



SOUTH BURNETT
REGIONAL COUNCIL

AGENDA

Community Standing Committee Meeting Wednesday, 10 March 2021

**I hereby give notice that a Meeting of the Community Standing
Committee will be held on:**

Date: Wednesday, 10 March 2021

Time: 9.00am

**Location: Warren Truss Chamber
45 Glendon Street
Kingaroy**

**Mark Pitt PSM
Chief Executive Officer**

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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- 1 OPENING**
- 2 LEAVE OF ABSENCE / APOLOGIES**
- 3 RECOGNITION OF TRADITIONAL OWNERS**
- 4 DECLARATION OF INTEREST**

5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

5.1 MINUTES OF THE COMMUNITY STANDING COMMITTEE MEETING HELD ON 10 FEBRUARY 2021

File Number: 10-03-2021

Author: Executive Assistant

Authoriser: Chief Executive Officer

OFFICER'S RECOMMENDATION

That the Minutes of the Community Standing Committee Meeting held on 10 February 2021 be received.

ATTACHMENTS

- 1. Minutes of the Community Standing Committee Meeting held on 10 February 2021**



MINUTES

Community Standing Committee Meeting

Wednesday, 10 February 2021

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MINUTES OF SOUTH BURNETT REGIONAL COUNCIL COMMUNITY STANDING COMMITTEE MEETING HELD AT THE WARREN TRUSS CHAMBER, 45 GLENDON STREET, KINGAROY ON WEDNESDAY, 10 FEBRUARY 2021 AT 9.03AM

PRESENT: Councillors:

Cr Brett Otto (Mayor), Cr Roz Frohloff, Cr Gavin Jones (Deputy Mayor), Cr Danita Potter, Cr Kirstie Schumacher, Cr Scott Henschen, Cr Kathy Duff

Council Officers:

Mark Pitt (Chief Executive Officer), Peter O'May (General Manager Community), Susan Jarvis (General Manager Finance & Corporate), Aaron Meehan (General Manager Infrastructure), Mark Watt (Acting Manager NRM & Parks), Chris Du Plessis (Manager Planning), Craig Patch (Manager Environment & Waste), Leanne Petersen (Manager Property), Lynelle Paterson (Executive Assistant)

1 OPENING

The Mayor declared the meeting open and welcomed all attendees.

2 LEAVE OF ABSENCE / APOLOGIES

Nil

3 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Cr Duff acknowledged the traditional custodians of the land on which the meeting took place.

4 DECLARATION OF INTEREST

I, Cr Kirstie Schumacher inform this meeting that I have a declarable conflict of interest in relation to Item 9.6 - Use of a Reserve Land - Bunya Mountains

The nature of my interest is as follows:

This declarable conflict of interest arises due to owning a freehold property on the Bunya Mountains and I am a member of the Bunya Mountains Community Association.

I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.

I, Cr Gavin Jones inform this meeting that I have a declarable conflict of interest in relation to Item 10.1 - Discussion on letter received from SB Care to Council.

The nature of my interest is as follows:

This declarable conflict of interest arises as I am on the board of the Tarong Community Partnership Fund and have allocated grant funds to SB Care.

I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.

I, Cr Kirstie Schumacher inform this meeting that I have a declarable conflict of interest in relation to 10.1 - Discussion on letter received from SB Care to Council.

The nature of my interest is as follows:

This declarable conflict of interest arises as I previously worked for Stanwell and gave advice to the Tarong Community Partnership Fund to allocate funds.

I propose to leave and stay away from the place where the meeting is being held while this matter is discussed and voted on.

5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**5.1 MINUTES OF THE COMMUNITY STANDING COMMITTEE MEETING HELD ON 2 DECEMBER 2020**

COMMITTEE RESOLUTION 2021/48

Moved: Cr Brett Otto
Seconded: Cr Danita Potter

That the Minutes of the Community Standing Committee Meeting held on 2 December 2020 be received.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

6 PORTFOLIO – COMMUNITY, ARTS, HERITAGE, SPORT & RECREATION**6.1 COMMUNITY, ARTS, HERITAGE, SPORT AND RECREATION PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2021/49

Moved: Cr Danita Potter
Seconded: Cr Kathy Duff

That Cr Potter's Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

6.2 INVITATION TO JOIN THE QUEENSLAND CLIMATE RESILIENT COUNCIL'S (Q CRC) PROGRAM

COMMITTEE RESOLUTION 2021/50

Moved: Cr Brett Otto
Seconded: Cr Danita Potter

That the committee recommends to Council

1. That South Burnett Regional Council

(a) Agrees to participate in the Queensland Climate Resilient Councils (Q CRC) Program;

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

7 PORTFOLIO – RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING & COMPLIANCE SERVICES

7.1. RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING & COMPLIANCE SERVICES PORTFOLIO REPORT

COMMITTEE RESOLUTION 2021/51

Moved: Cr Scott Henschen

Seconded: Cr Kathy Duff

That Cr Henschen's Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

7.1.1 DOG REGISTRATIONS

RESOLVED 2021/52

The Mayor requested a report be brought back to a future Standing Committee Meeting on the provisions within the Planning Scheme that relate to dog registrations including units / strata titles.

7.1.2 COMMUNITY EDUCATION PROGRAM

RESOLVED 2021/53

The Mayor requested a community education program through our media in relation to dog litter and dogs off leashes to inform the community of the local law requirements on such, and furthermore let people know if they find a dog wandering without a leash or doing the wrong thing on their footpath to feel free to report to Council.

7.1.3 ESTABLISHMENT OF SUBCOMMITTEE - WIDE BAY BURNETT REGIONAL PLAN

COMMITTEE RESOLUTION 2021/54

Moved: Cr Kirstie Schumacher

Seconded: Cr Roz Frohloff

That the committee recommends to Council:

That a subcommittee be established to consider and inform the Mayor in relation to Council's input to the Wide Bay Burnett Regional Plan and that the subcommittee include Cr Henschen and Cr Schumacher along with Council Officers as determined by the Chief Executive Officer.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

7.2 NATURAL RESOURCE MANAGEMENT OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2021/55

Moved: Cr Brett Otto

Seconded: Cr Scott Henschen

That the Natural Resource Management Operational update be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

7.2.1 PARTHENIUM WEED

RESOLVED 2021/56

Cr Duff requested an updated report be brought back to the March Community Standing Committee Meeting as to what arrangement Council has in place with Cherbourg Aboriginal Shire Council in relation to Parthenium Weed spraying on Barambah Creek.

7.2.2 TENDER FOR LEASING OF NANANGO, WONDAI AND PROSTON DIP YARDS

COMMITTEE RESOLUTION 2021/57

Moved: Cr Kathy Duff

Seconded: Cr Gavin Jones

That the committee recommends to Council:

That Council progress the tender for the leasing of Nanango, Wondai and Proston Dip Yards. (Council Resolution - 12 June 2019).

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

7.3 COMMUNITIES - PLANNING OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2021/58

Moved: Cr Brett Otto

Seconded: Cr Danita Potter

That the Planning and Land Management Operational update be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

7.3.1 PLUMBING RESOURCE REPORT

RESOLVED 2021/59

The Mayor requested a resourcing report be brought to the March Community Standing Committee Meeting in relation to the plumbing area including service level and regulatory timeframes.

7.4 PROPOSED AMENDMENT TO THE SOUTH BURNETT REGIONAL COUNCIL PLANNING SCHEME

COMMITTEE RESOLUTION 2021/60

Moved: Cr Kirstie Schumacher

Seconded: Cr Danita Potter

That the Committee recommend to Council:

That Council resolve to make an amendment to the South Burnett Regional Council Planning Scheme 2017 under Chapter 2, Part 4 of the Minister's Guidelines and Rules.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

7.4.1 MEDIA RELEASE - PROPOSED PLANNING SCHEME AMENDMENT

RESOLVED 2021/61

The Mayor requested Council work with the Department to get information to the community in relation to the proposed Planning Scheme Amendment; eg: At it's next ordinary meeting Council will be considering a resolution in relation to seeking Ministerial approval to embark on a Planning scheme amendment process and that as part of that Council is open to take submissions from anyone who has issues in relation to the current planning scheme.

MOTION

COMMITTEE RESOLUTION 2021/62

Moved: Cr Brett Otto

Seconded: Cr Danita Potter

That the meeting adjourn for morning tea.

CARRIED 7/0

MOTION

COMMITTEE RESOLUTION 2021/63

Moved: Cr Brett Otto
Seconded: Cr Kathy Duff

That the meeting resume at 10.50am.

CARRIED 7/0

7.5 ECONOMIC SUPPORT INSTRUMENT PROVISION IN THE PLANNING REGULATION 2017

COMMITTEE RESOLUTION 2021/64

Moved: Cr Kirstie Schumacher
Seconded: Cr Gavin Jones

That the committee recommends to Council:

That South Burnett Regional Council resolve to adopt an economic support instrument in accordance with Part 8B of the *Planning Regulation 2016*.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

7.5.1 MEDIA RELEASE – COUNCIL SUPPORTING ECONOMIC DEVELOPMENT AND RECOVERY

RESOLVED 2021/65

Cr Duff requested further Media be prepared to make the Community aware that Council is embracing a range of initiatives to support Economic Development and recovery in our region including Council's Development Incentive Scheme along with the Economic Support Instrument should it be adopted at the Council General Meeting on 24 February 2021.

8 PORTFOLIO - WASTE MANAGEMENT**8.1 WASTE MANAGEMENT PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2021/66

Moved: Cr Roz Frohloff
Seconded: Cr Kirstie Schumacher

That Cr Frohloff's Waste Management Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

8.2 ENVIRONMENT AND WASTE SERVICES UPDATE

COMMITTEE RESOLUTION 2021/67

Moved: Cr Roz Frohloff

Seconded: Cr Kathy Duff

That the Environment and Waste Services Update be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

8.3 OVERGROWN ALLOTMENT ENFORCEMENT

COMMITTEE RESOLUTION 2021/68

Moved: Cr Brett Otto

Seconded: Cr Kathy Duff

That the Committee recommends to Council:

That Council approve a review into the Overgrown Allotment operations of Council with a view to a stricter enforcement protocol.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

8.3.1 UNSIGHTLY BLOCKS

RESOLVED 2021/69

Cr Kathy Duff requested a report be brought back to the April Community Standing Committee Meeting on what other Councils are doing across Queensland in relation to unsightly blocks, whether they are adopting the Model Local Law or whether they have more advanced Local Laws, and what options are available for Council.

8.4 ILLEGAL OCCUPATION ON PRIVATE LAND

COMMITTEE RESOLUTION 2021/70

Moved: Cr Roz Frohloff

Seconded: Cr Scott Henschen

That the committee recommends to Council:

That Council approve the development of an Illegal Occupation on Private Land Policy, Procedure and Enforcement Strategy.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

9 PORTFOLIO – RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, INDIGENOUS AFFAIRS**9.1 RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT AND INDIGENOUS AFFAIRS PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2021/71

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That Cr Duff's Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0**9.1.1 SUBMISSION - GREAT BARRIER REEF CATCHMENT AREA**

COMMITTEE RESOLUTION 2021/72

Moved: Cr Kathy Duff

Seconded: Cr Kirstie Schumacher

That the committee recommends to Council:

That South Burnett Regional Council support a submission to the State Government requesting that the South Burnett Region be left out of the proposed Great Barrier Reef Catchment area.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0**9.2 PARKS & GARDENS UPDATE**

COMMITTEE RESOLUTION 2021/73

Moved: Cr Roz Frohloff

Seconded: Cr Danita Potter

That the Parks & Gardens update be received for information.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

MOTION

COMMITTEE RESOLUTION 2021/74

Moved: Cr Brett Otto
Seconded: Cr Kathy Duff

That Item 9.3 – Request – Proston Dementia Support Group and Item 9.4 – Hivesville Rail Trail Land lay on the table.

CARRIED 7/0

9.3 REQUEST - PROSTON DEMENTIA SUPPORT GROUP

9.4 HIVESVILLE RAIL TRAIL LAND

9.5 RESERVE FOR PARK - WALTER ROAD, KINGAROY - ALTERNATIVE USE OPTIONS.

COMMITTEE RESOLUTION 2021/75

Moved: Cr Danita Potter
Seconded: Cr Roz Frohloff

That the Committee recommends to Council:

That Council investigate alternative land use options for a Reserve for Park on Walter Road, Kingaroy (being Lot 1 on RP852419) by:

1. Undertake a land investigation to determine the most appropriate use for the property.
2. Undertaking community consultation in accordance with Council's Community Engagement Policy to determine the public's use of the park.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

Attendance:

At 12:19 pm, Councillor Schumacher, having earlier informed the meeting of a declarable conflict of interest in Item 9.6 – Use of a Reserve Land – Bunya Mountains, and her decision to voluntarily not participate in the decision on this matter, left the place at which the meeting was held, including any area for the public and stayed away while the matter was discussed and voted on.

9.6 USE OF A RESERVE LAND - BUNYA MOUNTAINS

COMMITTEE RESOLUTION 2021/76

Moved: Cr Gavin Jones

Seconded: Cr Roz Frohloff

That the Committee recommend to Council:

That Council, investigate the future development of Lot 81 on FY2309, being Reserve for Park and Recreation, by liaising across state government and other stakeholders to determine appropriate development of the Reserve or identify a more appropriate alternative site.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 6/0**Attendance:**

At 12:26 pm, Cr Kirstie Schumacher returned to the meeting.

9.7 QUOTATIONS REQUIRED FOR NEW PROSTON POOL MANAGER

COMMITTEE RESOLUTION 2021/77

Moved: Cr Danita Potter

Seconded: Cr Kathy Duff

That the committee recommends to Council:

That Council advertises for a new Proston Pool Manager under a Management Agreement Contract.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

9.8 PLACEMENT OF INDIGENOUS FLAG OUTSIDE ALL CUSTOMER SERVICE CENTRES ACCROSS THE SOUTH BURNETT

COMMITTEE RESOLUTION 2021/78

Moved: Cr Kathy Duff

Seconded: Cr Kirstie Schumacher

That the Committee recommends to Council:

That as part of 2021/22 budget deliberations, Council investigate the costs associated with the installation of flagpoles across the region to allow the Australian flag and an Indigenous flag to be flown at each Customer Service Centre or suitable alternate venue.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

Attendance:

At 12:43 pm, Councillor Jones and Councillor Schumacher, having earlier informed the meeting of a declarable conflict of interest in Item 10.1 – Discussion on letter received from SB Care to Council and their decision to voluntarily not participate in the decision on this matter, left the place at which the meeting was held, including any area for the public and stayed away while the matter was discussed.

At 12:47 pm, Cr Kirstie Schumacher returned to the meeting.

At 12:47 pm, Cr Gavin Jones returned to the meeting.

10 CONFIDENTIAL SECTION

COMMITTEE RESOLUTION 2021/79

Moved: Cr Brett Otto

Seconded: Cr Kathy Duff

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:

10.1 Discussion on letter received from SB Care to Council

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

10.2 Lease of Land for Development and Operation of Fuel Outlet at Durong.

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

COMMITTEE RESOLUTION 2021/80

Moved: Cr Brett Otto

Seconded: Cr Danita Potter

That Council moves out of Closed Council into Open Council.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 7/0

Attendance:

At 1:00 pm, Councillor Schumacher and Cr Jones, having earlier informed the meeting of a declarable conflict of interest in Item 10.1 – Discussion on Letter received from SB Care to Council, and their decision to voluntarily not participate in the decision on this matter, left the place at which

the meeting was held, including any area for the public and stayed away while the matter was discussed and voted on.

10.1 DISCUSSION ON LETTER RECEIVED FROM SB CARE TO COUNCIL

COMMITTEE RESOLUTION 2021/81

Moved: Cr Brett Otto
Seconded: Cr Roz Frohloff

That Council note the request and refer the matter back to the officers to seek further information.

In Favour: Crs Brett Otto, Roz Frohloff, Danita Potter, Scott Henschen and Kathy Duff

Against: Nil

CARRIED 5/0

Attendance:

At 1:01 pm, Cr Gavin Jones returned to the meeting.

At 1:01 pm, Cr Kirstie Schumacher returned to the meeting.

10.2 LEASE OF LAND FOR DEVELOPMENT AND OPERATION OF FUEL OUTLET AT DURONG.

COMMITTEE RESOLUTION 2021/82

Moved: Cr Danita Potter
Seconded: Cr Scott Henschen

That the committee recommend to Council:

That South Burnett Regional Council award the tender for the lease of part of Lot 1 on RP50789 being Lease A on SP320032, in accordance with the terms and conditions of the tender process, to the preferred tenderer, Emberwell Pty Ltd aff The Tebroc unit trust t/a Corbets Group.

In Favour: Crs Brett Otto, Roz Frohloff, Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Cr Kathy Duff

CARRIED 6/1

11 CLOSURE OF MEETING

The Meeting closed at 1.02pm.

The minutes of this meeting were confirmed at the Community Standing Committee Meeting held on 10 March 2021.

.....
CHAIRPERSON

6 PORTFOLIO – COMMUNITY, ARTS, HERITAGE, SPORT & RECREATION**6.1 COMMUNITY, ARTS, HERITAGE, SPORT AND RECREATION PORTFOLIO REPORT****File Number:** 10-03-2021**Author:** Councillor**Authoriser:** Chief Executive Officer**PRECIS**

Community, Arts, Heritage, Sport and Recreation Portfolio Report

SUMMARY

Cr Potter presented her Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Potter's Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council be received for information.

Community:**Community Grant Program**

Round 2 of 2020/21 Community Grant Program closed on Sunday 28 February. 43 applications were received over the variety of categories. Assessment of these applications is anticipated to happen in late March with announcement of successful applicants in early April.

Library**Refurbishment of Murgon and Kingaroy Library Children's Areas**

Over the next few weeks, library staff will be working in the Kingaroy, Murgon, and Proston libraries to update and re-jig shelving in the junior and large print collections. In Kingaroy, display shelving will be added to the junior fiction and junior non-fiction collections, whilst in Murgon, the dated pink shelving in the junior area will be replaced with a focus on front facing displays designed to be more appealing to young community members. In the Proston Library, mobile shelving will replace a run of shelves so that the area can be easily transformed to accommodate more attendees at events and programs hosted there.

Library Lovers Day

South Burnett Libraries celebrated Library Lovers Day once again this year on Sunday 14 February. This event provides the chance for community members to reconnect with their local library and share the library love.

When asked what there is to love about South Burnett Libraries, some responses included:

"Welcoming & friendly atmosphere"

"Cheerful, helpful, efficient and professional staff"

"It's so bright and spacious, neat and organised with friendly, welcoming staff"

Move to OverDrive

From mid-March, library patrons who access free eAudiobooks and eMagazines on South Burnett Libraries' RB Digital app will be prompted to move to the 'Libby by OverDrive' app. Available from the Apple App Store or Google Play, all titles currently available via RB Digital will be transferred across, with an additional 3,000 eMagazines added to this wonderful digital collection.

Those seeking further information about this change are encouraged to contact their local library branch.

School Holiday Activities

South Burnett Libraries are excitedly planning activities for young community members in the upcoming school holidays. It is hoped that programs can once again be hosted at each branch, with attendance restricted to adhere to COVID safe requirements. A take home craft will also be offered for children who are unable to attend the in-house programs. The school holidays will also provide another opportunity for young people in the South Burnett to join the free children's loyalty program "The Kingdom of Libaria". Attached is a photo of two new 'Kingsmoor' adventurers.

Arts:**Kingaroy Winter Craft Festival**

Kingaroy Art Gallery are busy underway planning their annual "Queensland Winter Craft Festival". The festival runs from 1st of June through to the 28th of July 2021. During this period 16 workshops and many free demonstrations will be held at the Gallery.

A Quilt trail will be held on the weekend of the 24th of July which will be held at many local businesses throughout the South Burnett Regional which will showcase our local businesses.

A wearable hat competition will be held for the months of June and July which will include three categories, Open, 13-17 and 5-12 years. This will be judged on opening night.

How to Curate an Exhibition Workshop

How to Curate an Exhibition Workshop is being held at the Wondai Regional Art Gallery on 22 and 23 March 2021.

The aim of this workshop is to equip artists and cultural workers with the skills and confidence to tackle curating their own exhibitions.

Sport & Recreation:

The annual pre-season soccer 7's tournament was held in Kingaroy at the senior soccer club, over 500 players with 26 men's teams, 13 women's teams and 9 over 35's teams competed over the weekend. Teams came from Gold Coast, Sunshine Coast, Toowoomba, Chinchilla, Hervey Bay, Bundaberg, and South Burnett clubs. This was a great boost to the local economy.

Cricket season is well under way with the local junior & senior fixtures taking place each weekend, South Burnett junior teams U12, U14 & U16 also travelled to Bundaberg in February.

Kingaroy Junior Cricket have submitted applications to the Australian Cricket Federation and Gambling Community Benefit Fund for new practice nets at River Rd Oval.

The first camp draft for the South Burnett was held at Burrandowan Picnic Race Club grounds at Chahpingah on 19 to 21 February. This event was well supported by competitors who travelled from afar to enjoy the two and half days of drafting.

ATTACHMENTS

1. **Libraria William and Isabella Porter** [↓](#) 



6.2 NRM - COUNCILS ARRANGEMENT WITH CHERBOURG ABORIGINAL SHIRE COUNCIL IN RELATION TO CONTROL OF HONEY LOCUST & PARTHENIUM WEED SPRAYING ON BARAMBAH CREEK.

File Number: 2021/56
Author: Co-ordinator NRM
Authoriser: Chief Executive Officer

PRECIS

Councils arrangement with Cherbourg Aboriginal Shire Council in relation to control of Honey Locust & Parthenium weed spraying on Barambah Creek.

SUMMARY

South Burnett Regional Council NRM staff met with Cherbourg Aboriginal Shire Council staff (CASC) and contractors in January to plan and discuss a coordinated treatment program across both local government areas.

South Burnett Regional Council (SBRC) joined forces with Cherbourg Aboriginal Shire Council (CASC) and Barambah Creek landholders to commence a surveillance and treatment program for Honey Locust and Parthenium on 2 February. Council staff, contractors and landholders are participating in the program.

Approximately 79,500 litres of herbicide was used to treat 18 hectares of Parthenium and Honey Locust along 15 kilometres of the Barambah creek and adjoining properties. SBRC has contributed approximately \$4,000 to surveillance and treatment activities. The Australian Government will contribute \$15,400 to surveillance and treatment of Honey Locust. CASC is funding treatment of Parthenium within the CASC local Government area and landholders are undertaking treatment on their properties.

Known areas of infestation are being treated and the surveillance area for both species has been extended.

SBRC and CASC staff will continue to monitor treatment areas for further germination and arrange follow up treatment when conditions are suitable.

OFFICER'S RECOMMENDATION

That the Report be received for information.

BACKGROUND

South Burnett Regional Council and Cherbourg have been working together to undertake coordinated treatment programs across both LGA's for a number of years. Cherbourg invested in a significant treatment program early last year engaging contractors as well their own staff and have since completed another intensive treatment around the old abattoir straight after the last bit of rain we had. Council NRM staff and contractors reported limited germination of rosettes when inspecting the area in November 2020 but nothing treatable at the time.

The survey and treatment of Honey Locust is funded by the Australian Government as part of the Communities Combatting Pests and Weeds Program. The \$15,400 in funding was sought through partnerships with the Wide Bay Burnett Region of Councils. Parthenium treatment was funded by SBRC, CASC and landholders on their respective properties.

ATTACHMENTS

Nil

7 PORTFOLIO – RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING & COMPLIANCE SERVICES**7.1 RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING AND COMPLIANCE SERVICES PORTFOLIO REPORT**

File Number: 10-03-2021

Author: Councillor

Authoriser: Chief Executive Officer

PRECIS

Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report

SUMMARY

Cr Henschen presented his Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Henschen's Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council be received for information.

Rural Services / Natural Resource Management:**Weed Control**

NRM staff and contractors joined forces with Cherbourg Aboriginal Shire Council (CASC) and Barambah Creek landholders to commence a surveillance and treatment program for Honey Locust and Parthenium.

A total of 19 hectares of weed control was completed in February.

Treatment of Annual Ragweed was undertaken in the Upper Barkers Creek district in partnership with landholders.

Treatment of Giant Rats Tail grass throughout the region and Groundsel at Deep Creek and Taabinga.

Splatter guns were loaned by landholders at Dangore, Booie, Wengenville, Wooroolin, Burrandowan, Blackbutt, Brooklands, Glenrock and Chelmsford to assist with Groundsel and Lantana control.

Spray trailers were borrowed by landholders at Booie, Dangore, Maidenwell, Ellesmere and Memerambi area for treatment of restricted weeds.

Fire Management

NRM staff met with QFES and brigade members to plan and prioritise prescribed burns for the 21/22 operation cool burn season. Fire trail maintenance will commence this month and burns will be conducted from mid-April – late August when conditions are suitable.

Environmental Assessments

NRM staff completed an environmental assessment for vegetation removal associated with the Bye Road upgrade six roadside burning and fence line clearing applications were approved.

Stock Route Grazing Permits

No Stock Route Agistment applications were received and processed in February.

Saleyards

Saleyard staff conducted 2195 cattle tick inspections, dipped 2363 head. A total of 1506 head were sold through the Coolabunia Saleyards in February.

An upgrade to the wireless microwave link to the scales building at Coolabunia Saleyards has been commissioned. The upgrade involves connectivity to the building, data cabinet, power switch gear, and two new computers and printer. The livestock exchange software currently in use will be transferred to the new devices, which will improve processing of sales. A budget of \$20,000 was allocated for this upgrade as part of the third quarterly review.

Council set up a working committee comprising of Councillors and staff to assist BIEDO in developing a grant application to apply under round five of the Australian Government building Better Regions (BBRF). The project, titled: "*Coolabunia Saleyards Upgrade*" aims to apply for \$525,000 in grant funding under related infrastructure stream investment pool within the BBRF program. If successful Council will complement the grant funding with an additional \$525,000, giving a total project value of \$1,050,000.

This project forms part of Council's commitment to the upgrade of the Coolabunia Saleyards, thus ensuring South Burnett primary producers and other stakeholders have a selling complex that meets safety and animal welfare requirements with ease of use.

The upgrade if successful will start at the southern end of the saleyards replacing 33 wooden pens with 72 new steel pens which will complement the existing stud selling ring.

Wild Dog & Feral Pig Control

Five cat traps were hired out to landholders in the Murgon, Nanango, Blackbutt, Kingaroy and East Nanango areas.

Cameras were used by landholders in Redgate and Cushnie to monitor feral animal movements.

Rabbit Control

Biological control was distributed on two properties in Murgon.

Wandering Livestock

Council received 5 requests to attend to wandering livestock across the region. One cow and weaner calf were impounded.

Planning:

Economic support instrument

Council adopted the economic support instrument at the ordinary Meeting of Council on Wednesday 24 February 2021 that makes temporary change to the provision of Council's planning scheme that allows:

- Changes to the level of assessment for a development application for certain uses from impact to code assessment in the business and industry zones in the Region;
- Removal of the requirement for a planning application to make a material change to the use of an existing building provided the number of car parks and landscaping is not reduced; and
- Removing the requirements for establishing a home-based business in the residential and township zones provided the use is not an industry activity and the acoustic noise objectives of the Environmental Protection (noise) Policy 2019 are met.

Council further proposes to incorporate the provisions of the instrument in the amendment of the Planning Scheme, to be a permanent addition of the development requirements. The adopted instruments will supplement the recently adopted Infrastructure Charges Incentives. This scheme allows for a discount of infrastructure charges for certain developments to support the economic recovery and development of the region.

Wide Bay Burnett (WBB) Regional Plan Review

Regional plans are statutory, long-term (25-year) strategic documents that guide decision-making and investment for state and local governments. The purpose of a regional plan is to articulate the vision for a region and then provide a contemporary policy framework to inform economic development, plan making and development decisions to achieve the regions vision.

The WBB Regional Plan will focus and respond to issues at a regional scale rather than at a local scale and assist state and local governments to align their land use, economic and infrastructure planning priorities, to manage growth more effectively. The WBB Regional Plan will not address planning matters that fall within the responsibility of the local government or directly commit governments to spending or infrastructure delivery for specific projects.

General Manager, O'May and Manager Du Plessis met with officers of the Regional and Spatial Planning branch of the Department of State Development, Infrastructure, Local Government and Planning on Friday, 12 February 2021 to discuss the issues and opportunities for the Wide Bay Burnett Regional Plan (WBB Regional Plan). Input from local governments will be critical in preparing a draft WBB Regional Plan and the Department intends to continue to work closely with local governments over the coming months. From this feedback, the next steps for the project are to hold:

- A meeting to discuss Council's feedback on the issues and opportunities discussion paper;
- A Local Government Working Group (LGWG) meeting on Thursday 11 March at Biggenden; and
- A WBB Regional Planning Committee (RPC) meeting scheduled for Thursday 18 March at Hervey Bay (TBC).

South Burnett Regional Council Planning Scheme Review

Council resolved to commence proposed amendments to the Planning Scheme at the Ordinary Meeting of Council on Wednesday 24 February 2021. This will be the first major amendment since its adoption four years ago. The proposed amendment will aim improve the scheme's efficiency by providing more streamlined requirements for development and remove unnecessary triggers for development applications. Council is seeking initial feedback from the development industry and the community to identify issues that should be included in a review of the Planning Scheme. This feedback will be included in a proposed amendment package to inform changes of the provisions of the Planning Scheme. For further information, to arrange a meeting with the Planning team or to make a written submission, contact Council's Planning team at planning@sbrc.qld.gov.au or call 4189 9100.

Environmental Health:

COVID-19

The Queensland Show circuit commenced recently starting down in Stanthorpe. Queensland Health were heavily involved in this event as it was to be the first of many within Queensland. The required COVID Safe Event Plan is being used as a template for the other Shows. Council's Environmental Health staff have endeavoured to contact all the various Show Societies within the South Burnett to proactively engage with them and provide some advice and assistance in developing their own COVID Safe Event Plans.

Now with gearing up for the 'Shows' and the other proposed large events enquiries continue to inundate the small Environmental Health team.

Compliance

Permanent Compliance Officer Position and Temporary Dog Registration Compliance Officer position

Interviews are presently occurring for a replacement Compliance Officer.

ATTACHMENTS

Nil

7.2 NATURAL RESOURCE MANAGEMENT OPERATIONAL UPDATE

File Number: 10-03-2021

Author: Acting Manager NRM & Parks

Authoriser: Chief Executive Officer

PRECIS

Natural Resource Management Operational Update

SUMMARY

Natural Resource Management Operational Update

OFFICER'S RECOMMENDATION

That the Natural Resource Management Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. Natural Resource Management Operational Update [↓](#) 

NATURAL RESOURCE MANAGEMENT UPDATE

Mark Watt
Acting Manager NRM & Parks

Project Name	Project Description	Expected Start Date	Expected Completion Date
Honey Locust	Engage contractors to survey, map and treat Honey Locust on Barambah Creek and Stuart River In partnership with Cherbourg Aboriginal Shire Council and WBBROC.	December 2020	June 2021 \$31,000 Contractors engaged and surveillance and treatment commenced
African Boxthorn	Survey, education and awareness. Engage contractors to assist with survey, mapping and awareness activities. Provide advice to landholders on treatment options. Engage presenters to deliver ABT control field day at Wondai and Ironpot.	December 2020	June 2021 \$26,500
Establishment of Feral Animal Control Groups	Deliver information session to showcase successful control group models and assistance available under this program.	September 2020	June 2021 \$81,500 Activity Plan created. Information and Workshop templates created. Information sessions undertaken in Nanango, Durong and Wondai during October 2020. Two applications approved for funding from Ironpot and WAG syndicate for control of Wild dogs.

Stats Item	Monthly 1/02/21-01/03/21	Year to date Cumulative 1/7/2020- 01/03/2021
Coolabunia Saleyards		
Cattle Dipped	2363	9064
Cattle Inspected	2195	8927
Consignment / Transit	365	8412
Weighed	1725	6104
Sold	1506	6118
Nanango Dip Yard		
Cattle Dipped	50	196
Wandering Livestock		
Attendance	5	84
Impoundments	1	4
Wild Dog & Feral Pig Program		
Landholders baiting	0	42
Doggone Baits	0	1156
Pig Meat Injected 1080	0	209 Kg

Stats Item	Monthly 1/02/21-01/03/21	Year to date Cumulative 1/7/2020– 01/03/2021
Dog Meat injected 1080	0	231 Kg
Hectares baited	0	35905
Bounties processed	23	237
Rabbit Control		
Landholders assisted	2	30
Carrots Injected	2kg	29 Kg
Rabbits injected	0	3
Equipment Loaned		
Spray trailer, Splatter Guns, Portable Steel Yards, Camera, GPS, Dog Traps, Pig Traps, Cat Traps, tree spears	3 x Spray Trailer – Wooroonden, Kingaroy and Goodger 1 x splatter gun - Wooroonden 5 x Cat Traps – Blackbutt, Nanango, Murgon East Nanango and Kingaroy 2 x Infra-red Cameras – Redgate and Cushnie.	66
Stock Route Grazing Permits		
Agistment Permits	0	1
Travel Permits	0	0
Fire Management		
Prescribed burns	0	3

Stats Item	Monthly 1/11/20-18/11/20	Yr to date Cumulative 1/7/2020– 18/11/2020
Environmental Assessments		
Environmental Assessment prior to roadworks	1	41
Fence line clearing and roadside burning applications	6	16
Weed Control		
Hectares Treated	19	79
Weeds Treated	Annual Ragweed – Upper Barkers Creek. Parthenium and Honey Locust – Barambah Creek. Groundsel – Deep Creek and Taabinga. Giant Rats Tail Grass – Nanango.	Cats Claw Creeper Giant Rats Tail Grass Green Cestrum Groundsel Hudson Pear Lantana Madeira Vine Mother of Millions Patterson's Curse Tree Pear Water Hyacinth Annual Ragweed Parthenium Honey Locust
Property Inspections	39	114
Customer Requests		
Feral Animals	22	216
Wandering Livestock	10	89
Stock Routes	0	5
Weeds	10	50
NRM General	5	42

7.3 PLANNING AND LAND MANAGEMENT OPERATIONAL UPDATE

File Number: 10-03-2021

Author: Manager Planning and Land Management

Authoriser: Chief Executive Officer

PRECIS

Planning and Land Management Operational Update

SUMMARY

Planning and Land Management Operational Update

OFFICER'S RECOMMENDATION

That the Planning and Land Management Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. **Planning Operational Update**  

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Comparison of Certificates and CRMs 2019/2020 and 2020/2021													
Total													
Plan Certs													
2019/2020	3	4	7	1	8	2	1	6	0	2	7	1	42
2020/2021	4	5	4	4	4	4	5	3	0	0	0	0	33
Build certs													
2019/2020	36	28	28	41	25	22	32	34	22	17	40	50	375
2020/2021	55	48	37	65	32	49	53	65	5	0	0	0	409
Pool Compliance													
2019/2020	0	0	0	1	0	0	1	0	1	1	2	0	6
2020/2021	2	0	0	1	0	0	1	0	0	0	0	0	4
Plumbing Certs													
2019/2020	6	8	10	6	13	2	7	9	7	5	9	12	94
2020/2021	6	10	10	18	16	10	17	11	1	0	0	0	99
Planning customer requests													
2019/2020	51	37	34	36	40	22	36	32	42	26	42	60	458
2020/2021	77	83	79	80	73	55	61	79	0	0	0	0	587
Building customer requests													
2019/2020	68	76	68	71	61	36	76	61	45	64	61	84	771
2020/2021	74	79	86	85	90	66	84	99	5	0	0	0	668
Plumbing customer requests													
2019/2020	7	11	5	9	6	6	5	4	6	3	12	22	96
2020/2021	24	12	13	23	19	4	8	8	1	0	0	0	112

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Comparison of Development Applications 2019/2020 and 2020/2021														
Total														
Planning Applications														
2019/2020		3	8	8	10	6	3	1	3	5	5	6	6	64
2020/2021		8	3	9	2	4	9	1	1	0	0	0	0	37
Building Applications														
2019/2020		38	51	35	33	32	6	38	35	20	20	23	33	364
2020/2021		37	34	41	42	44	27	37	55	0	0	0	0	317
Private Certification Applications														
2019/2020		24	16	12	25	17	21	11	15	8	18	14	14	195
2020/2021		18	15	59	31	24	10	14	28	1	0	0	0	200
Plumbing Applications														
2019/2020		32	20	21	21	21	15	24	14	24	11	19	26	248
2020/2021		23	26	17	43	30	23	22	30	1	0	0	0	215

Building Monthly report on subcategories			
Date between 01-Jul-2020 and 01-Mar-2021			
Building Application Type	20	21	Total
Class1&10a	7	3	10
Class10a	105	50	155
Class10a&b	3	0	3
Class1a	45	18	63
Class2	1	0	1
Class3	3	0	3
Class5	3	0	3
Class6	2	1	3
Class7	8	0	8
Class8	4	0	4
Class9	2	0	2
DesignSite	13	3	16
DwellReloc	8	6	14
FarmShed	3	0	3
Remove	5	1	6
ReRoof	5	0	5
Restump	0	1	1
RetainWall	0	1	1
SignSatDsh	1	0	1
SwimPool	7	8	15
Total	225	92	317

Planning Applications			
Date between 01-Jul-2020 and 01-Mar-2021			
Planning Application Type	20	21	Total
QEXC	1	0	1
QMCU	13	1	14
QOPW	2	0	2
QPOS	7	1	8
QRAL	12	0	12
Total	35	2	37

Monthly report on subcategories			
Date between 01-Jul-2020 and 01-Mar-2021			
Plumbing Application Types	20	21	Total
AmendPrmt	4	1	5
DomNoSewer	77	27	104
DomSewer	45	21	66
Inspect	9	2	11
OtherBuild	27	4	31
Total	162	55	217

Private Certification Monthly Report on Subcategories			
Date between 01-Jul-2020 and 01-Mar-2021			
Private Certification Application Types	20	21	Total
Class1&10a	24	8	32
Class1&10b	3	0	3
Class10a	50	12	62
Class10b	4	0	4
Class1a	45	17	62
Class3	0	1	1
Class5	2	0	2
Class6	3	1	4
Class7	2	0	2
Class8	2	0	2
Class9a	0	1	1
Class9b	1	1	2
Farm Shed	3	1	4
Remove	2	1	3
Spec Struct	12	0	12
SwimPool	4	0	4
Total	157	43	200

7.4 PETITION FLYING FOX COLONY BLACKBUTT**File Number:** 10.03.2021**Author:** General Manager Community**Authoriser:** Chief Executive Officer**PRECIS**

A petition has been received in relation to the Flying Fox problem in Hart Street Blackbutt

SUMMARY

A petition has been forwarded to Council from the office of the local parliamentary member Deb Frecklington MP. The petition was presented to the ordinary meeting of Council on 24 February 2021 and referred to the Chief Executive Officer for attention. The petition relates to the ongoing issues local residents are having with a flying fox colony in Hart Street and adjacent creek area in Blackbutt.

OFFICER'S RECOMMENDATION

That Council Officers undertake an assessment of the flying fox colony at Blackbutt and a report be brought back to a future Standing Committee.

BACKGROUND

Flying fox management in urban areas can be difficult. Often management or dispersal actions are ineffective or drive flying foxes into closer contact with urban populations as colonies are disturbed.

An initial assessment of the colony will need to be undertaken to determine the characteristics of the colony (e.g. species, estimated numbers, maturity) to determine what actions would be an appropriate response.

It is noted that a Code of Practice exists for the management of flying foxes (*Ecologically sustainable management of flying foxes*) and that undertaking activity or actions outside the Code of Practice is not permitted.

Council's NRM staff are in the process of contacting the principle petitioners and assessing options. Further reports to Council will be provided as the investigation into this colony progresses.

ATTACHMENTS**Nil**

7.5 DEVELOPMENT SERVICES RESOURCES**File Number:** 10.04.2021**Author:** General Manager Community**Authoriser:** Chief Executive Officer**PRECIS**

Update on resources available for development assessment works

SUMMARY

The Mayor requested a resourcing report be brought to the March Community Standing Committee Meeting in relation to the plumbing area including service level and regulatory timeframes.

OFFICER'S RECOMMENDATION

That the Development Services Resources report be received for information.

BACKGROUND

Council's development services i.e. building and plumbing departments have seen a significant increase in applications particularly in the later part of last year continuing with strong demand in the early part of 2021. A review of assessment timeframes has indicated that Council is struggling to meet the demand for services and in certain cases not meeting statutory timeframes for assessments. Council does have contract support in the building certification area however this is not sufficient to keep up with the current demand for services. Council's plumbing approvals area is having particular difficulties processing approvals to meet current demands.

In response to this increased demand, applications are being called seeking an additional plumbing inspector and an additional building certifier with advertisements being released this week.

Budget impacts are not envisaged with increased development application fee receipts offsetting the additional costs.

Council staff are also developing statistical reports to continue to monitor assessment timeframes.

ATTACHMENTS

Nil

7.6 EXTENSION TO CURRENCY PERIOD FOR MATERIAL CHANGE OF USE (MASTER PLANNED COMMUNITY) AND DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT (1 LOT INTO 23 LOTS PLUS PARKLAND) OVER LAND DESCRIBED AS LOT 3 ON SP181686 BUNYA HIGHWAY KINGAROY

File Number: MCU19/0008

Author: Manager Planning and Land Management

Authoriser: Chief Executive Officer

PRECIS

Request to extend the Currency Period under section 86 of the *Planning Act 2016* for Preliminary Approval for Material Change of Use (Master Planned Community) and Development Permit for Reconfiguration of a Lot (1 Lot into 23 Lots plus parkland) over land described as Lot 3 on SP181686 at Bunya Highway (corner of Youngman Street and Taylors Road), Kingaroy.

SUMMARY

The existing approval over the subject site consists of the following aspects:

- Preliminary Approval for a Material Change of Use overriding the former Kingaroy Shire IPA Planning Scheme; and
- Development Permit for Reconfiguration of a Lot – (1 into 23 master lots and park).

The applicant made a request to extend the currency period until 25 September 2024.

Council's assessment of the existing approval confirmed it is inconsistent with the South Burnett Regional Council Planning Scheme's Strategic Framework in relation to providing additional commercial and retail land uses outside the principle centre of Kingaroy. In addition, the service delivery targets adopted in the Local Government Infrastructure Plan does not provide for making service available to the site within the next 10 years.

The applicant requested by written notice on 15 November 2019 that the extension request be withdrawn after receiving informal advice from Council's Manager Planning, that the extension is unlikely to be supported based on Council's assessment.

Council could not consider the applicant's request to withdraw the extension request as the *Planning Act 2016* explicitly states that Council must decide the request. Council therefore decided on 19 February 2020 that the applicant's request lay on the table until a future meeting to provide the opportunity for the applicant to provide further information to support the extension request.

On 18 December 2020 the applicant made a request for a minor change to the existing approval and requested that Council now consider the extension request that laid on the table as Council gave an implied extension to consider the extension request by laying the item on the table. Council obtained legal advice that confirmed that the extension request can be decided due to an ambiguity in the provision of the *Planning Act, 2016* allowing a request to be decided even if Council did not clearly grant an extension to the 20 business day period to decide the request.

This report deal with the extension request and the minor change request is currently being assessed by Council's planning consultant and will be the subject of a future report to Council.

The currency period of the existing approval was automatically extended for 6 months from 25 September 2020 until 25 March 2021 due to the event period (Covid-19) by the Treasurer and Minister for Infrastructure and Planning.

It is recommended that Council grant a 12-month extension from 25 March 2021 to the existing approval. This will provide more time for the applicant to complete a water supply and sewer supply analysis for the proposed development.

OFFICER'S RECOMMENDATION

That the committee recommends to Council that:

Council **approve** a 12 month extension to the Currency Period under s86 of the *Planning Act 2016* for Preliminary Approval for Material Change of Use (Master Planned Community) and Development Permit for Reconfiguration of a Lot (1 Lot into 23 Lots plus parkland) over land described as Lot 3 on SP181686 at Bunya Highway (corner of Youngman Street and Taylors Road), Kingaroy.

BACKGROUND

Report

1.0 BACKGROUND/ PROPOSAL

The current approval was assessed and approved under the Kingaroy Shire Council IPA Planning Scheme 2006, where the site had split zoning including part Community Expansion, Residential and Rural Zones. The site is now included in the Emerging Community Zone within the current South Burnett Regional Council Planning Scheme 2019.

2.0 THE SITE AND EXISTING USES

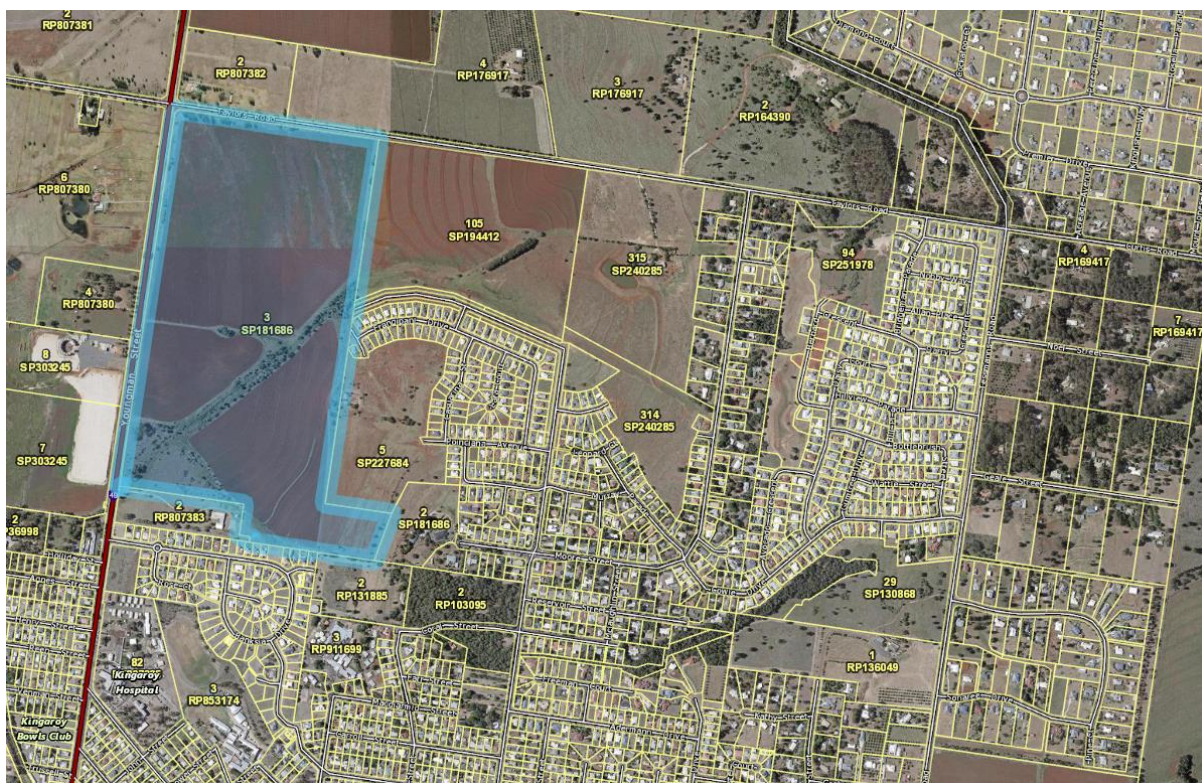


Figure 1. Subject site (Source: QLD Globe)

3.0 PLANNING SCHEME & STATE PLANNING POLICIES

The site is located within the South Burnett Regional Council local government area and is regulated under the *South Burnett Regional Council Planning Scheme 2017* (Planning Scheme).

The existing approval involves the following development as defined under the planning scheme:

- Reconfiguring a lot; and

- Material change of use.

4.0 STRATEGIC FRAMEWORK

4.1 SETTLEMENT PATTERN

This section provides overarching direction for all land use decisions in the South Burnett local government area through the designation of land into activity centres and other land use categories. The site is within the urban extent of Kingaroy, which is the principal activity centre for the region.

The following **strategic outcome** are deemed relevant:

(2) A low residential density. Most people live in houses on relatively large lots and there are opportunities to establish a more compact settlement pattern, comprising a range of low-scale multiple dwellings and small lot housing, close to the town centre and other community services.

The following **specific outcome** is deemed relevant:

(9) Increased density residential development is facilitated on serviced lots close to the town centres, with design to minimise impacts on the amenity and character of areas predominantly occupied by houses

The strategic framework confirms that Kingaroy has the strongest population growth in the region, with housing delivered through a low residential density. More compact settlement patterns may be provided through low-scale multiple dwellings close to the town centre and other community services. The subject site is located approximately 1.35km to the Kingaroy town centre at the outermost extent of land zoned for emerging community before land transitions to the rural zone.

The current approval includes a significant amount of commercial land that presents an out of sequence development on the urban fringe of Kingaroy that has the potential to undermine the integrity of the Kingaroy's business centre.

4.2 RURAL FUTURES

This section of the strategic framework does not apply to the request, as the site is located in an emerging urban area.

4.3 STRONG ECONOMY

This section provides land use direction to enhance economic outcomes in the region.

The current approval does not propose new significant industry and this section of the strategic framework does not apply to the request.

4.4 NATURAL SYSTEMS AND SUSTAINABILITY

This section provides for the protection and maintenance of the natural environment.

The following **strategic outcome** is deemed relevant:

(3) New development acknowledges the potential impacts of climate change and is designed to reduce the carbon footprint of the Region by reducing car and electricity use.

The following **specific outcomes** are deemed relevant:

(5) Urban development protects and enhances water quality objectives and does not adversely impact on the environmental values of waterways, wetlands, groundwater resources, natural drainage paths and landscape features as described in the Queensland Water Quality Guidelines 2009.

(6) Water sensitive urban design incorporates effluent and stormwater management measures that protect and enhance water quality objectives and minimise the adverse impacts from erosion, altered stormwater flow, wastewater and nutrient discharge.

(8) Patterns of urban development are established that reduce the generation of vehicle trip frequency and distance and by encouraging walking and cycling as viable transport options.

The current approval generally aligns with the environmental outcomes sought. There are no mapped hazards over the subject land or protected vegetation. The existing approval is generally consistent with nearby large scale urban infill developments. The existing approval is situated in an urban area and does not impact on the natural environment.

It is noted that the site is located on the urban fringe of Kingaroy. There are other significant infill development opportunities available on land located to the east of the subject that is currently serviced or capable of being readily serviced. The existing approval does not promote a walkable environment or a compact urban form, potentially undermining long term sustainability goals.

4.5 STRONG COMMUNITIES

This section aims to guide land use decisions to improve social outcomes and create a strong community.

The following **strategic outcomes** are deemed relevant:

(2) *Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational, education and community opportunities in serviceable locations that respond to community needs.*

(3) *A range of dwelling types in keeping with desired neighbourhood character enables residents to remain in the same community when their housing needs change, maintaining their existing lifestyle and social contacts.*

The following **specific outcomes** are deemed relevant:

(8) *New development does not result in isolated or poorly serviced communities.*

(12) *New development should be suitably integrated with existing development in relation to road, public and active transport networks, open space linkages and access to community facilities and employment opportunities.*

(13) *Residential neighbourhoods comprise a variety of lot sizes that support a diverse range of housing options in keeping with desired neighbourhood character.*

(14) *Housing choice that includes traditional detached houses, small-lot houses, townhouses, duplexes, residential care facilities and community residences is facilitated provided the character resulting from the dominance of traditional detached houses is not compromised.*

The current approval provides for residential and commercial land use in the emerging community zone but is not located within the urban footprint of Kingaroy. The provision of a variety of dwelling types and densities is achieved however, servicing and infrastructure provision has been determined to be very costly and difficult to implement due to significant upgrades to Council's trunk infrastructure that is required.

5.0 INFRASTRUCTURE AND SERVICING

The subject site is **outside** of the Priority Infrastructure Area identified in the LGIP. As such, the infrastructure charges regime does not apply to the development, however council can impose conditions for charging for additional infrastructure demand.

The decision to extend the current approval presents a **significant** departure to the planning framework of the LGIP. The current approval does not promote the adopted framework for Council to efficiently deliver infrastructure capable of servicing the scale of the current approval outside the planning horizon.

The current approval is considered to be significantly out of sequence with regards to Council's infrastructure planning framework to deliver trunk infrastructure outside of the priority infrastructure area.

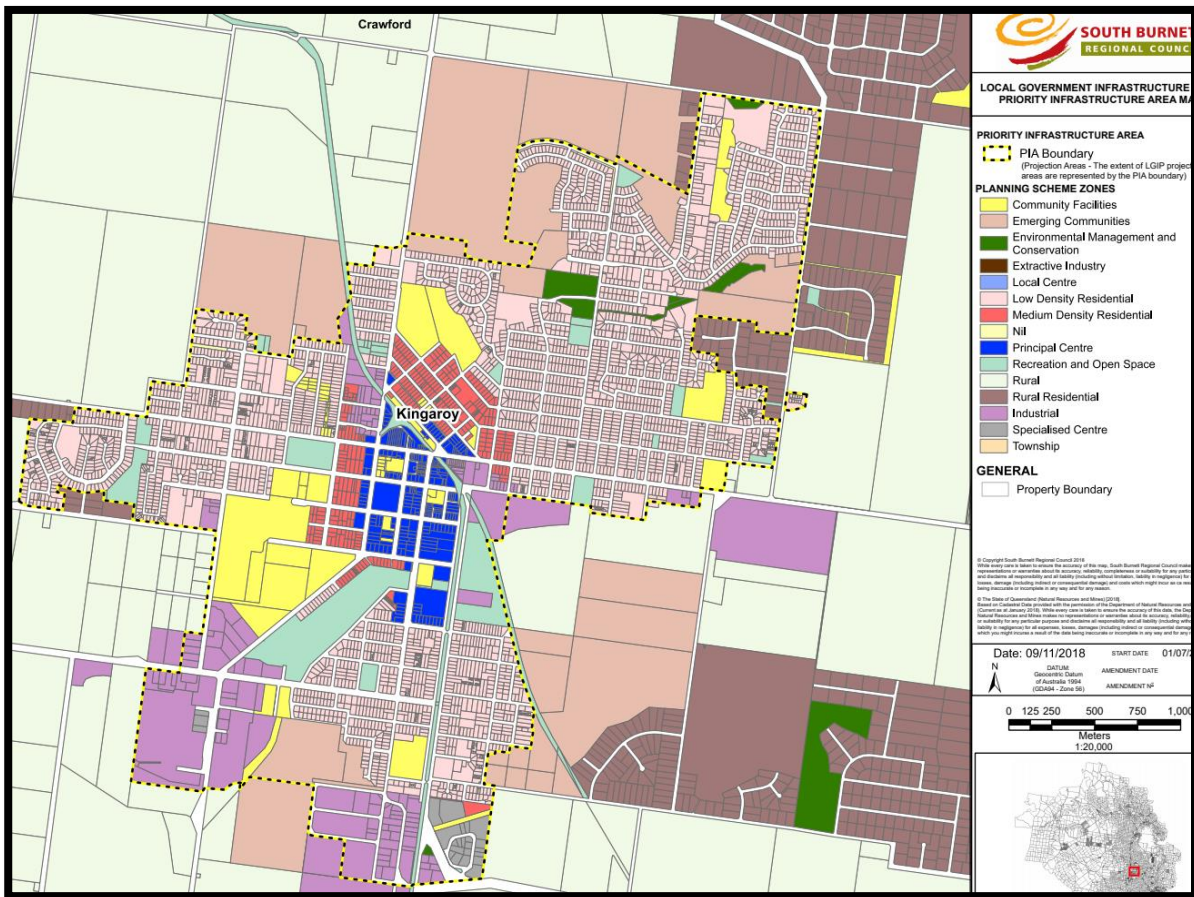
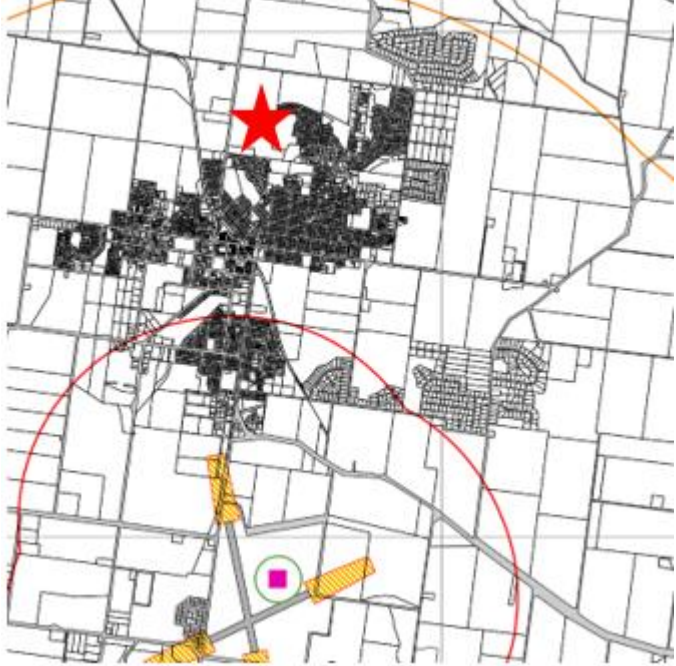




Figure 2. Priority Infrastructure Area

6.0 OVERLAYS

The Planning Scheme overlays identify specific development constraints relevant to the subject site. Each overlay is identified by an overlay map and requirements in the relevant zone code.

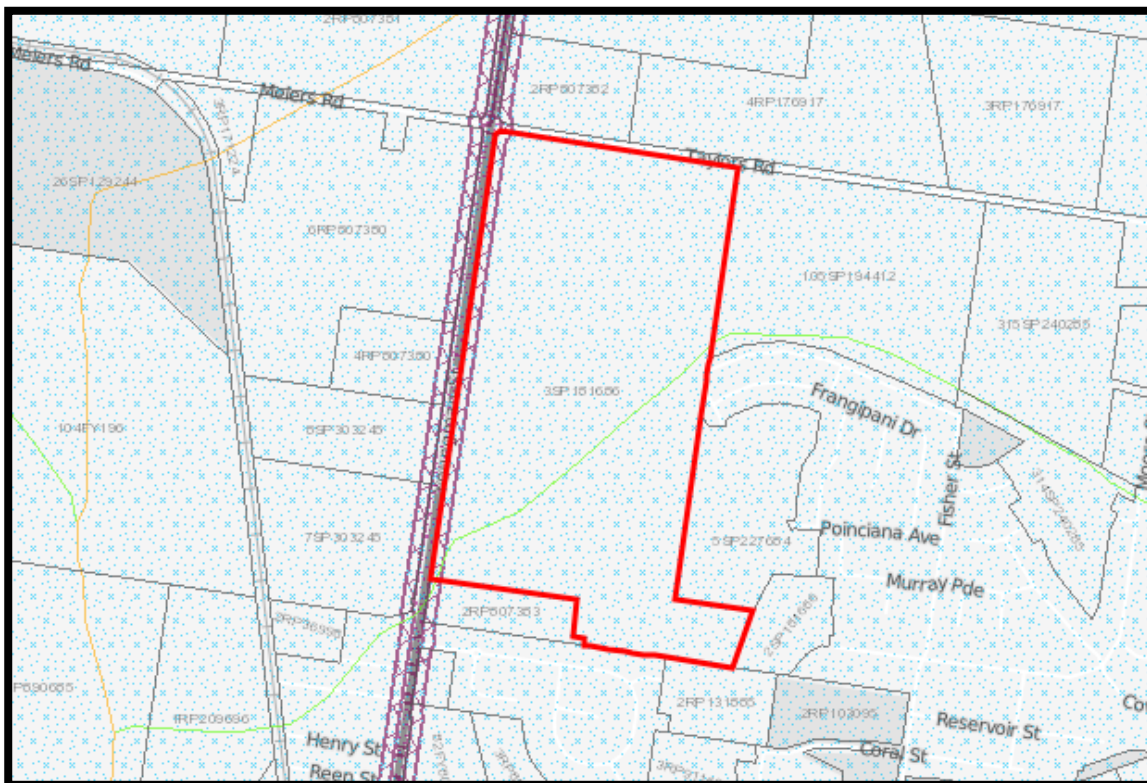
The applicant has not addressed the overlays at any time. The site has been identified on the following overlay maps as follows:

Overlays	Comments
Airport Environs Overlay Map – Distance from airport 8km	 <p>The subject site is located within 8km of the airport. No building restrictions apply to the subject site.</p>
Flood hazard overlay extent	 <p>The flood hazard overlay extends into the subject site.</p>

<p>Agricultural land class A and important agricultural area is mapped over the subject site.</p>	 <p>The subject site contains Class A agricultural land and is currently used for cropping purposes.</p>
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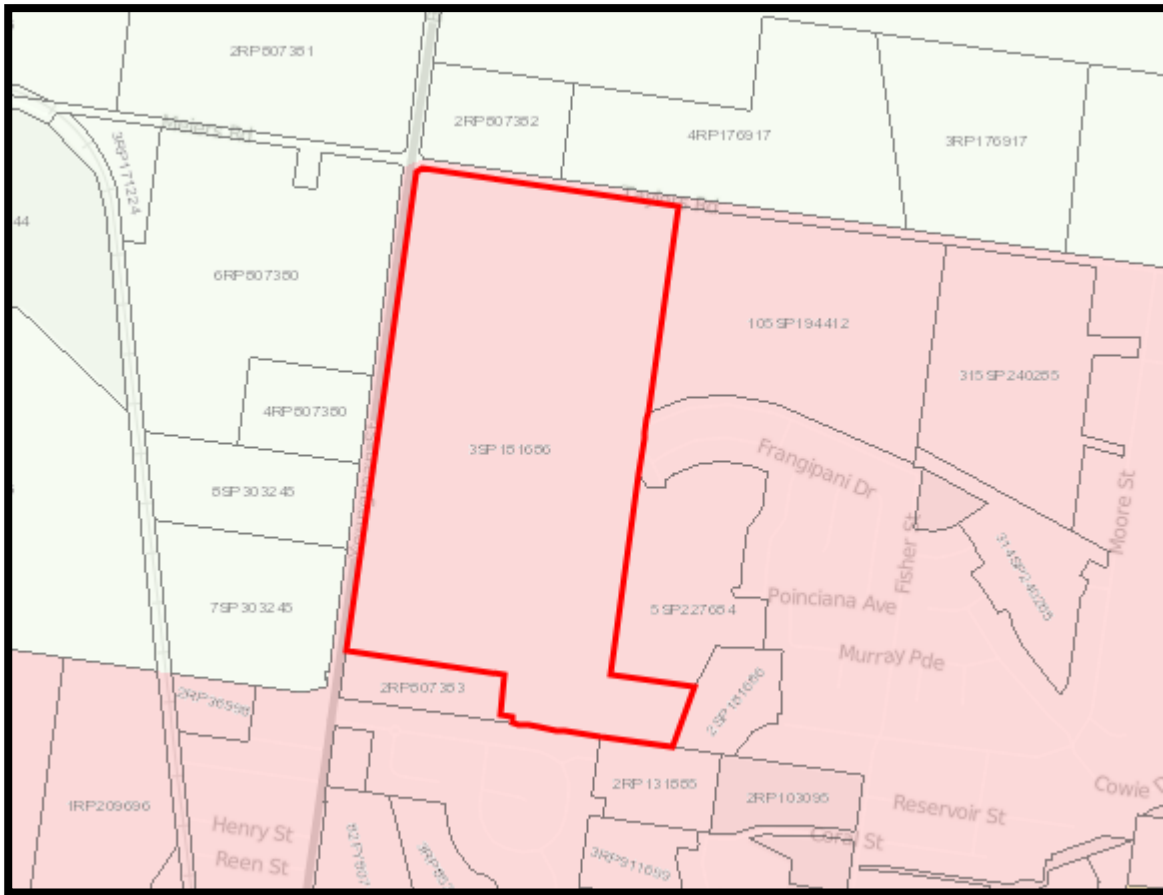
7.0 STATE DEVELOPMENT ASSESSMENT MAPPING

The subject site is mapped by state overlays under the State Planning Policy or Schedule 10 of the Planning Regulation 2017.



- STATE TRANSPORT CORRIDOR**
-  State-controlled road
- AREAS WITHIN 25M OF A STATE TRANSPORT CORRIDOR**
-  Area within 25m of a State-controlled road

The subject site is in the Emerging Communities Zone of the Wide Bay Burnett Regional Plan and on the fringe of the Urban footprint. The subject site is located within an area that is an evolving suburban locality.



▼ REGIONAL PLANS

- All
- Regional land use categories (SEQ, WBB, MIW, FNQ)
 - Urban Footprint
 - Rural Living Area
 - Regional Landscape and Rural Production Area

Image: WBB Regional Plan map

8.0 REFERRALS

The current approval includes concurrence agency conditions from the Department of Transport and Main Roads and Department of Infrastructure and Planning as an advice agency. It is noted that under the Planning Act 2016 referral of requests to extend the relevant period is not required. Provide a copy of Council’s decision must however be forwarded to these agencies.

9.0 PLANNING ACT ASSESSMENT

The application is currently due to lapse on 25 March 2021.

In accordance with Section 87(1) of the Planning Act 2016:

(1) When assessing an extension application, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to assessing the development application.

Discussion

Unless the development commences with subsequent permits and a clear commitment to delivering the development in the short term, another 4-year extension to the currency of the approval should not be considered favourably. As the applicant has highlighted there is no market for the existing approval and there appear to be significant infrastructure delivery obstacles.

There is considered to be sufficient planning grounds to refuse the request having regard to the requirements of the *Planning Act 2016*, Council's new Planning Scheme and the service delivery sequence relating to trunk infrastructure identified in the Local Government Infrastructure Plan.

The current assessment regime gives Council a very broad discretion to decide extension applications. Examples of matters that may be considered include:

1. The applicant supported the request by referring to the current depressed property market and potential issue with sewer infrastructure connection.
2. The condition of the housing market alone is not considered sufficient planning ground to extend the approval. In fact, it raises questions as to whether the development will proceed as intended where there is very limited economic and community planning need.
3. The applicant has not addressed the current planning framework. The existing approval and its conditions are significantly dated that will be exacerbated should another four year extension be granted. Development standards have changed since the current approval was granted.

Not only has the local planning framework changed with the adoption of a new planning scheme since the original decision, the infrastructure charges framework has been adopted and significant changes to State planning policies have come into effect.

The current approval does not comprehensively address the above framework.

4. Previous extensions granted to the currency period was based on the same reasons put forward by the applicant now. The applicant has not demonstrated a clear intent to implement the approval. There has been no significant progress to enact the current approval and only preliminary assessments and design concepts relating to operational works have been discussed with Council.

10.0 MINOR REQUEST

On 24 March 2020, the applicant lodged a request for Pre-lodgement Advice in respect to the Proposed Strategy to amend the existing approval to address Council's concerns regarding the inconsistency of the exiting approval with the planning scheme and the LGIP.

The pre-lodgement request included a draft amended Master Plan and draft proposed change to the Master Plan Schedule to align with the current planning scheme designations and correlate land use definitions to conform with the current Planning Scheme.

Council advised in correspondence dated 26 April 2020, that the draft proposed requested changes to the Master Plan and Schedule would not be considered a minor change.

The applicant submitted a request for a Change Application to the existing approval on 18 December 2021. The Master Plan and Master Plan Schedule have now been updated in an attempt to ensure that the changes meet the minor change test, following consultation with the applicant lawyers. This Change Application is proposed to be supported by a Water and Wastewater Network Analysis for the latest Master Plan for compliance assessment and provides options for the future delivery of required network infrastructure for the future development. The updated Water and Wastewater Network Analysis has not been submitted to date.

Council's initial review of the Change Application concluded that the request does not meet the requirements of s78 of the *Planning Act 2016*, for a minor change as the proposed change will result, in substantially different development. The current approval is well dated and past its useful life given that a new planning scheme was adopted that include different provisions. A proposal that does not meet the statutory test for a minor change must be considered as a other change that will, in this instance, involve public notification and consideration of infrastructure charges.

Extending the currency period of the existing approval for 12 months will provide the opportunity to communicate Council's conclusions with the applicant and provide the opportunity to negotiate a solution to progress the development of the site.

11.0 CONSULTATION

This request does not require public notification. However, a consideration of the request includes the period of time elapsed since the local community would have been made aware of the development.

The public notification of the original approval occurred several years ago, and the applicant is seeking an extension to the relevant prior that equates to a 12 year timeframe for development completion. It is considered relevant that the local community would not be sufficiently aware of the project when works commence, and as such, the community awareness of the development is considered to be sufficiently dated to warrant public notification of the existing approval.

12.0 RECOMMENDATION

The request for an extension to the currency period for 12 months is recommended due to significant conflict with current planning instruments, being the adopted South Burnett Regional Council Planning Scheme 2017, Local Government Infrastructure Plan and the *Planning Act 2016*. The approval is time damaged with respect to the *Planning Act 2016* development charging framework.

ATTACHMENTS

Nil

8 PORTFOLIO - WASTE MANAGEMENT**8.1 WASTE MANAGEMENT PORTFOLIO REPORT****File Number:** 10-03-2021**Author:** Councillor**Authoriser:** Chief Executive Officer**PRECIS**

Waste Management Portfolio Report

SUMMARY

Councillor Frohloff presented her Waste Management Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Frohloff's Waste Management Portfolio Report to Council be received for information.

Waste:**Waste Compliance Officer Position**

Interviews for the combined fixed term position (up to 6 months) with the North Burnett Regional Council, the Cherbourg Aboriginal Shire and the South Burnett Regional Council Waste Compliance Officer Position are currently occurring. It is hoped that this Officer should be starting in the second quarter of 2021.

Funding for this joint position was from a successful state government grant which will enable the partnering Council's to focus upon illegal dumping and littering within the three jurisdictions. It is hoped that as a result of this injection of resources that there will be a significant improvement in the level of illegal dumping and littering within the three Council areas.

Capital Works Update

Project Name	Project Description	Expected Start Date	Expected Completion Date
Maidenwell Transfer Station	Construction of new automated waste transfer station at Maidenwell	early 2021/2022	June 2022 \$350,000+
			Still awaiting to hear back from State departments regarding vegetation clearing and access to/from the Main Road.

BACKGROUND

Nil

ATTACHMENTS

Nil

8.2 ENVIRONMENT AND WASTE SERVICES UPDATE

File Number: 10-03-2021

Author: Manager Environment and Waste

Authoriser: Chief Executive Officer

PRECIS

Environment and Waste Services Update

SUMMARY

Environment and Waste Services Update

OFFICER'S RECOMMENDATION

That the Environment and Waste Services Update be received for information.

BACKGROUND

N/A

ATTACHMENTS

1. **Environment and Waste Operational Statistics** [↓](#) 

Stats Item	Monthly	Monthly	Yr. to date	Yr. to date
	1/2/21 -28/2/21	Comparative 1/2/20 -28/2/20	Cumulative 1/7/20 –28/2/2021	Cumulative Comparative 1/7/19 – 28/2/2020
Waste				
Waste Collection complaints in total for this year to date	68	61	542	388
General Waste Enquiries	20	20	215	194
Waste collection services conducted	56,589	56,221	494,353	473,475
Animal Registrations				
New Animal Registrations	78	84	612	888
CRM				
Abandoned vehicles	0	0	0	0
Animal attack	5	12	80	87
Animal management	110	111	853	829
drum MUSTER requests	4	4	17	11
Environmental Complaints	23	13	197	125
General Local Law, unsightly, signage	13	6	84	48
Illegal parking	0	0	0	0
Overgrown allotments	56	68	204	172
Public Health Customer requests	19	24	160	113
Enforcements				
Abandoned Vehicles	0	0	0	0
Animal	0	0	6	2
Declared Dog	1	2	6	13
Environmental	0	0	0	0
Impound animal	38	93	321	430
Overgrown	89	43	189	57
Licences and Permits				
Animal Keeping App –Kennel/cattery	0	0	0	0
Change of Food Licensee Applications	0	0	0	0
Environmental Authority Applications received	0	0	0	0
Footpath Applications Annual	33	0	41	0
Footpath Applications Short term	4	0	19	0
Market Stall Application	0	1	4	4
New Fixed Food Business Licence Applications	2	3	24	35
Non-Profit Temporary Food Applications	4	4	13	40
Personal Appearance Licence	0	0	0	
Private Water Samples Applications	1	0	17	7
Temporary Food Applications	1	2	11	22
Third Dog Permit Apps	1	1	16 + 1 restricted	9

9 PORTFOLIO – RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, INDIGENOUS AFFAIRS**9.1 RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT AND INDIGENOUS AFFAIRS PORTFOLIO REPORT****File Number:** 10-3-2021**Author:** Senior Recreation and Services Officer**Authoriser:** Chief Executive Officer**PRECIS**

Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report

SUMMARY

Cr Duff presented her Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Duff's Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council be received for information.

Parks & Gardens:

Council's parks and gardens crews are continuing to undertake the large mowing schedule across the region, with the priority on the CBD's including gardens, town entry & exits and high use parks.

Weed spraying contactors and Council have finished spraying Kingaroy, Kumbia, Maidenwell, Nanango & Blackbutt median strips, traffic islands and parks and are due to commence work in Murgon & Wondai in the coming weeks.

Slashing of the rail trail has commence with Murgon to Tingoora completed, with Kingaroy to Wooroolin in progress. Spaying has been undertaken along the rail trail, with weed eating to commence in a couple of weeks to allow chemical to take effect.

Parks staff are continuing with their schedules for weed eating, spraying, toilet cleaning and rubbish collections throughout the region.

COVID-19 signage remains in all parks and amenities, cleaning processes are still being undertaken by contractors and parks staff on each clean. Playground equipment is high pressure cleaned and disinfected monthly.

Customer requests

Council NRM & Parks staff are continuing to review and action customer requests within reasonable timeframes.

Aerodromes

Twice weekly inspections are continuing at the Kingaroy Airport, NOTAM remains in place advising aircrafts of extended wildlife activity. Councils Airport Reporting Officer is continuing to run the strip as requested by the Royal Flying Doctors Service prior to landing due to the Kangaroo issues at the Kingaroy Airport.

Cemeteries

Ongoing general maintenance is continuing in all cemeteries across the region, planting that was planned for Murgon & Wondai cemeteries has been put on hold due to the increase in mowing maintenance during this month. Planting now scheduled for late March.

Dams

It is with sadness that we say goodbye to Doug & Kath Hughes Boondooma Dam Managers who finished with Council 26 February. Council would like to thank Doug & Kath, for their efforts & commitment during a challenging (COVID) time as Dam Managers and wish them all the best in their new endeavours. Doug & Kath will be staying local and taking on another management role in Kingaroy.

Heath & Rowena Sander current managers at Bjelke-Petersen Dam will now take over the reins from Doug & Kath as newly appointed managers at Boondooma Dam. Council would like to wish Heath, Rowena and their staff all the best moving forward.

Facility	Occupants (1 st Feb 2020 to 29 Feb 2020)	Occupants (1 st Feb 2021 to 28 Feb 2021)	Increase/Decrease
Lake Boondooma	1027	952	-75
Bjelke-Petersen	293	735	+442

Property & Facility Management:

Contractors have commenced work at the Nanango Aquatic Centre this week. Installation of a new solar system by Zane Solar Pool Heating and replace expansion joints and painting of pool by Total Pool Renovations and replacement of chlorine bunded tank by Pacific Water Treatment and new marine carpet and non-slip vinyl by Anderson's Carpet Kingaroy. The South Burnett Aquatic Centre will be closed for approximately 6 weeks.

Local contractors Wards Electrical and Communication are currently working on the replacement of the gazebo roof in the front garden of Ringsfield House. Michael Chilcott Building and Renovations will commence on the 15th of March the installation of insulation on the back-veranda School House. This project will make it much cooler and vermin proof for the storage of the old South Burnett Times newspapers and historical files stored by the Nanango History Room Inc.

Council has recently replaced the shade sails at Proston Showgrounds and Campcraft arena for upcoming events completed by local contractor Crittenden's Upholstery Shop, Kingaroy. Council has also completed improvements to the Proston Showgrounds Pavilion to allow the committee to show displays and competitions safely and professionally in the Pavilion.

Durong Hall floor sanding and polishing is scheduled for 23rd of March by local contractor IP Flooring. Durong Hall amenities water tank and stand has been replaced with a new tank.

Council has completed the reroofing of the Nanango Energy Centre and replacement of the solar system by local contractor Ultimate Electrical Solutions from the Nanango.

Council officers and contractors have completed the first stage of a security audit across all Council facilities, compounds, depots, airports and water treatment plant. Findings from the security audit to be presented to Council in March.

Council has submitted a Building Better Regions grant application in the Tourism Infrastructure stream for Wondai Swimming Pool enhancements to the total value of \$600,000.

Indigenous Affairs:

GM O'May and I recently met with Cr Bronwyn Murray from Cherbourg Shire Aboriginal Council to commence work on a Reconciliation Action Plan for South Burnett Regional Council. We have

scheduled monthly meetings to further progress this plan. We also meet with Neil Stanley to discuss and progress a Yarning Circle in Murgon.

BACKGROUND

Nil

ATTACHMENTS

Nil

9.2 PARKS & GARDENS UPDATE

File Number: 10-03-2021

Author: Acting Manager NRM & Parks

Authoriser: Chief Executive Officer

PRECIS

Parks & Gardens Operational Update

SUMMARY

Parks & Gardens Operational Update

OFFICER'S RECOMMENDATION

That the Parks & Gardens update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. Parks & Gardens Update February [↓](#) 

PARKS & GARDENS UPDATE

Mark Watt
Acting Manager NRM & Parks

Works for Queensland R4 Grant Updates

Project Name	Project Description	Status
Community Building Upgrades & Maintenance		
Aerodrome Wondai	Runway Lighting Upgrades	Quotes received – order placed 10 th February awaiting stock to arrive.
Durong Public Amenities	Public Amenities – Water upgrade/bore installation	Agreement reached regarding bore installation and project scope
Kingaroy-CTC Youth Park Public Amenities	Amenities Upgrade	Work scheduled to commence early March
Open Space Refurbishments		
Regional Parks	-Bunya Mountains Shelters & Signage -Shelters Maidenwell & Butter Factory -Mt Wooroolin Shade & Seating -Shade Covers Rotary Park (K) & Youth Park (M)	Bunya Mnts shelters in stores, quote for materials for pads received late February – to be ordered early March. Maidenwell & Butter Factory Shelters have been installed. Mt Wooroolin scope confirmed.
Kingaroy & Benarkin – Lions Parks	Signage Upgrades	Scheduled Q4 delivery - scope confirmation required for Benarkin – Lions Park concept plan development stage.
Regional Tourism	Installation of Statues -Lions Park Upgrade (to support new peanut structure) -Arts Development Officer	Scheduled Q4 delivery – Lions Park concept plan development stage.
Blackbutt Sensory Garden	Delivery and installation by third party of sensory garden	Funding distributed
Blackbutt, Wondai, Gordonbrook Mountain Bike Signage	Delivery and installation by third party of mountain bike signage	Funding not yet distributed
Tourist Facilities Upgrades		
Proston – Rodney Street	Dump Point Installation	Scheduled Q4
Wondai – Coronation Park	Development of Site	Scope determined and under design phase
Boondooma Dam	Bunkhouse Relocation	WIP - Bunk House & Rec Room relocated completed. Carpark and service connection constructed. Line marking and turfing to be undertaken March.

Project Name	Project Description	Status
Yallakool New Amenities	New amenities x 2	Waiting revised quote due early March
Yallakool Boat Ramp	Coat Ramp repair – Day Area	Purchase order raised – works scheduled mid-March
Yallakool Tennis Courts	Tennis Court Upgrade	Scheduled Q4
Yallakool Contractor Rooms	Upgrade Contractor Rooms	Works commenced February
Yallakool & Boondooma Signage	Upgrade Tourist Park Signage	Design/Logo to be confirmed
Park Equipment & Playground Upgrades		
Nanango – Pioneer Park	Playground Upgrade -Flying Fox/zip Line -Upgrade Amenities -Lighting and power upgrade	Flying Fox – Ordered Amenities and Lighting upgrade scope to be confirmed
Nanango – Butter Factory Park	Playground Upgrade	Playground Completed, BBQ's and Shelters installed February 2021. Turfing to be laid 5 March.
Kingaroy – Apex Park	Park Furniture	Meet on site late February to confirm scope, waiting on quote for concrete works, Park Furniture to be ordered March.
Wondai – Skate Park	Skate Park Upgrade	Scope confirmation required
Nanango – Reg McCallum Park	Playground Upgrade	Scope confirmed with Cr & community stakeholders Scheduled Q3
Nanango – Scott St Carpark	Shade Sail replacement	Completed October 2020
Proston – Blake Street	Playground Renewal -Basketball half-court -Dog off-leash area -Sound shelter power connection -Sensory Garden -BMX track rehab & bollards	Community consultation to be undertaken to confirm projects early March 2021.

Drought Funding Projects Update

Project Name	Project Description	Status
Blackbutt – Skate Park	Upgrade Shade Shelter	Ergon scheduled to relocate amend services late April/May. Shelter design to be approved by Ergon. Erection to be completed June.
Kingaroy – Apex Park	Lookout Refurbishment/carpark	Construction of Car park completed, signage, line marking, bollards and turfing to be completed early March.

Project Name	Project Description	Status
Nanango – Butter Factory Park	Shade Sail Renewal	Installation completed
Nanango – Pioneer Park	Shade / BBQ	Order placed – materials received – installation by end of March
Maidenwell	CBD Upgrade	Concrete path and flag poles completed, shelters and bollards installed February.

CAPEX Projects Update

Project Name	Project Description	Status
Aerodrome - Kingaroy	Apron Seal	Completed
Aerodrome – Wondai	Boundary Wildlife Fence	Design completed, seeking suitably qualified suppliers
Cemetery – Blackbutt	New Columbarium Wall	WIP – bricks ordered
Dam – Boondooma	Carpark and Pathway	Completed
Dam – Boondooma	Playground Upgrade	Completed
Kingaroy – Apex Park	Carpark, Path and Painting	Design completed
Maidenwell Public Amenities	Upgrade of Septic System	Purchase order raised

Parks Operational Update

Stats Item	Monthly 01/02/2021 to 28/02/2021		Year to date Cumulative 1/7/2020– 28/02/2021	
	Burials	Ashes	Burial	Ashes
Cemeteries				
Blackbutt	0	0	3	0
Booie	0	0	1	0
Kumbia	0	0	1	0
Memerambi	0	0	0	0
Mondure/Wheatlands	0	0	0	0
Murgon	2	0	10	6
Nanango	0	0	6	1
Proston	0	0	2	0
Taabinga	5	2	26	8
Tingoora	0	0	0	0
Wondai	0	0	10	3
Total	7	2	59	18

Stats Item	Monthly 01/02/2021 to 28/02/2021		Year to date Cumulative 1/7/2020– 31/01/2021	
	Boondooma	Yallakool	Boondooma	Yallakool
Dams – Accommodation Numbers				
Cabins	141	185	1152	1567
Bunkhouse	16	0	32	0
Powered Sites	228	387	2034	3606
Unpowered Camping	567	163	7844	2402
Total	952	735	11062	7575

Operations Update

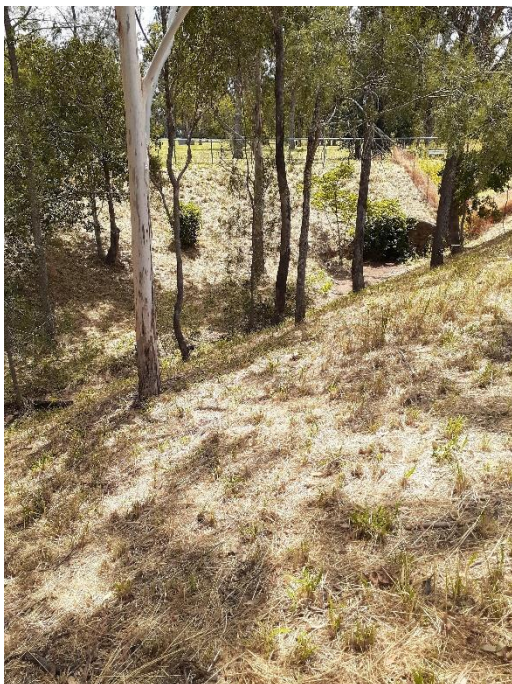
Parks



Below are recent photos of Cobb's Gully, Murgon after recent grass cutting and edge-trimming by the Parks crew. Cobb's Gully runs between Cobb Street from Douglas Street, North and Heading Street for a distance of about 280m.

Such maintenance takes 16 hours consisting of 7 labourers, plus machinery and is maintained 4 times per year. Annual costs to maintain this section are approximately \$35,000, most of which is labour.

Not only does it take a long time to complete this work, the slope is steep and dangerous. A business case is being prepared for a skid steer mower to help alleviate the risks and costs associated with this type of terrain. A skid steer mower (otherwise called a posi-track) may provide alternative uses such as post hole digging, loading and moving garden soil, mulch and cemetery work.



The above work practises are being reviewed and this is an example of how Council's Parks crew are conducting ongoing reviews of work methods and attempting to do things smarter and more efficiently.

Future Works

The annual planting program has been delayed owing to discussions about plant selection and type. It was intended to proceed to planting, however a previous direction suspended this activity and if planting is to proceed, the ideal time is to have all works completed by the middle of April. Approximately 4,500 plants are needed, costing approximately \$20,000,

together with the necessary staff resources to undertake this project, which will deplete resources for mowing.

9.3 PROPERTIES OPERATIONAL UPDATE

File Number: 10-03-2021

Author: Manager Property

Authoriser: Chief Executive Officer

PRECIS

Communities – Properties Operational Update

SUMMARY

Properties Operational Update

OFFICER’S RECOMMENDATION

That the Property Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. Properties Operational Update. [↓](#) 

COMMUNITIES – PROPERTIES OPERATIONAL UPDATE

Leanne Petersen
Manager Property

Projects**Department of Local Government Grants and Subsidies: In progress**

Name	Description	Status
Reroofing of Ringsfield House	80% of works completed	Reroofing of house has been completed. The back roof is 100% completed and the gazebo is 80% completed.

2020/21 CapEx Projects: In progress

Name	Description	Status
Boondooma Homestead Stone Store Mortar	Repoint the mortar in the Stone Store. 20% completed	Kent from Classical Stone Australia conducted a site inspection at Boondooma Homestead on 1 March 2021
Kingaroy Council Administration Building	Rear air-conditioning unit end of life. Been an increase in faults and maintenance costs. Not handling summer temperatures. New ducting in ceiling cavity in some areas, temperature control zones to reflect floor plan.	This project is still within the confirmation and design stage with Council Officers.
Wondai Archive Room - fire wall	Install a block wall to ensure the archive room has a fire wall between the files and the heritage museum.	Tender has been successfully awarded to Michael Chilcott Building. Completion date is set for 30 April 2021
Kingaroy Swimming Pool Refurbishment	Reserve funds for asset replacement in 2021/22	Funds restricted and works have not yet begun.
Kingaroy Swimming Pool Refurbishment - concept plans, engineer drawings	Prepare concept plans, community consultation, engineer drawings	This project is still within the planning stage.
Murgon Swimming Pool Plant room to be replaced	Replace plant room structure, double bunded chlorine tanks, seal inside balance tank. 90% completed.	Plans being finalised with Cardno. Licenses approved. Project has been started.
South Burnett Aquatic Centre - expansion joints and repaint	Expansion joints to be replaced and repaint 25m pool and hydrotherapy pool	Tender awarded to Total Pool Renovations. Works begun on 1 March 2021 during a 6-week shutdown.
South Burnett Aquatic Centre - Solar Heating	Install new solar heating	Tender awarded to Zane Solar Pool Heating. Works

		begun on 1 March 2021 during a 6-week shutdown.
South Burnett Aquatic Centre	Rust to inground steel shade sail posts and door jambs.	Works planned for March 2021 during a 6-week shutdown. Steel repair sent out for jamb quotes.
South Burnett Aquatic Centre - refurb bathrooms and changerooms, disable bathroom	Tiles cracked and stained, change room seating rusted, shower and hand basin fixtures showing signs of corrosion.	Works planned for commencement March 2021. Martin Building Design & Specification complete. Currently writing Tender Specifications.

2020/21 Additional Projects

Name	Description	Status
Boondooma Homestead Signage	Sign replacement	DTMR / have provided advice on sign location. Council will need to enter into a Road Corridor Permit.

Works for Queensland Round 3: In progress

Name	Description	Status
Kingaroy VIC and Museum signage	60% works completed. Reproduce existing signs and develop new interpretative information for VIC, Art Gallery and Museum.	Installation of Banners and Skins complete. Interpretive Signs and Information Plaques currently within design stages. Council has engaged the services of a Graphics Designer to produce new Bunya Mountains Information Sign and fresh Logos for Museum.

Works for Queensland Round 4 COVID: In progress

Name	Description	Status
Tourist Facilities Upgrade	Boondooma Homestead - Water	100% works completed. Committee received additional grant funding for \$16,000 to go towards installing solar pump and tank.
Community Building Upgrade and Maintenance	Kingaroy Forecourt & Carpark CCTV	Site Inspections have commenced.
Community Building Upgrade and Maintenance	Cultural Centre Air-conditioning & Window Replacement	This project is currently in the design phase. Tender has closed and Council is now in the review stage.
Community Building Upgrade and Maintenance	Roof Replacements	Kingaroy Finance Building 100% completed, and staff have relocated back to office. Nanango Energy Centre 100% completed.

		<p>Murgon Shops 100% completed.</p> <p>Murgon PCYC 100% completed.</p>
Community Building Upgrade and Maintenance	Repainting of Structures	<p>Kingaroy Finance Building 100% completed, and staff have relocated back to office.</p> <p>Kingaroy SES Building – 100% completed</p> <p>Nanango Tennis Clubhouse 100% completed</p> <p>Maidenwell Hall External tender has been awarded to Peter McDonald</p> <p>Murgon PCYC is currently out for tender.</p>
Community Building Upgrade and Maintenance	Replace flooring of Structures	<p>Replacement of floor coverings</p> <p>Kingaroy VIC-Andersens 100% completed</p> <p>Kingaroy Finance Building – 100% completed</p> <p>Ringsfield House – Rob Hood 100% completed</p> <p>Nanango Aquatic Centre-Andersens scheduled 1st March 2021</p> <p>Durong Hall – Sanding & reseal commences 22 March 2021</p> <p>Wondai Hall – Sanding & reseal commences 1 June 2021</p> <p>Proston Hall – Sanding & reseal commences 2 July 2021</p> <p>Proston Pavilion – Sanding and reseal commences 22 March 2021</p> <p>Maidenwell Sportsground Facility – New decking 100% completed.</p>

Community Building Upgrade and Maintenance	Corporate Buildings - Security System	Site inspections have been completed, and meeting stage has commenced.
Community Building Upgrade and Maintenance	Wondai Showgrounds Grandstand (portable)	This project is now in the design stage.

Drought Communities Funding: In progress

Name	Description	Status
Building Maintenance Works	Maidenwell Hall, Cloyna Hall, Proston Show Ground Pavilion, Durong Hall, Nanango Tennis Club	Nanango Tennis Reroofing 100% completed. Proston Show Ground Pavilion – 100% completed Maidenwell Hall stump repairs tender issued.

Tenders and Quotations: In progress

Item	Background	Actions
Tenders and Quotations		
Other property for sale: 14-16 West Street, Kingaroy 15 Hunter Street, Nanango	Listed with Raine and Horne, Kingaroy.	Ongoing listing with Real Estate
Murgon Men's Shed	Location for Carriages	Draft lease/licence issued to Murgon Men's Shed for a new location for the carriages.

Grants

Item	Background	Actions
Building Better Regions Round Five – Infrastructure Projects Stream	Application to BBRF Program	Application successfully submitted to the BBRF Round 5 Program for the Wondai Memorial Swimming Pool Enhancement Project.
Letter of Support – SB Care	SB Care Community Infrastructure Partnership Application	Letter of Support written and submitted for SB Care displaying Council's support for their application.
Letter of Support – Kingaroy Junior Cricket Association Inc.	Kingaroy Junior Cricket Association Inc. Grant Application	Letter of Support written and submitted for Kingaroy Junior Cricket Association Inc. displaying Council's support for their application.

9.4 COUNCIL ADVISORY COMMITTEES

File Number: 10-03-2021

Author: Acting Manager NRM & Parks

Authoriser: Chief Executive Officer

PRECIS

To progress the establishment of a Council Advisory Committee. The role of a Council Advisory Committee is to provide input and advice to Council on specific topic, seeking to utilise the expertise of community members who have a strong knowledge and passion for particular topics.

SUMMARY

Internal discussions have been undertaken regarding the establishment of advisory committees to support Council's operations e.g. management of the environment, parks, gardens, biosecurity, waste, recycling etc.

Council Advisory Committees are predominately focused on providing support in the development of various strategic issues such as a botanical masterplan or waste management strategy.

OFFICER'S RECOMMENDATION

That the committee recommends to Council:

That as part of the development of Council's Corporate Plan that consideration be given to the establishment of Council Advisory Committees.

BACKGROUND

Council staff and elected members have been working with a small group of locally based members quite skilled in plant species and horticulture. Discussions have been based on plant types for annual planting programs and street tree selections, particularly for the KTP.

When considering the benefits of this skill base and expertise, it was felt that a broader view might be beneficial if environmental issues and waste be included in the scope for a new advisory group.

Such topics are linked and all belong within a single department of Communities. The sectors that fit within this broader topic and may align with Council's draft Corporate Plan are as follows:

- Using native species and climate resilient plants as part of Council's annual plantings;
- Council's NRM program and their contributions to biosecurity;
- Council's weeds management program;
- Establishing a botanical master plan for the region.

Council may wish to consider the benefits of an Advisory Committee, which aims to take advantage of the diversity and local knowledge into one co-ordinated group. Members selected to the Advisory Committee may work positively with Council's expert staff and help achieve valuable outcomes for the region. Council may also source the expertise and assistance of the Local Government Association of Queensland (LGAQ) who hold regular forums and may guide Council in accessing broader knowledge within the local government industry.

ATTACHMENTS

Nil

9.5 RINGSFIELD HOUSE NANANGO - FUTURE MANAGEMENT OPTION**File Number:** 10-03-2021**Author:** Land Investigation Officer**Authoriser:** Chief Executive Officer**PRECIS**

Future operation and management options for Ringsfield, Alfred Street, Nanango.

SUMMARY

Ringsfield is an historical precinct, which includes historical buildings and other improvements significant to Nanango's history. The precinct was leased to a commercial operator that vacated in 2020. The Nanango History Room association has continued to occupy the schoolhouse. Since the commercial operator vacated the precinct, Ringsfield has undergone significant maintenance and is now ready to be reopened to the public.

OFFICER'S RECOMMENDATION

That Council investigate options for the future operation and management of Ringsfield including:

- a) establishing an Advisory Group and operation of the facility by a community group,
- b) identifying alternative management models independent of Council,
- c) as a Council-operated facility,

and report back to the April meeting of the Council Community Standing Committee.

FINANCIAL AND RESOURCE IMPLICATIONS

Identifying alternatives and preparing an options report for the operation and management of Ringsfield may involve engaging suitable expertise and stakeholders which will be a cost to Council. Experts in the fields of tourism and events, and other relevant expertise, may be called upon if require.

LINK TO CORPORATE/OPERATIONAL PLAN

Re-opening Ringsfield to the general public for use and visitation as a heritage precinct aligns with the SBRC Corporate plan 2018/19 to 2022/23:

ENHANCING OUR COMMUNITY

EC3 An active, safe and healthy community

EC3.2 - Enhance community culture through the support of initiatives and the provision of community facilities

GROWTH AND OPPORTUNITY

GO3 The South Burnett is a recognised tourism destination

GO3.1 - Promote and support the development of the South Burnett as a premier tourist destination

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Ringsfield is a significant historical house in Nanango. It is understood that Councillors have met with local community members and groups to discuss the future of Ringsfield and if so officers of Council have not been involved in those discussions. A tender was called in the second half of 2020 for interested not-for-profit groups to submit their proposal(s) for the operation of the facility. Council officers met with representatives of several groups on 16 November 2020 in relation to concerns raised by these groups. The meeting concluded with the advice by the combined groups that they would not be submitting a tender and would take no further action until the New Year.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Any proposal to establish an advisory group or other management model to manage Ringsfield will be in accordance with relevant legislation.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Any proposal to establish an advisory group or other entity to operate and manage Ringsfield will be in accordance with any relevant Council policy or local law.

ASSET MANAGEMENT IMPLICATIONS

The asset management of Ringsfield will be considered in determining the most appropriate management model for the property.

Asset management implications will be further investigated before any subsequent report to Council for decision.

REPORT

In late 2020, Council released an invitation to tender for community groups to make an offer to lease Ringsfield to operate and manage as a heritage facility. Council received no submissions for that tender process and is now progressing with alternative operation options.

The purpose of undertaking an options analysis will assist Council to determine the most appropriate operation and management model for Ringsfield. An options analysis, and adoptions of a preferred management model will aid its success as an historical and tourist destination in Nanango.

In determining the most appropriate management model, stakeholders, both internal and external to Council will be consulted. Council may engage contractors to provide expert advice when required to guide decision-making and determination of a preferred management model.

ATTACHMENTS

Nil

9.6 TRUSTEE PERMIT TERMS BETWEEN COUNCIL AND BUNYA VALLEY LANDCARE INC.

File Number: 10-03-2021
Author: Lease Officer
Authoriser: Chief Executive Officer

PRECIS

Trustee Permit terms for Lot 900 RP 896938 known as "Carew Park" located at the corner of Doonkuna Street and Tessmanns Road, Kingaroy.

SUMMARY

At the General Meeting in February 2021, Council resolved unanimously to enter into a lease agreement with the Bunya Valley Landcare Group to manage Carew Park with lease conditions to be brought to the next Community Standing Committee to progress. Terms have now been prepared.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council:

1. That South Burnett Regional Council enter into a Trustee Permit (non-exclusive use) for the purpose of landscaping, with Bunya Valley Landcare, with conditions including:
2. Term of three (3) years at \$75.00 per annum plus GST
3. The permittee to bear all costs of the project, and all subsequent operational and maintenance costs including mowing, weed and pest management and utility charges (including any connection fees)
4. A concept plan including scope and budget with project milestones is to be submitted to Council for approval under the licence prior to the commencement of works. Concept plan to include details on the effects of overland flow and drainage of any proposed earthworks
5. The permittee must seek consent under the licence prior to making application for planning approvals, including building and planning permits
6. The permittee will undertake community engagement and provide the outcomes to Council prior to the commencement of works
7. The permittee will not impede pedestrian access from David Place.
8. The permittee must incorporate existing infrastructure into the concept plan and not undertake any works that may affect Council-owned infrastructure
9. Should the Trustee Permit come to an end, Council is not obliged to maintain the improvements made by the permittee and has the right to remove any assets or improvements made by the permittee.

BACKGROUND

The Bunya Valley Landcare approached Council in January 2019 to undertake landscaping in Carew Park. The Bunya Valley Landcare has provided a project proposal with approximate costings and a community engagement plan. The Bunya Valley Landcare wish to use Carew Park to promote their core objective of promoting to the community the value of natural play environments and knowledge of native species of trees and plants.

FINANCIAL AND RESOURCE IMPLICATIONS

The proposal submitted by the Bunya Valley Landcare has requested Council to contribute resources of machinery and seed stock to support delivery of the project. It is recommended that all costs associated with the project are funded by the Bunya Valley Landcare. It is recommended that the project proposal, project scope and budget are resubmitted to Council for review to ensure that Bunya Valley Landcare's proposed operational and maintenance schedules can support the park design.

LINK TO CORPORATE/OPERATIONAL PLAN

OUR ENVIRONMENT – A sustainable environment, proactively and responsibly managed in partnership with the community for future generations

ENV1 - Our region's environmental assets are promoted, protected and enhanced.

ENHANCING OUR COMMUNITY - Building a vibrant, healthy, supportive and inclusive community

EC2.1- Encourage and support community organisations to enhance their sustainability

EC3.2 - Enhance community culture through the support of initiatives and the provision of community facilities

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Councils' Lease Officer has liaised with Councils' Manager Property, Land Investigation Officer, Engineering Contractor, and Coordinator Recreation to review Bunya Valley Landcare's proposal to ascertain the suitability of Carew Park. The results of the consultation have found that Carew Park would be suitable for the proposed project, provided that officers can liaise with Bunya Valley Landcare on the final concept plan and plant selection. The Bunya Valley Landcare have provided an initial proposal and community engagement plan which has provided a basis for the initial licence term recommendations. Council Lease Officer has discussed proposed licence terms with the Bunya Valley. The Department of Resources has advised that as a reserve the provision of the Land Act 1994 and associated regulation apply and that Council as the Trustee may enter into a Trustee Permit.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Lot 900 RP 896938 is a Reserve for Park, with Council as Trustee. An offer of a Trustee Permit to Occupy over the property to a community group would be in accordance with Sections 236 of the Local Government Regulation 2012.

The recommendation of a Trustee Permit is in accordance with Land Act 1994 and Land Regulation 2010

Council will request the Bunya Valley Landcare to provide certificate of currency of Public Liability Insurance to the value of \$20 Million, an Annual Return of Association (Form 12 – Associations Incorporation Act 1981) and current financial statements to provide evidence that the Bunya Valley Landcare can sustain the delivery of the project.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Offering the property for a Trustee Permit is in accordance with Council's Disposal Assets Policy by considering any potential benefit to the community and impact on the environment.

ASSET MANAGEMENT IMPLICATIONS

The asset will revert to Council at the expiry of the permit therefore, it is imperative that the Bunya Valley Landcare delivers a project that does not require high ongoing operational maintenance.

REPORT**Property Details:**

Address: 2-18 Doonkuna Street

RPD: Lot 999 RP 896938

Area: 7001 square metres

Tenure: Reserve for Park

Trustee: South Burnett Regional Council

Zone: Recreation and Open Space under South Burnett Regional Council Planning Scheme V1.4

Carew Park is located on the corner of Doonkuna Street and Tessmann Road in Kingaroy. The park also has pedestrian access from David Place. The neighbouring housing is zoned as low density residential furthermore, the vacant parcels of land opposite and adjacent are zoned as rural land.

Carew Park is zoned as a recreation park. Parks are designed to create an informal setting for recreation and social activities, enhance the physical and mental health of community members and supports activities that provide relaxation, amusement or stimulation.

Council has identified through the Sport and Recreation Infrastructure and Strategic Plan 2018-2028 that natural settings provided were highly valued, however a lack of shade throughout the wider open space network was identified as a barrier to the usage of parks. At the time of publication Carew Park was considered undeveloped.

The proposal submitted by Bunya Valley Landcare in 2019 seeks to partner with Council to develop Carew Park by undertaking landscaping. Bunya Valley Landcare's proposal is to create a cool and restful place with warm spaces where the senses are enlivened by textures.




The plan identifies delivery in three stages of earthworks, soil preparation and maintenance. The Bunya Valley Landcare have committed to carry out maintenance for up to three years with the exclusion of mowing.

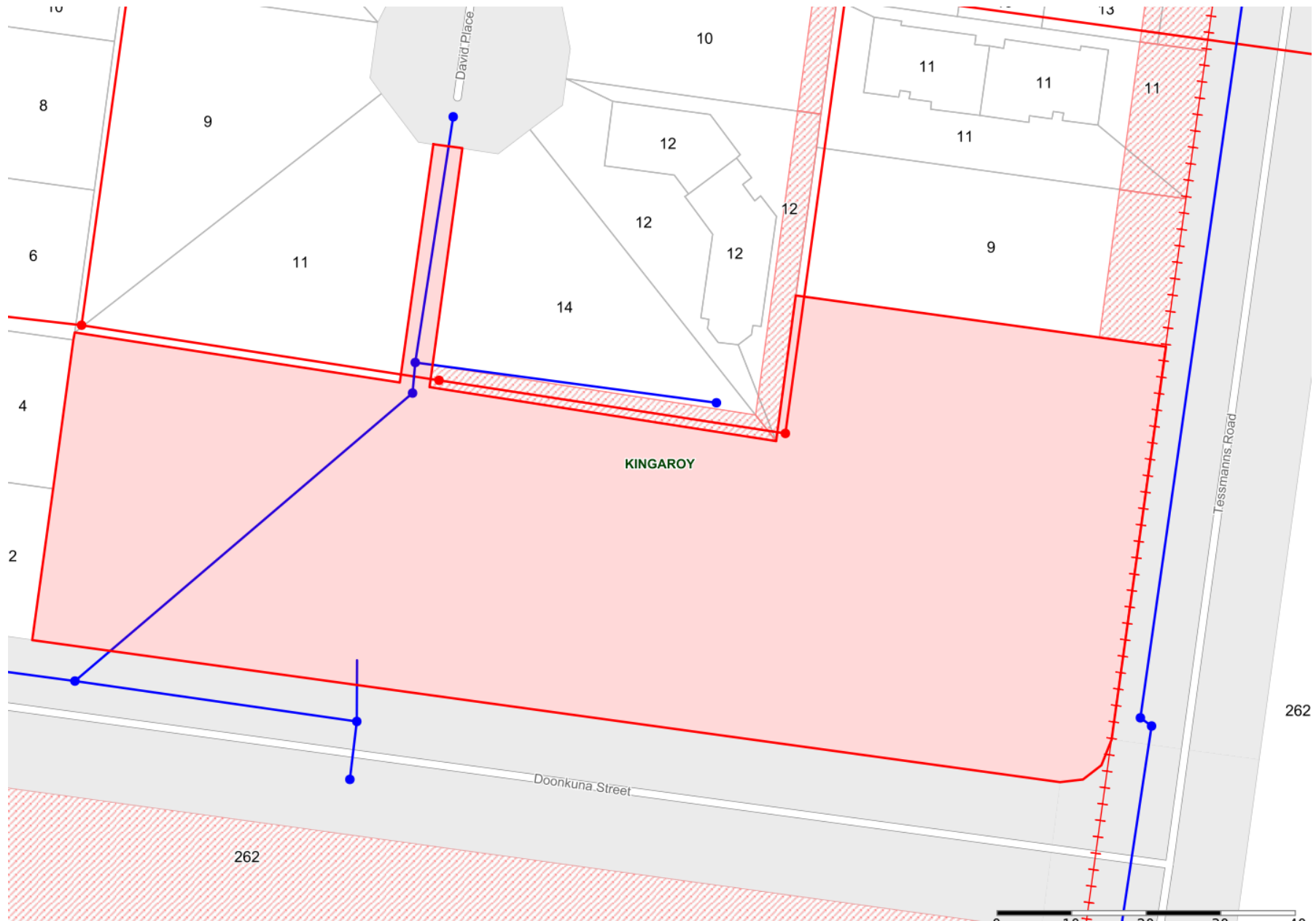
A concept plan was submitted with supporting information for the project however, Council requires a revised concept plan with plant species, project milestones and budget to be submitted for approval prior to the project commencing.

Due to the expected high activity to undertake the project it is recommend that, to minimise the impact on surrounding properties, that the permittee volunteers and contractors do not use the pedestrian access from David Place.

To minimise the initial costs to Council it is recommended that Council decline to provide financial and in-kind contributions as requested by the Bunya Valley Landcare however, that Council will commit Officers' time to providing feedback and technical skills to the group to ensure that the project outcomes are sustainable for Council to maintain.

ATTACHMENTS

1. **Aerial map with Council Infrastructure** [↓](#) 
2. **Survey Plan** [↓](#) 
3. **Schedule 3 Prescribed terms of particular trustee leases and subleases** [↓](#) 

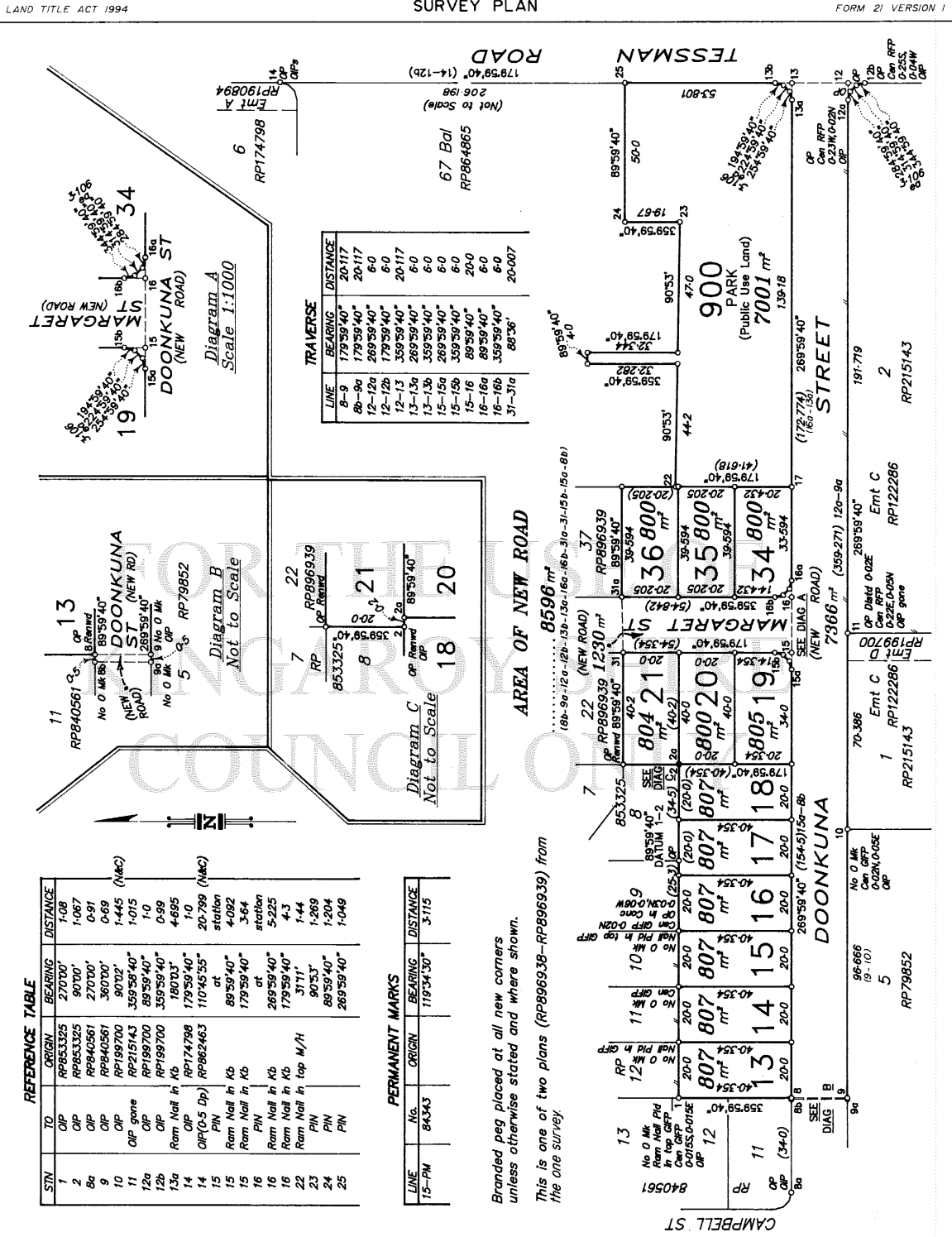


896938

PLAN MUST BE DRAWN WITHIN BLACK LINES

896938

J.F.H. Murray & Associates



REFERENCE TABLE

STN	TO	ORIGIN	BEARING	DISTANCE
1	OIP	RP853325	270°00'	1.08
2	OIP	RP853325	90°00'	1.067
3	OIP	RP840561	270°00'	0.81
4	OIP	RP840561	360°00'	0.59
5	OIP	RP199700	90°02'	1.445 (NAC)
6	OIP	RP199700	359°58'40"	1.015
7	OIP	RP199700	89°59'40"	1.0
8	OIP	RP199700	359°59'40"	0.99
9	OIP	RP199700	180°03'	4.685
10	Ram Nail in Kb	RP174798	179°59'40"	1.0
11	OIP	RP862463	110°45'55"	20.769 (NAC)
12	at station			
13	at station			
14	Ram Nail in Kb	RP862463	89°59'40"	4.082
15	Ram Nail in Kb	RP862463	179°59'40"	3.64
16	Ram Nail in Kb	RP862463	269°59'40"	5.225
17	Ram Nail in Kb	RP862463	311°11'	4.3
18	Ram Nail in Kb	RP862463	90°53'	1.44
19	Ram Nail in Kb	RP862463	89°59'40"	1.269
20	Ram Nail in Kb	RP862463	269°59'40"	1.204
21	Ram Nail in Kb	RP862463	269°59'40"	1.049

PERMANENT MARKS

LINE	No.	ORIGIN	BEARING	DISTANCE
15-PM	84343		119°34'30"	3.115

Branded peg placed at all new corners unless otherwise stated and where shown.
This is one of two plans (RP896938-RP896939) from the one survey.

PLAN OF LOTS 13 - 21, 34 - 36 & 900
Cancelling Part of Lot 67 on RP864865 & Lot 102 on RP840561
Portion 120v

PARISH WOOROLIN
COUNTY Fitzroy
TOWN/LOCALITY KINGARROY
LOCAL GOVERNMENT Kingarroy S.C.
LANDS REGION Wide Bay
MINING DISTRICT

ORIGINAL	MAP REF	SCALE	NO SURVEY RECORDS DEPOSITED	ARCHIVED
RP853325	9244-14124	1:1250	ENDORSED Accredited Lodgement	BRISBANE

REGISTERED PLAN 896938

896938 WARNING - PLAN MAY BE ROLLED - A FOLDED OR MUTILATED PLAN WILL NOT BE ACCEPTED 896938

Schedule 3 Prescribed terms of particular trustee leases and subleases

[section 69\(a\)](#)

Part 1 Preliminary

1 Purpose and application

This schedule states the prescribed terms of—

- (a) a trustee lease, other than—
 - (i) a trustee lease (construction); or
 - (ii) a trustee lease, the granting of which, under a provision of another Act, did not require the Minister's approval; and
- (b) a trustee sublease of a trustee lease to which paragraph (a) applies.

2 Definitions for schedule

In this schedule—

trustee means the trustee of trustee lease land.

trustee lease land—

- (a) for a provision about a trustee lease—means, generally, the trust land the subject of the trustee lease; and
- (b) for [sections 4 to 6](#)—includes any area of trust land, of which the land mentioned in paragraph (a) is a part, used by the trustee lessee of the trustee lease.

trustee lessee, of a trustee lease, means the lessee under the trustee lease.

trustee sublease means—

- (a) a sublease of a trustee lease approved by the Minister under section 58(1)(a) of the [Act](#); or
- (b) a sublease of a trustee lease for which the Minister has given the trustee lessee an authority under [section 64\(1\)](#) of the [Act](#).

trustee sublease land, for a provision about a trustee sublease, means the trust land the subject of the trustee sublease.

trustee sublessee, in relation to a trustee sublease, means the sublessee under the trustee sublease.

3 Application to trustee sublease

This schedule applies in relation to a trustee sublease as if—

- (a) a reference in [part 2](#), other than in [section 8\(2\)](#), to a trustee lease were a reference to the trustee sublease; and
- (b) a reference in [part 2](#), other than in [section 4\(4\)](#), [8\(2\)](#) or [11](#), to a trustee lessee were a reference to the trustee sublessee; and
- (c) a reference in [part 2](#) to trustee lease land were a reference to trustee sublease land; and
- (d) a reference in [section 9](#) to the trustee were a reference to the trustee lessee.

Part 2 Prescribed terms

4 Indemnity

- (1) The trustee lessee of the trustee lease indemnifies and agrees to keep indemnified the State, the Minister, the trustee and their representatives (all the *indemnified parties*) against all liability,

costs, loss, charges and expenses including claims in negligence (including any actions, claims, proceedings or demands brought by any third party, and any legal fees, costs and disbursements on an indemnity basis) arising from, or incurred in connection with—

- (a) the granting of the trustee lease to the trustee lessee; or
- (b) the trustee lessee's use and occupation of the trustee lease land; or
- (c) personal injury (including sickness and death), or property damage or loss, in connection with the following—
 - (i) the performance of the trustee lease by the trustee lessee;
 - (ii) the attempted or purported performance of the trustee lease by the trustee lessee;
 - (iii) the non-performance of the trustee lease by the trustee lessee;
 - (iv) a breach of the trustee lease by the trustee lessee.
- (2) The trustee lessee releases and discharges, to the maximum extent permitted by law, the indemnified parties—
 - (a) from all actions, claims, proceedings or demands; and
 - (b) in respect of any loss, death, injury, illness or damage arising out of the use and occupation of the trustee lease land, whether or not—
 - (i) the damage is personal or property damage; or
 - (ii) the loss is consequential loss.
- (3) To the maximum extent permitted by law, the State, the Minister, the trustee and their representatives are not liable to the trustee lessee for any consequential loss arising out of the use and occupation of the trustee lease land.
- (4) If the trustee lessee has granted a trustee sublease, the trustee lessee is liable for the trustee sublessee's use and occupation of the trustee sublease land.
- (5) In this section—
 - consequential loss** means the following—
 - (a) loss of revenue;
 - (b) loss of profit;
 - (c) loss of anticipated savings or business;
 - (d) loss of opportunity (including opportunity to enter into or complete arrangements with third parties);
 - (e) loss of data or goodwill;
 - (f) loss of reputation;
 - (g) any special, indirect or consequential loss whether arising in contract, tort (including negligence) or otherwise.

representative, of a party, means an employee, agent, officer, director, contractor, subcontractor or other authorised representative of the party.

5 Insurance

- (1) The trustee lessee of the trustee lease must take out a public liability insurance policy (the **insurance policy**), complying with subsection (2), with—
 - (a) a general insurer authorised under the [Insurance Act 1973 \(Cwlth\)](#); or
 - (b) another insurer approved by the Minister.
- (2) The insurance policy must—
 - (a) name the trustee lessee as the person insured under the policy; and

- (b) insure the trustee lessee against—
 - (i) legal liability for any loss of, or damage to, any property, and for injury (including death) to any person, arising out of anything done or omitted to be done on or about the trustee lease land or any improvements on the trustee lease land; and
 - (ii) all actions, claims, demands, proceedings, costs, charges and expenses, including claims in negligence; and
- (c) insure the trustee lessee for at least \$20m, or a higher amount reasonably required by the Minister, for each event; and
- (d) insure the trustee lessee on a ‘claims occurring’ basis; and
- (e) be maintained by the trustee lessee at all times during the term of the trustee lease.
- (3) If an event occurs that the trustee lessee considers is likely to give rise to a claim under the insurance policy, the trustee lessee must—
 - (a) give the Minister written notice of the event as soon as practicable after the event occurs; and
 - (b) ensure the trustee and the Minister are kept fully informed of subsequent actions and developments concerning the claim.
- (4) The trustee lessee must—
 - (a) renew the insurance policy, at the trustee lessee’s expense, each year during the term of the trustee lease; and
 - (b) if the trustee lessee receives a notice of cancellation in relation to the policy—immediately take out another public liability insurance policy complying with subsection (2).
- (5) This section does not apply if the trustee lessee—
 - (a) is the State, or a statutory authority eligible for insurance from the Queensland Government Insurance Fund; and
 - (b) is insured, and continues to be insured, by the Queensland Government Insurance Fund.
- (6) Also, this section does not apply if the trustee lessee is—
 - (a) the Commonwealth, or a statutory authority eligible for insurance from Comcover; and
 - (b) is insured, and continues to be insured, by Comcover.

6 Use, development, access and services

- (1) The trustee lessee of the trustee lease may only use or develop the trustee lease land in accordance with—
 - (a) the terms and conditions of the trustee lease; and
 - (b) any management plan for the trust land approved under [section 48](#) of the [Act](#).
- (2) The trustee lessee must not do anything that prevents the trust land, of which the trustee lease land is a part, from being used for the purpose for which the trust land was dedicated or granted.
- (3) If the trustee lease land does not adjoin a road, or have another legal access, the trustee lessee may access, and provide services to, the trustee lease land through the trust land—
 - (a) at a place, or on a route, the trustee considers is the most convenient place or route; and
 - (b) on the conditions decided by the trustee.
- (4) In this section—
 - develop*, trustee lease land, includes construct improvements on the land.
 - services* includes a telephone connection, electricity and water.

7 Duty of care

The trustee lessee of the trustee lease must manage and use the trustee lease land consistently with the objects of the [Act](#).

8 No holding over or other dealings

- (1) The trustee lessee of the trustee lease must not hold over, possess or occupy the trustee lease land after the expiry of the trustee lease.
- (2) If the trustee lessee has granted a trustee sublease, the term of the trustee sublease must end not later than 1 day before the day the trustee lease expires.

9 Power of attorney

- (1) The trustee lessee of the trustee lease—
 - (a) appoints the trustee to act as the trustee lessee's attorney; and
 - (b) authorises the trustee to execute all documents, and to perform acts, on the trustee lessee's behalf that are necessary for the registration of a surrender of the trustee lease to the trustee.
- (2) The trustee may use the power under subsection (1) only if—
 - (a) the trustee lessee has breached a term or condition of the trustee lease; and
 - (b) the trustee has—
 - (i) given the trustee lessee written notice of the breach; and
 - (ii) allowed the trustee lessee a reasonable period, of at least 20 business days after giving the notice, to remedy the breach; and
 - (c) the trustee lessee has not remedied the breach within the period; and
 - (d) the trustee is entitled to end the trustee lease and take possession of the trustee lease land.
- (3) This section does not apply if the trustee lessee is the Commonwealth or the State.

10 Trustee lessee's obligations at end of trustee lease

- (1) At the end of the trustee lease, the trustee lessee must—
 - (a) if the trustee lessee is entitled to remove improvements from the trustee lease land—maintain any insurance the trustee lessee is required to take out under [section 5](#) during the period in which the improvements are removed (the *removal period*); and
 - (b) if the trustee lessee removes improvements from the trustee lease land—restore and otherwise make good the land—
 - (i) to a condition similar to the condition it was in before the start of the trustee lease; and
 - (ii) to the satisfaction of the trustee; and
 - (c) leave the trustee lease land in a clean and tidy condition to the satisfaction of the trustee.
- (2) [Section 4](#) continues to apply to the trustee lessee during the removal period.

11 Additional obligation for removal of improvements at end of trustee sublease

- (1) This section applies to a trustee sublessee of a trustee sublease for removing improvements it is entitled to remove from the trustee sublease land at the end of the trustee sublease.
- (2) The trustee sublessee must remove the improvements from the trustee sublease land—
 - (a) if a period for removal of the improvements is agreed between the trustee sublessee and the trustee lessee—within the agreed period; or
 - (b) otherwise—within 3 months after the trustee sublease ends.
- (3) If the trustee sublessee does not remove the improvements it is entitled to remove from the trustee sublease land under subsection (2), the improvements become the property of the trustee lessee.

12 Jurisdiction

The trustee lease is governed by the law of Queensland and relevant Commonwealth laws.

13 Compliance with laws

The trustee lessee of the trustee lease must comply with all lawful requirements of—

- (a) the local government for the local government area in which the trustee lease land is situated; or
- (b) any department of the State or the Commonwealth; or
- (c) another entity with jurisdiction over the trustee lease land, or the development, use or occupation of the trustee lease land.

9.7 KINGAROY AERODROME AIRPARK PROPOSAL**File Number:** 10.03.2021**Author:** General Manager Community**Authoriser:** Chief Executive Officer**PRECIS**

Update on discussions regarding establishment of an Airpark at Kingaroy Aerodrome

SUMMARY

An approach has been made to Council regarding the establishment of *Airpark* at Kingaroy Aerodrome. These discussion and further discussions with aerodrome users have highlighted a need for a master plan to be developed for the Kingaroy Aerodrome.

OFFICER'S RECOMMENDATION

That the Committee recommends to Council that;

Council commence a process to undertake a master plan for the future use and opportunities for Kingaroy Aerodrome.

BACKGROUND

An approach has been made to Council regarding the establishment of *Airpark* at Kingaroy Aerodrome. The concept of an *Airpark* is for the development of a residential estate for a target market of private aeroplane owners seeking the security of a freehold allotment that that could build a house and airplane hangar on with access to the public aerodrome. There are a limited number of aerodromes in Australia where this option exists.

The interested parties promoting this idea had developed a draft layout and preliminary costings for a development of this sort with initial interest flagged from a developer interested in pursuing the idea however constraints around land tenure and tender processes has prevented this progressing.

Should Council wish to subdivide and sell off a portion of land from the aerodrome a public tender process would be required. Obviously, a private developer without secure tenure will not expend funds to develop a detailed concept pan and costings with the risks of a future public tender process still required to secure the required land.

The option does exist for Council to undertake the development of an *Airpark* and sell individual allotments via tender rather than sell a bulk portion for development. The development of such a proposal would require a thorough assessment including the impacts on the operations of the aerodrome and a community consultation process.

These discussions and further discussions with Aerodrome users have highlighted a need for a master plan to be developed for the Kingaroy Aerodrome. It is important that a master plan considering commercial use, potential future regular passenger transport services, hanger leases, infrastructure needs and options such as an *Airpark* is developed to guide the future direction of the aerodrome.

ATTACHMENTS**Nil**

10 CONFIDENTIAL SECTION

11 CLOSURE OF MEETING