



SOUTH BURNETT

REGIONAL COUNCIL

Agenda

of the

General Meeting

Held in the Warren Truss Chamber 45 Glendon Street Kingaroy

on Wednesday, 21 September 2016

Commencing at 9.00 am

Chief Executive Officer: Gary Wall

Our Vision

"Individual communities building a strong and vibrant region."

Our Values

- | | | |
|----------|---------------------------|---|
| A | Accountability: | <i>We accept responsibility for our actions and decisions in managing the regions resources.</i> |
| C | Community: | <i>Building partnerships and delivering quality customer service.</i> |
| H | Harmony: | <i>Our people working cooperatively to achieve common goals in a supportive and safe environment.</i> |
| I | Innovation: | <i>Encouraging an innovative and resourceful workplace.</i> |
| E | Ethical Behaviour: | <i>We behave fairly with open, honest and accountable behaviour and consistent decision-making.</i> |
| V | Vision: | <i>This is the driving force behind our actions and responsibilities.</i> |
| E | Excellence: | <i>Striving to deliver excellent environmental, social and economic outcomes.</i> |



SOUTH BURNETT REGIONAL COUNCIL AGENDA

Wednesday, 21 September 2016

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1. Leave Of Absence

Nil.

2. Prayers

A representative of the Kingaroy District Ministers Association, Pastor Lyle Slinger offered prayers for Council and for the conduct of the Council meeting.

3. Confirmation of Minutes of Previous Meeting

3.1 South Burnett Regional Council Minutes

Précis

Confirmation of Minutes of meeting of the South Burnett Regional Council held in the Warren Truss Chamber, 45 Glendon Street Kingaroy.

Officer's Recommendation

That the minutes of the previous meeting held on Wednesday 17 August 2016 as recorded be confirmed.

3.2 South Burnett Regional Council Special Meeting Minutes

Précis

Confirmation of Minutes of the Special meeting of the South Burnett Regional Council held in the Warren Truss Chamber, 45 Glendon Street Kingaroy.

Officer's Recommendation

That the minutes of the Special meeting held on Wednesday 7 September 2016 as recorded be confirmed.

CONSIDERATION OF BUSINESS SECTIONS INCLUDING BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETINGS

See Business Function Headings

4. Portfolio - Economic Development, Governance and Communications

4.1 Economic Development, Governance and Communications Portfolio Report

Document Information

IR No 1657043

Author Mayor, South Burnett Regional Council

Date 19 September 2016

Précis

Economic Development, Governance and Communications Portfolio Report

Summary

Mayor Campbell presented his Economic Development, Governance and Communications Portfolio Report to Council.

Officer's Recommendation

That Mayor Campbell's Economic Development, Governance and Communications Portfolio Report to Council be received.

4.2 Governance (G)

Officer's Report

4.2.1 G - 1658567 - Meeting Dates for the Ordinary Meetings of Council

Document Information

IR No 1658567

Author Executive Assistant

Endorsed
By Chief Executive Officer

Date 13 September 2016

Précis

This report is to recommend dates, times and locations for ordinary meetings of Council for the period January to December 2017.

Summary

In accordance with Section 277(1) of the *Local Government Regulation 2012* it is necessary to confirm the dates, times and locations of the ordinary meetings of Council for the period January to December 2017.

Officer's Recommendation

That Council:

1. Fix the day and time for the ordinary meetings of South Burnett Regional Council as the third Wednesday of the month (except for the December meeting which will be the second Wednesday) commencing at 9.00am..
2. Adopt the dates, times and locations for Council meetings to December 2017 as follows:

Date	Time	Location
Wednesday 18 January 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 15 February 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 15 March 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 19 April 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy

Date	Time	Location
Wednesday 17 May 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 21 June 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 19 July 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 16 August 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 20 September 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 18 October 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 15 November 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy
Wednesday 13 December 2017	9.00am	Warren Truss Chamber Glendon Street Kingaroy

Financial and Resource Implications

Budget funds are provided for the costs associated with Council Meetings.

Link to Corporate/Operational Plan

- GO3 Implement policies and plans that support appropriate planning and development for business, industry and community needs
- EC1 Develop a range of initiatives to engage and inform the community
- EXC4 Develop a governance framework that delivers sound organisational management.

Communication/Consultation (Internal/External)

Council advertises the dates, times and location of Council Meetings to enable the community to attend.

Legal Implications (Statutory Basis, Legal Risks)

Public notice of the meetings is required pursuant to Section 277(1) of the *Local Government Regulation 2012*.

Policy/Local Law/Delegation Implications

No direct policy/local law/delegation implications arise from this report.

Asset Management Implications

No direct asset management implications arise from this report.

4.2.2 G - 1657141 - Change in Portfolio for the Mayor's Community Benefit Fund and Membership of the Management Advisory Committee to include the Portfolio Councillor for Community, Health Services and the Arts

Document Information

IR No 1657141

Author Manager Social & Corporate Performance

Endorsed By General Manager Corporate Services

Date 12 September 2016

Précis

Change in portfolio for the Mayor's Community Benefit Fund and membership of the Management Advisory Committee to include the Portfolio Councillor for Community, Health Services and the Arts.

Summary

The Mayor's Community Benefit Fund established in 2013 provides funds to eligible South Burnett community organisations to assist in the delivery of services, activities and programs for the benefit of the region. The fund is governed through a Council Management Advisory Committee.

In April 2016, Council appointed Councillor Ros Heit to the committee and subsequently Cr Heit took up the Chair position. The fund remained listed under the Council portfolio of Community, Health Services and the Arts. It is good governance practice to align the fund and committee under the Chair's portfolio.

The Portfolio Councillor for Community, Health Services and the Arts would provide valuable insight into the committee's recommendations and therefore it is advantageous to include Cr Potter as a member of the Mayor's Community Benefit Fund Management Advisory Committee extending the membership to nine (9) members comprising of two (2) Councillors and seven (7) community representatives.

Officer's Recommendation

That:-

- the Mayor's Community Benefit Fund be moved to the Finance, ICT & Human Resources Portfolio; and
- membership of the Mayor's Community Benefit Fund Management Advisory Committee includes the Portfolio Councillor for Community, Health Services and the Arts, Cr Danita Potter

Financial and Resource Implications

No direct financial or resource implications arise from this report.

Link to Corporate/Operational Plan

Corporate Plan: EXC4 A governance framework that delivers good organisational management.

Communication/Consultation (Internal/External)

Internal consultation was undertaken with the Elected Members and the Senior Executive Management Team.

Legal Implications (Statutory Basis, Legal Risks)

Nil

Policy/Local Law/Delegation Implications

The Mayor's Benefit Community Fund Management Advisory Committee Terms of Reference states the Committee will be composed of eight (8) voting members. The Terms of Reference are due for review and the relevant changes will be made during this review.

Asset Management Implications

No direct asset management implications arise from this report.

5. Portfolio - Roads & Drainage

5.1 Roads & Drainage Portfolio Report

Document Information

IR No 1656889

Author Cr Gavin Jones

Date 19 September 2016

Précis

Roads & Drainage Portfolio Report

Summary

Cr Jones presented his Roads & Drainage Portfolio Report to Council.

Officer's Recommendation

That Cr Jones's Roads & Drainage Portfolio Report to Council be received.

6. Portfolio - Community & Health Services & The Arts

6.1 Community and Health Services and the Arts Portfolio Report

Document Information

IR No 1657058

Author Cr Danita Potter

Date 19 September 2016

Précis

Community and Health Services and the Arts Portfolio Report

Summary

Cr Potter presented her Community and Health Services and the Arts Portfolio Report to Council.

Officer's Recommendation

That Cr Potter's Community and Health Services and the Arts Portfolio Report to Council be received.

7. Portfolio - Planning & Property

7.1 Planning and Property Portfolio Report

Document Information

IR No 1657009

Author Cr Terry Fleischfresser

Date 19 September 2016

Précis

Planning and Property Portfolio Report

Summary

Cr Fleischfresser presented his Planning and Property Portfolio Report to Council.

Officer's Recommendation

That Cr Fleischfresser's Planning and Property Portfolio Report to Council be received.

7.2 Planning (P&LM)

Officer's Reports

7.2.1 P&LM - 1644448 - South Burnett Regional Council - Adoption of the Local Heritage Register

Document Information

IR No 1644448

Author Technical Officer Planning

Endorsed
By Manager Planning & Land Management
General Manager Corporate Services

Date 8 September 2016

Précis

Adoption of the Local Heritage Register

Summary

The purpose of this report is to recommend to Council's that local heritage places listed in the proposed Local Heritage Register be adopted.

Officer's Recommendation

In accordance with the provisions of Section 119 of the Queensland Heritage Act 1992, Council resolve to –

- adopt a Local Heritage Register that includes the following places and amend placecards as a result of the public notification consultation:

Andersen's Tramway, Off Maidenwell – Bunya Mountains Road, Bunya Mountains, 48NPW873 (part of), 76SP112477 (part of), 77SP112477 (part of)
Bethany, 218 Peterson Drive, Coolabunia, 54FTZ37384
Blackbutt War Memorial, Intersection of Coulson and Hart Streets, Blackbutt, Road Reserve
Booie Cemetery, Radunzs Road, Booie, 117C8278
Boondooma Homestead, Mundubbera-Durong Road, Wondai, Refer to QHR Place ID 600967
Burrandowan Station Homestead, Kingaroy Road / Burra Burri Road, Kingaroy, Refer to QHR Place ID 600648
Carroll Cottage, 6 Edward Street, Kingaroy, Refer to QHR Place ID 601901
Carrollee Hotel, 4 King Street, Kingaroy, 2RP36987

Commercial Bank (former) Nanango, 92 Drayton Street, Nanango, 1RP51973, 1RP53898
Commonwealth Bank of Australia (former) Wondai, 61 Haly Street, Wondai, 3RP61906, 1RP50808
First Kingaroy Shire Council Chambers, 1 Edward Street, Kingaroy, 1/RP103849
Fitzroy Hotel, 53 Fitzroy Street, Nanango, 6RP221118
Grand Hotel, 2 Frederick Street, Wooroolin, 2W6023, 3W6023
Hivesville Hotel, 20 Main Street, Hivesville, 1RP137485
Hotel Cecil, 52 Mackenzie Street, Wondai, 3RP204514
King's Boarding House (former), Maidenwell-Cooyar Road, Maidenwell, Refer to QHR Place ID 602747
Kingaroy Aerodrome, Warren Truss Drive, Taabinga, 3SP249643
Kingaroy Heritage Precinct, Haly Street, Edward Street, King Street, Kingaroy, 1RP36987, 1RP103849, 11RP208831, 3RP55126, 2RP55126, 1RP55126, 5RP36992, 4RP103849, 3RP103849, 2RP36987, 6FY1221, 4RP55126, 2RP103849, Road Reserves
Kingaroy Memorial Park, Burnett, William, Alford and Haly Streets, Kingaroy, 7RP47277
Kingaroy Peanut Silos, 117-131 Haly Street, Kingaroy, Refer to QHR Place ID 602764
Kingaroy Railway Precinct, Corner of Haly and King Streets, Kingaroy, 15SP109081, 14SP109081, 12SP122187, 2SP243209
Kingaroy Shire Council Chambers (former), 130 Haly Street, Kingaroy, Refer to QHR ID 602810
Kingaroy Showgrounds, Youngman Street, Kingaroy, 2FY840999, 1FY520, 75RP53924, 2FY2635
King's Hotel (former), 18 Main Street, Maidenwell, 6SP229731
Kumbia Memorial School of Arts Hall, 29-31 Bell Street, Kumbia, 14/K62319 (Part of Lot)
Memerambi Cemetery, Memerambi Cemetery Road, Memerambi, 296FY175
Millers Corner, 205-219 Kingaroy Street, (Corner of Haly and Kingaroy Streets), Kingaroy, 48RP7914
Murgon Civic Centre, 62-70 Lamb Street, Murgon, Refer to QHR Place ID 602812
Murgon Queensland National Bank (former), 88 Lamb Street, Murgon, 2RP4224
Murgon Railway Complex and Corridor, Macalister Street, Murgon, 4SP119874, 3SP119874, 6SP121412, 6SP119874, 1SP204385, 4RP891040, 11SP119280, 174SP119279 (Part of), 191SP119284 (Part of), Road Reserves
Murgon Star Picture Theatre (former), 46 Lamb Street, Murgon, 4RP207095
Murgon State School, 91 Gore Street, Murgon, Refer to QHR Place ID 650003
Murgon War Memorial and QEII Park, Intersection Lamb and Gore Streets, Murgon, Road Reserve
Nanango Butter Factory Building, George Street, Nanango, Refer to QHR Place ID 602525
Nanango Cemetery, 53 Appin Street West, Nanango, 213FY2647
Nanango Court House, 30 Henry Street, Nanango, Refer to QHR Place ID 601571
Nanango Race Club, Racecourse Road, Nanango, 174FY803924
Nanango Railway Complex, Railway Lane, Nanango, 9N2358, 3RP196855, 2RP196855, 348SP119869, 201N231
Nanango Showgrounds, 129 Drayton Street, Nanango, 198FY1776

Nanango War Memorial, Corner of Drayton and Fitzroy Streets, Nanango, Road Reserve
Pioneer Cemetery, Off Hospital Terrace, Nanango, 347FY2445
Proston Butter Factory, Murphey's Way, Proston, 8SP178843
Proston Railway Complex, Rodney Street, Proston, 5RP904174
Queensland Dairy and Heritage Museum, Murgon, 2 Sommerville Street, Murgon, 320FY2740
Radnor Hotel, Coulson Street, Blackbutt, 42RP32376
Reedy Creek Reserve, Taabinga - Burrandowan Road, Mannuem, 396/FY2057
Ringsfield Historic House Complex, 41/45 Alfred Street, Nanango, 6N2316, 7N2316, 8N2316, 5SP156194
Royal Hotel Murgon, 72 Lamb Street, Murgon, 313M5512
Seven Mile Diggings, Old Esk Road, Nanango, 569CSH2449, 6RP165761, 2RP165761, 2RP838599, 63CSH1389, 186CSH1340, 470CSH2134
Shepherd Memorial Church of St Peter, Cnr Drake Street and Wondai Road, Proston, Refer to QHR Place ID 602813
South Burnett Co-operative Dairy Association Factory (former), Macalister Street, Murgon, Refer to QHR Place ID 602811
St Faith's Anglican Church & Cemetery, Kawl Kawl Road, Mondure, 1RP41719
St Michael and All Angels Church, 2-6 Alford Street, Kingaroy, Refer to Place ID 602763
St Paul's Lutheran Church site, Cemetery and Hall, Bunya Highway, Benair, 187FY872
Taabinga Cemetery, Pioneer Road, Kingaroy, 99FY2233
Taabinga Homestead, 7 Old Taabinga Road, Kingaroy, Refer to QHR Place ID 600647
Taromeo Homestead Complex and Cemetery, Off D'Aguilar Highway / Taromeo Road, Taromeo, Refer to QHR Place ID 601123
Tarong Homestead, Cooyar Road, Tarong, Refer to QHR Place ID 600759
Teamster's Park and Old Esk Road, Old Esk Road, Taromeo, 5SP165353, BAP22238, Road Reserve
Tiernan's Australian Hotel, 65-69 Lamb street, Murgon, 4RP82298
Tingoora Hotel, 5 High Street, Tingoora, 110T5491
Trinity Evangelical Congregation Church site and Cemetery, Dicks Road, Kumbia, 11FY907
Union Bank of Australia (former), 194 Kingaroy Street, Kingaroy, 45RP116831
Wondai Hotel, 5 Haly Street, Wondai, 16RP6086
Wondai Memorial Town Hall and Civic Centre, Corner of Mackenzie, Scott and Haly Streets, Wondai, 3CP904146 (Hall)
Wondai Post Office, 12 Mackenzie Street, Wondai, 3RP178260
Wondai Railway Complex, Haly, Scott and Mackenzie Streets, Wondai, 18SP276640, 19SP276640, 12SP131875, 15SP131874, 16SP131874, 14SP131875, 17SP131875, 13SP257246
Wooroolin Memorial Hall, 31 Alexander Street, Wooroolin, 490FY2838
Wylarah, South Burrandowan Road, Kingaroy, Refer to QHR Place ID 600646

AND

- not to include the following places in the Local Heritage Register at this time to allow further discussion with the affected land owners:

Inverlaw Farmers Hall, 1136 Kingaroy-Burrandowan Road, Inverlaw, 48FY1100
Kingaroy Butter Factory (former), 67 William Street, Kingaroy, Refer to QHR Place ID 602809
Marshlands Homestead, Mondure-Marshlands Road, Marshlands, 3RP52813
Mead Corner Store (former), 45 Drayton Street, Nanango, 5RP813097
Murgon Universal Providers (former), 66-84 Macalister Street, Murgon, 1RP855127 (Part of)
Our Lady Help of Christians Catholic Church, Corner of Alfred Street and Gipps Street, Nanango, 1RP178865
Seven Mile Diggings, Old Esk Road, Nanango, 1RP838599
Wengenville Township and Sawmill Site, Maidenwell-Bunya Mountains Road, Wengenville, 69FY1717, 65FY1389, 63FY1139, 61RP882049, 62FY1139
Wondai Masonic Lodge, 39 Cadell Street, Wondai, 13RP6090, 12RP6090

Financial and Resource Implications

Part 11 Section 124 (Provision about entitlement to claim compensation) of the *Queensland Heritage Act 1992* is clear on compensation:

- (2) For the purposes of the Planning Act, chapter 9, part 3, the entry of the place in the local heritage register is taken to be a change to the local government's planning scheme.
- (3) An owner of the place at the time the change mentioned in subsection (2) happens is entitled to claim compensation under the Planning Act, section 704, in relation to the change.

The extent of the claims for compensation is limited to:

- (a) the change mentioned in subsection (2) has effect as if the local government's planning scheme were amended to the extent of the change; and
- (b) the local government's planning scheme that was in effect before the amendment mentioned in paragraph (a) happens is taken to be a superseded planning scheme under the Planning Act; and
- (c) the Planning Act, chapter 9, part 3, applies in relation to the claim with any necessary changes.

The listing of places in the Local Heritage Register does not prohibit any development and a claim for compensation, due to the listing, cannot be made.

Link to Corporate/Operational Plan

Strategic Priority GO2. Growth and Opportunity

GO2 *Balanced development that preserves and enhances our region*

GO2.1 Implement policies and plans that support appropriate planning and development for business, industry and community needs.

GO3 *The South Burnett is a recognised tourism destination*

GO3.1 Continue to promote the South Burnett as a premier tourist destination.

Communication/Consultation (Internal/External)

Refer to Section 1.0 of this Report.

Legal Implications (Statutory Basis, Legal Risks)

Risk is substantially mitigated through the legislative provisions.

Policy/Local Law/Delegation Implications

The *Queensland Heritage Act 1992* requires that Council maintain a Local Heritage Register and also prescribes the actions that must occur in relation to amending the Local Heritage Register (including adding and or removing places from the register). The recommendations detailed in this report are in accordance with the Act.

Asset Management Implications

No implication can be identified.

Report

A Local Heritage Study was undertaken between 22 July 2015 and 29 April 2016. Phone consultation with key stakeholders was undertaken between the 17 August 2015 and 8 September 2015 with Council's consultant Converge Heritage + Community. Field work was carried out for five (5) days from 14 September 2015 by Converge Heritage + Community.

As a result of this study, the significance of each place was determined through the application of heritage criteria. The best-practice framework for the conservation of tangible cultural heritage in Australia is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

The following criteria were used to assess the significance of places recommended for entry to the local heritage register is drawn from the *Queensland Heritage Act 1992*:

- A. The place is important in demonstrating the evolution or pattern of the region's history.
- B. The place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage.
- C. The place has potential to yield information that will contribute to an understanding of the region's history.
- D. The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.
- E. The place is important to the region because of its aesthetic significance.
- F. The place is important in demonstrating a high degree of creative or technical achievement at a particular period for the region.
- G. The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
- H. The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.

Each place is unique and only the relevant criteria are used to generate a statement of significance for a place.

These places of cultural significance are represented by 'place cards' which includes a description of the significance of the place, supporting information such as history, mapping and photographs all of which are intended to provide a representative list of places that reflect the important historic themes of the South Burnett.

The consultant advised that there is scope to undertake further stages of work which will allow additional entries which could be included in Stage 2 however, these stages have not been covered in this report. Places assessed as having local heritage significance that were not included in the register can be considered for inclusion, after further consultation with the land owners, as part of the Stage 2.

The Local Heritage Study notified seventy-eight (78) places of cultural heritage significance for entry into the register. Affected land owners were notified of the proposed local heritage register, which was notified in accordance with Section 117 of the *Queensland Heritage Act 1992*.

Public notification was undertaken between 24 June 2016 and 22 July 2016 and the notification material was placed in the local newspaper and on Council's website. A total of twenty-one (21) submissions were received and have been broken down as shown below:-

- Eight (8) were in objection to the proposed listing plus two (2) late submissions;
- Seven (7) were in support of the proposed listing;
- Four (4) were requesting additional places be included in the register, addressed only part of a place or were not definitive.

Council also received a submission in relation to whether there should be a register of significant trees, while this may be considered a good idea it is a separate issue that might be raised in a separate heritage study down the track.

The submissions have been reviewed by Council's consultants who have provided a response with recommendations (See Attachment A).

Section 117(3) of the *Queensland Heritage Act 1992* states that any submission "*must be made on the basis that the place is or is not a place of cultural heritage significance for the local government's area*". It is Council's responsibility to then consider any submissions including any information considered relevant to the application under Section 118 of the Act.

1.0 CONSULTATION

Notification was undertaken in a number of stages:-

- Council sent letters to affected land owners on 10 June 2016 which included:
 - letter of notification including proposal to enter a place in the Local Heritage Register;
 - factsheet;
 - placecard.
- Within ten (10) business days after sending the letters to the affected land owners, Council published a notice in the local newspaper and placed all the Local Heritage Register material on Council's website.
- Sessions with land owners of the proposed places were offered between 14 July 2015 and 15 July 2015. Approximately, twenty-two (22) sessions were held in the offices of Murgon, Wondai, Nanango and Kingaroy.
- Submissions received within twenty (20) business days from public notification date.

2.0 DECISION STAGE

A decision under Section 119 must be made by the local government within eighty (80) business days after the notice under Section 117 is published for the place.

Within ten (10) business days after making the decision, Council has to give notice and the reasons for it to the owners of the place.

3.0 OPTIONS TO CONSIDER

1. Resolve to enter the seventy-eight (78) proposed local heritage places, including the amendments to the place cards for:
 - Murgon Universal Providers - being changes to the citation that clearly reflect the events and alterations that have affected the extent of the fabric of the building;
 - Our Lady Help of Christians Catholic Church – reduce the boundary to include only the church and manse;
 - Marshlands Homestead – reduce the boundary to only include the house and immediate grounds;
 - St Paul’s Lutheran Church site, Cemetery and Hall – make amendments as suggested by the land owner; and
 - Trinity Evangelical Congregation Church site and Cemetery – make amendments as suggested by the land owner.

AND

2. Determine that of the seventy-eight (78) proposed local heritage places not to adopt one (1) of the places opposed in submissions being:-
 - Seven Mile Diggings (Lot 1 on RP838599) – remove this property from the proposed heritage boundary.

OR

3. Determine that of the seventy-eight (78) proposed local heritage places not to adopt nine (9) of the places that lodged submissions, with the exception of land that is in Council ownership these being:-
 - Seven Mile Diggings (Lot 1 on RP838599);
 - Kingaroy Butter Factory;
 - Mead Corner Store (former);
 - Murgon Universal Providers;
 - Wengenville Township and Sawmill Site;
 - Our Lady Help of Christians Catholic Church;
 - Marshlands Homestead;
 - Wondai Masonic Lodge; and
 - Inverlaw Farmers Hall.

7.2.2 P&LM - 1640377 - Request to change existing approval - Reconfiguration of a Lot (Boundary realignment) at 61 Haly Street Wondai - Lot 1 RP50808, 4 RP84294 & 3 RP61906 - Applicant: O'Reilly Nunn Favier - CAP2016/0009

Document Information

IR No 1640377

Author Technical Officer Planning

**Endorsed
By Manager Planning & Land Management
General Manager Corporate Services**

Date 26 August 2016

Précis

Request to change existing approval - Reconfiguration of a Lot (Boundary realignment) at 61 Haly Street Wondai - Lot 1 RP50808, 4 RP84294 & 3 RP61906 - Applicant: O'Reilly Nunn Favier - CAP2016/0009

Summary

Key Point Summary

- Applicant has requested a Permissible Change requesting the deletion of Condition ENG4;
- Compliance with Condition ENG4 will ensure that the provisions of the Urban Locality Code within the Wondai Shire IPA Planning Scheme are met;
- Recommendation that Council *refuse* the Request to change an Existing Approval in relation to the deletion of Condition ENG4.

Officer's Recommendation

That Council *refuse* the Applicant's Request to change an Existing Approval relating to the deletion of Condition ENG4 as the condition is considered to be reasonable and relevant which ensures the safety and effectiveness use of the existing lot and safety of the general public as required under the Wondai Shire IPA Planning Scheme.

Financial and Resource Implications

No implication can be identified.

Link to Corporate/Operational Plan

Strategic Priority 2. Growth and Opportunity

Balanced development that preserves and enhances our region.

Implement policies and plans that support appropriate planning and development for business, industry and community needs.

Communication/Consultation (Internal/External)

Council's Development Engineer provided a response to the applicant's requested changes.

Department of Infrastructure, Local Government and Planning raised no objection to the requested change.

Legal Implications (Statutory Basis, Legal Risks)

Applicant has a right of appeal against Council's decision pursuant to Section 465 of the *Sustainable Planning Act 2009*.

Deletion of the condition will expose Council and its officers to legal action including fines and imprisonment under the *Work Health & Safety Act 2011*, should a safety incident occur.

Policy/Local Law/Delegation Implications

No implication can be identified.

Asset Management Implications

No implication can be identified for retaining the condition. However, deletion of the condition will expose council to additional maintenance requirements for the footpath.

7.2.3 P&LM - 1602547 - Forwarding Material Change of Use (Shop) - 48 & 50 Coulson Street, Blackbutt - Lot 8 SP105981 & Lot 9 RP32384 Applicant: Jandev Pty Ltd

Document Information

IR No 1602547

Author Michael Edrich, Senior Planner, Reel Planning Pty Ltd

Endorsed By Manager – Planning & Land Management
General Manager – Planning & Environment

Date 13 September 2016

Précis

Forwarding Material Change of Use (Shop) - 48 & 50 Coulson Street, Blackbutt - Lot 8 SP105981 & Lot 9 RP32384 Applicant: Jandev Pty Ltd

Summary

Key Point Summary

- The use is consistent in nature and scale with the Business and Commercial Zone of Blackbutt.
- The proposed design of the shopping centre has substantial flaws and conflicts with the planning scheme standards that would impact the character, amenity, safety, operation and smooth integration with the rest of the commercial centre of Blackbutt.
- The proposal would provide insufficient car parking spaces at both Stage 1 and Stage 2, ultimately providing less than 60% of the car parking required. The resultant reliance upon on-street parking risks impacting neighbouring uses.
- The proposal would provide access and a service bay for vehicles up to a Medium Rigid Vehicle (MRV) only, and not for an Articulated Vehicle (AV) as required by the scheme and common for such developments. This can be conditioned but would almost certainly impact the proposal as designed.
- At the completion of Stage 2 as proposed, the development would present long blank walls to Muir Street and especially Coulson Street. This is a poor urban design outcome and out of character for the commercial centre of Blackbutt.
- At the completion of Stage 2, the proposal would create a semi-concealed alleyway between shops that presents a poor crime prevention through environmental design (CPTED) outcome and may result in public safety issues.

Officer's Recommendation

That Council:

- i. approve the applicant's request for a Development Permit for Material Change of Use for a Shop (Shopping Centre) at 48 and 50 Coulson Street, Blackbutt (and described as Lot 8 on SP105981 and Lot 9 on RP32384) for Stage 1; and

- ii. do not approve the applicant's request for a Development Permit for Stage 2 and instead approve a Preliminary Approval for a Material Change of Use for a Shop (Shopping Centre);

subject to the following conditions:

Stage 1 Development Permit Conditions **Amended Plans**

- GEN 1. Prior to the issue of a development permit for building work or operational work related to stage 1 of this approval, the applicant must submit to Council for approval amended proposal plans identifying the following amendments:
- (a) A maximum road frontage setback to Coulson Street of 3 metres;
 - (b) A minimum of 65% of the Coulson Street façade of Stage 1 as glass;
 - (c) Provision of pedestrian shelter at the Coulson Street frontage of buildings (Muir Street frontage need not comply) in compliance with Probable Solution S11.7 of the Nanango Planning Scheme 2006, specifically:
 - (i) minimum width of 3.2 metres; or otherwise replicating the width for adjoining buildings, but not more than 600mm off the kerb, and
 - (ii) head-height clearance of 3.0 to 4.2 metres above pavement height;
 - (d) Property access sufficient to allow servicing for an Articulated Vehicle (AV);
 - (e) Car parking for Stage 1 in compliance with the car parking rates required by the Nanango Shire Planning Scheme 2006, as specified by Condition ENG 5;
 - (f) Gross floor area must remain no greater than 499 m² for Stage 1

The amended plans/drawings must be submitted to Council for approval by the Chief Executive Officer. The amended plans/drawings, when approved by the Chief Executive Officer, will be the approved plans/drawings forming part of this approval and a stamped copy will be returned to the applicant. The development must be carried out in general accordance with the approved plans/drawings.

General

- GEN 2. The subject site must be developed generally in accordance with the plans and information submitted with the application as amended by these conditions:
- (a) PROPOSED STAGE 01_SITE PLAN – Drawing Number DA 01.03 Issue P dated 3/8/2016
 - (b) PROPOSED STAGE 01_ROOF PLAN – Drawing Number DA 01.04 Issue P dated 3/8/2016
 - (c) SECTION – Drawing Number DA 02.09 Issue P dated 3/8/2016

Development in Stages

- GEN 3. Unless otherwise varied by a subsequent Development Permit for a Material Change of Use, develop the site in accordance with the staging identified on the approved plans, in numeric order.

Further Development Permits

- GEN 4. The development herein approved for Stage 1 must not start until the following development permits have been issued and complied with as required:
- (a) Development Permit for Building Work;
 - (b) Development Permit for Operational Work;
 - (c) Development Permit for Plumbing and Drainage Work.
- GEN 5. The applicant must submit a completed *Permit to Work on Council Roads-Footpaths Application* form available from <http://www.southburnett.qld.gov.au/infrastructure-roads-and-drainage> for approval by Council before commencing and works within the Council road reserve (i.e., in this case, the required property access).

- GEN 6. All works, including the repair or relocation of services (Telstra, lighting) must be completed at no cost to Council.
- GEN 7. Dust prevention measures must be undertaken to ensure that dust does not cause a nuisance to occupiers of adjacent properties.
- GEN 8. Maintain the site in a clean and orderly state at all times.
- GEN 9. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

Compliance Assessment

- GEN 10. All conditions of this approval must be satisfied prior to Council issuing a Compliance Certificate for the commencement of the use, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A Compliance Certificate fee will be charged, with payment required prior to Council approval of the associated documentation requiring compliance assessment.

Amalgamation

- MCU 1. Prior to the commencement of use, the applicant must amalgamate the subject lots, Lot 8 on SP105981 and Lot 9 on RP32384, into one allotment and submit evidence of such to Council.

Fencing

- MCU 2. Provide a minimum 1.8m high screen fence along the side and rear property boundaries of the site, tapered to 1.2m in height over a length of 4m toward Coulson Street and Muir Street frontages.
- MCU 3. Road frontage fences or walls are not permitted.

Lighting

- MCU 4. Design all external lighting in accordance with *AS4282-1997 "Control of the Obtrusive Effects of Outdoor Lighting"*.

Artificial illumination is not to cause a nuisance to occupants of nearby premises and any passing traffic. Direct security and flood lighting away from adjacent premises to minimise the protrusion of light outside the street.

Landscaping

- MCU 5. A detailed landscaping plan prepared in accordance with Planning Scheme Policy No.5 - Landscaping must be submitted to Council for Compliance Assessment prior to any work commencing on site.

Landscaping must be planted, maintained and irrigated in accordance with the approved Landscaping Plan prior to commencement of the use.

Refuse Storage Collection

- MCU 6. Any areas that are dedicated for the collection and/or storage of solid waste on the premises must be:
- (a) level;
 - (b) provided with impervious hard stand and drained; and
 - (c) screened from view from the street or adjoining properties.

- MCU 7. Dedicated refuse bin areas must be provided for the washing out of the refuse bins and:
- (a) all tap outlets must be fitted with backflow prevention devices;
 - (b) the floor areas must be drained to sewer; and
 - (c) must be covered so that water not associated with the washing out process (e.g. rainfall) does not enter the sewer.

Property Access

- ENG 1. Property access shall be provided in accordance with the details in table S2.7 – *Design and Construction Standards* of the Nanango Shire Council IPA Planning Scheme; and IPWEAQ standard Drawing No. RS-051 *Driveways Heavy Duty Vehicle Crossing*, Type A, with dimension W1 being the greatest of:
- (a) 6.0m; and
 - (b) the minimum value necessary to meet the swept path requirements of the Articulated Vehicle (AV) as defined in AS/NZS 2890.2.
- ENG 2. Only one access to the site will be permitted, which must be from Muir Street.
- ENG 3. Fencing, landscaping, signs and letterboxes must not impede sight lines for vehicles entering or leaving the site or travelling along Muir Street.
- ENG 4. Road works and entrances must be constructed so as to:
- (a) remove all disused vehicle entrances and reinstate kerbing consistent with the adjacent kerb profile;
 - (b) permit all vehicles to enter and leave the site in a forward gear;
 - (c) avoid a trip hazard to pedestrians; and
 - (d) ensure that low-clearance vehicles can clear the cross-over pavement upon entering and leaving the property.

Car Parking & Manoeuvrability

- ENG 5. The applicant must provide line-marked vehicular parking spaces for Stage 1 in accordance with the requirements of Schedule 1 and Table S1.1 of the Nanango Shire IPA Planning Scheme, comprising of:
- (a) Twenty-five (25) spaces for B99 vehicles including one (1) disabled bay, in compliance with the requirements of the current version of AS/NZS 2890.1; and
 - (b) one (1) parking space to suit an Articulated Vehicle (AV) in compliance with the requirements of the current version of AS/NZS 2890.2.
- ENG 6. The applicant must provide the number of marked car parking spaces at Stage 2 for B99 vehicles including one (1) disabled bay as required by Schedule 1 and Table S1.1 of the Nanango Shire IPA Planning Scheme, or otherwise submit a technical report that provides an assessment of; and justification for another proposed number of car parks, for compliance assessment by Council's General Manager of Infrastructure.
- ENG 7. As part of a separate development application for an Operational Works permit, the applicant must provide a Signage and Linemarking Plan for compliance assessment by Council's General Manager of Infrastructure and install the traffic management devices required in accordance with the *Manual of Uniform Traffic Control Devices (MUTCD)*; ensuring that the plan provides for the use of vehicles, pedestrians and mobility aids for disabled access. Driveways and vehicular parking areas must be adequately sign-posted including indicating combined usage by pedestrians and vehicles.

- ENG 8. Disabled car parks shall be designed and constructed in accordance with the requirements of the current version of AS/NZS 2890.6.
- ENG 9. All driveways, vehicle manoeuvring areas and turning radii shall be designed and constructed in all other respects in accordance with the requirements of Table S2.7 – *Design and Construction Standards* of the Nanango Shire IPA Planning Scheme and the current version of AS/NZS 2890.1 for a B99 vehicle, except that the turning radii and areas used by the HRV to service refuse collection and the AV to services goods delivery including the Muir Street access, internal driveways, parking and manoeuvring areas shall be designed and constructed in accordance with the requirements of the current version of AS/NZS 2890.2 to suit both the HRV and AV as appropriate .
- ENG 10. As part of a separate application for an Operational Works permit, the applicant must provide for compliance assessment by Council's General Manager of Infrastructure, .DWG format drawings demonstrating the turning templates required to both enter and exit the property at the proposed cross-over in a forward direction and to enter and exit:
- (a) all proposed parking bays using a B99 class vehicle, meeting the requirements of Australian Standard AS/NZS 2890.1, including a clearance of 300mm to both sides of the turning path as required by clause B3.2 of AS/NZS 2890.1
 - (b) the proposed parking bays for a HRV and an AV as defined in AS/NZS 2890.2; including a clearance of 300mm to both sides of the turning path as required by clause 5.4 of AS/NZS 2890.2.
- ENG 11. Kerbing associated with the car parking bays shall be low enough to provide for clearance under vehicles as a B99 swept vehicle path protrudes over them.
- ENG 12. Car parking areas and internal driveways shall be constructed, drained and surfaced with either asphaltic concrete or reinforced concrete; or where such surfacing exists but is damaged, repaired to the requirements of the Nanango Shire IPA Planning Scheme or another standard agreed to by Council's General Manager of Infrastructure, so as to minimise dust emissions, erosion and sediment run-off. The construction and design shall be in accordance with the relevant part of current version of either AS 2890 or AS/NZS 2890 and to the requirements of the Nanango Shire IPA Planning Scheme.

Roads

- ENG 13. Any alterations or improvements to roads must be designed and constructed in accordance with the requirements of the Nanango Shire IPA Planning Scheme and of the MUTCD.
- ENG 14. The applicant must submit all required engineering drawings related to roadworks for compliance assessment to Council's General Manager of Infrastructure under a separate development application for an Operational Works permit.

Kerb and Channel

- ENG 15. Any damage to existing kerb & channel must be repaired or replaced to a profile matching the existing profile in Coulson Street and Muir Street as appropriate, for the full road frontages of Lot 8 SP105981 and Lot 9 RP32384.

Footpaths

- ENG 16. The Applicant must construct a concrete footpath at least 2.0m wide along the frontage of Lot 9 on RP32384 (the western side of Muir Street between Coulson Street and joining to the existing footpath) at Stage 1 in accordance with the details in IPWEA Standard Drawing RS-065. *Concrete Pathway Construction Details*, and the requirements of Table S2.7 – *Design and Construction Standards* of the Nanango Shire IPA Planning Scheme.
- ENG 17. Kerb ramps complete with TGSIs must be installed at Stage 1 at locations agreed to by Council in accordance with IPWEA Standard Drawing RS-090. A kerb ramp must be provided adjacent to all disabled car parking bays to provide access to the footpath if they are required to be through kerb and channel.

Water Supply

- ENG 18. The proposed development must connect to Council's reticulated water supply system at the nearest practicable location as advised by Council's General Manager of Infrastructure and in accordance with Schedule 2, Division 3.2 – *Design and Construction Standards*, Table S2.10 of the Nanango Shire IPA Planning Scheme and the *South-east Queensland Water Supply & Sewerage Design & Construction Code* (SEQ Code) requirements at no cost to Council.
- ENG 19. The applicant must advise Council of its expected water supply demand for Stages 1 and 2 and any water reticulation main upgrades required to meet this additional demand must be installed at no cost to Council.
- ENG 20. Design details and engineering drawings required to comply with water supply conditions, prepared and certified by a RPEQ Civil Engineer must be submitted for compliance assessment to Council's General Manager of Infrastructure.
- ENG 21. All required water supply works will be subject to approval under a separate development application for an Operational Works permit.

Sewerage

- ENG 22. The proposed development shall connect to Council's sewerage system at the nearest practicable location as advised by Council's General Manager of Infrastructure and in accordance with Schedule 2, Division 3.2 – *Design and Construction Standards*, Table S2.10 of the Nanango Shire IPA Planning Scheme and the *South-east Queensland Water Supply & Sewerage Design & Construction Code* (SEQ Code) requirements. at no cost to Council.
- ENG 23. Engineering drawings required to comply with sewerage conditions including required changes to Council's sewers, prepared and certified by a RPEQ Civil Engineer must be submitted for compliance assessment to Council's General Manager of Infrastructure.
- ENG 24. All required sewerage works will be subject to approval under separate development application for an Operational Works permit.
- ENG 25. Buildings must not be located over the existing sewer, or the existing sewer must be relocated through the site so that it is clear of proposed buildings.

Building Over and Adjacent to Sewer

- ENG 26. Relocation or alteration of Council's existing sewer passing through Lot 9 RP 32384 and Lot 8 SP105981 necessary to comply with the requirements of MP1.4 *Building over or near relevant infrastructure*, will be subject to a separate development application for an Operational Works permit.
- ENG 27. Where vehicular access pavement is proposed to be built over an existing or proposed sewer, construction jointed sections must be incorporated to facilitate future Council access for maintenance/service purposes. The joints shall be located symmetrically about the centre-line of the sewer and at least 600mm apart. The location of the existing sewer may be inferred from the location of the nearest manholes to each side of the pavement.

Trade Waste Facilities

- ENG 28. Trade waste facilities to service any food processing must be provided by the applicant at its cost, in compliance with Council's Trade Waste Management Policy.

Stormwater

- ENG 29. The stormwater drainage system serving the site including all surface, underground and roof water components must be designed in accordance with the requirements of the *Queensland Urban Drainage Manual* (QUDM) for Level III roof and allotment drainage and certified by a RPEQ engineer; and so that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves. In the event that a material change to the pre-development stormwater flows will occur, the applicant must produce evidence to the satisfaction of Council's General Manager of Infrastructure of a lawful right as to the method for stormwater discharge over the downstream land.
- ENG 30. The development must have as its Lawful Point of Discharge, the stormwater manhole provided by Council opposite the south-western corner of lot 8 SP105981 which shall be nominated in the Stormwater Management Plan and shown on the drawings submitted for compliance assessment to Council's General Manager of Infrastructure as part of a development application for an operational works permit.
- ENG 31. All stormwater drainage systems, including all surface, underground and roof water components:
- (a) shall effectively drain all stormwater falling onto the proposed development to Council's stormwater manhole, rain water tanks, or another lawful point of discharge agreed to by Council's General Manager of Infrastructure;
 - (b) shall enable the post-development flows at the point of discharge to all downstream properties including road reserves to remain consistent with the pre-developed case; and
 - (c) shall be designed such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development.
- ENG 32. The Applicant must submit for Stage 1 an on-site Stormwater Management Plan (SMP) report for Compliance Assessment by Council's General Manager of Infrastructure,

indicating drainage paths for all roofed and impervious areas. The on-site SMP shall also provide the following:

- (a) Hydraulic design for all 1% AEP and 50% AEP AR&R design storms from 5 minutes to 450 minutes duration; and provision of all software data files for both pre-development and post-development scenarios
- (b) Preliminary design showing sizes, levels and location of all proposed pipes and channels; on-site storage tanks; roof drainage, gully pits, manholes and field inlets, etc.;
- (c) Details of all pre and post development flows; and
- (d) Details of any cut or fill required to direct stormwater to a lawful point of discharge.

ENG 33. Detailed engineering design drawings of the proposed stormwater system showing plans and longitudinal sections for stormwater infrastructure, including hydraulic grade lines, stormwater flow rates and velocities, proposed locations and details of all stormwater pipelines, manholes, gully pits, field inlet pits, culverts, channels, on-site detention/retention tanks and/or detention basins including inlet and outlet details, guttering and downpipes must be submitted for compliance assessment to Council's General Manager of Infrastructure under a separate development application for an Operational Works permit.

ENG 34. All stormwater systems must be constructed in accordance with the approved drawing details before commencing any approved use.

ENG 35. Any damage to existing stormwater infrastructure shall be repaired or replaced equivalent to its existing condition or better at no cost to Council.

ENG 36. Any new earthworks, landscaping, pavements or structures shall not concentrate or impede the natural flow of water across property boundaries and onto any other properties or road reserve.

Earthworks

ENG 37. Any proposed earthworks shall be undertaken in accordance with the *Urban Locality Code*, Element (g) within the Nanango Shire IPA Planning Scheme Part 3 Division 2 unless approved separately under a Development Permit for Operational Works; and strictly in accordance with the requirements of Australian Standard 3798; other relevant Australian Standards; and accepted engineering Codes of Practice and Industry Guidelines. A certificate of quality and uniformity of fill shall be provided by the Supervising RPEQ for all filled areas.

Standard of Works

ENG 38. Works shall be constructed generally in accordance with the specification requirements outlined in Aus-Spec #1 and the IPWEAQ Standard Drawings unless otherwise agreed by Council's General Manager of Infrastructure.

Maintenance Bond

ENG 39. A Maintenance Bond, equal to 5% of the total cost of construction of the civil works, including landscaping where applicable, must be lodged with the Council for a period of twelve (12) months from the date of acceptance "on maintenance" of any donated assets which are the subject of an Operational Works application.

Advice

- ADV 1. All engineering designs submitted to Council for compliance assessment approval must be certified by an appropriate Registered Professional Engineer of Queensland.
- ADV 2. Council will check its existing water supply system to determine whether any reticulation upgrades are necessary to meet the water supply and firefighting demand from the development, for which it will require advice from the applicant on its expected demand at Stages 1 and 2. A water connection upgrade may be required at Stage 1 based on the applicant's requirements and this will be at the applicant's cost.
- ADV 3. The applicant is advised that the existing water mains passing the site along Coulson Street and Muir Street are of asbestos cement manufacture and appropriate safety measures and methodology are required when working at or near these mains. All live works including new connections and capping off of any connection no longer required will be carried out by Council at the applicant's cost.
- ADV 4. Any work over or adjacent to Council's sewerage infrastructure, including the construction/rebuilding/alteration of buildings, pavements, or other structures; and filling or excavation of material is subject to the requirements of the *Queensland Development Code MP1.4 Building over or near relevant infrastructure*.
- ADV 5. The proposed sewerage relocation concept in Lenecon drawing No. S-0131617-01 Revision A dated 10/6/2015, "Sewer Diversion" is not acceptable and it is expected that the sewer will require relocation along the northern boundaries of Lot 9 RP 32384 and Lot 8 SP105981.
- ADV 6. It is expected that Muir Street from the intersection with Coulson Street to the northern boundary of Lot 9 RP32384 will require resurfacing with AC in order to meet the additional service requirements of the proposed development.
- ADV 7. At the time of application for Operational Works approval and before construction works may commence, the applicant will be required to submit the following design drawings for compliance assessment by Council's General Manager of Infrastructure: –
- (a) roadworks plans, cross-sections, typical detailed cross-section and pavement design details;
 - (b) Water supply internal reticulation plans and design details;
 - (c) Sewerage layout plans, longitudinal sections and design details;
 - (d) Stormwater layout plans longitudinal sections and design details;
 - (e) Landscaping plan and detailed planting schedule;
 - (f) Electricity layout; and
 - (g) Environmental management works.
- ADV 8. The coordinate system to be adopted for drawings submitted by the applicant in relation to future and completed operational works shall be GDA94 MGA Zone 56.
- ADV 9. Council expects that as-constructed revisions of all drawings submitted for operational works will be provided in DWG or DXF format and one (1) hard copy wet-signed on reinforced paper or film; and in accordance with the IPWEAQ Asset Design As Constructed (ADAC) Guidelines for Creation and Submission of ADAC XML Files. All text should be easily legible at A3 size.
- ADV 10. *State Planning Policy (July 2014)* Appendix 3 Table B does not require any water quality treatment within Council's region since no population centres exceed 25,000 people; and

there are no requirements in Council's Planning Scheme, but the proponent is encouraged to provide such facilities on its site and if required to meet its General Environmental Duty. However, Council will not accept such facilities as donated assets, due to the potential maintenance burden.

- ADV 11. In analysing the stormwater system to meet QUDM Level III requirements, calculation of the contribution to on-site detention (OSD) volumes of roofwater should not assume that more than Q20 flow is contributed to the OSD, unless the roofwater design (gutters and downpipes) has actually been designed to contribute a greater amount (for example, if these are designed for Q100).
- ADV 12. Stormwater calculations should not assume that rainwater tank retention storage contributes to the required detention volume.
- ADV 13. The applicant should consider the effects of any proposed Stage 2 works (should they be approved) upon the stormwater management plan for the site. Provision for Stage 2 stormwater drainage works at stage 1 such that minimal modification of Stage 1 works would be required has the potential for saving significant costs.

Stage 2 Preliminary Approval Conditions

- GEN 1. Subject to the requirements of the planning scheme in effect at the time, an amended proposal for Stage 2 must be submitted to Council for assessment and must comply with the following requirements:
- (a) A maximum road frontage setback to Coulson Street of 3 metres;
 - (b) A minimum of 65% of the Coulson Street façade of Stage 1 as glass;
 - (c) Provision of pedestrian shelter at the Coulson Street frontage of buildings (Muir Street frontage need not comply) in compliance with Probable Solution S11.7 of the Nanango Planning Scheme 2006, specifically:
 - (i) minimum width of 3.2 metres; or otherwise replicating the width for adjoining buildings, but not more than 600mm off the kerb, and
 - (ii) head-height clearance of 3.0 to 4.2 metres above pavement height;
 - (d) Gross floor area must remain no greater than 923 m² for the combined total of Stage 1 and Stage 2.

Further Development Permits

- GEN 2. The development herein given preliminary approval for Stage 2 must not start until the required development permits have been issued and conditions complied with, particularly:
- (a) Development Permit for Material Change of Use.

Car Parking & Manoeuvrability

- ENG 1. The applicant must provide the number of marked car parking spaces at Stage 2 for B99 vehicles including one (1) disabled bay as required by Schedule 1 and Table S1.1 of the Nanango Shire IPA Planning Scheme, or otherwise submit a technical report that provides an assessment of; and justification for another proposed number of car parks, for compliance assessment by Council's General Manager of Infrastructure.

Sewerage

- ENG 2. Buildings must not be located over the existing sewer, or the existing sewer must be relocated through the site so that it is clear of proposed buildings.

- ENG 3. Engineering drawings required to comply with sewerage conditions including required changes to Council's sewers, prepared and certified by a RPEQ Civil Engineer must be submitted for compliance assessment to Council's General Manager of Infrastructure.
- ENG 4. All required sewerage works will be subject to approval under separate development application for an Operational Works permit.

Trade Waste Facilities

- ENG 5. Trade waste facilities to service any food processing must be provided by the applicant at its cost, in compliance with Council's Trade Waste Management Policy.

Stormwater

- ENG 6. The Applicant must submit at Stage 2 an amended on-site Stormwater Management Plan (SMP) report based upon the approved Stage 1 report, for Compliance Assessment by Council's General Manager of Infrastructure, indicating drainage paths for all roofed and impervious areas. The on-site SMP shall also provide the following:
- (a) Hydraulic design for all 1% AEP and 50% AEP AR&R design storms from 5 minutes to 450 minutes duration; and provision of all software data files for both pre-development and post-development scenarios
 - (b) Preliminary design showing sizes, levels and location of all proposed pipes and channels; on-site storage tanks; roof drainage, gully pits, manholes and field inlets, etc.;
 - (c) Details of all pre and post development flows; and
 - (d) Details of any cut or fill required to direct stormwater to a lawful point of discharge.

Financial and Resource Implications

No implication can be identified.

Link to Corporate/Operational Plan

- GO3 Balanced development that preserves and enhances our region.
GO3.3 Implement policies and plans that support appropriate planning and development for business, industry and community needs.

Communication/Consultation (Internal/External)

Refer to Section 4.0 of this Report.

Legal Implications (Statutory Basis, Legal Risks)

No implication can be identified.

Policy/Local Law/Delegation Implications

No implication can be identified.

Asset Management Implications

No implication can be identified.

7.3 Property (P)

Officer's Reports

7.3.1 P - 1654363 - Proposed waiver of Hall Hire Fees and Charges for the Nanango Cultural Centre - Boots'n Bulldust Ltd - Christmas with Friends

Document Information

IR No 1654363

Author Manager Property

Endorsed By General Manager
Finance, Property & Information Technology

Date 21 September 2016

Précis

Proposed waiver of Hall Hire Fees and Charges for the Nanango Cultural Centre - Boots'n Bulldust Ltd - Christmas with Friends

Summary

Boots'n Bulldust Ltd have requested Council to consider 100% waiver of Hall Hire Fees for their event 'Christmas with Friends' to be held on 10 December 2016.

Officer's Recommendation

That Council does not agree to the request for 100% waiver of the fees and charges for the hire of Nanango Cultural Centre and that Council provide the 50% rebate as per the adopted 2016/17 Fees and Charges.

Financial and Resource Implications

The fee for hiring the Nanango Cultural Centre for a not for profit community organisation is \$150 (per 12 hour period). The total loss of income would be \$150.00.

Link to Corporate/Operational Plan

EXC1.1 Develop and implement long term financial plans.

Communication/Consultation (Internal/External)

Customer Request

Legal Implications (Statutory Basis, Legal Risks)

Fees and Charges adopted in accordance with the Local Government Act.

Policy/Local Law/Delegation Implications

Fees and Charges resolution takes into account use of facilities by not for profit community organisations.

Asset Management Implications

Nil

7.3.2 P - 1658240 - Proposed waiver of Hall Hire Fees and Charges for the Nanango Cultural Centre - Nanango Arts Network Alliance - Brushes & Flashes of the South Burnett

Document Information

IR No 1658240

Author Manager Property

**Endorsed
By General Manager
Finance, Property & Information Technology**

Date 21 September 2016

Précis

Proposed waiver of Hall Hire Fees and Charges for the Nanango Cultural Centre – Brushes & Flashes of the South Burnett

Summary

Nanango Arts Network Alliance Ltd has requested Council to consider 100% waiver of Hall Hire Fees for their event 'Brushes & Flashes of the South Burnett' to be held on 16 September 2016.

Officer's Recommendation

That Council does not agree to the request for 100% waiver of the fees and charges for the hire of Nanango Cultural Centre and that Council provide the 50% rebate as per the adopted 2016/17 Fees and Charges.

Financial and Resource Implications

The fee for hiring the Nanango Cultural Centre for a not for profit community organisation is \$150 (per 12 hour period). The total loss of income would be \$150.00.

Link to Corporate/Operational Plan

EXC1.1 Develop and implement long term financial plans.

Communication/Consultation (Internal/External)

Customer Request

Legal Implications (Statutory Basis, Legal Risks)

Fees and Charges adopted in accordance with the Local Government Act.

Policy/Local Law/Delegation Implications

Fees and Charges resolution takes into account use of facilities by not for profit community organisations.

Asset Management Implications

Nil

7.3.3 P - 1654364 - Proposed waiver of Hall Hire Fees - Nanango Arts Network Alliance - Art in the Park

Document Information

IR No 1654364

Author Manager Property

Endorsed By General Manager
Finance, Property & Information Technology

Date 13 September 2016

Précis

Proposed waiver of Hall Hire Fees and Charges for the Nanango Cultural Centre

Summary

Nanango Arts Network Alliance Ltd has requested Council to consider 100% waiver of Hall Hire Fees for their event 'Art in the Park' to be held from 30 September to 2 October.

Officer's Recommendation

That Council does not agree to the request for 100% waiver of the fees and charges for the hire of Nanango Cultural Centre and that Council provide the 50% rebate as per the adopted 2016/17 Fees and Charges.

Financial and Resource Implications

The fee for hiring the Nanango Cultural Centre for a not for profit community organisation is \$150 (per 12 hour period). The total loss of income would be \$450.00.

Link to Corporate/Operational Plan

EXC1.1 Develop and implement long term financial plans.

Communication/Consultation (Internal/External)

Customer request.

Legal Implications (Statutory Basis, Legal Risks)

Fees and Charges adopted in accordance with the Local Government Act.

Policy/Local Law/Delegation Implications

Fees and Charges resolution takes into account use of facilities by not for profit community organisations.

Asset Management Implications

Nil

7.3.4 P - 1658214 - Proposed sale/disposal of Lot 72 RP819240, 370 Stretton Drive, Teelah

Document Information

IR No 1658214

Author Manager Property

Endorsed By General Manager
Finance, Property & Information Technology

Date 21 September 2016

Précis

Proposed disposal of L72 RP819240, 370 Stretton Drive, Teelah.

Summary

Council to invite tenders for the purchase of Lot 72 RP819240, as per Section s228(1)(b) and 228(4) of the *Local Government Regulation 2012*.

Officer's Recommendation

That Council

1. invite tenders for the purchase of the following block as per Section s228(1)(b) and 228(4) of the *Local Government Regulation 2012*;

Lot 72 RP819240 – 370 Stretton Drive, Teelah.
2. delegate authority to the Chief Executive Officer to negotiate the sale of the block at an amount greater than the highest tendered amount.

Financial and Resource Implications

Revenue from the sale of Council owned land is to be utilised for future capital expenditure programs

Link to Corporate/Operational Plan

EXC1.1 Develop and implement long term financial plans.

Communication/Consultation (Internal/External)

Council constantly reviews the land and building portfolio.

Legal Implications (Statutory Basis, Legal Risks)

Land sales will be in accordance with requirements under the *Local Government Regulation 2012* Section s228.

Policy/Local Law/Delegation Implications

Delegations recommended in this report.

Asset Management Implications

Sale of this block will result in a reduction of vacant land held by Council.

7.3.5 P - 1658180 - Proposed sale/disposal of Lot 2 RP217274 - 17-19 Short Street, Kumbia

Document Information

IR No 1658180

Author Manager Property

**Endorsed
By General Manager
Finance, Property & Information Technology**

Date 21 September 2016

Précis

Proposed sale/disposal of L2 RP217274, 17-19 Short Street, Kumbia

Summary

Council to invite tenders for the purchase of Lot 2 RP217274 as per Section s228(1)(b) and 228(4) of the *Local Government Regulation 2012*.

Officer's Recommendation

That Council

1. invite tenders for the purchase of the following block as per Section s228(1)(b) and 228(4) of the *Local Government Regulation 2012*;

Lot 2 RP217274 – 17-19 Short Street, Kumbia
2. delegate authority to the Chief Executive Officer to negotiate the sale of blocks at an amount greater than the highest tendered amount.

Financial and Resource Implications

Revenue from the sale of Council owned land is to be utilised for future capital expenditure programs

Link to Corporate/Operational Plan

EXC1.1 Develop and implement long term financial plans.

Communication/Consultation (Internal/External)

Council constantly reviews the land and building portfolio.

Legal Implications (Statutory Basis, Legal Risks)

Land sales will be in accordance with requirements under the *Local Government Regulation 2012* Section s228.

Policy/Local Law/Delegation Implications

Delegations recommended in this report.

Asset Management Implications

Sale of this land and shed will result in a reduction of surplus assets held by Council.
Disposal of surplus asset will reduce Council maintenance costs on the shed and the cost of mowing.

8. Portfolio - Water, Waste Water, Waste Management, Sport & Recreation

8.1 Water, Waste Water, Waste Management, Sport & Recreation Portfolio Report

Document Information

IR No 1657004

Author Cr Roz Frohloff

Date 19 September 2016

Précis

Water, Waste Water, Waste Management, Sport & Recreation Portfolio Report

Summary

Cr Frohloff presented her Water, Waste Water, Waste Management, Sport & Recreation Portfolio Report

Officer's Recommendation

That Cr Frohloff's Water, Waste Water, Waste Management, Sport & Recreation Portfolio Report to Council be received.

9. Portfolio - Natural Resource Management, Parks and Indigenous Affairs

9.1 Natural Resource Management, Parks and Indigenous Affairs Portfolio Report

Document Information

IR No 1657003

Author Cr Kathy Duff

Date 19 September 2016

Précis

Natural Resource Management, Parks and Indigenous Affairs Portfolio Report

Summary

Cr Duff presented her Natural Resource Management, Parks and Indigenous Affairs Portfolio Report to Council.

Officer's Recommendation

That Cr Duff's Natural Resource Management, Parks and Indigenous Affairs Portfolio Report to Council be received.

9.2 Natural Resource Management & Parks (NRM&P)

Officer's Reports

9.2.1 NRM&P - 1658011 - Consideration on a long term management strategy for the Brisbane Valley Rail Trail

Document Information

IR No 1658011

Author General Manager Corporate Services

**Endorsed
By** Chief Executive Officer

Date 13 September 2016

Précis

Consideration on a long term management strategy for the Brisbane Valley Rail Trail.

Summary

The Department of Transport and Main Roads are seeking Council's views on the future operation of the Brisbane Valley Rail Trail and in particular a long term management strategy for management of the trail by local government.

Officer's Recommendation

That Council advise the Department of Transport and Main Roads that it wishes to retain a sublease over the areas of the Brisbane Valley Rail Trail which South Burnett Regional Council currently has a sublease over.

Financial and Resource Implications

Currently Council receives an annual management fee of approximately \$30,000 from DTMR which is provided to the BVRT Ambassadors to maintain the section of the trail Blackbutt – Linville (Note: SBRC hold a sub-lease which was extended into Somerset Regional Council area to Linville).

Alternate arrangements under any new sublease will include commensurate funding in relation to the section Council retains maintenance responsibility for.

Link to Corporate/Operational Plan

EC3 An active, safe and healthy community
Facilitate the development of a range of sporting and recreation facilities
Advocate and support community initiatives that promote healthy lifestyles

GO3 The South Burnett is a recognised tourism destination
Continue to promote the South Burnett as a premier tourist destination

EXC5 Effective advocacy and strategic partnerships

Develop and maintain close and productive working relationships with relevant Stakeholders

INF1 Infrastructure that meets our communities needs

Provide & maintain appropriate infrastructure to meet community needs

Communication/Consultation (Internal/External)

- Department of Transport and Main Roads, Ipswich City Council, Somerset Regional Council, Toowoomba Regional Council.
- BVRT Ambassadors.

Legal Implications (Statutory Basis, Legal Risks)

South Burnett Regional Council has a current sublease with the state expiring 30 June 2036. Each Council would be required to surrender their current sub-lease and enter into a new sub lease.

Policy/Local Law/Delegation Implications

No policy implications

Asset Management Implications

The Rail trial infrastructure is currently not included in Council's Asset Register. Any significant capital investment/works may need recognition in Council's Asset Register.

Ongoing operational maintenance which is funded via the DTMR contribution is expected

10. Portfolio - Finance, ICT & Human Resources

10.1 Finance, ICT and Human Resources Portfolio Report

Document Information

IR No 1656994

Author Cr Ros Heit

Date 19 September 2016

Précis

Finance, ICT and Human Resources Portfolio Report

Summary

Cr Heit presented her Finance, ICT and Human Resources Portfolio Report to Council.

Officer's Recommendation

That Cr Heit's Finance, ICT and Human Resources Portfolio Report to Council be received.

10.2 Finance (F)

Officer's Reports

10.2.1 F - 1656847 - Monthly Financial Statements

Document Information

IR No 1656847

Author Finance Officer (Financial Reporting)

**Endorsed
By** General Manager Finance

Date 9 September 2016

Précis

Report on the Financial Position of South Burnett Regional Council as at 31 August 2016.

Summary

The following information provides a snapshot of Council's Financial Position as at 31 August 2016.









Officer's Recommendation

That the Monthly Financial Report as at 31 August 2016 be received and noted.

Key Financial Ratios

SOUTH BURNETT REGIONAL COUNCIL

FINANCIAL SCORECARD

		SBRC RATING	INDUSTRY GUIDE
1. CASH			
Number of months operating expenditure covered by total cash held	5.6 mths		
			5 mths 4 mths 3 mths 2 mths 1 mth 2 wks 1 wk 0
2. OPERATING CASH			
Number of months operating expenditure covered by working cash held	2.1 mths		
Working Cash = Cash less Restricted Cash			5 mths 4 mths 3 mths 2 mths 1 mth 2 wks 1 wk 0
3. Working Capital Ratio			
Current Assets / Current Liabilities	6.76		
			1.4 1.3 1.2 1.1 1 0.9 0.8 0.7
4. Funded Long Term Liabilities			
Percentage of Restricted Cash and Long Term Liabilities backed by Cash	38%		
		100% 90 - 99% 80 - 89% 70 - 79% 60 - 69% 50 - 59% 40 - 49% > 40%	100% 90 - 99% 80 - 89% 70 - 79% 60 - 69% 50 - 59% 40 - 49% > 40%



Statement of Comprehensive Income**Statement of Comprehensive Income****As at 31 August 2016****17% of Year Complete**

	2017	Original Budget	Variance
	\$	\$	%
Income			
Revenue			
Recurrent Revenue			
Rates, levies and charges	25,971,760	44,163,446	59%
Fees and charges	941,830	4,335,478	22%
Rental Income	77,605	521,645	15%
Interest received	169,038	1,720,166	10%
Sales revenue	119,154	3,257,650	4%
Other Income	111,760	458,676	24%
Grants, Subsidies, Contributions & Donations	1,758,599	7,530,996	23%
	<u>29,149,748</u>	<u>61,988,057</u>	
Capital Revenue			
Grants, Subsidies, Contributions & Donations	592,621	10,544,224	6%
Total Revenue	<u>29,742,370</u>	<u>72,532,281</u>	
Total Income	<u>29,742,370</u>	<u>72,532,281</u>	
Expenses			
Recurrent Expenses			
Employee benefits	3,675,773	22,475,373	16%
Materials and services	3,572,194	22,217,186	16%
Finance costs	14,502	2,042,350	1%
Depreciation and amortisation	2,410,576	14,463,457	17%
	<u>9,673,044</u>	<u>61,198,366</u>	
Capital Expenses	(193,505)	(461,250)	42%
Total Expense	<u>9,479,539</u>	<u>60,737,116</u>	
Net Result	<u>20,262,831</u>	<u>11,795,165</u>	

Statement of Financial Position

Statement of Financial Position
As at 31 August 2016

	2017 \$	Original Budget \$
Current Assets		
Cash and Cash Equivalents	27,009,899	30,851,782
Trade and Other Receivables	30,156,909	7,975,857
Inventories	1,191,035	1,171,238
Total Current Assets	58,357,843	39,998,877
Non-Current Assets		
Property, Plant and Equipment	874,982,152	871,197,372
Intangible Assets	9,018,449	8,342,649
Total Non-Current Assets	884,000,600	879,540,021
TOTAL ASSETS	942,358,443	919,538,898
Current Liabilities		
Trade and other payables	3,113,516	5,239,518
Borrowings	2,213,721	2,363,056
Provisions	3,307,327	3,333,022
Total Current Liabilities	8,634,564	10,935,596
Non-Current Liabilities		
Borrowings	42,710,463	42,561,128
Provisions	11,612,607	11,612,607
Total Non-Current Liabilities	54,323,070	54,173,735
TOTAL LIABILITIES	62,957,634	65,109,331
NET COMMUNITY ASSETS	879,400,809	854,429,567
Community Equity		
Asset Revaluation Surplus	419,077,571	422,771,616
Retained Surplus/(Deficiency)	460,323,238	431,657,951
TOTAL COMMUNITY EQUITY	879,400,809	854,429,567

Financial and Resource Implications

Tracking actual revenue and expenditure compared to budget as adopted at the Council meeting held on 27 June 2016.

Link to Corporate/Operational Plan

EXC1 *Effective financial management*: Develop and implement long term financial plans; and Optimise Council's revenue, based on realistic and equitable policies and practices.

Communication/Consultation (Internal/External)

Monitored by budget managers.

Legal Implications (Statutory Basis, Legal Risks)

Monthly financial report prepared in accordance with Section 204 of the Local Government Regulation 2012.

Policy/Local Law/Delegation Implications

Budget prepared taking into account the Revenue Policy, Debt Policy and Investment Policy actual result is compared to budget.

Asset Management Implications

Depreciation levels adopted with budget with assets in all asset classes maintained to appropriate standards and service levels.

10.2.2 F - 1657896 - First Quarter Operating Budget Review 2016/2017**Document Information****IR No** 1657896**Author** Manager Finance**Endorsed
By** General Manager Finance**Date** 9 September 2016**Précis**

First quarter review of Council's 2016/2017 Operating Budget.

Summary

A review of the 2017 Budget has been undertaken as at 9 September 2016. The amended Operational Budget results in an operating surplus of \$ 878,684.

The table below shows the projected changes compared to the original budget:

Operating Budget

Program	16/17 Original Budget	16/17 First Quarter Proposed
General Operations	(\$370,341)	(\$281,348)
Plant & Fleet	\$525,210	\$525,210
Water	\$263,571	\$263,571
Waste Water	\$238,994	\$238,994
Waste	\$132,257	\$132,257
Net Result	\$789,691	\$878,684

Table of Main Changes

The first quarter review indicates a **reduction in the net result of \$88,993** mainly on account of the following:

Revenue

Particulars	Change in Net Result Increase (Decrease)
Increase in Other Income from Mayoral events and sponsorships	\$67,058
Decrease in Rates, Levies and Charges	(\$105,000)
Total Decrease in Revenue	(\$37,942)

Expenditure

Particulars	Change in Net Result Increase (Decrease)
Increase in Employee Benefits due to change in council vehicle policy	(\$18,828)
Decrease in Street lighting expenditure	\$180,000
Increase in Mayoral events expenditure	(\$48,525)
Decrease in workers compensation insurance	\$38,588
Increase in community donations for the Mayors community benefit fund	(\$24,300)
Total Decrease in Expenditure	\$126,935

Capital Revenue:

- The proposed budget change in capital revenue includes the following:

Grants, Subsidies, Contributions & Donations:-

- Adjustment of \$1,130,334 in Roads to Recovery (R2R) grant income, which does not affect the adopted capital works program for 2016/2017;
- Increase of \$280,000 for Royalties for Regions (R4R) Kingaroy Waste Water Treatment Plant upgrade grant income.

Officer's Recommendation

That in accordance with Section 170(3) of the *Local Government Regulation 2012* the revised Budget be adopted.

Comprehensive Income Statement

	2016/2017 YTD Actuals	2016/2017 Budget	Original Budget	2016/2017 Proposed Budget
REVENUE				
Recurrent Revenue				
Fees & Charges	1,186,850	4,335,478	4,335,478	4,335,478
Interest Received	169,029	1,720,166	1,720,166	1,720,166
Other Income	126,624	461,176	461,176	532,251
Rates, Levies & Charges	25,855,279	44,163,446	44,163,446	44,058,446
Rental Income	101,411	521,645	521,645	521,645
Sales Revenue	119,788	3,255,150	3,255,150	3,255,150
Grants, Subsidies, Contributions & Donations	1,758,599	7,530,996	7,530,996	7,526,979
Total Recurrent Revenue	29,317,580	61,988,057	61,988,057	61,950,115
Capital Revenue				
Grants, Subsidies, Contributions & Donations	592,621	10,544,224	10,544,224	9,693,890
Total Revenue	29,910,202	72,532,281	72,532,281	71,644,005
Capital Income				
Capital Income	199,233	461,250	461,250	461,250
TOTAL INCOME	30,109,434	72,993,531	72,993,531	72,105,255
EXPENSES				
Recurrent Expenses				
Depreciation	2,410,576	14,463,457	14,463,457	14,463,457
Donations	140,117	509,735	509,735	534,035
Employee Benefits	4,023,864	22,475,373	22,475,373	22,591,516
Finance Costs	16,242	2,042,350	2,042,350	2,042,350
Materials & Services	3,868,172	21,707,451	21,707,451	21,440,073
Total Recurrent Expenses	10,458,972	61,198,366	61,198,366	61,071,431
TOTAL EXPENSES	10,458,972	61,198,366	61,198,366	61,071,431
Net Operating Surplus	19,650,463	11,795,165	11,795,165	11,033,824

Financial and Resource Implications

The revised budget maintains the link with achieving the Operational Plan 2016/2017 and is generally in line with the revenue and expenditure priorities of the Original Budget as adopted by Council on 27 June 2016.

Link to Corporate/Operational Plan

EXC1 *Effective financial management*: Develop and implement long term financial plans; and Optimise Council's revenue, based on realistic and equitable policies and practices.

Communication/Consultation (Internal/External)

Budgets were reviewed by the relevant budget manager.

Legal Implications (Statutory Basis, Legal Risks)

The budget review has been undertaken in accordance with Section 170(3) of *Local Government Regulation 2012*.

Policy/Local Law/Delegation Implications

Budget reviews allows expenditure to be incurred by delegation or approval of Council.

Asset Management Implications

Depreciation is used as a source of funds to enable capital expenditure. The Asset Registers for all Asset Classes will be adjusted as required for the Capital Expenditure.

10.2.3 F - 1656830 - First Quarter Capital Budget Review 2016/2017**Document Information****IR No** 1656830**Author:** General Manager Finance**Date:** 9 September 2016**Précis**

Review Capital Budget for the first quarter of the 2016/2017 financial year including carryover from financial year 2016.

Summary

A review of the 2016/2017 Capital Budget has been undertaken to take into account the carryover projects from the financial year 2015/16 and known changes to the 2016/2017 budget at this time. The Increase in the Water and Waste Water Asset Class reflects the balance of expenditure to be incurred in this current financial for the Kingaroy Waste Water Treatment Facility, with the revenue source being the balance Royalties for Regions (R4R) funding to be received in this financial year. Apart from this change and bringing forward the carryover projects from 2015/2016 the budgeted expenditure in the other asset classes remains the same.

The following table summarises the result.

Capital Budget

	Original Budget 2016/17	Carryover from Financial Year 2016	First Quarter Review FY 2017	Available Budget (Carryover plus First Quarter Review)
Buildings	\$ 1,846,000	\$ 812,000	\$ 1,846,000	\$ 2,658,000
Plant and Equipment	\$ 2,998,000	\$ 729,800	\$ 2,998,000	\$ 3,727,800
Road and Drainage	\$11,813,000	\$2,804,155	\$ 11,813,000	\$14,617,155
Water	\$ 2,281,700	\$1,712,830	\$ 2,281,700	\$ 3,994,530
Waste Water	\$ 3,650,000	\$1,014,850	\$ 6,590,000	\$ 7,604,850
Waste	\$ 52,000	\$ 344,600	\$ 52,000	\$ 396,600
Total	\$22,640,700	\$7,418,235	\$25,580,700	\$32,998,935

The revised Capital Program is attached.

Officer's Recommendation

That in accordance with Section 170(3) of the *Local Government Regulation 2012* the revised Capital Budget to 30 June 2017 be adopted.

2016/2017 Capex Report for Council

Project Code	Project Description	2016/17 Adopted Budget	2015/16 Budget Carryover	First Quarter Revised Budget	Total Available Budget	2016/17 Actual YTD
Buildings						
Admin Office - Kingaroy						
004834	Additional Security Exit to Executive Se	-	-	-	-	-
004836	New Records Building	-	250,000.00	-	250,000.00	-
004839	Compactors	-	40,000.00	-	40,000.00	-
004930	Kitchen Renovations	-	-	-	-	-
005040	External Repaint - HR Office Kingaroy	12,000.00	-	-	12,000.00	-
		12,000.00	290,000.00	-	302,000.00	-
Admin Office - Nanango						
003544	Nanango Admin Building - Upgrade Switchb	-	-	-	-	-
005041	Replace Roof & gutters - Nanango Adminis	100,000.00	-	-	100,000.00	-
005042	Replace air-conditioning units - Nanango	80,000.00	-	-	80,000.00	-
		180,000.00	-	-	180,000.00	-
Admin Office - Wondai						
004910	New Roof	-	100,000.00	-	100,000.00	-
		-	100,000.00	-	100,000.00	-
Aerodrome - Kingaroy						
005043	CAP - Aerodrome K'Roy - Runway linemark	30,000.00	-	-	30,000.00	-
005044	CAP - Aerodrome K'Roy Paint terminal bld	10,000.00	-	-	10,000.00	-
		40,000.00	-	-	40,000.00	-
Aerodrome - Wondai						
004855	Aerodrome - Wondai - Disabled Facilities	-	5,000.00	-	5,000.00	-
005045	CAP - Aerodrome Wondai - Disable Access	15,000.00	-	-	15,000.00	-
		15,000.00	5,000.00	-	20,000.00	-
Art Gallery - Wondai						
005047	Replace Roof and Guttering Wondai Art Ga	35,000.00	-	-	35,000.00	-
		35,000.00	-	-	35,000.00	-
Cemeteries - Kingaroy						
004380	Cemeteries - Kingaroy - New wall Plinths	-	-	-	-	-
005050	CAP - Cemetery K'Roy - new plinths	10,000.00	-	-	10,000.00	-
		10,000.00	-	-	10,000.00	-
Cemeteries - Nanango						
000281	Cemetery Redevelopment	-	-	-	-	-
005051	CAP - Cemetery Nanango - new plinths	10,000.00	-	-	10,000.00	-
		10,000.00	-	-	10,000.00	-
Cemeteries - Wondai						
004868	Cemeteries -Wondai Erect Donated Shelter	-	-	-	-	-
004871	Cemeteries - Wondai - Gates & Fences	-	-	-	-	-
005052	CAP - Cemetery Wondai - new plinths	10,000.00	-	-	10,000.00	-
		10,000.00	-	-	10,000.00	-
Cemeteries - Proston						
004864	Cemeteries - Proston - Fence & Improve	-	-	-	-	-
004946	CEMETERIES - Proston Cemetery Redvelop	-	-	-	-	-
		-	-	-	-	-
Cemeteries - Blackbutt						
005048	CAP - Cemetery Blackbutt - replace fence	15,000.00	-	-	15,000.00	-
005049	CAP - Cemetery Murgon- Redev Stage 1,2&3	60,000.00	-	-	60,000.00	-
		75,000.00	-	-	75,000.00	-

2016/2017 Capex Report for Council

Project Code	Project Description	2016/17 Adopted Budget	2015/16 Budget Carryover	First Quarter Revised Budget	Total Available Budget	2016/17 Actual YTD
Depot - Nanango						
005055	Bitumen Bunded Wash Down Facility	30,000.00	-	-	30,000.00	-
		30,000.00	-	-	30,000.00	-
Depot - Kingaroy						
004933	Regional Depots	-	-	-	-	-
005054	Bitumen Bunded Wash Down Facility	40,000.00	-	-	40,000.00	-
		40,000.00	-	-	40,000.00	-
Depot - Murgon						
005057	Bunded Chemical Shed - Murgon Depot	20,000.00	-	-	20,000.00	-
		20,000.00	-	-	20,000.00	-
Hall - Kingaroy Town						
000290	Repaint External Building	-	-	-	-	-
004872	Reception Room Roof to be replaced	-	50,000.00	-	50,000.00	-
005058	Reception Room Roof to be replaced	50,000.00	-	-	50,000.00	-
005059	Demolish and Replace BBQ Area Wall	40,000.00	-	-	40,000.00	-
		90,000.00	50,000.00	-	140,000.00	-
Hous Rent - Nan Pioneer						
005060	Replace roof and guttering - Nanango	30,000.00	-	-	30,000.00	-
		30,000.00	-	-	30,000.00	-
Museum - Boondooma Homestead						
000310	Restoration Materials	-	-	-	-	-
004927	Boondooma Homestead Dump Point	-	-	-	-	-
005061	New Bathroom - Boondooma Homestead	15,000.00	-	-	15,000.00	-
		15,000.00	-	-	15,000.00	-
Museum - Kingaroy VI						
005062	Remove Asbestos roof and replace	60,000.00	-	-	60,000.00	-
005063	Remove and replace Asbestos sheeting fr	15,000.00	-	-	15,000.00	-
		75,000.00	-	-	75,000.00	-
Parks & Gardens						
000378	Rail Trail	-	-	-	-	-
004754	Rail Trail - Kingaroy to Kilkivan Devel	-	-	-	-	48,539.91
004783	Parks - Les Muller Park - Replace BBQ's	-	-	-	-	-
004787	Parks - Glendon St Carpark Landscaping	-	-	-	-	13,694.33
004813	Parks - Memorial Park - Playground Equip	-	-	-	-	-
004814	Parks - Memorial Park - Anzac Rotunda	-	46,000.00	-	46,000.00	-
004815	Parks - Wondal Skate Park Upgrade	-	-	-	-	-
004816	Parks - Dingo Park - Plaground Equipment	-	-	-	-	-
005064	CAP - Park K'Roy Memorial - Park Develop	50,000.00	-	-	50,000.00	-
005065	CAP - Park Butter Factory - Shltr tbls fn	40,000.00	-	-	40,000.00	-
005066	CAP - Park Pioneer Shade strctre replace	30,000.00	-	-	30,000.00	-
005067	CAP Park Murgon Youth Park Lghtng Pths	85,000.00	-	-	85,000.00	-
005068	CAP - Park Dingo Pk Redevelopment	70,000.00	-	-	70,000.00	-
005069	CAP - Park Apex K'roy BBQ, shltr, c/pk	85,000.00	-	-	85,000.00	-
005070	CAP - Park BP K'roy - Walking trck equip	40,000.00	-	-	40,000.00	-
		400,000.00	46,000.00	-	446,000.00	62,234.24
Priv Hospital - Buildings						
000341	KPH Roof & Ceiling Repairs	-	-	-	-	-
000345	KPH Fire Panel	-	-	-	-	-
003551	KPH - Bathroom Renovations	-	-	-	-	-
003552	Kingaroy Private Hospital - Electrical	-	-	-	-	-
003585	SBPH - Generator	-	-	-	-	-
004286	KPH - Room Renovations	-	-	-	-	-
005071	Building Repairs - Private Hospitals	20,000.00	-	-	20,000.00	-
		20,000.00	-	-	20,000.00	-

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Priv Hos P&E Project						
004387	Surgical Equipment Upgrade	-	47,000.00	-	47,000.00	-
005039	Surgery Equipment Upgrade Private Hospit	100,000.00	-	-	100,000.00	10,377.34
		100,000.00	47,000.00	-	147,000.00	10,377.34
Saleyards - Coolabunia						
004385	Coolabunia Saleyard Ramp	-	-	-	-	-
004776	NRMSALE - Coolabunia Saleyards - Catwalk	-	20,000.00	-	20,000.00	-
004777	NRMSALE - Coolabunia - Vet Crush	-	-	-	-	-
004778	NRMSALE - Coolabunia - Unloading Ramp	-	20,000.00	-	20,000.00	-
005076	CAP - Saleyards Coolabunia - Yard Upgrd	50,000.00	-	-	50,000.00	-
		50,000.00	40,000.00	-	90,000.00	-
Swimming Pool - Kingaroy						
000367	KAC Paint Kiosk	-	-	-	-	-
000368	KAC Toddler Pool Solar System	-	-	-	-	-
001503	Fibreglass Toddler Pool	-	-	-	-	-
001504	Chlorine Control System Upgrad	-	-	-	-	-
004399	Safety Audit Requirements-Kingaroy Pool	-	-	-	-	-
004512	Pool Cover - Kingaroy Learn to Swim	-	-	-	-	-
004513	Kingaroy Pool - Ballast Tank Valves	-	-	-	-	-
004517	Pool cover and roller Kingaroy Pool Kids	-	-	-	-	-
004774	Kingaroy Pool Repair	-	-	-	-	-
004893	New Awning	-	-	-	-	-
004894	New Shade Structure over grass area	-	-	-	-	-
004895	Replace Shade Structure over Toddler	-	-	-	-	-
005079	Male Change Room - Beam Repair - Kingaro	20,000.00	-	-	20,000.00	-
		20,000.00	-	-	20,000.00	-
Swimming Pool - Murgon						
004842	Shade Structures, Storage Shed and Table	-	-	-	-	10,831.76
		-	-	-	-	10,831.76
Swimming Pool - Nanango						
000371	SBAC - Replace Expansion Joints	-	-	-	-	-
004398	Safety Audit Requirements-Nanango Pool	-	-	-	-	-
004514	Pool Cover - Nanango Hydrotherapy Pool	-	-	-	-	-
004843	Port Valves	-	-	-	-	-
005080	Repaint Change Room Floors and Walls	15,000.00	-	-	15,000.00	-
		15,000.00	-	-	15,000.00	-
Swimming Pool - Wondai						
000363	Repaint Non-Slip Surface in Wading Pool	-	-	-	-	-
000364	WSP Redirect Back Wash to Stormwater	-	-	-	-	-
004470	Wondai Pool - Safety Audit Requirements	-	-	-	-	-
004844	Residence Dress/Plant Shed - Carpet & TI	-	10,000.00	-	10,000.00	-
005081	Pool Coping and replace tiles	50,000.00	-	-	50,000.00	22,000.00
005082	Expansion Joints and painting - Wondai P	30,000.00	-	-	30,000.00	-
005083	Refurbishment of children pool - Wondai	10,000.00	-	-	10,000.00	-
		90,000.00	10,000.00	-	100,000.00	22,000.00
Tourism - Yallakool						
000372	Yallakool Amenities Upgrades	-	-	-	-	-
004407	New Cabins at Yallakool 2014	-	-	-	-	-
004782	Dams - Yallakool - Pool Surface Upgrade	-	-	-	-	-
004784	Dams - Yallakool - Washing Machines	-	-	-	-	-
004804	Dams - Yallakool - Ensuite Upgrades	-	2,500.00	-	2,500.00	-
004807	Dams - Yallakool - New Managers Dwelling	-	9,000.00	-	9,000.00	-
004823	Dams - Yallakool Dam - Cabin Upgrades	-	-	-	-	-
004824	Dams - Yallakool Dam - Villa Upgrade	-	-	-	-	-
004827	Dams - Yallakool Dam - Upgrade Mess Hall	-	9,000.00	-	9,000.00	-
004828	Dams - Yallakool - Regional Tourism Sign	-	-	-	-	-
005084	CAP - Dam Yallakool - Shed boats/storage	50,000.00	-	-	50,000.00	-
		50,000.00	20,500.00	-	70,500.00	-

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Tourism - Lake Boondooma						
004408	New Cabins at Boondooma Dam 2014	-	-	-	-	-
004785	Dams - Boondooma - Cabin Upgrades	-	-	-	-	-
004786	Dams - Boondooma - Toilet Block 5 Refurb	-	-	-	-	-
004808	Dams - Boondooma - Construct Camp Kitchie	-	1,000.00	-	1,000.00	-
004830	Dams - Boondooma - Upgrade Tit Block 1	-	-	-	-	-
004831	Dams - Boondooma - Upgrade Toilet Block	-	1,500.00	-	1,500.00	-
004832	Dams - Boondooma Upgrade Toilet Block 3	-	5,000.00	-	5,000.00	-
004838	Dams - Boondooma - Repaint Bunk Houses	-	-	-	-	-
005085	CAP - Dams Boondooma Shed Boat/storage	50,000.00	-	-	50,000.00	-
005086	CAP - Dam Boondooma Elect upgrde top c/p	20,000.00	-	-	20,000.00	-
005087	CAP - Dam Boondooma - Hellipad	50,000.00	-	-	50,000.00	-
		120,000.00	7,500.00	-	127,500.00	-
Public Conveniences						
004886	Toilets - Kumbia- Apex Park Toilet Refurb	-	-	-	-	-
004887	Toilets - Wooroolin Refurbish Amenities	-	-	-	-	-
004888	Toilets - Hivesville Refurbish Amenities	-	-	-	-	1,638.00
004889	Toilets - Reg McCallum - Toilet Upgrade	-	-	-	-	4,000.00
004890	Toilets - Benarkin - Replace Amenities	-	13,000.00	-	13,000.00	-
004917	Public Conveiences - CoomBa Falls	-	70,000.00	-	70,000.00	-
004932	Lions Club Toilets	-	33,000.00	-	33,000.00	845.45
005072	CAP - Toilet Durong Public - Replacement	90,000.00	-	-	90,000.00	-
005073	CAP - Toilets Maidenwell - Replacement	49,000.00	-	-	49,000.00	-
005074	CAP - Toilets Memerambi Public - New	65,000.00	-	-	65,000.00	-
005075	CAP - Toilets Railway Pk Proston - Refur	10,000.00	-	-	10,000.00	-
		214,000.00	116,000.00	-	330,000.00	6,483.45
Sp/ground-Maidenwel						
000350	Maidenwell Sportsground	-	-	-	-	-
003583	Maidenwell SG - Dump Point	-	-	-	-	-
003584	Maidenwell SG - Bore / Standpipe	-	-	-	-	-
005077	Re-roof Maidenwell Canteen/Kitchen	20,000.00	-	-	20,000.00	-
		20,000.00	-	-	20,000.00	-
Sp/ground-Murgon						
004487	Murgon Sportsground - G'stand Renovation	-	-	-	-	-
004758	Murgon PCYC - Replace Roof	-	-	-	-	-
004773	Murgon PCYC Carpark Resurfacing	-	-	-	-	-
004882	PCYC Grease Trap	-	-	-	-	-
004883	Murgon Tennis Courts Replace Child Room	-	30,000.00	-	30,000.00	-
005078	New lights & resurfacing (Joint Project)	20,000.00	-	-	20,000.00	-
		20,000.00	30,000.00	-	50,000.00	-
Sp/ground-Wondai						
004484	Wondai Sports Ground Upgrades	-	-	-	-	-
		-	-	-	-	-
Depot - Wondai						
005056	Toilet / Shower Amenities - Wondai Depot	40,000.00	-	-	40,000.00	-
		40,000.00	-	-	40,000.00	-
Sp/ground-Hivesville						
004966	Hivesville Sportsground new toilet block	-	34,000.00	-	34,000.00	-
		-	34,000.00	-	34,000.00	-
Region Pools						
004912	Safety Audit	-	16,000.00	-	16,000.00	-
		-	16,000.00	-	16,000.00	-
		1,846,000.00	812,000.00	-	2,658,000.00	111,926.79

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Intangibles						
Business System						
000380	Business Operating System	-	594,300.00	-	594,300.00	6,107.23
005142	System Improvements	298,000.00	-	-	298,000.00	-
		298,000.00	594,300.00	-	892,300.00	6,107.23
		298,000.00	594,300.00	-	892,300.00	6,107.23
Info Serv - ICT						
000379	Computer Infrastructure & Upgrade	140,000.00	-	-	140,000.00	-
000381	Server Hardware	30,000.00	-	-	30,000.00	79,301.67
000382	Photocopiers & Printers	60,000.00	-	-	60,000.00	1,350.00
000383	Two Way Radio System - 15-16 FY	35,000.00	8,500.00	-	43,500.00	12,836.47
003473	Durong Comm Tower	-	-	-	-	-
004489	Disaster Recovery 15-16 FY	-	3,000.00	-	3,000.00	-
004504	Upgrade Depot Link Kingaroy	-	-	-	-	-
004918	Airport Fuel System	-	-	-	-	-
004919	Aerial Photography - 15-16 FY	-	2,500.00	-	2,500.00	-
		265,000.00	14,000.00	-	279,000.00	93,488.14
		265,000.00	14,000.00	-	279,000.00	93,488.14
Plant & Fleet Manage						
000389	Plant Fleet Purchases 13/14	-	61,900.00	-	61,900.00	-
004790	Plant & Fleet Purchases 2015-16	-	59,600.00	-	59,600.00	101,732.65
005141	Plant and Fleet Replacement 16-17 FY	2,435,000.00	-	-	2,435,000.00	-
		2,435,000.00	121,500.00	-	2,556,500.00	101,732.65
		2,435,000.00	121,500.00	-	2,556,500.00	101,732.65
		2,700,000.00	135,500.00	-	2,835,500.00	195,220.79
		2,700,000.00	135,500.00	-	2,835,500.00	195,220.79
Roads						
Bridges						
000401	Mondure Road Bridge	-	150,000.00	-	150,000.00	908.88
004476	Campbells Road Bridge Silverleaf	-	315,200.00	-	315,200.00	0.21
004485	Stonelands Road Bridge - Stonelands	150,000.00	330,000.00	-	480,000.00	491.43
004800	TIDS - Stuart River Bridge - Weens Road	-	-	-	-	0.16
004845	Manar Rehab Timber	-	68,000.00	-	68,000.00	159.59
004846	Webbers Creek Rehab Timber	-	69,000.00	-	69,000.00	159.59
004936	Stumckes Road Bridge Rehabilitation	-	-	-	-	159.59
004937	Horse Gully Bridge Rehabilitation	-	-	-	-	159.59
004941	Marshlands Bridge	1,550,000.00	-	-	1,550,000.00	15,534.02
004942	Kings Bridge East - Replacement	600,000.00	-	-	600,000.00	12,590.71
		2,300,000.00	932,200.00	-	3,232,200.00	28,346.01
		2,300,000.00	932,200.00	-	3,232,200.00	28,346.01
Min Cap-Rural Drainage						
000412	Mondure Wheatlands - Ch4.655 Culvert	-	-	-	-	1,912.50
005020	Pipes and Culverts Renewals	130,000.00	-	-	130,000.00	9,936.21
		130,000.00	-	-	130,000.00	11,848.71
		130,000.00	-	-	130,000.00	11,848.71
Min Cap-Grav Resheet						
004991	Unsealed Roads Gravel Resheeting	1,250,000.00	-	-	1,250,000.00	538,807.28
		1,250,000.00	-	-	1,250,000.00	538,807.28
		1,250,000.00	-	-	1,250,000.00	538,807.28
Min Cap-Pave Rehab						
004751	Sealed Roads Pavement Rehabilitation	-	-	-	-	18,528.81
004992	Sealed Roads Pavement Rehabilitation	1,200,000.00	-	-	1,200,000.00	2,453.53
		1,200,000.00	-	-	1,200,000.00	20,982.34
		1,200,000.00	-	-	1,200,000.00	20,982.34
Min Cap-Foot/Bikeway						
004993	Haly Street, Kingaroy - Footpaths	30,000.00	-	-	30,000.00	-
004994	Alford Street - Cycle Footpath	150,000.00	-	-	150,000.00	-
		180,000.00	-	-	180,000.00	-
		180,000.00	-	-	180,000.00	-

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Reseals - 2016/17						
004997	2016/17 - Reseal Program	1,500,000.00	-	-	1,500,000.00	132,896.33
		1,500,000.00	-	-	1,500,000.00	132,896.33
TIDS - LRRS Projects						
004817	SafeST - Murgon School Car Parking	-	-	-	-	1,612.48
004854	SafeST - Tingooora State School	-	-	-	-	3.38
004926	TIDS - Blackbutt Crows Nest Rd	1,178,000.00	-	-	1,178,000.00	163,985.09
004970	TIDS - Kumbia Road Widen & Seal	445,000.00	-	-	445,000.00	6,005.82
004996	TIDS Reseal - Various Roads	270,000.00	-	-	270,000.00	16,261.85
		1,893,000.00	-	-	1,893,000.00	187,868.62
Roads to Recovery						
003008	Clark & Swendsons Road - Floodway RTR	310,000.00	180,455.00	-	490,455.00	368,677.03
004350	Fisher & Moore St Intersection - RTR	-	51,500.00	-	51,500.00	394.60
004812	RTR Tingooora Chelmsford Rd - Realignment	-	-	-	-	5,407.19
004943	RTR - King Street - Urban Drainage	-	-	-	-	52,272.08
004998	RTR - Franks Road Ch2.2 - Ch3.36	730,000.00	-	-	730,000.00	499.57
004999	RTR - Alford Street Culverts Upgrade	510,000.00	-	-	510,000.00	358.78
005000	RTR - Drayton Street - Asphalt Surfacing	90,000.00	-	-	90,000.00	-
005001	RTR - Copper Creek Road - Resheeting	70,000.00	-	-	70,000.00	-
005002	RTR - East Nanango Road - Gravel Resheet	70,000.00	-	-	70,000.00	-
005003	RTR - Flats Road - Gravel Resheeting	70,000.00	-	-	70,000.00	-
005004	RTR - Glenmore Road - Gravel Resheeting	70,000.00	-	-	70,000.00	-
005005	RTR - Hamilton Road Gravel Resheeting	70,000.00	-	-	70,000.00	-
005006	RTR - Hodges Dip Road Gravel Resheeting	70,000.00	-	-	70,000.00	185.16
005007	RTR - Hoggs Road Gravel Resheeting	70,000.00	-	-	70,000.00	-
005008	RTR - Memerambi Barkers Creek Road	70,000.00	-	-	70,000.00	-
005009	RTR - Old Wondai Road Gravel Resheeting	70,000.00	-	-	70,000.00	-
005010	RTR - Boolie Road Shoulder Resheeting	70,000.00	-	-	70,000.00	-
005011	RTR - Kumbia Road Shoulder Resheeting	90,000.00	-	-	90,000.00	89,906.10
005012	RTR - Kearneys Road Shoulder Resheeting	70,000.00	-	-	70,000.00	-
005013	RTR - Corndale Road Shoulder Resheeting	70,000.00	-	-	70,000.00	-
005014	RTR - Wattlecamp Rd Shoulder Resheeting	70,000.00	-	-	70,000.00	-
004860	RTR - Weens Road - Widening	-	-	-	-	2,376.28
		2,640,000.00	231,955.00	-	2,871,955.00	520,076.79
Loan Funded Projects						
004355	Blackbutt Town Development	-	822,000.00	-	822,000.00	-
004471	Coulson St, Blackbutt - Stormwater	-	-	-	-	212,227.97
004760	Gladys Street Blackbutt - Rd Construct	-	-	-	-	1.13
004772	Memerambi Development	-	818,000.00	-	818,000.00	292,815.57
004938	Brooklands Peron Rd - Construct Culvert	-	-	-	-	-
004972	Pine Street South - Intersection Upgrade	-	-	-	-	76,314.45
		-	1,640,000.00	-	1,640,000.00	581,359.12
Soil Laboratory						
000602	Soil Lab Capital Equipment	10,000.00	-	-	10,000.00	10,471.00
		10,000.00	-	-	10,000.00	10,471.00
Urban Drainage						
004869	Tessmanns Road North Detention / Outlet	-	-	-	-	-
004948	Alford Street Culvert Replacement	340,000.00	-	-	340,000.00	16,617.91
004990	Replacement of Gully Pits	100,000.00	-	-	100,000.00	10,266.81
		440,000.00	-	-	440,000.00	26,884.72
SafeST						
004995	SafeST - St Lutheran School	130,000.00	-	-	130,000.00	-
004859	SafeST- Dulong School - Parking Widening	140,000.00	-	-	140,000.00	-
		270,000.00	-	-	270,000.00	-
		11,813,000.00	2,804,155.00	-	14,617,155.00	2,059,540.92

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Water Services						
Water - General Operations						
000603	Telemetry Upgrades - Water General Opera	-	15,000.00	-	15,000.00	-
004769	Citect SCADA-C CMF Server Upgrade	-	-	-	-	-
004968	Proston Telemetry	-	-	-	-	49,358.20
004969	New Telemetry Sites N/W/M	-	-	-	-	7,218.50
005155	Telemetry - Upgrade System, Expand and R	150,000.00	-	-	150,000.00	-
		150,000.00	15,000.00	-	165,000.00	56,576.70
Water - Blackbutt						
004896	Mains - Network Renewals Blackbutt	100,000.00	-	-	100,000.00	-
004983	BWS-Hart St (Elizabeth to Knaggs Crt)	-	-	-	-	-
005143	Blackbutt Treatment Plant -System Renewal	20,000.00	-	-	20,000.00	-
		120,000.00	-	-	120,000.00	-
Water - Kingaroy						
000625	King St (Youngman/Haly) - Kingaroy Water	-	-	-	-	-
004307	KWS - Booth St Water Main Replacement	-	-	-	-	108.29
004309	KWS - William St Haly/Alfred Main Replace	-	-	-	-	-
004310	KWS - Queen St Water Main Replacement	-	-	-	-	-
004312	KWS - Henry St Water Main Replacement	-	-	-	-	0.42
004313	KWS - Reen St Water Main Replacement	-	-	-	-	-
004331	KWS - Supply main (Mt Wooroolin to P/S)	-	-	-	-	2,874.90
004420	Gordonbrook WTP - Contract 13/14-15	-	-	-	-	-
004508	KWS-FISHER/MOORE REALIGNMENT	-	-	-	-	-
004770	Mt Wooroolin - Hypo Dosing Station	-	-	-	-	7,006.57
004771	Orana Reservoir - Hypo Dosing System	-	-	-	-	-
004780	KWS - Glendon Street 100mm Water Main	-	-	-	-	-
004897	Kingaroy Mains - Network Renewals	700,000.00	590,000.00	-	1,290,000.00	-
004958	Tarong Pipeline -Update existing Offtake	-	-	-	-	-
004975	Glendon Street (Haly to Alford) W/Main	-	-	-	-	-
004977	Mt Wooroolin Supply Main	-	-	-	-	-
004978	KWS-William St (Alfred to Markwell)	-	-	-	-	-
004986	Recycled Water Main First-Sports Field	-	-	-	-	8,188.01
005147	Kingaroy - Replace Roof at Mt Wooroolin	400,000.00	-	-	400,000.00	-
003393	Gordonbrook DAF - Design and Tender	-	-	-	-	49,395.18
003580	Gordonbrook DAFF - Construction	-	641,900.00	-	641,900.00	-
004441	Gordonbrook WTP - Raw Water Delivery 1	-	-	-	-	-
004442	Gordonbrook WTP - PAC Tank 2	-	-	-	-	-
004443	Gordonbrook WTP - Coag & Flocculation 3	-	-	-	-	-
004444	Gordonbrook WTP - Clarification 5	-	-	-	-	-
004445	Gordonbrook WTP - DAFF 6	-	-	-	-	-
004446	Gordonbrook WTP - CW Storage & Pumps 7	-	-	-	-	-
004447	Gordonbrook WTP - PAC Dosing 8	-	-	-	-	-
004448	Gordonbrook WTP - Alum Dosing 9	-	-	-	-	-
004449	Gordonbrook WTP - Soda Ash Dosing 10	-	-	-	-	-
004450	Gordonbrook WTP - Poly Dosing 12	-	-	-	-	-
004451	Gordonbrook WTP - Hypochlorite Dosing 13	-	-	-	-	-
004452	Gordonbrook WTP - Sludge Handling 14	-	-	-	-	-
004453	Gordonbrook WTP - Potable Water 18	-	-	-	-	-
004454	Gordonbrook WTP - Service Water 19	-	-	-	-	-
004455	Gordonbrook WTP - Elect Control Inst 20	-	-	-	-	-
004456	Gordonbrook WTP - DAFF Building 21	-	-	-	-	-
004457	Gordonbrook WTP - Exist WTP Building 22	-	-	-	-	-
004458	Gordonbrook WTP - Wastewater System 24	-	-	-	-	-
004459	Gordonbrook WTP - Siteworks 25	-	-	-	-	-
004460	Gordonbrook WTP - Commissioning 26	-	-	-	-	-
004461	Gordonbrook WTP - Design, RPT, Wshops 27	-	-	-	-	-
004462	Gordonbrook WTP - Miscellaneous 28	-	-	-	-	-
004499	Gordonbrook VSD Upgrade	-	-	-	-	-
004501	Program Management	-	-	-	-	3,902.14
		1,100,000.00	1,231,900.00	-	2,331,900.00	71,475.51

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Water - Murgon						
000659	Nutt St (Jeffries/Cooper) - Murgon Water	-	-	-	-	-
004806	Water Main Extension - Thorn St, Murgon	-	-	-	-	14,872.71
004898	Murgon Mains - Network Renewals	150,000.00	95,000.00	-	245,000.00	-
004899	Upgrade to Filter Media & Backwash Equi	91,700.00	370,930.00	-	462,630.00	220,047.56
004976	MWS-Leitch St - Water Main	-	-	-	-	-
		241,700.00	465,930.00	-	707,630.00	234,920.27
Water - Nanango						
000681	Wickham St (Appin/South) - Nanango Water	-	-	-	-	-
000682	Wills St (Gipps/Cairns) - Nanango Water	-	-	-	-	-
000683	WTP - Unallocated Budget - Nanango Water	-	-	-	-	-
004305	NWS - Fitzroy St Water Main Replacement	-	-	-	-	-
004353	NWS-Dalby St Water Main Installation	-	-	-	-	-
004884	Nanango Mains - Network Renewals	120,000.00	-	-	120,000.00	-
005088	NWS-Alfred St (Gipps/Henry) Water Main	-	-	-	-	374.80
005145	Nanango -Alternative Water Supply - Plan	100,000.00	-	-	100,000.00	-
		220,000.00	-	-	220,000.00	374.80
Water - Proston						
000690	Nelson St (Rodney/Beresford) - Proston W	-	-	-	-	-
004900	Proston Town Mains - Network Renewals	50,000.00	-	-	50,000.00	-
004980	Hivesville (Wondai to Proston Rd) S4	-	-	-	-	26.58
004981	Hivesville (Middle Rd) S5	-	-	-	-	-
004982	PWS-Collingswood St (Hood to Blake)	-	-	-	-	43.56
		50,000.00	-	-	50,000.00	70.14
Rural Water - Proston						
000700	Hivesville Main Stage 2 - Proston Rural	-	-	-	-	-
004511	PRWS-Mt McEuen Rd Water main upgrade	-	-	-	-	-
004901	Proston Rural Mains - Network Renewals	50,000.00	-	-	50,000.00	-
005152	Proston Rural - Replace Reservoirs in Ru	50,000.00	-	-	50,000.00	-
		100,000.00	-	-	100,000.00	-
Water - Wondai						
000713	McCord St (Scott/Bramston) - Wondai Wate	-	-	-	-	-
004314	WWS - Pring St Water Main Replacement	-	-	-	-	1,901.91
004902	Wondai Mains - Network Renewals	100,000.00	-	-	100,000.00	-
004940	Hodge Street Wondai Water Main Extension	-	-	-	-	3,990.19
004974	Water Main Upgrade - McCord St, Wondai	-	-	-	-	-
005157	Wondai- Pump Stations -Replace Raw Water	100,000.00	-	-	100,000.00	-
		200,000.00	-	-	200,000.00	5,892.10
Water - Wooroolin						
005154	Wooroolin - Reservoir - Replacement	100,000.00	-	-	100,000.00	-
		100,000.00	-	-	100,000.00	-
		2,281,700.00	1,712,830.00	-	3,994,530.00	369,309.52
Wastewater Services						
Wastewater - General						
000735	General Telemetry Upgrde System & Expan	150,000.00	-	-	150,000.00	1,051.35
		150,000.00	-	-	150,000.00	1,051.35
Wastewater - Blackbutt						
004903	Mains & Manholes - Network Renewals	80,000.00	100,000.00	-	180,000.00	-
005161	Bbutt Treatment plant -V notch Weir at d	20,000.00	-	-	20,000.00	-
		100,000.00	100,000.00	-	200,000.00	-

2016/2017 Capex Report for Council

Project Code	Project Description	2016/17 Adopted Budget	2015/16 Budget Carryover	First Quarter Revised Budget	Total Available Budget	2016/17 Actual YTD
Wastewater - Kingaroy						
000745	Sewer Main Relining - Kingaroy Wastewater	-	-	-	-	-
000747	Kingaroy WWTP - Tender & Design Prep	-	-	-	-	-
004346	Kingaroy WWTP Upgrade - River Road Water	-	-	-	-	-
004419	Kingaroy WWTP Contract 13/14-18	-	-	-	-	-
004494	Kingaroy WWTP Upgrade-Hodges Road Widen	-	-	-	-	356.93
004510	KWW-Fisher/Moore Sts Sewer Realignment	-	-	-	-	-
004904	Mains & Manholes - Network Renewals	600,000.00	-	-	600,000.00	-
004908	KWWS Glendon st 150mm sewer main	-	-	-	-	-
000748	WWTP Upgrade - Kingaroy Wastewater	1,600,000.00	-	4,540,000.00	4,540,000.00	-
003392	Kingaroy WWTP - Supervision	-	-	-	-	12,975.00
003394	WWTP Upgrade - Preliminary Works	-	-	-	-	46,162.21
003396	WWTP Stage 3 - Design and Document	-	-	-	-	-
003397	WWTP Stage 4 - Tender & Tender Assess	-	-	-	-	-
003398	WWTP Stage 5 - Supervision_Commissioning	-	-	-	-	-
004421	Kingaroy WWTP - Septage Reception - 1	-	-	-	-	-
004422	Kingaroy WWTP - PTA - 2	-	-	-	-	1,073.80
004423	Kingaroy WWTP - Foulwater Pump Station 3	-	-	-	-	-
004424	Kingaroy WWTP - Bioreactor - 4	-	-	-	-	-
004425	Kingaroy WWTP - Underground Pipework - 5	-	-	-	-	-
004426	Kingaroy WWTP - Effluent Bal. Tank - 6	-	-	-	-	70,122.53
004427	Kingaroy WWTP - Outfall & Disinfection 7	-	-	-	-	-
004428	Kingaroy WWTP - Recyc Water Facility - 8	-	-	-	-	3,270.96
004429	Kingaroy WWTP - WAS Thickening - 9	-	-	-	-	-
004430	Kingaroy WWTP - Aerobic Digester - 10	-	-	-	-	-
004431	Kingaroy WWTP - Mechanical Dewatering 11	-	-	-	-	-
004432	Kingaroy WWTP - Potable Water System 12	-	-	-	-	-
004433	Kingaroy WWTP - Bulk Chem Dose Sys - 13	-	-	-	-	-
004434	Kingaroy WWTP - Elect Control Inst - 14	-	-	-	-	5,905.74
004435	Kingaroy WWTP - Admin Building - 15	-	-	-	-	576.26
004436	Kingaroy WWTP - Major Yard Pipework - 16	-	-	-	-	-
004437	Kingaroy WWTP - Siteworks - 17	-	-	-	-	4,776.81
004438	Kingaroy WWTP - Commissioning - 18	-	-	-	-	19,405.23
004439	Kingaroy WWTP - Design, Rpt, W/shops 19	-	-	-	-	58,385.47
004440	Kingaroy WWTP - Miscellaneous - 20	-	-	-	-	83,147.86
004488	Kingaroy WWTP Upgrade - Construction	-	-	-	-	1,999.63
004502	Program Management	-	-	-	-	3,894.20
004503	WWTP - Final Pond Desludge	-	-	-	-	772.90
004965	WWTP - Trunk Main Replacement	-	-	-	-	23,635.46
		2,200,000.00	-	4,540,000.00	5,140,000.00	336,460.99
Wastewater - Murgon						
000753	Sewer Main Relining - Murgon Wastewater	-	-	-	-	-
000758	Perkins Street Upgrade - Murgon Wastewater	-	-	-	-	1,800.00
004905	Mains & Manholes - Network Renewals	100,000.00	272,000.00	-	372,000.00	-
005109	Houghton Street Murgon - SPS upgrade	-	-	-	-	2,152.50
005111	Retschlag Street Murgon - PS Downgrade	-	-	-	-	1,076.25
005162	Planning Report WWTP Upgrade - Murgon	100,000.00	-	-	100,000.00	-
005163	Class A Treatment Upgrade -WWTP Murgon	230,000.00	-	-	230,000.00	-
		430,000.00	272,000.00	-	702,000.00	5,028.75
Wastewater - Nanango						
000762	Sewer Main Relining - Nanango Wastewater	-	-	-	-	-
004417	NWW-Dalby St Sewer Extension	-	-	-	-	-
004906	Mains and Manholes - Network Renewals	200,000.00	317,700.00	-	517,700.00	-
005113	Hawthorne Street Nanango - SPS upgrade	-	-	-	-	2,152.50
005164	Class A WWTP Upgrade - Nango Wastewater	300,000.00	-	-	300,000.00	-
		500,000.00	317,700.00	-	817,700.00	2,152.50

2016/2017 Capex Report for Council

Project Code	Project Description	2016/17 Adopted Budget	2015/16 Budget Carryover	First Quarter Revised Budget	Total Available Budget	2016/17 Actual YTD
Wastewater - Wondai						
000775	Sewer Main Relining - Wondai Wastewater	-	-	-	-	-
000778	Rotating Intake Screen - Wondai Wastewa	-	-	-	-	-
004907	Mains & Manholes -Network Renewal Wondai	200,000.00	325,150.00	-	525,150.00	-
004945	Wondai WTP - PLC Replacement	-	-	-	-	-
005110	Hines Road Wondai - Booster PS Upgrade	-	-	-	-	2,152.50
005112	Hill Street Tingoora - PS upgrade	-	-	-	-	1,076.25
005165	Recycled Water-Upgrade Water Plant Wonda	70,000.00	-	-	70,000.00	-
		270,000.00	325,150.00	-	595,150.00	3,228.75
		3,650,000.00	1,014,850.00	4,540,000.00	7,604,850.00	347,922.34
Waste						
Waste Management - Regional						
000783	CAPITAL - Maidenwell Transfer Station	-	-	-	-	-
004527	CAPITAL - Memerambi Transfer Station	-	-	-	-	27,187.65
004914	Blackbutt Transfer Station	-	-	-	-	-
004921	Capital - Proston Landfill	-	145,000.00	-	145,000.00	18,865.00
004922	Scott St Old Landfill Land Acquisition	-	-	-	-	-
004947	Wilksdale Old Landfill - Capital	-	-	-	-	-
005093	CAPITAL - Memerambi Old Landfill	-	-	-	-	45,740.00
005136	Kingaroy Liquid Waste Holding Facility	35,000.00	-	-	35,000.00	-
005137	Kumbia Transfer Station 4 Skip bins	17,000.00	-	-	17,000.00	-
005156	Booie Old Landfill Site - Capital	-	-	-	-	-
004802	Blackbutt Transfer Station Capital	-	22,500.00	-	22,500.00	-
000782	CAPITAL - Hivesville Transfer Station	-	107,000.00	-	107,000.00	-
004521	CAPITAL - Cloyna Transfer Station	-	43,600.00	-	43,600.00	-
004523	CAPITAL - Brigooda Transfer Station	-	3,000.00	-	3,000.00	-
000784	CAPITAL - Wattlecamp Transfer Station	-	23,500.00	-	23,500.00	24,050.00
004522	CAPITAL - Durong Transfer Station	-	-	-	-	-
		52,000.00	344,600.00	-	396,600.00	115,842.65
		52,000.00	344,600.00	-	396,600.00	115,842.65
		22,640,700.00	7,418,235.00	4,540,000.00	32,998,935.00	3,205,870.24

Financial and Resource Implications

The revised capital budget maintains the link with achieving the Operational Plan 2016/2017 and is in line with the revenue and expenditure priorities of the Original Budget as adopted by Council on 27 June 2016.

Link to Corporate/Operational Plan

EXC1 *Effective financial management*: Develop and implement long term financial plans; and Optimise Council's revenue, based on realistic and equitable policies and practices.

Communication/Consultation (Internal/External)

Budgets were reviewed with the relevant budget manager.

Legal Implications (Statutory Basis, Legal Risks)

The budget review has been undertaken in accordance with Section 170(3) of *Local Government Regulation 2012*.

Policy/Local Law/Delegation Implications

Budget reviews allows expenditure to be incurred by delegation or approval of Council.

Asset Management Implications

Depreciation is used as a source of funds to enable capital expenditure. The Asset Registers for all Asset Classes will be adjusted as required for the Capital Expenditure.

10.2.4 F - 1651235 - Rob Burgess Requesting Council Reconsider the Removal of the Developers Concession for Vacant Land Water and Sewerage Charges for his Subdivided Land in the Windsor Circle Estate in Kingaroy (IR1651235)

Document Information

IR No 1651235

Author Rates Team Leader

Endorsed By General Manager Finance

Date 31 August 2016

Précis

Requesting Council reverse the decision to remove the “Developers” exemption from paying vacant water and sewerage charges on subdivided vacant land for a period of five (5) years from the registration date of the survey plan.

Summary

A request has been received from Rob Burgess to reinstate the expired Developers Concession on vacant water and sewerage charges for subdivided vacant land.

It is recommended that the request be denied.

Officer's Recommendation

That Council deny the request from Rob Burgess to reinstate the expired Developers Concession on vacant water and sewerage charges for subdivided vacant land.

Financial and Resource Implications

Reduction in Council’s Revenue.

Link to Corporate/Operational Plan

EXC1 Effective financial management: Develop and implement long term financial plans; and Optimise Council's revenue, based on realistic and equitable policies and practices.

Communication/Consultation (Internal/External)

Nil required – this is a specific request from a ratepayer.

Legal Implications (Statutory Basis, Legal Risks)

Nil.

Policy/Local Law/Delegation Implications

Revenue Policy, Revenue Statement.

Asset Management Implications

Nil.

11. Consideration of Notices of Motion

No Report.

12. Information Section (IS)

12.1 IS - 1656848 - Reports for the Information of Council

Document Information

IR No 1656848

Author Executive Assistant

Date 9 September 2016

Précis

Reports received for the Information of Council.

Summary

List of correspondence pending completion of assessment report
Delegated Authority Report
Minutes of the Audit Committee Meeting held on 29 August 2016
Road Maintenance Expenditure Report

Officer's Recommendation

That the reports be received.

13. Confidential Section

13.1 CONF - 1645762 - Requesting a moratorium on the general rates by Nanango RSL

Document Information

IR No 1645762

Author Chief Executive Officer

Date 13 September 2016

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 275(1)(d) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following:

(d) rating concessions

13.2 CONF -1657575 - SBRC 2016/17-04 Reseal Tender - For Supply of Goods and Services for SBRC Reseal Program

Document Information

IR No 1657575

Author Manager Roads & Drainage

**Endorsed
By General Manager Infrastructure**

Date 12 September 2016

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 275(1)(e) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts proposed to be made by it

