNITY EQUITY	885,118,000	875,064,399

LOCKYER VALLEY REGIONAL COUNCIL
For Period Ended December, 2024

CAPITAL WORKS PROGRAM

	Budget	Actual	Committed	Total (includes committed costs)		Remaining Budget	Total Amount of Funding	Council Contribution	December		Comments
				Design Completion %	Construction Completion %						
INFRASTRUCTURE											
Cost Centre: Parks & Open Spaces											
Program: Parks and Open Spaces Projects											
Jean Biggs Redevelopment (SECOSP)	355,350	3,085	5,550	8,635	346,715	240,000	115,350	90	0	In the procurement phase.	
Ladley Rec Reserve Shelter Replacement	80,300	333	-	333	79,967	-	80,300	20	0	In the procurement phase.	
Playground Kerb & Surfacing Renewals	36,000	1,276	-	1,276	34,724	-	36,000	75	0	Contractor engaged, works scheduled first quarter 2025.	
Privacy Fence RV Park, Gatton	20,000	-	10,995	10,995	9,005	-	20,000	100	0	Contribution to community group to install new shade shelters.	
Ropehill Comm Sport Cent Shade Shelter	13,000	-	-	-	13,000	-	13,000	0	0		
Parks and Open Spaces Projects Total	504,650	4,694	16,545	21,239	483,411	240,000	264,650	0	0		
Cost Centre: Capital Program Delivery											
Program: Asphalt Resheet Programme											
24/25 Asphalt Renewal Program	200,000	-	-	-	200,000	-	200,000	0	0		
Asphalt Resheet Programme Projects Total	200,000	-	-	-	200,000	-	200,000	0	0		
Program: Bridge Renewal Programme											
24/25 Bridge Renewals - Minor Works	200,000	958	5,700	6,658	193,342	-	200,000	0	0		
Mahon Bridge (BRP) Carry Forward	600,095	-	-	-	600,095	600,095	-	0	0	Budget to be removed in next budget review. Original budget included a carry forward.	
Mahon Bridge (BRP)	-	-	-	-	-	-	-	98	5	Construction contract nearing execution. Demolition and construction start date delayed to early January 2025. Community notice for delay completed. Telstra relocation completed.	
Bridge Renewal Programme Projects Total	6,721,442	946,901	5,754,832	6,701,733	19,709	4,994,387	1,727,055	0	0		
	7,521,537	947,859	5,760,532	6,708,390	813,147	5,594,482	1,927,055				

	Budget	Actual	Committed	Total			Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
				(includes committed costs)	Remaining Budget						
Program : Culvert Renewal Programme											
Ma Ma Llydiale Road Culvert	40,000	-	-	-	-	40,000	-	40,000	0	0	
Culvert Renewal Programme Projects Total	40,000	-	-	-	-	40,000	-	40,000	0	0	
Program : Facilities Projects											
Hall Damage Write off replacements	100,000	-	-	-	-	100,000	-	100,000	0	0	
Facilities Projects Total	100,000	-	-	-	-	100,000	-	100,000	0	0	
Program : Future Design Works Programme											
23/24 Hoodway Renewal Program	-	6,014	2,569	8,583	(8,583)	-	-	50	0	Design Budget Holding Project.	
25/26 Future Designs - Budget Only	215,000	-	-	-	215,000	-	215,000	0	0	Design Budget Holding Project.	
Biggs Road, Withcott (SEQCSP)	1,077,940	60,519	198,993	259,511	818,429	1,077,940	-	100	10	Works commenced December 2024.	
Cochrane/Maitland/Riddell/Stubbersfield	-	1,207	410	1,617	(1,617)	-	-	50	0	Budget from future design bucket.	
Douglas McInnes Drive	-	671	5,594	6,265	(6,265)	-	-	90	0	Budget from future design bucket.	
Fairway Dr Footpath Missing Link(SEQCSP)	50,000	2,374	-	2,374	47,626	50,000	-	50	0	Concept design has been distributed for review, funding has been approved.	
Footpath Miss Links - Jones Road(SEQCSP)	30,000	5,331	5,126	10,457	19,543	30,000	-	50	0	Concept design has been distributed for review, funding has been approved.	
Footpath Missing Links - William Street	15,000	731	-	731	14,269	15,000	-	7	0	Concept design has been distributed for review, funding has been approved.	
Future Design - Footpath Renewal	-	249	-	249	(249)	-	-	7	0	Design brief has been circulated for review. Traffic intersection survey completed.	
Gehrke Road, Plainland (Dev Funded)	500,000	106,915	265,795	372,710	127,290	500,000	-	15	Not applicable	Design brief has been circulated for review. Traffic intersection survey completed.	
John Street South, Laidley	-	585	-	585	(585)	-	-	95	0	Budget from future design bucket.	
Jones Road, Withcott/Widening (FDW)	-	13,596	-	13,596	(13,596)	-	-	20	0	Tendering ground test geotech survey.	
Laidley CBD Accessibility Review(SEQCSP)	100,000	306	-	306	99,694	100,000	-	11	Not applicable	Survey has been undertaken. Geotech request for quote closed and awarded.	
Lake Clarendon Way Rehabilitation (FWD)	-	963	-	963	(963)	-	-	2	0	Gas lines to be checked at the proposed ground test locations.	
Lyne Road, Morton Vale (SEQCSP)	330,000	17,276	18,788	36,064	293,936	330,000	-	40	Not applicable	Concept pavement design done. Waiting for peer reviews. Funding has been approved.	
Mountain Road, Summerholm Drainage(FDW)	-	282	-	282	(282)	-	-	0	0	Concept design has been distributed for review.	
Old Laidley - Forest Hill Road (BS)	421,593	24,899	63,549	88,448	333,145	421,593	-	25	Not applicable	Concept design has been distributed for review.	
Preston Boundary Road Guardrail	15,000	-	-	-	15,000	-	15,000	0	0		

	Budget	Actual	Committed	Total (includes committed costs)			Total amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
				Remaining Budget							
Spa Water Road Culvert	66,900	-	-	-	-	66,900	-	0	0	Concept design has been completed. Awaiting TMR review.	
Spencers Street Gattton (CNIGG)	100,000	86,778	28,203	114,981	(14,981)	50,000	50,000	50	0		
Subdivision Renewals	200,000	108	-	108	199,892	-	200,000	5	Not applicable		
Tenthill Creek Road - Stage 2	-	26,442	9,794	36,236	(36,236)	-	-	60	Not applicable	Budget from future design bucket.	
William St, Forest Hill - PWD Parking	81,297	2,779	27,472	30,251	51,046	81,297	-	100	Not applicable	Design completed 23/24 financial year. Awaiting construction phase. Desk study underway. Reviewing Geotech soil test results & traffic counts.	
William Street Gattton	-	13,408	20,588	33,996	(33,996)	-	546,900	20	Not applicable		
Future Design Works Programme Projects Total	3,202,730	371,433	646,880	1,018,313	2,184,417	2,655,830	-				
Program : Footpath Renewal Programme											
Eastern Drive Footpath Renewal(SEQCSF)	47,685	34,072	-	34,072	13,613	47,685	-	100	100	Works Completed	
Patrick Street Footpath Renewal(SEQCSF)	20,000	384	-	384	19,616	20,000	-	0	0	Design issues due to site constraint and site conditions.	
Shorelands Dr Footpath Miss Link(SEQCSF)	5,000	7,553	4,181	11,734	(6,734)	5,000	-	10	0		
Footpath Renewal Programme Projects Total	72,685	42,009	4,181	46,190	28,495	72,685	-				
Program : Floodway Renewal Programme											
Drayton Street Floodway Renewal (QRRRA)	-	2,715	-	2,715	(2,715)	-	-	100	Not applicable	Design completed 2023/2024. Construction put on hold as funding wasn't successful.	
F/Hill Blehheim Floodway Renewal	1,874,418	500,570	84,222	584,792	1,289,626	-	1,874,418	100	90	Works scheduled for completion by March 2025.	
Floodway Renewal Programme Projects Total	1,874,418	503,285	84,222	587,508	1,286,910	-	1,874,418				
Program : Gravel Resheet Programme 24/25 Gravel Resheet Program (SEQCSF)											
Gravel Resheet Program for 23/24	805,376	118,789	13,710	132,499	672,877	700,000	105,376	0	30	Works continuing.	
Gravel Resheet Programme Projects Total	805,376	7,356	20,468	27,824	(27,824)	700,000	105,376	Not applicable	100	Budget held on 24/25 gravel resheet program above.	
Program : Other Infrastructure Projects											
Bridge Improvements	26,937	1,246	-	1,246	25,691	-	26,937	Not applicable	95	Works on Thistlewaite Bridge 100% complete. Remaining budget from 2023/24 rolled over to 2024/25 for works on Nards Lagoon Pedestrian Bridges.	
Drayton Street Bus Stop Light Upgrade	10,000	-	2,310	2,310	7,690	-	10,000	75	0	In procurement phase.	

	Budget	Actual	Committed	Total (includes committed costs)		Remaining Budget	Total amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
				committed	committed costs						
Gatton Central Drainage- Stage 1	775,519	-	-	-	-	775,519	-	775,519	100	0	Design completed in 23/24 financial year. Council was unsuccessful with a grant funding submission. Project construction put on hold.
Gatton Central Drainage Upgrade - Design	178,948	3,435	37,228	40,663	138,285	-	-	178,948	90	Not applicable	Packages 1 and 5 IFC received. Packages 2, 3 and 4 being reviewed by Urban Utilities. Works commenced in December 2024 with works continuing into early 2025
Gatton Depot Compliance Measures	100,000	67,372	21,796	89,168	10,832	-	-	100,000	90	25	
Helidon Township Entry	14,531	-	-	-	14,531	-	-	14,531	95	Not applicable	
Laidley IGA Park & Tree Removal(SEOCSF)	220,000	3,623	20,156	23,779	196,221	-	-	220,000	Not applicable	0	
Lake Apex Car Park (SEQLP)	943,304	12,943	1,418	14,361	928,943	-	-	113,304	Not applicable	Not applicable	
Lockyer Creek Rd Helidon Profile (LRCl4)	94,644	-	-	-	94,644	-	-	-	0	0	
Postmans Ridge Road Rehab (TIDS)	3,796,305	1,770,040	664,740	2,434,780	1,361,525	-	-	3,052,322	100	90	Works scheduled for completion by March 2025.
Ropeley/Rockside Road Grid	40,000	477	-	477	39,523	-	-	40,000	5	0	
Smith Street Gatton Upgrades	30,000	-	-	-	30,000	-	-	30,000	0	0	
Spa Water Rd Reconstruction (LRCl4)	-	-	-	-	-	-	-	-	0	0	Project construction on hold as LRCl4 allocation (road reconstruction and rehabilitation works) has been expended on Edgerton Drive and Ropehill Road.
Survey Equipment	69,644	405	-	405	69,239	-	-	-	Not applicable	0	
Tenthill Ropeley/Rockside hardt (TIDS)	300,000	285,622	80,875	366,497	(66,497)	-	-	87,211	60	Not applicable	
Other Infrastructure Projects Total	6,687,043	2,145,164	828,523	2,973,687	3,713,356	1,958,271	4,728,772	300,000	60	Not applicable	Concept designs received.
Program : Pavement Renewal Programme											
24/25 Pavement Rehab (SEOCSF)	527,790	86,175	8,775	94,951	432,839	-	-	27,790	5	15	Otto Road pavement rehabilitation partially complete.
Berlin Road Pavement Rehab (SEOCSF)	275,000	13,301	17,789	31,090	243,910	-	-	-	40	0	Concept design underway.
Edgerton Drive, Plainland (LRCl4)	-	-	-	-	-	-	-	-	100	90	Drainage and pavement works complete. Awaiting final seal and linemarking in December 2024.
Market Drive Gatton Pavement Rehab	186,233	221,495	17,215	238,710	(52,477)	-	-	147,635	10	0	
Pavement Renewal Programme Projects Total	1,089,023	358,709	64,471	423,180	665,843	813,598	275,425	100,000	10	0	

	Budget	Actual	Committed	Total		Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
				(includes committed costs)	Remaining Budget					
Program: Pavement Widening Programme										
Woodlands Rd (Schoeders Rd Bends) TIDS	105,254	35,802	13,745	49,548	55,706	-	105,254	100	95	Line marking complete. Only light installation remaining. Engineering plans for footings underway.
Pavement Widening Programme Projects Total	105,254	35,802	13,745	49,548	55,706	-	105,254	100	95	
Program: Seal Renewal Programme										
24/25 Blumen Reseal Program (RTR)	1,700,000	92,220	36,778	128,998	1,571,002	1,205,206	494,794	100	10	Prep works commenced December 2024, works to continue into 2025.
Seal Renewal Programme Projects Total	1,700,000	92,220	36,778	128,998	1,571,002	1,205,206	494,794	100	10	
Program: Stormwater Renewal Programme										
24/25 Stormwater Pit Upgrade Program	30,000	-	-	-	-	-	30,000	0	0	
Stormwater Renewal Programme Projects Total	30,000	-	-	-	-	-	30,000	0	0	
Cost Centre: DREFA New Event - REPA										
Program: REPA Programme										
DREFA - Feb 2022 - LVRC.0076 - Flagstone Creek Road Rockfall	-	173,523	-	173,523	(173,523)	-	-	100	100	Project Management Costs Only. Investigations and scoping underway.
DREFA - Feb 2022 - REPA Project Mgt	-	48,477	158,158	206,635	(206,635)	-	-	Not applicable	0	
DREFA - Jan 2024 - (sub. TBD) - Goulds Road Floodway	-	607	-	607	(607)	-	-	3	3	
DREFA - Jan 2024 - (sub. TBD) - Sealed Roads (all zones)	-	4,359	8,405	12,763	(12,763)	-	-	60	60	
DREFA - Jan 2024 - LVRC.O102 - Unsealed Zone 10	-	1,077,818	349,590	1,427,409	(1,427,409)	-	-	Not applicable	20	
DREFA - Jan 2024 - LVRC.O102 - Unsealed Zone 8	-	390,567	190,716	581,283	(581,283)	-	-	Not applicable	5	
DREFA - Jan 2024 - LVRC.O106 - Unsealed Zone 1	-	33,845	22,201	56,046	(56,046)	-	-	Not applicable	5	
DREFA - Jan 2024 - LVRC.O107 - Unsealed Zone 3	-	9,335	206,955	216,290	(216,290)	-	-	0	5	
DREFA - Jan 2024 - LVRC.O108 - Unsealed Zone 7	-	37,736	79,641	117,378	(117,378)	-	-	Not applicable	2	
DREFA - Jan 2024 - LVRC.O108 - Unsealed Zone 6	-	942,571	154,313	1,096,884	(1,096,884)	-	-	Not applicable	100	
DREFA - Jan 2024 - LVRC.O112 - Unsealed Zone 4	-	61,784	66,401	128,186	(128,186)	-	-	Not applicable	2	
DREFA - Jan 2024 - REPA Project Mgt	-	175,770	440,559	616,329	(616,329)	-	-	Not applicable	Not applicable	
REPA	5,000,000	-	-	-	5,000,000	5,000,000	-	Not applicable	Not applicable	REPA Budget.
REPA (Holding Project)	1,146,427	-	-	-	1,146,427	1,146,427	-	Not applicable	Not applicable	
REPA Programme Projects Total	6,146,427	2,956,394	1,676,939	4,633,333	1,513,094	6,146,427	-	Not applicable	100	
Program: REPA Complementary Works Programme										
DREFA - Feb 2022 - Comp Works Sealed	-	96,807	-	96,807	(96,807)	-	-	Not applicable	100	
REPA Complementary Works Programme Projects Total	-	96,807	-	96,807	(96,807)	-	-	Not applicable	100	

	Budget	Actual	Committed	Total (includes committed costs)		Remaining Budget	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
				committed costs	Remaining Budget						
Cost Centre: Fleet											
<i>Program: Fleet Projects</i>											
2023/2024 Fleet Purchases	2,199,819	733,519	598,214	1,331,833	867,986	-	2,199,819	Not applicable	Not applicable		
22/23 Light Trucks	-	315,466	-	315,466	(315,466)	-	-	Not applicable	Not applicable		
22/23 Mowers	-	137,976	-	137,976	(137,976)	-	-	Not applicable	Not applicable		
24/25 Fleet Purchases	1,532,000	537,012	1,450,674	1,987,886	(455,686)	200,000	1,332,000	100	30	Procurement underway on 80% of new fleet assets. Delivery timeframes vary depending on manufacturer availability.	
Materials Handler (Asset Sales)	560,000	-	536,517	536,517	23,483	-	560,000	0	Not applicable	Machine ordered, delivery to be confirmed.	
Fleet Projects Total	4,291,819	1,724,074	2,585,405	4,309,479	(17,660)	200,000	4,091,819				
Cost Centre: Cemetery											
<i>Program: Cemetery Projects</i>											
Gatton Cemetery Seam Strips - Lawn 7	26,000	689	6,631	7,320	18,680	-	26,000	100	95	Concrete seam strips complete.	
Gatton Cemetery Seam Strips - Section 10	61,000	348	-	348	60,652	-	61,000	100	0		
Gatton Cemetery Shed Installation	89,935	1,062	-	1,062	88,873	-	89,935	50	0		
New Lowering Device - Laidley Cemetery	13,000	9,834	-	9,834	3,166	-	13,000	100	100	Lowering device delivered.	
Solar Panels - Gatton Cemetery Chapel	17,000	-	13,168	13,168	3,832	-	17,000	100	10	Scheduled for January 25.	
Cemetery Projects Total	206,935	11,932	19,799	31,731	175,204	-	206,935				
Cost Centre: Camping Grounds											
<i>Program: Camping Grounds Projects</i>											
Renovation of Amenities Block Lake Dyer	187,480	9,243	322,973	332,216	(144,736)	-	187,480	100	40	Installation of new building scheduled Feb/Mar 25. Remaining budget will come from LRCD funding.	
Camping Grounds Projects Total	187,480	9,243	322,973	332,216	(144,736)	-	187,480				

Program / Facilities Projects	Budget	Actual	Committed	Total (includes committed costs)		Remaining Budget	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
				Committed	Remaining Budget						
Cost Centre - Facilities											
Program : Facilities Projects											
24/25 Facility Appliances Replacement	45,702	-	-	-	-	45,702	-	45,702	Not applicable	0	
Accessibility Improvements (RC14)											
Air Conditioning - Gatton Pound	814,667	2,557	-	2,557	812,110	814,667	-	15,000	100	0	Portion of this budget will be used to fund renovation to amenities block Lake Dyer.
Alex Geddes Hall Upgrade (BSBR)	15,000	-	-	-	-	-	-	15,000	Not applicable	100	Works are completed.
DNS Stage 2 Prevention Safety Works	245,810	194,185	10,229	204,414	41,396	24,211	-	221,599	100	0	Works are completed. Cost in January 2025.
Gatton Shire Hall Projection Room	12,799	-	-	-	12,799	-	-	12,799	0	0	Works are completed.
Gatton Showgrounds Electrical Upgrades	100,000	-	-	-	-	-	-	100,000	0	0	
Glenore Grove CClub Electrical Upgrade	15,000	-	-	-	-	-	-	15,000	90	0	Works scheduled for January 2025.
Halfcourt Basketball Ct./Apex (SEQCSP)	18,000	-	13,441	13,441	4,559	-	-	18,000	100	90	Works to commence late February.
Laidley Cultural Centre Kitchen Upgrade	170,000	3,874	125,093	128,967	41,033	170,000	-	60,000	100	0	Works completed.
Lake Apex Pump Station	60,000	1,998	-	1,998	58,002	-	-	60,000	25	0	Works completed.
LVSAC Pool Heating Replacement (SEQCSP)	90,000	66,290	-	66,290	23,710	-	-	90,000	100	100	In the procurement phase
Netball Court Design Package	250,000	4,858	-	4,858	245,142	250,000	-	50,000	80	0	Design commenced.
Sportfield Lighting Design Upgrades	50,000	314	-	314	49,686	-	-	50,000	2	0	
Watermain Renewal Laidley Showgrounds	45,000	-	-	-	45,000	-	-	45,000	5	0	
Facilities Projects Total	73,579	9,033	148,763	9,033	64,546	1,258,878	-	73,579	90	0	
	2,005,557	283,109	148,763	431,872	1,573,685	746,679					
Total for Group	\$ 36,770,934	\$ 9,708,877	\$ 12,243,936	\$ 21,952,814	\$ 14,818,120	\$ 20,845,377	\$ 15,925,557				

PEOPLE AND BUSINESS PERFORMANCE

	Total				Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
	Budget	Actual	Committed	(includes committed costs) Remaining Budget					
Cost Centre: Governance and Property									
<i>Program : Legal Services Projects</i>									
Realignment, Subdivd, Sale Trylon St	370,717	264,666	32,021	296,687	74,030	-	100	100	Works have been completed and accepted on maintenance. We are awaiting submission of the as constructed data and final payment claim.
Subdivision Gatton Saleyards	158,596	1,158	11,432	12,590	146,006	-	100	0	On hold pending outcome of Infirmitum assessment. Next Infirmitum workshop with Council is on 28 January 2025 to seek further direction.
Legal Services Projects Total	529,313	265,824	43,453	309,276	220,037	-	100	0	
Cost Centre: Information Communication Technology									
<i>Program : Information Communication Technology Projects</i>									
Audio Visual Renewals	199,687	374	-	374	199,313	199,687	50	0	Procurement activities commenced. The selected supplier will assist in finalising design.
Body Camera Renewals	32,196	21,950	-	21,950	10,246	32,196	Not applicable	90	Additional licensing ordered.
Data Storage Renewals	110,000	-	88,395	88,395	21,605	110,000	100	20	Hardware procured and delivered. Installation to occur Jan/Feb.
Firewalls for Waste Systems	3,349	-	-	-	3,349	3,349	100	90	One firewall remaining to be commissioned.
ICT Hardware Replacement/Renewals	330,000	147,822	-	147,822	182,178	330,000	100	50	Phase 1 complete. Phase 2 to occur in 2025.
Library People Counter Renewals	10,500	-	-	-	10,500	10,500	0	0	Further collaboration with Library Team required to progress.
Mobile Device Renewals	70,000	-	-	-	70,000	70,000	Not applicable	0	Planned replacements to occur in 2025.
Network Switch Renewals	4,636	-	-	-	4,636	4,636	0	0	Procurement to occur in early 2025.

	Budget	Actual	Committed	Total (includes committed costs)		Remaining Budget	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
				committed	costs						
Printer Fleet Renewals	3,162	-	1,367	1,367	1,367	1,795	-	3,162	Not applicable	100	Complete
Satellite Phone Renewals	10,000	-	-	-	-	10,000	-	10,000	Not applicable	0	Procurement to occur in early 2025.
Server Renewals	50,000	-	18,931	18,931	18,931	31,069	-	50,000	100	20	Procurement complete, hardware to be installed Jan/Feb.
UPS Renewal	21,560	-	-	-	-	21,560	-	21,560	0	0	Investigations ongoing.
Wireless Access Point Renewals	46,000	-	-	-	-	46,000	-	46,000	0	0	Planned to commence in 2025.
Information Communication Technology Projects Total	891,090	170,145	108,693	278,839	612,251	891,090	-	891,090	0	0	
Cost Centre: Waste Disposal											
Program: Waste Disposal Projects											
Design and Reconfiguration Gatton site	180,000	-	-	-	-	180,000	-	180,000	0	0	
Laidley Leachate Tank Replacement	125,000	-	-	-	-	125,000	-	125,000	0	0	
Old Gatton Landfill Leachate Trench	900,000	29,895	9,305	39,200	860,800	900,000	-	900,000	70	0	Soil analysis complete, carpark and trench design 70% completed.
Waste Disposal Projects Total	1,205,000	29,895	9,305	39,200	1,165,800	1,205,000	-	1,205,000	0	0	
Cost Centre: Transfer Stations											
Program: Transfer Station Projects											
Materials Recov Fac Asphalt Replacement	32,990	-	-	-	-	32,990	-	32,990	Not applicable	0	
Materials Recovery Facility Fire Systems	51,301	-	-	-	-	51,301	-	51,301	Not applicable	0	
Old Gatton Landfill Capping	8,550	-	-	-	-	8,550	-	8,550	Not applicable	0	
Transfer Station Projects Total	92,841	-	-	-	-	92,841	-	92,841	Not applicable	0	
Program: Waste Disposal Projects											
Asphalt Extension rear (MRF)	70,000	-	-	-	-	70,000	-	70,000	Not applicable	0	
Waste Disposal Projects Total	70,000	-	-	-	-	70,000	-	70,000	Not applicable	0	
Cost Centre: Waste Minimisation											
Program: Waste Minimisation											
Material Recycling Facility (MRF) Upgrade	50,000	-	-	-	-	50,000	-	50,000	0	0	
Waste Minimisation Projects Total	50,000	-	-	-	-	50,000	-	50,000	0	0	

	Total					Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
	Budget	Actual	Committed	(includes committed costs)	Remaining Budget					
Cost Centre: Public Order & Safety										
<i>Program : Public Order and Safety Projects</i>										
CCTV Hardware Renewals	78,981	1,038	-	1,038	77,943	-	78,981	80	0	Procurement activities to commence shortly. Design to finalised with successful supplier.
Public Order and Safety Projects Total	78,981	1,038	-	1,038	77,943	-	78,981			
Total for Group	\$ 2,917,225	\$ 466,901	\$ 161,451	\$ 628,353	\$ 2,288,872	\$ -	\$ 2,917,225			

	Budget	Actual	Committed	Total (includes committed costs)		Remaining Budget	Total amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
				committed	committed costs						
COMMUNITY AND REGIONAL PROSPERITY											
Cost Centre: Regional Development											
<i>Program: Regional Developments Projects</i>											
Mountain Bike Trail Hub Structure	448,500	-	-	-	-	448,500	-	448,500	0	0	
Strategic Land Acquisition	529,627	-	17,250	17,250	17,250	512,377	-	529,627	0	10	Land identified. Negotiations commenced.
Regional Developments Projects Total	978,127	-	17,250	17,250	17,250	960,877	-	978,127	0	10	
Cost Centre: Tourism Initiatives											
<i>Program: Tourism Projects</i>											
FH Rec Grnds Park & View Silos (SEOL)	2,299,056	-	-	-	-	2,299,056	1,650,000	649,056	80	0	D/A has been submitted. Includes \$213,408 carry forward for detailed design and approvals.
Tourism Projects Total	2,299,056	-	-	-	-	2,299,056	1,650,000	649,056	80	0	
Cost Centre: Community Events											
<i>Program: Regional Developments Projects</i>											
Christmas Centrepiece	60,000	36,255	-	-	36,255	23,745	-	60,000	Not applicable	90	
Christmas Garlands	60,000	43,790	1,256	-	45,046	14,954	-	60,000	Not applicable	90	
Christmas Lighting	12,336	12,336	-	-	12,336	(0)	-	12,336	Not applicable	100	
Regional Developments Projects Total	132,336	92,381	1,256	-	93,637	38,699	-	132,336	Not applicable	100	
Cost Centre: Growth & Policy											
<i>Program: Growth and Policy Projects</i>											
Flood Mitigation Kensington Grove	40,000	-	-	-	-	40,000	-	40,000	0	0	
Flood Mitigation Options Laidley	71,500	2,226	15,549	-	17,775	53,725	-	71,500	0	0	
Laidley Disaster Ready Project Phase 1	900,000	309,157	-	-	309,157	590,843	900,000	-	0	10	Purchase of land for flood mitigation project.
Growth and Policy Projects Total	1,011,500	311,383	15,549	-	326,932	684,568	900,000	111,500	0	10	

	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
Cost Centre: Community Wellbeing										
Program: Pest Management Projects										
Loan Spray Equipment	30,000	-	-	-	30,000	-	30,000	Not applicable	95	A new Quik-Spray unit has been delivered and is being installed on a trailer. Costs are in January.
Pound Improvements	15,000	11,169	-	11,169	3,831	-	15,000	Not applicable	95	Existing cages have been repurposed for use in the pound cattery and minor adjustments are being made to enable their use (i.e. strip edges removed, sliding doors adjusted).
Pest Management Projects Total	45,000	11,169	-	11,169	33,831	-	45,000			
Cost Centre: Voluntary Home Buy Back										
Program: Voluntary Home Buy-Back										
Voluntary Home Buy Back Scheme	200,000	85,383	73,254	158,637	41,363	200,000	-	Not applicable	100	24 properties purchased. Rehabilitation of properties including demolition of 19 buildings have been completed and 5 properties have been relocated.
Voluntary Home Buy-Back projects Total	200,000	85,383	73,254	158,637	41,363	200,000	-			
Total for Group	\$ 4,666,019	\$ 500,316	\$ 107,309	\$ 607,624	\$ 4,058,395	\$ 2,750,000	\$ 1,916,019			

EXECUTIVE OFFICE	Total				Total amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
	Budget	Actual	Committed	(includes committed costs) Remaining Budget					
Cost Centre: Disaster Management									
<i>Program: Disaster Management Projects</i>									
Flood Cameras in new locations (SECQSP)	100,000	1,106	-	1,106	90,000	10,000	35	0	Procurement phase is progressing. Project management costs only.
Flood Warning Infra Network (QRA, FWIN)	235,000	1,848	-	1,848	235,000	-	50	0	Procurement phase is nearing completion. Project management costs only.
Flood Warning System Upgrade	40,000	-	-	-	-	40,000	35	0	In procurement phase. Aligned to deliver with SECQSP Flood Cameras project. No access to site due to TMR roadworks. Access may be hindered until August 2025.
QRRRF Flood Cameras & Electronic Signage	276,514	276,534	598	277,132	276,514	-	Not applicable	95	All signs and cameras have now been installed. Flood sensors need re-latching.
Disaster Management Projects Total	651,514	279,488	598	280,086	601,514	50,000			
Total for Group	\$ 651,514	\$ 279,488	\$ 598	\$ 280,086	\$ 601,514	\$ 50,000			
Total for Council	\$ 45,005,692	\$ 10,955,583	\$ 12,513,294	\$ 23,468,877	\$ 24,196,891	\$ 20,808,801			

LOCKYER VALLEY REGIONAL COUNCIL
For Period Ended December, 2024

CAPITAL WORKS PROGRAM SUMMARY

	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget
INFRASTRUCTURE					
Camping Grounds	187,480	9,243	322,973	332,216	(144,736)
Capital Program Delivery	23,428,066	4,622,626	7,473,511	12,096,137	11,331,929
Cemetery	206,935	11,932	19,799	31,731	175,204
DRFA New Event - REPA	6,146,427	3,053,201	1,676,939	4,730,140	1,416,287
Facilities	2,005,557	283,109	148,763	431,872	1,573,685
Fleet	4,291,819	1,724,074	2,585,405	4,309,479	(17,660)
Parks & Open Spaces	504,650	4,694	16,545	21,239	483,411
Total for Group	\$ 36,770,934	\$ 9,708,877	\$ 12,243,936	\$ 21,952,814	\$ 14,818,120

PEOPLE AND BUSINESS PERFORMANCE

Governance and Property	529,313	265,824	43,453	309,276	220,037
Information Communication Technology	891,090	170,145	108,693	278,839	612,251
Public Order & Safety	78,981	1,038	-	1,038	77,943
Transfer Stations	162,841	-	-	-	162,841
Waste Disposal	1,205,000	29,895	9,305	39,200	1,165,800
Waste Minimisation	50,000	-	-	-	50,000
Total for Group	\$ 2,917,225	\$ 466,901	\$ 161,451	\$ 628,353	\$ 2,288,872

COMMUNITY AND REGIONAL PROSPERITY

Community Events	132,336	92,381	1,256	93,637	38,699
Community Wellbeing	45,000	11,169	-	11,169	33,831
Growth & Policy	1,011,500	311,383	15,549	326,932	684,568
Regional Development	978,127	-	17,250	17,250	960,877
Tourism Initiatives	2,299,056	-	-	-	2,299,056
Voluntary Home Buy Back	200,000	85,383	73,254	158,637	41,363
Total for Group	\$ 4,666,019	\$ 500,316	\$ 107,309	\$ 607,624	\$ 4,058,395

EXECUTIVE OFFICE

Disaster Management	651,514	279,488	598	280,086	371,428
Total for Group	\$ 651,514	\$ 279,488	\$ 598	\$ 280,086	\$ 371,428

Total for Council	\$ 45,005,692	\$ 10,955,583	\$ 12,513,294	\$ 23,468,877	\$ 21,536,815
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10.3 Operational Plan 2024-2025 Second Quarter Performance Report

Author: Madonna Brennan, Risk, Audit and Corporate Planning Advisor
Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

The purpose of this report is to provide a summary of Council’s performance against the Operational Plan 2024-2025 for the period 1 October 2024 to 31 December 2024 (second quarter).

Officer's Recommendation:

THAT Council receive and note the second quarter performance update on the Operational Plan 2024-2025.

RESOLUTION

THAT Council receive and note the second quarter performance update on progress against the 2024-2025 Operational Plan deliverables.

Moved By: Cr A Wilson

Seconded By:

Cr J Reck

Resolution Number: 24-28/0229

**CARRIED
7/0**

Executive Summary

Council adopted its Operational Plan 2024-2025 with its Annual Budget on 26 June 2024. The Chief Executive Officer is required to present a written assessment of Council’s progress towards implementing the annual Operational Plan at least every three months. The Operational Plan captures Council’s activities of strategic significance against the Outcomes and Commitments of the Corporate Plan 2022-2027.

Proposal

This report presents the second quarter performance report on the Operational Plan 2024-2025, which is for the period 1 October 2024 to 31 December 2024.

Included with the report is the detailed second quarter performance update. Performance reporting is completed on the achievement of the performance outcomes and budget expenditure for each operational plan activity and collectively for all operational plan activities. An overview of the performance status by Operational Plan Theme is included below:

Operational Plan Theme	No Action Items	2024-2025 Outcome Status			
		Completed	On Track	In Doubt	Won't be achieved
Lockyer Community	3	0	3	0	0
Lockyer Business, Farming and Livelihood	3	0	2	1	0
Lockyer Nature	3	0	2	1	0
Lockyer Planned	9	2	6	0	1
Lockyer Leadership & Council	8	1	6	1	0
Total	26	3	19	3	1

Previous Council Resolutions

Ordinary Meeting 16 October 2024 (24-28/0165).

THAT Council receive and note the first quarter performance update against the 2024-2025 Operational Plan Deliverables.

Critical Dates

A written assessment of the Operational Plan 2024-2025 must be provided to Council at least every three months.

Strategic Implications

Corporate Plan

Lockyer Leadership and Council - Compliant with legislation.

Finance and Resource

The financial allocations in the 2024-2025 Budget reflect the deliverables in the Operational Plan. Detailed achievement of each deliverable in line with budget allocation is included in the attached performance report. An overview of the status of the budget allocation.

Operational Plan Theme	No Action Items	2024-2025 Budget Status			
		Completed within budget	On Track	Over/Under	Completed over budget
Lockyer Community	3	0	3	0	0
Lockyer Business, Farming and Livelihood	3	0	2	1	0
Lockyer Nature	3	0	3	0	0
Lockyer Planned	9	2	6	1	0
Lockyer Leadership & Council	8	1	6	1	0
Total	26	3	20	3	0

Legislation and Policy

Section 174 (3) of the *Local Government Regulation 2012* requires a progress report on the Operational Plan to be presented at Council meetings.

Risk Management

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

Cr Chris Wilson, the portfolio Councillor for Corporate Services is briefed, as required, on the performance of the Operational Plan 2024-2025 as part of the monthly Councillor Portfolio Briefings.


Internal Consultation

Progress reporting on the annual operational plan is completed by council officers responsible for delivering the action items. Completed progress reporting is referred to the Executive Leadership Team to review prior to finalising the detailed performance report.

Community Engagement

The second quarter performance update will be published on Council's website for information purposes.

Attachments

[1](#)  Second Quarter Performance Update 32 Pages

11.0 PEOPLE, CUSTOMER AND CORPORATE SERVICES REPORTS

11.1 Information Privacy Policy and Right to Information Policy for Adoption

Author: Trevor Greaves, Information Management Advisor

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

Purpose:

The purpose of this report is to seek Council's adoption of the Information Privacy Policy and the Right to Information Policy.

Officer's Recommendation:

THAT Council adopt:

1. Information Privacy Policy, version 2.0; and
2. Right to Information Policy, version 2.0.

RESOLUTION

THAT Council adopt the:

1. Information Privacy Policy, version 2.0; and
2. Right to Information Policy, version 2.0,

as attached to these minutes.

Moved By: Cr D Neuendorf

Seconded By:

Cr C Steinhardt

Resolution Number: 24-28/0230

CARRIED

7/0

Executive Summary

The Information Privacy Policy and the Right to Information Policy are presented to Council and have been reviewed as part of the policy review cycle under Council's Policy Framework.

The purpose of the Information Privacy Policy is to provide a framework to manage personal information and protect the privacy of individuals.

The purpose of the Right to Information Policy is to provide a framework for the development and implementation of systems, practices and controls for the efficient and effective release of information in accordance with State Government legislation.

Proposal

A summary of the changes made to both the Information Privacy Policy and the Right to Information Policy is set out below:

- Reference Council's current corporate plan;
- Include a human rights statement to meet Council's obligations under the *Human Rights Act 2019*, and

- Reference relevant legislation and related documents.

Options

1. Council adopt the Information Privacy Policy and the Right to Information Policy as presented.
2. Council adopt the Information Privacy Policy and the Right to Information Policy subject to any amendments it authorises the Chief Executive Officer to make.
3. Council doesn't adopt the Information Privacy Policy and the Right to Information Policy.

Previous Council Resolutions

Ordinary Council Meeting 18 November 2020

THAT Council adopt the following documents, as attached to the Minutes:

- *Meetings Policy and Code of Meeting Practice*
- *Complaints Management Policy*
- *Right to Information Policy*
- *Information Privacy Policy*

RES: 20-24/0178

Critical Dates

There are no critical dates.

Strategic Implications

Corporate Plan

The preparation, review and presentation of this policy to Council for adoption aligns with the following Corporate Plan 2022-2027 outcomes:

- Lockyer Leadership and Council – to be compliant with relevant legislation and commit to open and accountable governance to ensure community confidence and trust in Council and our democratic values.

Finance and Resource

Budget implications will continue to be addressed through existing allocations.

Legislation and Policy

Heads of power and relevant legislation have been identified in the Policies. The adoption of the Information Privacy Policy and the Right to Information Policy ensures Council is compliant with its Policy Framework.

Risk Management

Corporate Risk Category – Legal Compliance and Liability (LCL1).

Consultation

Portfolio Councillor Consultation

The policies were discussed during Councillor onboarding with the newly elected Council.

Internal Consultation

The Policies have been reviewed by the Group Manager People, Customer and Corporate Services, the Manager People and Customer Experience and the Governance team in September and October 2024.

External Consultation

No external consultation has taken place, however the updated versions will be available on Council's website once adopted.

Attachments

- 1 [↓](#) Information Privacy Policy 2 Pages
- 2 [↓](#) Right to Information Policy 2 Pages

Executive Summary

Under the current legislative framework, a caravan can only be used for residential accommodation if:

1. Located within an approved caravan park; or
2. Council has issued an approval under *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2011* which allows a landowner to live in a caravan while building or renovating a dwelling on the land.

Presented for Council's consideration is proposed *Amendment Subordinate Local Law No. 1 (Temporary Homes and Local Government Areas) 2025*, which proposes amendments to Subordinate Local Law No. 1.3 to allow residential use of caravans in limited circumstances.

Proposed *Amendment Subordinate Local Law No. 1* also proposes amendments to *Subordinate Local Law No. 4 (Local Government Areas, Facilities and Roads) 2011* to update details of Council's facilities.

Proposal

Use of Caravans as Temporary Homes - *Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2011*

The only circumstances where Council allows the use of a caravan for accommodation outside of a caravan park, is when an approval has been issued under *Local Law No. 1 (Administration) 2011* and *Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2011*. These approvals are limited to situations where a landowner is constructing or renovating a dwelling on their land, and they wish to reside in a caravan on that land while the dwelling is being constructed. A building approval must have been issued for the dwelling prior to an approval being granted. An approval for a temporary home may be granted for a term up to 18 months.

The standard conditions of approval for a temporary home are:

- A restriction of the number of people occupying the temporary home;
- Appropriate design, dimensions, construction and appearance of the temporary home;
- Must be located as to not impact adversely on the amenity of the owner or occupier of adjoining land;
- The provision of appropriate facilities for personal hygiene and washing of clothes;
- An adequate supply of potable water is provided;
- Wastewater and rubbish are disposed of appropriately; and
- The temporary home needs to be kept in good working order and repair and must not be unsightly or unhygienic.

Amendments to Subordinate Local Law No. 1.3 are proposed which would allow residential use of caravans in limited circumstances. This may assist some people struggling to find accommodation during the housing crisis. It is proposed these amendments would have effect until 31 December 2027.

The proposed amendments include allowing the use of a temporary home (not a Class 10a building) on a vacant lot for up to two weeks in any 52 week period without approval from Council.

Other amendments proposed to Subordinate Local Law No. 1.3 would allow (without the need for an approval) landowners or occupiers to let family or friends live in a caravan in their backyard for up to six months in a 12-month period. The following requirements would apply:

- Maximum of one caravan allowed on the land;

- There is a permanent residence on the land which is permanently occupied and has toilet and laundry facilities available for use by persons using the caravan;
- The person using the caravan does not pay to stay on the land;
- The caravan is located:
 - A maximum of 20 metres from the permanent residence;
 - Not within the setback of the permanent residence to any road frontage;
 - At least 6 metres from the front boundary and 3 metres from other boundaries;
 - At least 4 metres from a septic system trench or sub-surface effluent disposal area; and
 - At least 10 metres from any surface irrigated effluent disposal area; and
- No waste materials, including grey water, are deposited on site;
- If the caravan has toilet or laundry facilities, all waste from these facilities is contained within the caravan and regularly collected and properly disposed of;
- An adequate source of potable water is available at the permanent residence and will be available to the users of the caravan;
- The caravan is fitted with wheels, and is not fixed to the ground, to a building, wall, fence or other structure;
- The caravan must be maintained in good working order and in a clean and tidy condition;
- The caravan must be used as a place of residence by no more than the number of persons which the caravan is designed to accommodate; and
- Written notification is provided to Council.

Proposed Amendments to Subordinate Local Law No. 4 (Local Government Areas, Facilities and Roads) 2011

The purpose of *Subordinate Local Law No. 4 (Local Government Areas, Facilities and Roads) 2011* is to protect the health and safety of persons using local government land and facilities, and to preserve the amenity of local government controlled land and facilities.

Schedule 1 of Subordinate Local Law No. 4 lists various activities which are prohibited in all local government controlled areas and roads.

Schedule 6 of Subordinate Local Law No. 4 identifies specific local government controlled areas to which Schedule 1 applies.

Part 4 of the proposed Amendment Subordinate Local Law amends Schedule 6 to accurately reflect Council's swimming pools and camping grounds.

Process to Make a Subordinate Local Law

Council has decided on a process for making local laws in accordance with section 29(1) of the *Local Government Act 2009*. For a subordinate local law, the process is as follows:

1. Council, by resolution, proposes to make the proposed subordinate local law;
2. If the subordinate local law contains anti-competitive provisions, comply with the procedures prescribed under a regulation for the review of anti-competitive provisions;
3. Consult with the public about the proposed subordinate local law for at least 21 days by:
 - (a) publishing a notice about the proposed subordinate local law at least once in a newspaper circulating generally in Council's local government area; and
 - (b) displaying the notice at Council's Gatton and Laidley offices and on Council's website; and
 - (c) making a copy of the proposed subordinate local law available for inspection at Council's Gatton and Laidley offices and on Council's website; and

- (d) making copies of the proposed subordinate local law available for purchase at Council's Gatton and Laidley offices and available for download from Council's website;
4. Accept and consider every properly made submission;
5. Council resolves to:
 - (a) proceed with the making of the proposed subordinate local law as advertised; or
 - (b) proceed with the making of the proposed subordinate local law with amendments (if the amendments are substantial, public consultation will need to be undertaken again); or
 - (c) not proceed with the making of the proposed subordinate local law.
6. If Council resolved to make the subordinate local law, publish a notice of the making of the local law in the gazette and on Council's website.
7. Ensure the subordinate local law is available for inspection and purchase at Council's Gatton and Laidley offices, and can be viewed and downloaded from Council's website.
8. Give the Minister a copy of the notice and the subordinate local law.
9. Update Council's Local Laws Register.

Following the completion of the public consultation period, a further report will be presented to Council outlining any submissions received, and if appropriate, recommending changes to the proposed Amendment Subordinate Local Law prior to adoption.

Review of Anti-competitive Provisions

A review of the anti-competitive provisions must be undertaken to determine whether significant impacts will exist if the provisions are adopted. An anti-competitive provision is a provision that creates barriers to entry to a market or competition within a market. A review of anti-competitive provisions has been conducted and is attached to this report.

As the proposed amendments to Subordinate Local Law No. 1.3 allow for people to reside temporarily in caravans outside of a caravan park, the proposed Amendment Subordinate Local Law could be considered to contain anti-competitive provisions. However, it is considered this would not have a significant impact for the following reasons:

- (a) the Proposed Local Law Amendments would allow people to reside in caravans in limited circumstances only;
- (b) the amendments are being proposed as a response to the housing crisis and caravans parks within the region are at capacity;
- (c) the amendments are proposed to be in effect for a fixed period of time, i.e. until 31 December 2027 only, unless repealed earlier, or extended.

Therefore, there will be little impact on the operation of caravan parks. No further review of the anti-competitive provisions is required.

Options

1. Council proposes to make proposed *Amendment Subordinate Local Law No. 1 (Temporary Homes and Local Government Areas) 2025*, as attached.
2. Council proposes to make the proposed Amendment Subordinate Local Law but with changes.
3. Council makes no changes to *Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2011* or *Subordinate Local Law No. 4 (Local Government Areas, Facilities and Roads) 2011*.

Previous Council Resolutions

Local Law No. 1 (Administration) 2011, Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2011 and Subordinate Local Law No. 4 (Local Government Areas, Facilities and Roads) 2011 were made by resolution on 21 December 2011.

Critical Dates

There are no critical dates.

Strategic Implications

Corporate Plan

Provide regulatory services for the safety of the community.

Finance and Resource

There will be costs associated with public consultation and publishing notices of adoption.

Legislation and Policy

Local Government Act 2009

Local Government Regulation 2012

Local Law No. 1 (Administration) 2011

Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2011

Subordinate Local Law No. 4 (Local Government Areas, Facilities and Roads) 2011

Risk Management

Environment and Community (EC1) Environment and the community, including sustainable development, social and community wellbeing, community relationships, public health, recreation, regional profile and identity

Consultation

Councillor Consultation

Proposed amendments to *Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2011* were discussed with Councillors at workshop on 25 June 2025 and 12 November 2025.

Proposed amendments to *Subordinate Local Law No. 4 (Local Government Areas, Facilities and Roads) 2011* were discussed with Councillors at workshop on 25 June 2025.

Internal Consultation

Advice regarding the proposed Amendment Subordinate Local Law was sought from Council's Community Wellbeing, Governance and Property and Parks and Gardens Teams.

Community Engagement

Public consultation of the proposed Amendment Subordinate Local Law will be conducted in accordance with Council's local law making process.

Attachments

1	Proposed Amendment Subordinate Local Law No. 1 (Temporary Homes and Local Government Areas) 2025	5 Pages
2	Review of Anti-Competitive Provisions	4 Pages

12.2 Approved Inspection Program under the Animal Management (Cat and Dog) Act 2008

Author: Michael Coogan, Coordinator Community Wellbeing
Responsible Officer: Annette Doherty, Acting Group Manager Community and Regional Prosperity

Purpose:

The purpose of this report is to seek a resolution from Council approving an approved inspection program under the *Animal Management (Cats and Dogs) Act 2008* to identify unregistered dogs.

Officer's Recommendation:

THAT, in accordance with section 113 of the *Animal Management (Cats and Dogs) Act 2008*, Council resolve to conduct an approved inspection program, a systematic inspection program, to monitor compliance with the Act, specifically in relation to monitoring compliance with sections 44 and 57 of the Act which require dog owners to register their dog and pay a registration fee to renew the registration of their dog. The approved inspection program is to be conducted for a period of up to six months commencing 1 March 2025, and is to be conducted across the region but focusing on the following places:

- 1. Residential properties where a dog was registered in 2023/24, but the registration fee was not paid for registration of the dog in 2024/25;**
- 2. Residential properties where a dog was registered in the two years prior to 2023/24, but the registration fee was not paid for the dog the following year; and**
- 3. Residential properties in the localities of Gatton, Adare, Laidley, Laidley Heights, Kensington Grove, Regency Downs, Hatton Vale and Plainlands.**

RESOLUTION

THAT, in accordance with section 113 of the *Animal Management (Cats and Dogs) Act 2008*, Council resolve to conduct an approved inspection program, a systematic inspection program, to monitor compliance with the Act, specifically in relation to monitoring compliance with sections 44 and 57 of the Act which require dog owners to register their dog and pay a registration fee to renew the registration of their dog. The approved inspection program is to be conducted for a period of up to six months commencing 1 March 2025, and is to be conducted across the region but focusing on the following places:

- 1. Residential properties where a dog was registered in 2023/24, but the registration fee was not paid for registration of the dog in 2024/25;**
- 2. Residential properties where a dog was registered in the two years prior to 2023/24, but the registration fee was not paid for the dog the following year; and**
- 3. Residential properties in the localities of Gatton, Adare, Laidley, Laidley Heights, Kensington Grove, Regency Downs, Hatton Vale and Plainland.**

Moved By:	Cr C Steinhardt	Seconded By:	Cr C Wilson
Resolution Number: 24-28/0232			
CARRIED			
7/0			

Executive Summary

The *Animal Management (Cats and Dogs) Act 2008* ('the Act') requires dog owners to register their dog with their local government unless exempted by the Act (i.e. under 3 months of age, working dogs, etc). number of dogs in the region being registered has significantly decreased each year over the past five years, which indicates there are many unregistered dogs being kept in the region.

Under the Act, Council may conduct an approved inspection program to monitor compliance with the Act. An approved inspection program allows an authorised person to enter a place to determine whether all dogs on the property are registered as required by the Act. It is recommended that Council undertake an approved inspection program to allow Council's officers to undertake an inspection program for unregistered dogs and take action to have the owners of those dogs register them.

Proposal

Section 113 of the Act allows Council, by resolution, to approve an approved inspection program under which an authorised person may enter a place to monitor compliance with the Act or an aspect of the Act.

Section 44 of the Act requires the owner of a dog to register the dog in the relevant local government's area within 14 days after starting to keep the dog in the area. Dogs under three months of age, working dogs, assistance dogs and government entity dogs are exempt from this requirement. A penalty infringement notice (PIN) for \$322 or 2 penalty units (\$806) may be issued for non-compliance with section 44, and the maximum penalty is 5 penalty units.

Section 57 of the Act requires the owner of a dog, before the period of registration of the dog expires, to pay a registration fee for the dog (i.e. to renew the registration of the dog). A penalty infringement notice (PIN) for 2 penalty units (\$322) may be issued for non-compliance with section 57, and the maximum penalty is 20 penalty units.

The number of dogs registered within the region has been decreasing. This means there is a large number of unregistered dogs and Council is failing to collect the expected amount of revenue from dog registrations. In accordance with section 53 of the Act, revenue from dog registrations must be used by Council for the purposes of the Act and to administer local laws relating to the management of dogs. As revenue from dog registration decreases, the cost to Council of administering the Act and the local laws relating to dog management must be increasingly funded from general revenue.

Year	No. of Dogs Registered	No. of Dog Registrations not Renewed
2016/17	N/A	4017
2017/18	N/A	1060
2018/19	6274	1144
2019/20	7001	913
2020/21	6822	921
2021/22	6433	1440
2022/23	6392	1499
2023/24	6162	1682
2024/25	6182	878

Section 113 of the Act allows Council to approve an approved inspection program under which an authorised person may enter a place to monitor compliance of the Act. An approved inspection program must be a 'selective inspection program' (where particular places or parts of the region are inspected) or a 'systematic inspection program' (where all places, or all places of a particular type, in the region are inspected). An approved inspection program can be conducted for a period of up to six months.

It is recommended that Council conduct an approved inspection program to monitor compliance with sections 44 and 57 of the Act which require dog owners to register their dog and pay a registration fee to renew the registration of their dog. The inspection program would be conducted across the region but focus on residential properties where dogs were previously registered but registration not renewed, and residential properties in the following areas: Gatton, Adare, Laidley, Laidley Heights, Kensington Grove, Regency Downs, Hatton Vale and Plainlands. These areas have been identified as those from where most complaints about dogs are received.

The approved inspection program will be conducted with the assistance of a contractor who will undertake inspections. It is anticipated the additional revenue generated from increased dog registration fees will cover the costs associated with the contractor.

Where unregistered dogs are identified, the owner will be asked to register the dog within seven (7) days.

If the owner fails to register the dog within this timeframe, a PIN for \$322 will be issued for failing to register a dog and a compliance notice issued requiring the owner to register the dog.

If the owner fails to register the dog, a PIN for \$322 will be issued to the owner for failing to comply with a compliance notice.

Options

1. Council resolves to approve an approved inspection program under the Act as outlined in the recommendation.
2. Council resolves to approve an approved inspection program, but other than as outlined in the recommendation.
3. Council does not resolve to approve an approved inspection program.

Previous Council Resolutions

At the Ordinary Meeting of Council on 23 March 2016, Council resolved to approve a systematic inspection program in relation to the keeping of unregistered dogs at all properties within the region.

At the Ordinary Meeting of Council on 14 September 2016, Council resolved to approve a systematic inspection program in relation to the keeping of unregistered dogs at all residences within the region.

At the Ordinary Meeting of Council on 13 September 2017, Council resolved to approve a selective inspection program in relation to the keeping of unregistered dogs in the Churchable, Lockyer Waters, Spring Creek, Brightview and Lockrose areas.

At the Ordinary Meeting of Council on 12 September 2018, Council resolved to approve a selective inspection program in relation to the keeping of unregistered dogs at all properties within the region where the registration of a dog had not been renewed for 2018/19.

Critical Dates

There are no critical dates relating to this matter, however the Act stipulates that notice of a proposed inspection program must be provided at least 14 days, but not more than 28 days before an approved inspection program starts.

Strategic Implications

Corporate Plan

Provide regulatory services for the safety of the community.

Finance and Resource

\$60,000 has been allocated to undertake an approved inspection program. It is anticipated that the increase in revenue generated through the registration of dogs will cover this cost.

Legislation and Policy

Animal Management (Cats and Dogs) Act 2008

Risk Management

Environment and Community (EC1) Environment and the community, including sustainable development, social and community wellbeing, community relationships, public health, recreation, regional profile and identity.

Consultation

Councillor Consultation

This matter was discussed with Councillors at a workshop in October 2024, and subsequently an amendment was made at the December budget review to allocate budget for an inspection program.

Internal Consultation

Internal consultation has been undertaken with the following Council officers: Manager Planning, Policy and Community Wellbeing, Coordinator Community Wellbeing and the Local Laws Team.

Community Engagement

Notice must be given of an approved inspection program in accordance with the Act.

Prior to the approved inspection program commencing, the community will be notified through social and print media.

Attachments

There are no attachments for this report.

In accordance with Section 150EQ of the Local Government Act 2009, Councillor Anthony Wilson informed the meeting that he has a declarable conflict of interest in Item 12.3, 'MC2024/0086 Development Permit for Material Change of Use for Dwelling House - 208 Batemans Road, Flagstone Creek'. The nature of the interest is that a business that Councillor Anthony Wilson part owns, Wilson Brothers Finance, will be providing the service of finance broker for the applicant, for the purpose of building the development. Councillor Anthony Wilson left the meeting room (including any area set aside for the public) at 9:58am while the matter was discussed and voted upon.

In accordance with Section 150EQ of the Local Government Act 2009, Councillor Chris Wilson informed the meeting that he has a declarable conflict of interest in Item 12.3, 'MC2024/0086 Development Permit for Material Change of Use for Dwelling House - 208 Batemans Road, Flagstone Creek'. The nature of the interest is that a business that Councillor Chris Wilson part owns, Wilson Brothers Finance, will be providing the service of finance broker for the applicant, for the purpose of building the development. Councillor Chris Wilson left the meeting room (including any area set aside for the public) at 9:58am while the matter was discussed and voted upon.

12.3 MC2024/0086 Development Permit for Material Change of Use for Dwelling House - 208 Batemans Road, Flagstone Creek

Author: Scott Hambleton, Contract Planner
Responsible Officer: Annette Doherty, Acting Group Manager Community and Regional Prosperity

Purpose:

The purpose of this report is to consider an application (MC2024/0086) for a Development Permit for Material Change of Use for a Dwelling House on Lot 3 RP197957 at 208 Batemans Road, Flagstone Creek.

This application has been assessed in accordance with the requirements of the *Planning Act 2016* and it is recommended that the application be approved subject to conditions.

Officer's Recommendation:

THAT the development application (MC2024/0086) for a Development Permit for a Material Change of Use for a Dwelling House on Lot 3 RP197957 at 208 Batemans Road, Flagstone Creek, be approved subject to the following conditions:

No.	Condition	Timing																				
APPROVED PLANS AND DOCUMENTS																						
1.	<p>APPROVED PLANS Undertake the approved development generally in accordance with the approved plans:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Plan No.</th> <th>Revision / Amended</th> <th>Date</th> <th>Prepared By</th> </tr> </thead> <tbody> <tr> <td>Site Plan</td> <td>24.035 01</td> <td>7</td> <td>10.12.24</td> <td>DraftIt</td> </tr> <tr> <td>Floor Plan</td> <td>24.035 04</td> <td>7</td> <td>10.12.24</td> <td>DraftIt</td> </tr> <tr> <td>Elevations</td> <td>24.035 05</td> <td>7</td> <td>10.12.24</td> <td>DraftIt</td> </tr> </tbody> </table>	Title	Plan No.	Revision / Amended	Date	Prepared By	Site Plan	24.035 01	7	10.12.24	DraftIt	Floor Plan	24.035 04	7	10.12.24	DraftIt	Elevations	24.035 05	7	10.12.24	DraftIt	At all times.
Title	Plan No.	Revision / Amended	Date	Prepared By																		
Site Plan	24.035 01	7	10.12.24	DraftIt																		
Floor Plan	24.035 04	7	10.12.24	DraftIt																		
Elevations	24.035 05	7	10.12.24	DraftIt																		
2.	<p>CONDITIONS OF APPROVAL AND APPROVED PLANS Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval take precedence.</p>	At all times.																				

GENERAL		
3.	COMPLIANCE WITH CONDITIONS The developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor, or invitee of the applicant.	At all times.
4.	WORKS – APPLICANT’S EXPENSE The cost of all works associated with the development and construction of the development, including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.	At all times.
5.	INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about infrastructure under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	At all times.
6.	WORKS – DEVELOPER RESPONSIBILITY The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, must be repaired immediately.	At all times.
7.	WORKS – DESIGN & STANDARD Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines and standards.	At all times.
8.	WORKS – SPECIFICATION & CONSTRUCTION All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland (RPEQ).	At all times.
DRIVEWAY – STEEP LAND OVERLAY		
9.	Any parts of the existing driveway or proposed driveway with slopes greater than 15% are to be finished with broom brushed concrete or 10mm coarse gravel bitumen.	Prior to commencement of the use
ENGINEERING WORK – ROAD WORKS		
10.	ROAD WORKS – DESIGN & CONSTRUCTION Design and construct a road within the existing road reserve from the access to Lot 3 RP197957, to join with the current Batemans Road pavement within the road reserve. See the plan below showing the part of the road reserve to be constructed (based on the current access to the land). The road must be a constructed as a Local Access Road in accordance with the IPWEA Lower Order Road Design Guideline, Austroads, Manual of Uniform Traffic Control Devices, approved plans, and the provisions of a Development Permit for Operational Work (Engineering work – Road works).	Design – prior to submission for Operational works approval. Construction - Prior to commencement of the use.



Advisory Notes

1. The development does not comply with the following requirements for accepted development:
 - a. AO6.1 Dwelling House Code

The development must comply with all other relevant requirements for accepted development contained in the *Lockyer Valley Planning Scheme 2024 v1*.

2. An applicant may make representations to Council at any time during the applicant appeal period about changing a matter in the Decision Notice (s75 of the *Planning Act 2016*) or Infrastructure Charges Notice (s125 of the *Planning Act 2016*). Only one negotiated decision notice can be issued by Council.
3. The development approval will have effect in accordance with Section 71 of the *Planning Act 2016*.
4. Works associated with this approval may not start until all necessary approvals have been obtained and relevant conditions complied with (s72 of the *Planning Act 2016*).
5. Any additions or modifications to the approved development (not covered in this approval) may be subject to further approval in accordance with the *Planning Act 2016*.
6. Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate development application in accordance with the *Planning Act 2016*.
7. Where a condition requires the submission of a document it must be submitted via email to mailbox@lvrc.qld.gov.au.

8. Operational Work

Prior to acceptance of works On Maintenance, Council will retain 50% of a previously submitted Performance maintenance bond as a security for the performance of the maintenance obligations and will release the remaining amount of the bond.

9. Fire ants

Biosecurity Queensland must be notified on 13 25 23 of development occurring in the fire ant biosecurity zone before operational works commence. It should be noted that works involving fire ant carrier materials 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 Department of Agriculture and Fisheries website](#).

10. Biosecurity

Ensure all prohibited and restricted biosecurity matter under the *Biosecurity Act 2014* is removed appropriately prior to conducting any works on the site. Everyone is obligated under the *Biosecurity Act*

2014 to take all reasonable and practical steps to minimise the risks associated with invasive plants under their control. More information on restricted and invasive plants as well as your general biosecurity obligation (GBO) can be viewed on the [Business Queensland website](#).

Aboriginal Cultural Heritage

The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage duty of care including a register and database of cultural heritage matters is available on the [DATSIP website](#). Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

11. Protected Plants

The *Nature Conservation Act 1992* regulates the clearing of native plants in Queensland to protect our critically endangered, endangered, vulnerable and near threatened plants for current and future generations. A Flora trigger survey in accordance with the Flora Survey Guidelines - Protected Plants prepared by Department of Environment and Science may be required.

12. Native Animal Breeding Places

Under the *Nature Conservation Act 1992*, any clearing of vegetation that is required to tamper with a confirmed native animal breeding place in order to complete the scope of works, must be undertaken in accordance with a Species Management Program (SMP) approved by the Department of Environment and Science.

13. Flying Foxes

Some locations within the Lockyer Valley Regional Council area are known as regular/occasional flying-fox roost sites. Unauthorised disturbance to flying-fox roosts is not permitted under Section 88C of the *Nature Conservation Act 1992*. The state government publishes relevant advice in the [Flying-Fox Roost Management Guideline 2013](#). Grey-Headed Flying Foxes have been observed in Lockyer Valley Regional Council. Any proposed disturbance of this species needs to be referred to the Commonwealth Department of Climate Change, Energy, the Environment and Water as the species is classified as Vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC).

14. Federal Environmental Protection

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) ensures that 'nationally significant' animals, plants, habitats and places are protected, and any potential negative impacts are carefully considered. It applies to any group or individual whose actions may have a significant impact on a matter of national environmental significance.

RESOLUTION

1. **THAT Council note it has the power to approve Code Assessable development “even if the development does not comply with some of the assessment benchmarks” (section 60(2)(b) of the *Planning Act 2016*).**
2. **THAT Council decide to approve the development despite the development not complying with Performance Outcome PO6 of the Dwelling House Code in the Lockyer Valley Planning Scheme 2024.**
3. **THAT the development application (MC2024/0086) for a Development Permit for a Material Change of Use for Dwelling House on Lot 3 RP 197957 at 208 Batemans Road, Flagstone Creek, be approved subject to the following conditions:**

No.	Condition	Timing																				
APPROVED PLANS AND DOCUMENTS																						
1.	<p>APPROVED PLANS Undertake the approved development generally in accordance with the approved plans:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Plan No.</th> <th>Revision / Amended</th> <th>Date</th> <th>Prepared By</th> </tr> </thead> <tbody> <tr> <td>Site Plan</td> <td>24.035 01</td> <td>7</td> <td>10.12.24</td> <td>DraftIt</td> </tr> <tr> <td>Floor Plan</td> <td>24.035 04</td> <td>7</td> <td>10.12.24</td> <td>DraftIt</td> </tr> <tr> <td>Elevations</td> <td>24.035 05</td> <td>7</td> <td>10.12.24</td> <td>DraftIt</td> </tr> </tbody> </table>	Title	Plan No.	Revision / Amended	Date	Prepared By	Site Plan	24.035 01	7	10.12.24	DraftIt	Floor Plan	24.035 04	7	10.12.24	DraftIt	Elevations	24.035 05	7	10.12.24	DraftIt	At all times.
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2.	<p>CONDITIONS OF APPROVAL AND APPROVED PLANS Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval take precedence.</p>	At all times.																				
GENERAL																						
3.	<p>COMPLIANCE WITH CONDITIONS The developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor, or invitee of the applicant.</p>	At all times.																				
4.	<p>WORKS – APPLICANT’S EXPENSE The cost of all works associated with the development and construction of the development, including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.</p>	At all times.																				
5.	<p>INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about infrastructure under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.</p>	At all times.																				
6.	<p>WORKS – DEVELOPER RESPONSIBILITY The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, must be repaired immediately.</p>	At all times.																				
7.	<p>WORKS – DESIGN & STANDARD Unless otherwise stated, all works must be designed, constructed, and</p>	At all times.																				

	maintained in accordance with the relevant Council policies, guidelines and standards.	
8.	WORKS – SPECIFICATION & CONSTRUCTION All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland (RPEQ).	At all times.
DRIVEWAY – STEEP LAND OVERLAY		
9.	Any parts of the existing driveway or proposed driveway with slopes greater than 15% are to be finished with broom brushed concrete or 10mm coarse gravel bitumen.	Prior to commencement of the use

Advisory Notes

1. The development does not comply with the following requirements for accepted development:
 - a. AO6.1 Dwelling House Code
The development must comply with all other relevant requirements for accepted development contained in the *Lockyer Valley Planning Scheme 2024 v1*.
2. An applicant may make representations to Council at any time during the applicant appeal period about changing a matter in the Decision Notice (s75 of the *Planning Act 2016*) or Infrastructure Charges Notice (s125 of the *Planning Act 2016*). Only one negotiated decision notice can be issued by Council.
3. The development approval will have effect in accordance with Section 71 of the *Planning Act 2016*.
4. Works associated with this approval may not start until all necessary approvals have been obtained and relevant conditions complied with (s72 of the *Planning Act 2016*).
5. Any additions or modifications to the approved development (not covered in this approval) may be subject to further approval in accordance with the *Planning Act 2016*.
6. Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate development application in accordance with the *Planning Act 2016*.
7. Where a condition requires the submission of a document it must be submitted via email to mailbox@lvrc.qld.gov.au.
8. **Operational Work**
Prior to acceptance of works On Maintenance, Council will retain 50% of a previously submitted Performance maintenance bond as a security for the performance of the maintenance obligations and will release the remaining amount of the bond.
9. **Fire ants**
Biosecurity Queensland must be notified on 13 25 23 of development occurring in the fire ant biosecurity zone before operational works commence. It should be noted that works involving fire ant carrier materials 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 Department of Agriculture and Fisheries website](#).
10. **Biosecurity**
Ensure all prohibited and restricted biosecurity matter under the *Biosecurity Act 2014* is removed appropriately prior to conducting any works on the site. Everyone is obligated under the *Biosecurity Act*

EXECUTIVE SUMMARY

This report considers an application (MC2024/0086) for a Development Permit for Material Change of Use for a Dwelling House on Lot 3 RP197957 at 208 Batemans Road, Flagstone Creek.

APPLICATION DETAILS	
Application No:	MC2024/0086
Applicant:	Jack Anthony Pender, Allycia Anne Pender
Landowner:	Jack Anthony Pender, Allycia Anne Pender
Site address:	208 Batemans Road, Flagstone Creek
Lot and Plan:	Lot 3 RP197957
Proposed development:	Development Permit for Material Change of Use for Dwelling House
STATUTORY PLANNING DETAILS	
Planning Scheme:	<i>Lockyer Valley Planning Scheme 2024</i>
Zone:	Rural Zone
Mapped State Planning Policy (SPP) matters:	Integrated into Planning Scheme
South East Queensland Regional Plan 2023 land use category:	Regional Landscape and Rural Production Area
Referral trigger/s under the <i>Planning Regulation 2017</i>:	Nil
TLPI:	<i>Temporary Local Planning Instrument 2024 Flood Regulation</i> Flood hazard area under the Flood hazard overlay: <ul style="list-style-type: none"> Investigation area Overland flow path
Overlays:	Agricultural land Biodiversity Bushfire hazard Steep land Waterways and water resource catchment
Category of Assessment:	Code Assessable The development does not comply with the Accepted Development requirements of the Dwelling House Code and therefore triggers Code Assessment in accordance with Table 5.5-14 of the <i>Lockyer Valley Planning Scheme 2024</i> .

DESCRIPTION OF SITE AND SURROUNDS


SITE AND LOCALITY DESCRIPTION	
Land area:	17.57 hectares
Existing use of land:	Outbuildings
Road frontage:	878m to unmade road reserve, extending from Batemans Road. Cadastral information (i.e. roads and property boundaries) is displayed in Figure 2.
Significant site features:	Scattered patches of vegetation
Topography:	Undulating from 240m AHD at property access, down to 206m AHD. Position of dwelling located at 220m AHD.
Surrounding land uses:	Agriculture

The proposed development complies with all the relevant acceptable outcomes except for AO6.1 of the Dwelling House Code. The assessment benchmarks for the development application are therefore:

- PO6 – Dwelling House Code

An assessment of PO6 is below.

Dwelling House Code

Acceptable Outcome	AO6.1 The lot on which the Dwelling house is located has direct access to a constructed road, which is connected to the constructed road network.
Specific Outcome	PO6 Vehicular access and on-site car parking is safe, convenient, attractive and accessible.
Applicant's response:	<p><i>The subject site does not have direct access to a constructed road.</i></p> <p><i>However, the site currently obtains access via the unmade road reserve of Batemans Road. This access is suitable for future access associated with the dwelling.</i></p> <p><i>It is not considered appropriate for our client to construct any portion of the road reserve.</i></p> <p><i>Our client will be the only person accessing that portion of road reserve and do not wish to construct it, as this will be an unnecessary and excessive expense.</i></p> <p><i>Further, it is noted that Council has decided to construct and maintain a private access driveway to the east and south of the subject site, instead of constructing and maintaining Batemans Road within the Batemans Road reserve. If Council had originally done this, our client's property would have direct access to a constructed road, and would not be required to pay for construction of a public road.</i></p> <p><i>It is understood that our client has discussed this issue with the Lockyer Valley Regional Council CEO, Mr Ian Church, as well as several Councillors, who are sympathetic to our client's situation.</i></p>
Officer's assessment:	<p>It is acknowledged by the applicant the proposal does not comply with AO6.1 because the lot does not have direct access to a constructed road.</p> <p>The unmade road reserve giving access to the property extends approximately 240m from the current Batemans Road pavement. Refer image below for extent.</p> 

	<p>Council officers and engineers have viewed the road and identified:</p> <ul style="list-style-type: none"> • The unmade road reserve does not meet the definition of a constructed road according to the planning scheme (that is; <i>a road located on a road reserve which is trafficable and has improved the natural surface by clearing, grading and by the addition of at least 100mm of gravel pavement and crossroad drainage</i>). Refer to the photos included as an attachment to this report. • The unmade road reserve is not considered safe, convenient, attractive and accessible and therefore in its current state it does not comply with PO6. <p>In accordance with Planning Scheme Policy No. 6 (Infrastructure Design), Council’s engineers require the unmade road reserve be constructed to a Local Access Road standard pursuant to the IPWEAQ Lower Order Road Design Guideline. The standard cross-section of a Local Access Road is below.</p> <div data-bbox="411 752 1439 1384" data-label="Diagram"> <p>The diagram, titled '5.2.2 Local Access Road', shows a cross-section of a road. At the center is a '3.5m (Sealed or Unsealed) Pavement' section with a car icon. This is flanked by 'Clear Zone' areas on both sides, each labeled 'Refer Section - 5.8'. The entire road section is contained within a '6.5m Formation' width. Trees and grass are shown on either side of the road.</p> <p style="text-align: center;">Figure 5 - Local Access Road</p> </div> <p>Construction to this standard ensures vehicular access and on-site car parking is safe, convenient, attractive and accessible. The construction standard is also considered to strike an appropriate balance between a rural road for access by residents and visitors, and an asset which will ultimately become a contributed Council asset.</p> <p>Council officers note that the applicant has not sought to rely on an existing track located in nearby private property for access to the site.</p>
<p>Officer’s recommendation:</p>	<p>Include a condition requiring the developer to construct a road within the unmade road reserve from the existing Batemans Road pavement to the site access in accordance with a Local Access Road standard pursuant to the IPWEAQ Lower Order Road Design Guideline.</p>

Temporary Local Planning Instrument (TLPI)

Part of the land is located within the Flood Investigation Area of the Flood hazard overlay and overland flow paths are identified through the land.

However, the development site is outside the Flood Investigation Area and no works are proposed within, or within 10m of, the overland flow paths. The development avoids flood risks consistent with the TLPI.

STATE PLANNING REQUIREMENTS

South East Queensland Regional Plan 2023 (Shaping SEQ)

The site is located in the Regional Landscape and Rural Production Area. The development proposal is for an activity which is consistent with the designation, and there are no requirements in the Planning Regulation 2017 applicable to the development proposal.

State Planning Policy (SPP)

The planning scheme integrates the SPP and further assessment is not required.

REFERRALS

Internal

The application was internally referred to Council's engineer. Relevant conditions have been included in the recommendations.

Planning Regulation 2017

The application did not trigger referral under the *Planning Regulation 2017*.

INFRASTRUCTURE CHARGES

Infrastructure charges are not applicable to this development because the demand for the proposed development does not exceed the demand credit, as per the *Lockyer Valley Adopted Infrastructure Charges Resolution (No. 8) 2024*.

CONCLUSION

The proposal can achieve compliance with planning scheme requirements through the imposition of development conditions relating to road construction.

It is therefore recommended the development application be approved subject to conditions in accordance with section 60 of the *Planning Act 2016*.

Options

1. Approve the development application subject to reasonable and relevant conditions as recommended by the Council officers.
2. Approve the development application subject to other reasonable and relevant conditions.
3. Refuse the development application.

Critical Dates

A decision on the application is due to be made by 11 February 2025 in accordance with the Development Assessment Rules.

Strategic Implications

Corporate Plan

Lockyer Planned – A development assessment process that delivers quality development that is consistent with legislation, best practice and community expectations.

Finance and Resource

Should the decision be contested in the Planning and Environment Court financial implications may occur.

Legislation and Policy

The application has been assessed in accordance with the requirements of the *Planning Act 2016*. Legal implications arising from the recommendation provided in this report are that the applicant may appeal the conditions to the Planning and Environment Court.

Risk Management

The application has been assessed in accordance with the *Planning Act 2016*. Any risks have been mitigated through assessment of the application in accordance with legislative requirements and the recommendation of reasonable and relevant conditions.

Consultation

Not applicable.

Attachments

- 1 [↓](#) MC2024.0086 Plans to be Approved 3 Pages
- 2 [↓](#) MC2024.0086 Site Photos 3 Pages

Councillors C Wilson and A Wilson returned to the meeting room at 10:05am.

12.4 RL2024/0036 - Reconfiguring a Lot for Access Easements - Spencer Street, Gatton

Author: Tamara Katai, Planning Officer
Responsible Officer: Annette Doherty, Acting Group Manager Community and Regional Prosperity

Purpose:

The purpose of this report is to consider an application (RL2024/0036) for a Development Permit for Reconfiguring a Lot for three Access Easements over land at Spencer Street, Gatton.

This application has been assessed in accordance with the requirements of the *Planning Act 2016* and it is recommended that the application be approved subject to conditions.

Officer's Recommendation:

THAT the application (RL2024/0036) for a Development Permit for Reconfiguring a Lot for three Access Easements at Spencer Street, Gatton, be approved subject to the following conditions:

No.	Condition	Timing								
APPROVED PLANS AND DOCUMENTS										
1.	Undertake the approved development generally in accordance with the approved plan: <table border="1" data-bbox="256 1160 1174 1294"> <thead> <tr> <th>Title</th> <th>Plan No.</th> <th>Date</th> <th>Prepared By</th> </tr> </thead> <tbody> <tr> <td>Plan of Emts C & D in Lot 174 on CC2924 and Emt E in Lot 2 on SP228066</td> <td>SP333140</td> <td>10/02/2023</td> <td>Downes Group Pty Ltd</td> </tr> </tbody> </table>	Title	Plan No.	Date	Prepared By	Plan of Emts C & D in Lot 174 on CC2924 and Emt E in Lot 2 on SP228066	SP333140	10/02/2023	Downes Group Pty Ltd	At all times.
Title	Plan No.	Date	Prepared By							
Plan of Emts C & D in Lot 174 on CC2924 and Emt E in Lot 2 on SP228066	SP333140	10/02/2023	Downes Group Pty Ltd							
EASEMENT DOCUMENTATION										
2.	Provide copies of the signed easement documentation as follows: (a) Easement C burdening Lot 174 CC2924 to the benefit of Lot 1 RP161623; (b) Easement D burdening Lot 174 CC2924 to the benefit of Lot 1 SP228066 and Lot 2 SP228066; and (c) Easement E burdening Lot 2 SP228066 to the benefit of Lot 1 SP228066.	With request for Survey Plan endorsement.								

Advisory Notes

1. An applicant may make representations to Council at any time during the applicant appeal period about changing a matter in the Decision Notice (s75 of the *Planning Act 2016*). Only one negotiated decision notice can be issued by Council.
2. The development approval will have effect in accordance with Section 71 of the *Planning Act 2016*.
3. Any additions or modifications to the approved development (not covered in this approval) may be subject to further approval in accordance with the *Planning Act 2016*.
4. Where a condition requires the submission of a document it must be submitted via email to mailbox@lvrc.qld.gov.au.

RESOLUTION

THAT the application (RL2024/0036) for a Development Permit for Reconfiguring a Lot for three Access Easements at Spencer Street, Gatton, be approved subject to the following conditions:

No.	Condition	Timing								
APPROVED PLANS AND DOCUMENTS										
1.	Undertake the approved development generally in accordance with the approved plan: <table border="1" data-bbox="256 618 1174 752"> <thead> <tr> <th>Title</th> <th>Plan No.</th> <th>Date</th> <th>Prepared By</th> </tr> </thead> <tbody> <tr> <td>Plan of Emts C & D in Lot 174 on CC2924 and Emt E in Lot 2 on SP228066</td> <td>SP333140</td> <td>10/02/2023</td> <td>Downes Group Pty Ltd</td> </tr> </tbody> </table>	Title	Plan No.	Date	Prepared By	Plan of Emts C & D in Lot 174 on CC2924 and Emt E in Lot 2 on SP228066	SP333140	10/02/2023	Downes Group Pty Ltd	At all times.
Title	Plan No.	Date	Prepared By							
Plan of Emts C & D in Lot 174 on CC2924 and Emt E in Lot 2 on SP228066	SP333140	10/02/2023	Downes Group Pty Ltd							
EASEMENT DOCUMENTATION										
2.	Provide copies of the signed easement documentation as follows: (a) Easement C burdening Lot 174 CC2924 to the benefit of Lot 1 RP161623; (b) Easement D burdening Lot 174 CC2924 to the benefit of Lot 1 SP228066 and Lot 2 SP228066; and (c) Easement E burdening Lot 2 SP228066 to the benefit of Lot 1 SP228066.	With request for Survey Plan endorsement.								

Advisory Notes

1. An applicant may make representations to Council at any time during the applicant appeal period about changing a matter in the Decision Notice (s75 of the *Planning Act 2016*). Only one negotiated decision notice can be issued by Council.
2. The development approval will have effect in accordance with Section 71 of the *Planning Act 2016*.
3. Any additions or modifications to the approved development (not covered in this approval) may be subject to further approval in accordance with the *Planning Act 2016*.
4. Where a condition requires the submission of a document it must be submitted via email to mailbox@lvrc.qld.gov.au.

Moved By: Cr M Hagan

Seconded By:

Cr J Reck

Resolution Number: 24-28/0234

CARRIED

7/0

Executive Summary

This report considers an application (RL2024/0036) for a Development Permit for Reconfiguring a Lot for three Access Easements over land at Spencer Street, Gatton. The proposed development involves land that is the location of the Lockyer Valley Turf Club which is made of up four allotments in the ownership of either Council or Lockyer Race Club Inc. The proposed development involves three of these allotments and a further allotment (Lot 2 SP228066) in a separate ownership.

This application cannot be decided under delegation because Council is the applicant.

TABLE 1 - OVERVIEW	
APPLICATION DETAILS	
Application No:	RL2024/0036
Applicant:	Lockyer Valley Regional Council
Landowner:	Lot 174 CC2924: Lockyer Race Club Inc. Lot 2 SP228066: B J Simon & R R Simon
Site address:	Spencer Street, Gatton
Lot and Plan:	Lot 174 CC2924 & Lot 2 SP228066
Proposed development:	Development Permit for Reconfiguring a Lot for Access Easements (3 x Access Easements)
STATUTORY PLANNING DETAILS	
Planning Scheme:	<i>Lockyer Valley Planning Scheme</i>
Zone:	Sport and Recreation Zone
Mapped State Planning Policy (SPP) matters:	State Planning Policy (July 2017)
South East Queensland Regional Plan 2023 (Shaping SEQ) regional land use category:	Urban Footprint
Referral trigger/s under the <i>Planning Regulation 2017</i>:	Nil
TLPI:	<i>Temporary Local Planning Instrument 2022 Flood Regulation</i> (effective 22 July 2024) Flood hazard area under the Flood hazard overlay: <ul style="list-style-type: none"> • High hazard • Medium hazard • Low hazard • Investigation area • Overland flow path
Overlays:	<ul style="list-style-type: none"> • Agricultural Land Overlay • Biodiversity Overlay (Ecological Areas, Wildlife Habitat and Waterways and Wetland Habitat) • Bushfire Hazard Overlay • Steep Land Overlay • Waterways and Water Resource Catchment Overlay (Ecosystems and Water Resource Catchment)
Category of Assessment:	Code assessable Part 5, Subsection 5.6 of the <i>Lockyer Valley Planning Scheme</i> identifies the creation of access easements as Code Assessable development.

The application has been assessed in accordance with the requirements of the *Planning Act 2016*. The development complies with the applicable assessment benchmarks, subject to lawful conditions.

DESCRIPTION OF THE SITE AND SURROUNDS

Lot 174 CC2924 is the site of the Lockyer Valley Turf Club include part of the racetrack. This lot is improved with structures and outbuildings associated with the use of the land (and other lots) for horse racing and training. These include a clubhouse and function venue, part of the racecourse, stables and stable room, and

amenities buildings. This lot has frontage to Spencer Street, and a sealed driveway within this lot (being Gatton Racecourse Access) connects to Spencer Street. The lot is provided with connections to Queensland Urban Utilities’ reticulated water and sewerage infrastructure networks.

Lot 2 SP228066 directly adjoins the western boundary of Lot 174 and is improved by a shed. This lot does not have frontage to a road reserve but benefits from an easement over Lot 174 to obtain access from Spencer Street. This lot is not provided with connections to Queensland Urban Utilities’ reticulated water and sewerage networks.



Figure 1. Locality of Subject Site (source LVRC Intramaps)

SITE AND LOCALITY DESCRIPTION	
Land area:	Lot 174 CC2924: 22.27 Hectares Lot 2 SP228066: 2.15 Hectares
Existing use of land:	Lot 174 CC2924: Turf Club (Outdoor Sport and Recreation) Lot 2 SP228066: Shed (not associated with an established land use)
Road frontage:	Lot 174 CC2924: Spencer Street (constructed) – 105m Fitzroy Street (constructed) – 198m Lockyer Street (unconstructed) – 233m Lot 2 SP228066: nil
Significant site features:	Each of the allotments contain mature vegetation along Lockyer Creek
Topography:	The development site generally falls to the south/south-west and north-west towards Lockyer Creek.
Surrounding land uses:	Dwellings are located to the east and south-west. Agriculture is located to the north, south and west.

Proposal

The development application seeks to establish three (3) access easements as follows:

- Easement C: burdens Lot 174 CC2924, benefits Lot 1 RP161623.
- Easement D: burdens Lot 174 CC2924, benefits Lots 1 and 2 SP228066.
- Easement E: burdens Lot 2 SP228066, benefits Lot 1 SP228066.

Lot 1 RP161623 and Lot 1 SP228066 are in Council’s ownership.

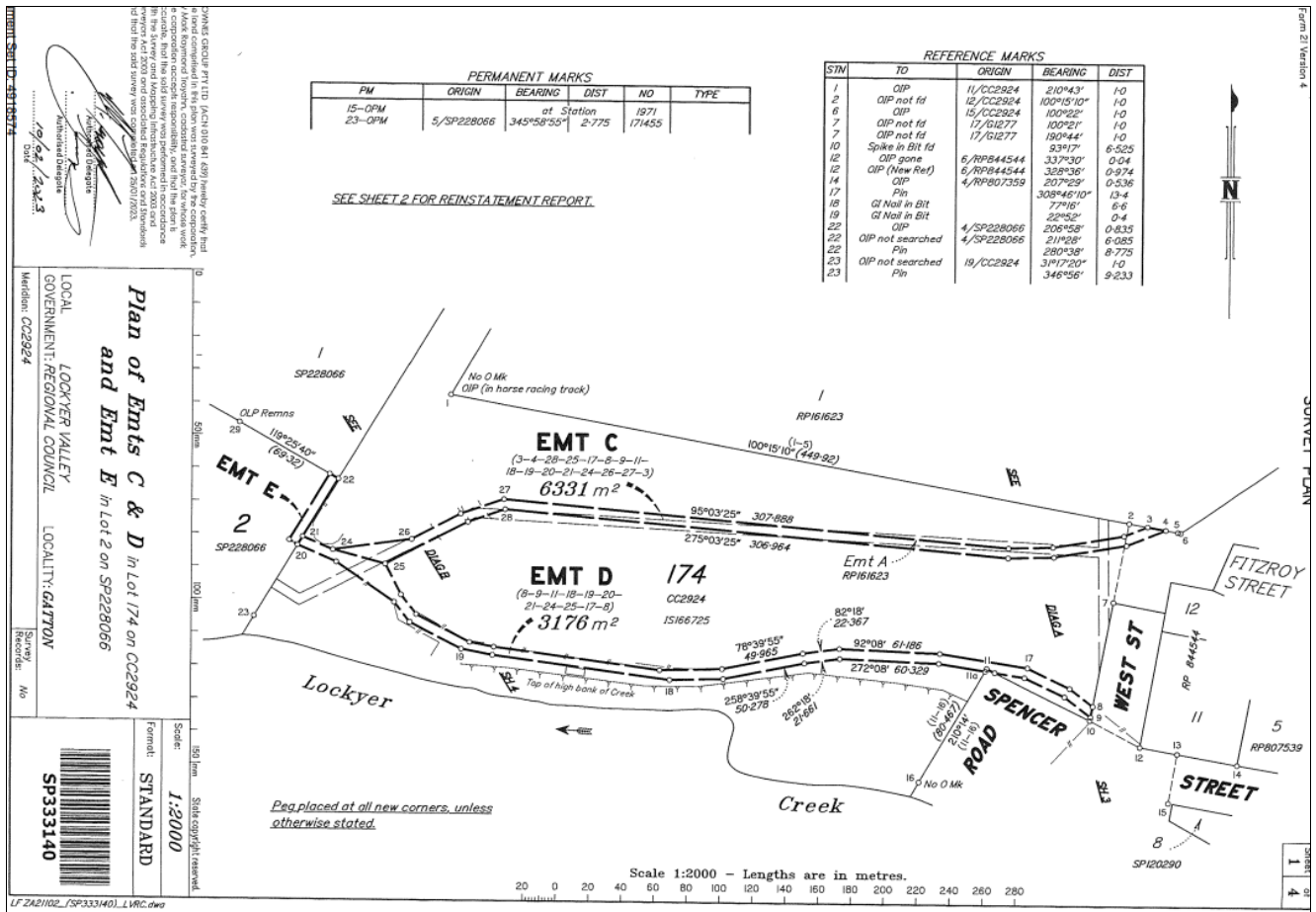


Figure 2. Proposed development plans (Source: Application common material)

Lot 174 is currently burdened by two (2) existing easements, one of which is generally located in the same position as proposed Easement C. Documentation provided as part of the application material confirms that these easements have been surrendered to facilitate the proposed easement arrangement. It is noted the proposed easement arrangement will align with the existing driveways located on the site.

PLANNING ASSESSMENT

Lockyer Valley Planning Scheme

The proposed development is identified as code assessment under the Planning Scheme. The applicable assessment benchmarks for the proposed development are the following codes of the Planning Scheme:

- Sport and Recreation Zone Code
- Reconfiguring a Lot Code
- Earthworks, Filling and Excavation Code

- Infrastructure and Services Code
- Landscaping Code
- Stormwater Management Code
- Transport, Access and Parking Code

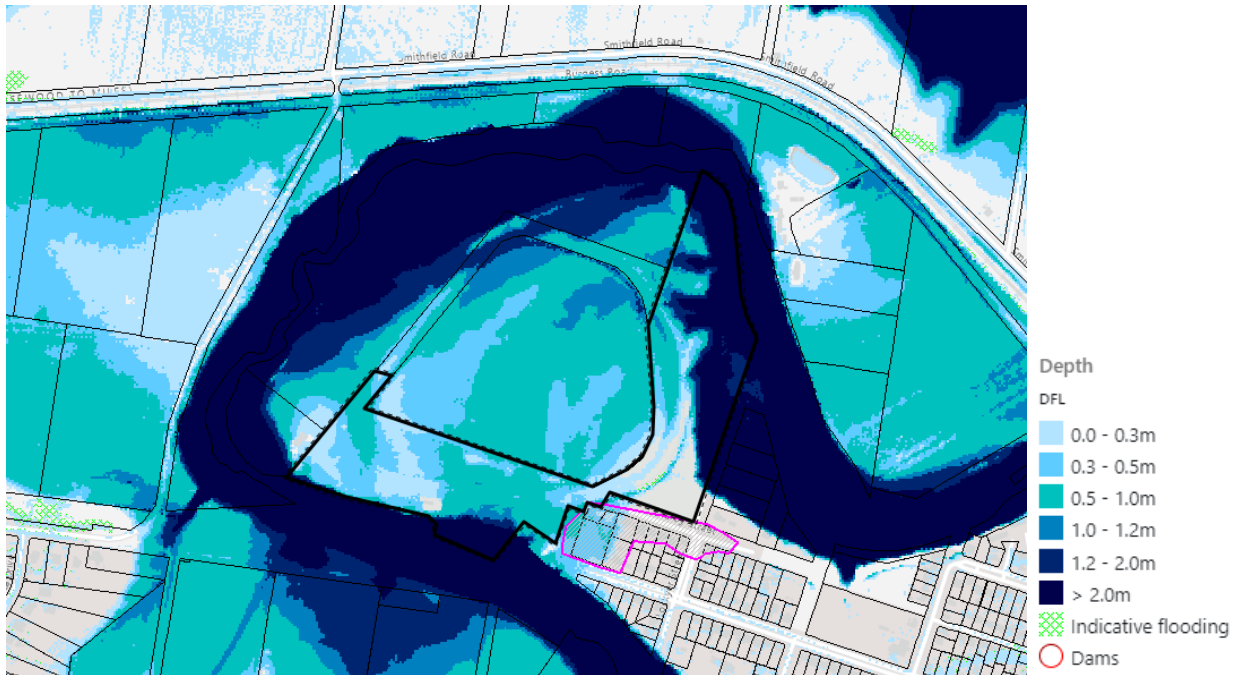
The proposed development complies with all Performance outcomes of the relevant codes, except those addressed below.

Reconfiguring a Lot Code

Acceptable Outcomes	<p>AO2.2 Driveways within an access easement, are designed and constructed in accordance with Table 9.5.1-5: Access requirements.</p> <p>AO2.3 An access crossover is constructed from the road network to the access easement.</p>
Performance Outcomes	<p>PO2 Access easements and driveways:</p> <ul style="list-style-type: none"> a. are constructed to an appropriate standard; b. are safe; c. do not compromise the efficiency and safety of the transportation network; d. allow for underground services.
Applicant’s response:	No response provided.
Officer’s assessment:	<p>The development does not comply with Acceptable Outcomes AO2.2 and AO2.3 as the proposal seeks to reuse internal access driveways that do not meet the standards prescribed in Table 9.5.1-5.</p> <p>According to Table 9.5.1-5, driveways in urban zones are required to be constructed of sealed concrete or permeable paving. Further, driveways are to have a maximum length of 30m and be provided with passing bays at the access entry and then at 30m intervals. The current driveways exceed 30m in length, do not have passing bays, and are not fully sealed (the driveways contained within Easements C and E are of gravel and compacted dirt).</p> <p>Because the development does not involve any change to the existing land use and does not increase the development potential of the land, the existing driveways are considered to be constructed to an appropriate standard. Further, Easement C traverses the racetrack and it would compromise the safety and design of the track if this section of driveway was sealed.</p> <p>Furthermore, as the application is limited to access easements only, the development will not compromise the efficiency and safety of the transportation network and will not impact on the ability to allow underground services. Therefore, the application complies with Performance Outcome PO2.</p>

Temporary Local Planning Instrument 2024 Flood Regulation

The site is located within the Flood hazard overlay and a review of Council’s internal flood mapping confirms the site is subject to flood inundation. Refer to the map below.



The purpose of the Flood Hazard Overlay Code includes ensuring development is designed, constructed and operated to protect life and property, and avoiding exposing people and property to unacceptable risk from flood hazard.

The application involves establishing three access easements, two of which replace existing access easements, to facilitate lawful access to three allotments from the constructed road network. The development will not include any additional works, such as earthworks, that would alter the topography of the land. Further, the development will not increase the number of allotments or intensify development within the flood hazard area.

It is considered the application complies with the TLPI.

STATE PLANNING REQUIREMENTS

South East Queensland Regional Plan 2023 (Shaping SEQ)

The site is located in the Urban Footprint. The development proposal is associated with an existing urban activity in the Urban Footprint, and there are no requirements in the *Planning Regulation 2023* applicable to the development proposal.

State Planning Policy (SPP)

According to Part 2, Section 2.1 of the Planning Scheme, the State Interests of the *State Planning Policy July 2017* have been properly integrated into the planning instrument. On this basis, a separate assessment against the State Planning Policy policies is not required.

REFERRALS - *Planning Regulation 2017*

The proposed development did not trigger referral under the *Planning Regulation 2017*.

INFRASTRUCTURE CHARGES

Infrastructure charges are not applicable to this development because the demand for the proposed development does not exceed the existing demand, as per the *Lockyer Valley Adopted Infrastructure Charges Resolution (No. 8) 2024*.

TRUNK INFRASTRUCTURE

The development is adequately serviced by trunk infrastructure and does not require any additional trunk infrastructure or upgrades of trunk infrastructure. Further, no trunk infrastructure upgrades are identified in Council's Local Government Infrastructure Plan (LGIP).

CONCLUSION

The proposed development:

- will not result in increased risk or exposure to people or property from flood hazard in accordance with Council's *Temporary Local Planning Instrument 2024 Flood Regulation*; and
- achieves compliance with planning scheme and state planning requirements through the imposition of development conditions.

It is therefore recommended the development application be approved subject to conditions in accordance with section 60 of the *Planning Act 2016*.

Options

1. Approve the development application subject to reasonable and relevant conditions.
2. Approve the development application in part subject to reasonable and relevant conditions.
3. Refuse the development application providing reasons for the refusal.

Critical Dates

In accordance with the *Planning Act 2016* and Development Assessment Rules, Council as Assessment Manager must decide the application within 35 business days, being 20 February 2025.

Strategic Implications

Corporate Plan

Lockyer Planned – A development assessment process that delivers quality development that is consistent with legislation, best practice and community expectations.

Finance and Resource

Should the decision be contested in the Planning and Environment Court, financial implications may apply.

Legislation and Policy

The application has been assessed in accordance with the requirements of the *Planning Act 2016*. Legal implications arising from the recommendation provided in this report are that the applicant may appeal the decision to the Planning and Environment Court.

Risk Management

The application has been assessed in accordance with the *Planning Act 2016*. Any risks have been mitigated through assessment of the application in accordance with legislative requirements and the recommendation of reasonable and relevant conditions.

Attachments

There are no attachments for this report.

District High School, along with several other users along William Street which are outside of the project section. As such, it is critical to the safe and efficient movement of emergency vehicles and school buses. The project will also include ancillary works such as survey, geotechnical testing, design, service relocations/ alterations, stormwater alterations, footpath and kerb repairs, signage and line marking.

Options

1. Council approve in principle a 20% co-contribution of \$593,000 towards the William Street, Gatton Pavement Rehabilitation and Road Upgrades.
2. Council do not approve the co-contribution towards the SLRIP William Street, Gatton Pavement Rehabilitation and Road Upgrades.

Previous Council Resolutions

N/A

Critical Dates

There are expected to be another tranche of SLRIP over the next year, the current tranche is Tranche 2 and closes on 31 January 2025. SLRIP is considered a rolling program. Projects will be assessed for approximately 6 weeks with approval to take another 4 weeks. Council can expect to see outcomes and a possible offer of funding toward the end of April 2025.

Strategic Implications

Corporate Plan

Lockyer Planned	Plan, design and deliver essential infrastructure for roads, drainage, walkways and cycle paths for connectivity across the region.
Lockyer Planned	Undertake strategic infrastructure planning to guide the provision of infrastructure across the region.

Finance and Resource

If endorsed Council will need to contribute \$593,000 being 20% of the project costs. If the application is successful the Council would need to commit the 20% co-contribution in the 2025-26 capital budget.

Legislation and Policy

There are no policy implications associated with this report.

Risk Management

IA1	Infrastructure and Assets	Planning, managing and maintaining assets for the future.
-----	---------------------------	---

The businesses located in this industrial precinct are important to the Region's agricultural, freight and commercial industries and it is important to maintain the quality and functionality of the roads surrounding these businesses by keeping them up-to-standard for the heavy vehicles and increased usage.

Consultation

Portfolio Councillor Consultation

Councillors were consulted at the Councillor Workshop held on 03 December 2024.

Internal Consultation

- Grants Officer
- Coordinator Accounting Services
- Group Manager Infrastructure
- Manager Infrastructure Design and Asset Management

- Manager Infrastructure Delivery

Attachments

- 1 [↓](#) SLRIP William Street Locality Map 1 Page
- 2 [↓](#) SLRIP William Street Condition Photos 22 Pages

13.2 Active Transport Fund

Author: Suzanne Oweczkin, Grants Officer
Responsible Officer: John Keen, Group Manager Infrastructure

Purpose:

The purpose of this report is to seek Council’s endorsement towards the Australian Government’s Active Transport Fund (ATF) for the three funding applications submitted.

Officer's Recommendation:

THAT Council approve a contribution of \$1,155,644, being 50% of the total cost of the Active Transport Fund projects listed in the following table. The funds are to be allocated from future years capital budgets as noted, subject to the application being successful.

Project Title	Total LVRC Contribution	LVRC Contribution (25/26)	LVRC Contribution (26/27)	LVRC Contribution (27/28)	LVRC Contribution (28/29)
Alfred Street, Laidley QLD	\$79,380	\$4,750	\$0	\$74,630	\$0
Edward Street, Laidley QLD	\$94,211	\$4,250	\$0	\$0	\$89,961
Robinson Road, Laidley QLD	\$0	\$0	\$0	\$0	\$0
Thomas Street, Laidley QLD	\$223,618	\$6,875	\$216,743	\$0	\$0
Jones Road, Withcott QLD	\$185,713	\$185,713	\$0	\$0	\$0
Fairway Drive, Hatton Vale QLD	\$337,303	\$337,303	\$0	\$0	\$0
Goodwin Street Stage 1, Laidley QLD	\$109,259	\$5,500	\$0	\$103,759	\$0
Goodwin Street Stage 2, Laidley QLD	\$126,160	\$3,500	\$0	\$0	\$122,660
Laidley Plainland Road, Laidley, QLD	\$0	\$0	\$0	\$0	\$0
Total	\$1,155,644	\$547,891	\$216,743	\$178,389	\$212,621

RESOLUTION

THAT Council approve a contribution of \$1,155,644, being 50% of the total cost of the Active Transport Fund projects listed in the following table. The funds are to be allocated from future years capital budgets as noted, subject to the application being successful.

Project Title	Total LVRC Contribution	LVRC Contribution (25/26)	LVRC Contribution (26/27)	LVRC Contribution (27/28)	LVRC Contribution (28/29)
Alfred Street, Laidley QLD	\$79,380	\$4,750	\$0	\$74,630	\$0
Edward Street, Laidley QLD	\$94,211	\$4,250	\$0	\$0	\$89,961

	connectivity for residents. Safety improvements for road users and pedestrians.					
New footpath construction Fairway Drive, Hatton Vale	Construction of approximately 470m of walkway along Fairway Drive, Hatton Vale to promote active transport and connectivity for residents. Safety improvements for road users and pedestrians.	Construction	\$674,605.00	\$337,302.00	\$337,303.00	Safety
New footpath construction Laidley Township	Construction of approximately 1800m of walkway in the Laidley Township to promote active transport and connectivity for residents. Safety improvements for road users and pedestrians.	Design & Construction	\$1,123,372.00	\$561,686.00	\$561,686.00	Safety

Council's financial co-contributions to the applications are broken down in the following table as proposed spend per year:

Project Title	2025-2026	2026-2027	2027-2028	2028-2029	Escalated Totals	Grant & LVRC Contribution (50/50)
Alfred Street, Laidley QLD	\$9,500	\$0	\$149,261	\$0	\$158,761	\$79,380
Edward Street, Laidley QLD	\$8,500	\$0	\$0	\$179,922	\$188,422	\$94,211
Thomas Street, Laidley QLD	\$13,750	\$433,486	\$0	\$0	\$447,236	\$223,618
Jones Road, Withcott QLD	\$371,426	\$0	\$0	\$0	\$371,426	\$185,713
Fairway Drive, Hatton Vale QLD	\$674,605	\$0	\$0	\$0	\$674,605	\$337,303
Goodwin Street Stage 1, Laidley QLD	\$11,000	\$0	\$207,518	\$0	\$218,518	\$109,259
Goodwin Street Stage 2, Laidley QLD	\$7,000	\$0	\$0	\$245,320	\$252,320	\$126,160
Total	\$1,095,781	\$433,486	\$356,779	\$425,242	\$2,311,288	\$1,155,644

Options

1. Council approve in principle a 50% co-contribution of \$1,155,644 towards the Active Transport funding applications.
2. Council do not approve the co-contribution towards the Active Transport Fund applications and Council decline the offer(s) of funding if the application(s) are successful.

Previous Council Resolutions

N/A

Critical Dates

The Active Transport Fund applications closed on 13 January 2025. Projects will be assessed for approximately 6 weeks with approval to take another 4 weeks. Council can expect to see outcomes and a possible offer of funding toward the end of April 2025.

Strategic Implications

Corporate Plan

Lockyer Planned Plan, design and deliver essential infrastructure for roads, drainage, walkways and cycle paths for connectivity across the region.

Lockyer Planned Undertake strategic infrastructure planning to guide the provision of infrastructure across the region.

Finance and Resource

If endorsed Council will need to contribute \$593,000 being 20% of the project costs. If the application is successful the Council would need to commit the 20% co-contribution in the 2025-26 capital budget.

Legislation and Policy

There are no policy implications associated with this report.

Risk Management

IA1 Infrastructure and Assets Planning, managing and maintaining assets for the future.

The businesses located in this industrial precinct are important to the Region's agricultural, freight and commercial industries and it is important to maintain the quality and functionality of the roads surrounding these businesses by keeping them up-to-standard for the heavy vehicles and increased usage.

Consultation

Portfolio Councillor Consultation

Councillors were consulted at the after the Council meeting held 20 November 2024.

Internal Consultation

- Grants Officer
- Coordinator Accounting Services
- Group Manager Infrastructure
- Manager Infrastructure Design and Asset Management
- Manager Infrastructure Delivery

Attachments

- [1](#) Fairway Drive Plan 1 Page
- [2](#) Jones Road Plan 1 Page
- [3](#) Laidley Sites Combined 4 Pages

14.0 ITEMS FOR INFORMATION

GENERAL BUSINESS

THAT Council receive and note the following items for information:

14.1 - Chief Executive Officer's Monthly Report - December 2024

14.2 - Group Manager People, Customer and Corporate Services Monthly Report - December 2024

14.3 - Group Manager Community and Regional Prosperity Monthly Report - December 2024

14.4 - Group Manager Infrastructure Monthly Report - December 2024

14.5 - Quarterly Progress Update on Actions Arising from Council Resolutions - December 2024

14.6 - Quarterly Investment Report - October to December 2024

14.7 - Urban Utilities Board Update October - December 2024

Moved By: Cr A Wilson

Seconded By:

Cr M Hagan

Resolution Number: 24-28/0237

CARRIED

7/0

14.1 Chief Executive Officer's Monthly Report - December 2024

Author: Ian Church, Chief Executive Officer

Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

This report provides Council with a summary of key operational activities undertaken by the Chief Executive Officer's Group during December 2024.

This document is for Council's information only.

Executive Summary

The activities covered in this report include Strategic Planning; Internal Audit and Risk; Procurement; Disaster Management; Community Development and Engagement and Advocacy. The Finance function is subject to separate reporting.

Proposal

That this report be received and noted.

Attachments

[1](#) Monthly Group Report - Executive Office - December 2024 19 Pages

14.2 **Group Manager People, Customer and Corporate Services Monthly Report - December 2024**

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

Purpose:

This report provides Council with a summary of key operational activities undertaken by the People, Customer and Corporate Services performance group during December 2024.

This document is for Council's information only.

Executive Summary

This report provides Council with a summary of key operational activities undertaken by the People, Customer and Corporate Services performance group during December 2024.

Proposal

That this report be received and noted.

Attachments

[1](#) [↓](#) Group Manager People Customer and Corporate Services Monthly Report December 2024 9 Pages

14.3 **Group Manager Community and Regional Prosperity Monthly Report - December 2024**

Author: Annette Doherty, Acting Group Manager Community and Regional Prosperity
Responsible Officer: Annette Doherty, Acting Group Manager Community and Regional Prosperity

Purpose:

This report provides Council with a summary of key operational activities undertaken by the Community and Regional Prosperity Group during December 2024.

This document is for Council's information only.

Executive Summary

This report provides Council with a summary of key operational activities undertaken by the Community and Regional Prosperity Group during December 2024.

Proposal

That this report be received and noted.

Attachments

[1](#) Community and Regional Prosperity Monthly Group Report - December 2024 9 Pages

14.4 **Group Manager Infrastructure Monthly Report - December 2024**

Author: John Keen, Group Manager Infrastructure

Responsible Officer: John Keen, Group Manager Infrastructure

Purpose:

This report provides Council with a summary of key operational activities undertaken by the Infrastructure Group during December 2024.

This document is for Council's information only.

Executive Summary

This report provides Council with a summary of key operational activities undertaken by the Infrastructure Group during December 2024.

Proposal

That this report be received and noted.

Attachments

[1](#) Infrastructure Group Monthly Report - December 2024 13 Pages

14.5 **Quarterly Progress Update on Actions Arising from Council Resolutions - December 2024**

Author: Bella Greinke, Project Officer

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

Purpose:

This report is to provide an update on the status of actions arising from resolutions at Ordinary and Special Council Meetings from the previous and current terms of Council.

This document is for Council's information only.

Executive Summary

This report contains an update on outstanding action items arising from resolutions of the previous and current term of Council, as well as identification and commentary on action items which have been completed within the last quarter, from 1 September 2024.

The detailed report for both the outstanding and completed items has been provided separately due to the confidential nature of some of the items and commentary contained within.

Outstanding Actions Report

The document titled *Outstanding Actions* is a detailed report, providing information on which action items arising from resolutions are outstanding and any action that has been taken to date.

In summary, the following number of items (by group) are outstanding:

Executive Office	0
People, Customer and Corporate Services	2
Community and Regional Prosperity	0
Infrastructure	4
TOTAL	6

Completed Actions Report

The document titled *Completed Actions* includes progress notes and closing commentary on items that have been completed by Officers in the last quarter. In total, 93 actions have been completed since 1 September 2024.

Proposal

That this report be received and noted.

Attachments

There are no attachments for this report.

14.6 Quarterly Investment Report - October to December 2024

Author: Kacey Bachmann, Management Accountant
Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

The purpose of this report is to advise Council of the performance of its investment portfolio.

This document is for Council's information only.

Executive Summary

As outlined in Council's 2024-25 Investment Policy, a quarterly report is to be submitted to Council on the performance of its investment portfolio.

The investment of surplus funds has been made in accordance with the requirements of *the Statutory Bodies Financial Arrangements Act 1982* as well as Council's Investment Policy. As of 31 December 2024, Council had a total investment holding of \$46.16 million.

Overall, investments continued to perform well in comparison to targeted benchmarks shown in table 3 and 4, with Council's current investments exceeding these benchmarks. The interest revenue has exceeded the target and investment opportunities will continue to be reviewed.

Proposal

As required by Council's 2024-25 Investment Policy, a quarterly report is to be submitted to Council on the performance of its investment portfolio.

As of 31 December 2024, Council had a total investment holding of \$46.16 million.

The two following tables show the investment institution, credit rating and product type of our investment portfolio on 31 December 2024:

Table 1

Institution	Amount \$	Percentage Holding	Credit Rating
QTC	41,156,268	89.17%	AA
National Australia Bank	1,000,000	2.17%	AA-
Suncorp	1,000,000	2.17%	A+
MyState Bank	2,000,000	4.32%	BBB+
Judo Bank	1,000,000	2.17%	BBB
Total	46,156,268	100.00%	

Table 2

Product Type	Amount \$	Percentage Holding
Cash Fund - QTC	41,156,268	89.17%
Term Deposit	5,000,000	10.83%
Total	46,156,268	100%

The following tables display the performance of Council’s investments, identified by investment type and days invested, against the Bank Bill Swap Rate (BBSW) and the Bloomberg AUSBOND Index (AUSBOND). The tables compare the rate of return on Council’s investments on 31 December 2024, against the benchmarks indicated above (BBSW and AUSBOND).

Overall, the investments continued to perform well in comparison with these benchmarks with new term deposits now offered just below 5.10%.

Table 3

Cash Fund Performance Against RBA Cash Rate & AUSBOND Index	QTC	RBA Cash Rate	AUSBOND Index
Cash Fund Performance	5.26%	4.35%	4.34%

Table 4

Term Deposit Performance Against BBSW Index & AUSBOND Index	Av Return on Deposits	BBSW Index	AUSBOND Index
Term Deposits	5.05%	4.32%	4.34%

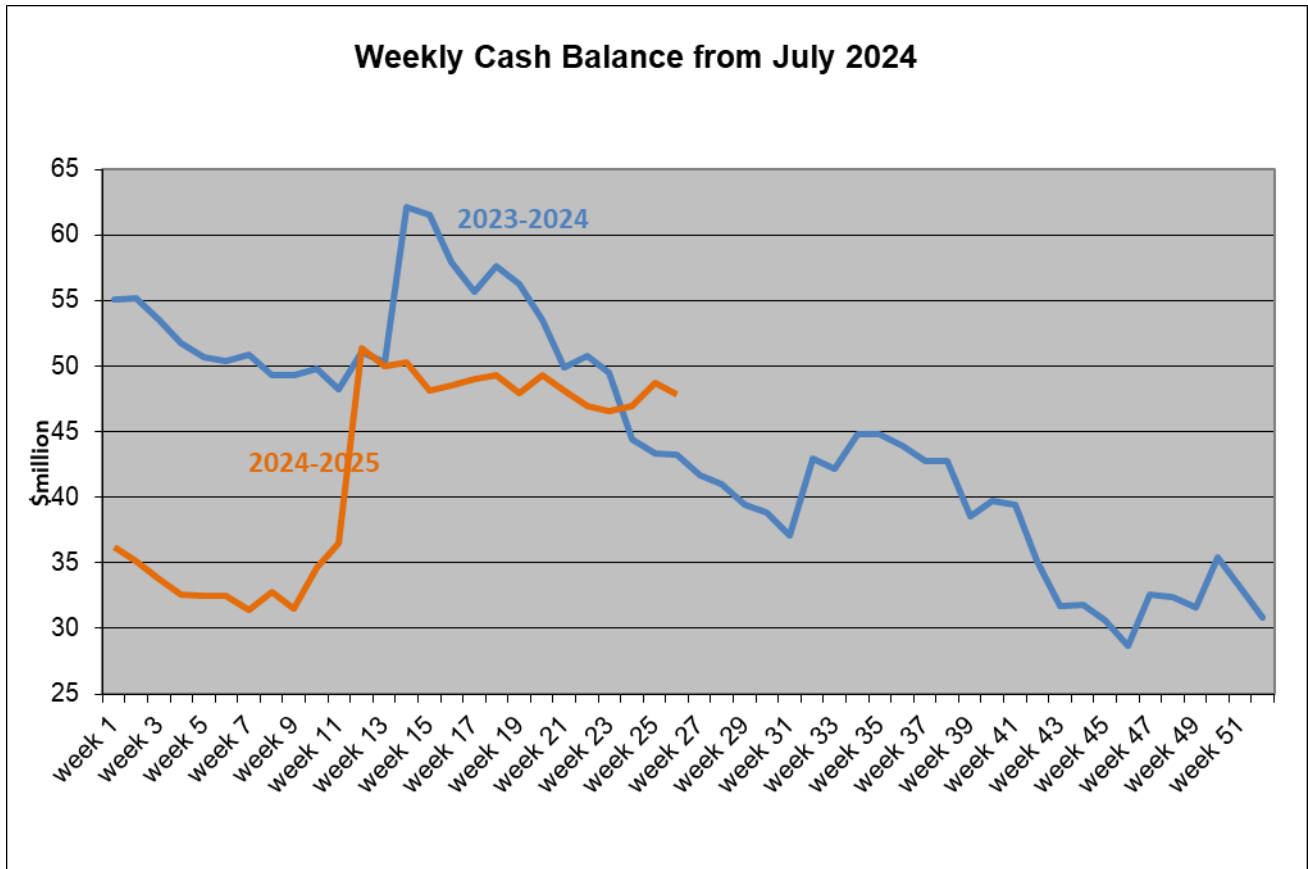
Interest rates have decreased slightly for all institutions. The QTC cash fund rate is now slightly higher than term deposit rates making QTC a more attractive investment option. The best regular rates on offer at present are around 4.90% and 5.10% for investment periods from three to twelve months.

Table 5

Interest Income vs Budget	YTD Actual	YTD Budget	% Annual YTD Budget
Interest Income on investments	\$1,093,268	\$713,172	153.30%

As reflected in table 5, interest revenue has exceeded the target for the year to date.

During the second quarter, cash at bank decreased. Only minimum cash remains in Council’s general funds each day with any excess being invested as Term Deposits or transferred to the QTC Cash Fund. The following graph shows a comparison over time of Council’s weekly cash balances.



The table below shows that Council’s investments on 31 December 2024 is in overall compliance with the 2024-25 Investment Policy.

Table 6

Investment Policy Credit Risk Compliance	Current Exposure	Allowable Exposure	Difference
Cash Funds			
QTC Cash Funds	89.17%	100%	10.83%
Term Deposits			
AAA to A+	4.33%	85%	80.67%
A to BBB+	4.33%	45%	40.67%
BBB to BBB-	2.17%	30%	27.83%

Attachments

There are no attachments for this report.

14.7 Urban Utilities Board Update October - December 2024

Author: Teigan Dippel, Executive Assistant to the CEO
Responsible Officer: Ian Church, Chief Executive Officer

Purpose:

The purpose of this report is to provide Council with highlights from the Urban Utilities Board Update from October to December 2024.

This document is for Council's information only.

Executive Summary

Lockyer Valley Regional Council maintains an ongoing relationship with Urban Utilities (UU) on both operational and strategic aspects of water and sewerage provision. This report is an update on matters of significance with respect to UU for Council's information.

Urban Utilities is:

- A statutory body, created on 1 July 2010 as a result of Queensland Government changes to the way water is managed in South East Queensland.
- Owned by the Brisbane and Ipswich City Councils, and Lockyer Valley, Scenic Rim and Somerset Regional Councils, and governed by an independent Board.
- Tasked with delivering drinking water, recycled water and sewerage services to the cities and townships within the boundaries of these five local government areas.

Urban Utilities is responsible for delivering water to customers, collecting, transporting, and treating sewage, as well as charging and billing for water and wastewater services for customers in the Brisbane, Ipswich, Lockyer Valley, Scenic Rim and Somerset local authority areas.

Attachments

[1](#) Urban Utilities Board Update - October to December 2024 4 Pages

15.0 CONFIDENTIAL ITEMS

In accordance with the provisions of section 254J(3) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public to discuss confidential items, when its Councillors or members consider it necessary to close the meeting.

CLOSED SESSION

THAT the meeting be closed to the public, the time being 10:44am, to discuss the following items which are considered confidential in accordance with section 254J(3) of the *Local Government Regulation 2012*, for the reasons indicated.

15.1 Potential Sale of Land for the Recovery of Outstanding Rates and Charges

This item is confidential in accordance with Section 254J(3)(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.

15.2 Finalisation of Former Councillor Conduct Breach Complaint Pursuant to Section 150AEA(2) of the Local Government Act 2009

This item is confidential in accordance with Section 254J(3)(j) of the Local Government Regulation 2012, as the matter involves an investigation report given to the local government under chapter 5A, part 3, division 5 of the Act. (Report required under Section 150AEA of the Local Government Act).

15.3 Commencement of Legal Action for Offences in Relation to Property No. 204540 and 203800

This item is confidential in accordance with Section 254J(3)(e) of the Local Government Regulation 2012, as the matter involves legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

Moved By: Cr A Wilson

Seconded By:

Cr C Steinhardt

Resolution Number: 24-28/0238

CARRIED

7/0

OPEN SESSION

THAT Council move into open session, the time being 10:59am.

Moved By: Cr J Reck

Seconded By:

Cr M Hagan

Resolution Number: 24-28/0239

CARRIED

7/0

15.1 Potential Sale of Land for the Recovery of Outstanding Rates and Charges

Author: Kirsty Johnson, Coordinator Revenue Services; Jeff Ticehurst, Chief Financial Officer

Responsible Officer: Ian Church, Chief Executive Officer

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 254J (3) (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.

Purpose:

The following report is presented to commence the process required under Council Policy, the *Local Government Act 2009*, and the *Local Government Regulation 2012*, by which overdue rates and charges may be recovered by the sale of subject properties.

Officer's Recommendation:

THAT Council write to the owners of the following properties advising that Council will consider selling their properties if a genuine attempt to clear their outstanding rates and charges is not made within thirty days of the date of Council's correspondence:

Property ID	Property ID	Property ID	Property ID	Property ID	Property ID
102650	145940	167750	208920	237900	263680
102760	146970	168180	211180	238670	263920
103090	147140	171630	214810	238740	264740
103190	149970	180850	216050	241950	265780
107700	150730	182840	216110	242200	267720
109360	152900	185560	217820	243060	272630
135220	160260	186640	220930	246720	279800
135490	160430	192340	231320	249490	279810
135530	163560	195770	233170	251120	285600
142300	164350	202980	235850	251880	291010

RESOLUTION

THAT Council write to the owners of the following properties advising that Council will consider selling their properties if a genuine attempt to clear their outstanding rates and charges is not made within thirty days of the date of Council's correspondence:

Property ID	Property ID	Property ID	Property ID	Property ID	Property ID
102650	145940	167750	208920	237900	263680
102760	146970	168180	211180	238670	263920
103090	147140	171630	214810	238740	264740
103190	149970	180850	216050	241950	265780
107700	150730	182840	216110	242200	267720
109360	152900	185560	217820	243060	272630

135220	160260	186640	220930	246720	279800
135490	160430	192340	231320	249490	279810
135530	163560	195770	233170	251120	285600
142300	164350	202980	235850	251880	291010

Moved By: Cr C Wilson

Seconded By: Cr M Hagan

Resolution Number: 24-28/0240

CARRIED

7/0

15.2 Finalisation of Former Councillor Conduct Breach Complaint Pursuant to Section 150AEA(2) Local Government Act 2009

Author: Caitlan Natalier, Coordinator Governance and Property
Responsible Officer: Ian Church, Chief Executive Officer

That the above item be considered in Closed Session to the exclusion of the press and public in accordance with Section 254J (3) (j) of the Local Government Regulation, 2012, as the matter involves an investigation report given to the local government under chapter 5A, part 3, division 5 of the Act. (Report required under Section 150AEA Local Government Act).

Purpose:

The purpose of this report is to finalise a suspected Councillor conduct complaint into a former Councillor referred to Council by the Office of the Independent Assessor.

Officer's Recommendation:

THAT Council:

- 1. Discontinue the investigation into a suspected conduct breach referred to Council by the Office of the Independent Assessor (C/23/00656) under section 150AEA(2) of the *Local Government Act 2009* as the office of the subject Councillor was vacated before an investigation was completed when not re-elected following the local government elections held in March 2024; and**
- 2. Dismiss the complaint.**

RESOLUTION

THAT Council:

- 1. Discontinue the investigation into a suspected conduct breach referred to Council by the Office of the Independent Assessor (C/23/00656) under section 150AEA(2) of the *Local Government Act 2009*, as the office of the subject Councillor was vacated before an investigation was completed, when the Councillor was not re-elected following the local government elections held in March 2024; and**
- 2. Dismiss the complaint.**

Moved By: Cr A Wilson

Seconded By:

Cr J Reck

Resolution Number: 24-28/0241

CARRIED

7/0

15.3 Commencement of Legal Action for Offences in Relation to Property No. 204540 and 203800

Author: Michael Coogan, Coordinator Community Wellbeing
Responsible Officer: Annette Doherty, Acting Group Manager Community and 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) (e) of the Local Government Regulation, 2012, as the matter involves legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government.

Purpose:

The purpose of this report is to provide Council with an update on enforcement action taken in respect to land in Laidley Heights, and to seek Council's approval to commence legal proceedings for offences under the *Environmental Protection Act 1994* and *Planning Act 2016*.

Officer's Recommendation:

THAT Council commence legal proceedings against the occupier of Property No. 204540 and 203800 for offences under section 369A of the *Environmental Protection Act 1994* and section 168(5) of the *Planning Act 2016* as follows:

- (a) For contravening a requirement of an Environmental Enforcement Order issued under section 259(c) of the *Environmental Protection Act 1994* for failing to comply with the general environment duty and causing an environmental nuisance; and**
- (b) For contravening an Enforcement Notice issued under section 163 of the *Planning Act 2016* for carrying out assessable development without all necessary development permits being in effect for the development.**

RESOLUTION

THAT Council commence legal proceedings against the occupier of Property No. 204540 and 203800 for offences under section 369A of the *Environmental Protection Act 1994* and section 168(5) of the *Planning Act 2016* as follows:

- (a) For contravening a requirement of an Environmental Enforcement Order issued under section 259(c) of the *Environmental Protection Act 1994* for failing to comply with the general environment duty and causing an environmental nuisance; and**
- (b) For contravening an Enforcement Notice issued under section 163 of the *Planning Act 2016* for carrying out assessable development without all necessary development permits being in effect for the development.**

Moved By:	Cr M Hagan	Seconded By:	Cr C Wilson
Resolution Number: 24-28/0242			
CARRIED			
7/0			

16.0 MEETING CLOSED

There being no further business, the meeting closed at 11:00am.