



SOUTH BURNETT
REGIONAL COUNCIL

AGENDA

Ordinary Council Meeting Wednesday, 28 September 2022

**I hereby give notice that an Ordinary Meeting of Council will be held
on:**

Date: Wednesday, 28 September 2022

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 PRAYERS**
- 4 RECOGNITION OF TRADITIONAL OWNERS**
- 5 DECLARATION OF INTEREST**
- 6 DEPUTATIONS/PETITIONS**

Nil

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 MINUTES OF THE COUNCIL MEETING HELD ON 24 AUGUST 2022

File Number: 28/09/2022

Author: Executive Assistant

Authoriser: Chief Executive Officer

OFFICER'S RECOMMENDATION

That the Minutes of the Council Meeting held on 24 August 2022 be received and the recommendations therein be adopted.

ATTACHMENTS

- 1. Minutes of the Council Meeting held on 24 August 2022**



MINUTES

Ordinary Council Meeting Wednesday, 24 August 2022

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**MINUTES OF SOUTH BURNETT REGIONAL COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE WARREN TRUSS CHAMBER, 45 GLENDON STREET, KINGAROY
ON WEDNESDAY, 24 AUGUST 2022 AT 9.00AM**

PRESENT:

Councillors:

Cr Gavin Jones (Deputy Mayor), Cr Jane Erkens, Cr Danita Potter, Cr Kirstie Schumacher, Cr Scott Henschen

Council Officers:

Mark Pitt (Chief Executive Officer), Susan Jarvis (General Manager Finance & Corporate), Peter O'May (General Manager Liveability), Aaron Meehan (Manager Kingaroy Transformation Project), Joanne Newbery (Communications Officer), Kerri Anderson (Manager Finance & Sustainability), Jim Willmott (Coordinator NRM), Bree Hunt (Executive Assistant)

1 OPENING

The Deputy Mayor opened the meeting and welcomed all attendees.

2 LEAVE OF ABSENCE / APOLOGIES

APOLOGY

RESOLUTION 2022/78

Moved: Cr Gavin Jones
Seconded: Cr Kirstie Schumacher

That the apology received from Mayor Brett Otto and Cr Kathy Duff be accepted and leave of absence granted.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

3 PRAYERS

A representative of the Kingaroy District Minister's Association, Pastor Lethan Fitzpatrick offered prayers for Council and for the conduct of the Council meeting.

4 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Deputy Mayor Jones acknowledged the traditional custodians of the land on which the meeting took place.

5 DECLARATION OF INTEREST

I, Cr Kirstie Schumacher inform this meeting that I have a declarable conflict of interest (as defined in section 150EN of the *Local Government Act 2009*) in agenda **Item 15.2 - Alan Stirling Memorial Park - Design of Concept Plans**.

This declarable conflict of interest arises as I own an investment property at the Bunya Mountains.

This matter was resolved at the Liveability Standing Committee Meeting on 10 August 2022 – Resolution Number 2022/32.

6 DEPUTATIONS/PETITIONS

6.1 PETITION - AVOCA PLACE NANANGO

RESOLUTION 2022/79

Moved: Cr Kirstie Schumacher

Seconded: Cr Jane Erkens

That the Petition be received and referred to the Chief Executive Officer to reply in accordance to Council resolution (2022/94) in Item 11.1.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

6.2 PETITION - MURGON DOG PARK

RESOLUTION 2022/80

Moved: Cr Jane Erkens

Seconded: Cr Kirstie Schumacher

That the Petition be received and referred to the Chief Executive Officer to determine the appropriate action and a report be brought back to Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 MINUTES OF THE COUNCIL MEETING HELD ON 20 JULY 2022

RESOLUTION 2022/81

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That the Minutes of the Council Meeting held on 20 July 2022 be received and the recommendations therein be adopted.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

8 BUSINESS OUTSTANDING

8.1 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING

RESOLUTION 2022/82

Moved: Cr Danita Potter

Seconded: Cr Scott Henschen

That the Business Outstanding table for the Ordinary Council Meeting be received for information.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

9 NOTICES OF MOTION

9.1 NOTICE OF MOTION - SOCIAL HOUSING IN HIVESVILLE

RESOLUTION 2022/83

Moved: Cr Jane Erkens

Seconded: Cr Kirstie Schumacher

Procedural Motion:

That the matter be lifted from the table.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

MOTION

Moved: Cr Kathy Duff
 Seconded: Cr Jane Erkens

That 9 Barr St Hivesville be withdrawn from sale and the land be designated as a 'social housing asset' and that expressions of interest be sought from not-for-profit organisations to construct affordable housing through an agreement with Council to accommodate a local family within Hivesville.

RESOLUTION 2022/84

Moved: Cr Scott Henschen
 Seconded: Cr Jane Erkens

Procedural Motion:

With the consent of the meeting the motion was withdrawn.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

9.2 NOTICE OF MOTION - SCHOOL BASED COVID VACCINATION PROGRAM

MOTION

Moved: Cr Jane Erkens
 Seconded: Cr Gavin Jones

That Council approach Darling Downs Health as to the possibility of offering school based Moderna vaccinations within schools across the South Burnett.

In Favour: Cr Jane Erkens

Against: Crs Gavin Jones, Danita Potter, Kirstie Schumacher and Scott Henschen

LOST 1/4

9.3 NOTICE OF MOTION - IN-KIND SUPPORT FOR KUMBIA HALL CENTENARY

RESOLUTION 2022/85

Moved: Cr Scott Henschen
 Seconded: Cr Danita Potter

That South Burnett Regional Council:

1. Provide in-kind support to the Kumbia Hall Committee for the Centenary celebrations to be held between Saturday 3 and Sunday 4 September 2022.
2. Delegate authority to the Chief Executive Officer to negotiate and approve such based on available Council resources.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

10 PORTFOLIO - CORPORATE SERVICES, PEOPLE & CULTURE, COMMUNICATIONS/MEDIA, FINANCE & ICT

10.1 ACTING CHIEF EXECUTIVE OFFICER

RESOLUTION 2022/86

Moved: Cr Kirstie Schumacher
 Seconded: Cr Danita Potter

That South Burnett Regional Council approves the Chief Executive Officer leave from 31 August 2022 to 14 September 2022 and appoints the General Manager Liveability as Acting Chief Executive Officer.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

10.2 ASSIGNMENT OF COUNCILLOR PORTFOLIO REPRESENTATION

RESOLUTION 2022/87

Moved: Cr Kirstie Schumacher
 Seconded: Cr Danita Potter

That the following Councillor portfolios be assigned:

<i>Portfolio</i>	<i>Portfolio Councillor</i>
<i>Corporate Governance & Strategy People & Culture Communications & Media Finance & Sustainability ICT & Business Systems Community Representation and Advocacy 2032 Olympics</i>	<i>Mayor Brett Otto</i>
<i>Rural Resilience and Disaster Recovery Parks & Gardens Property & Facility Management First Nations Affairs</i>	<i>Cr Kathy Duff</i>
<i>Community Development, • Health, Youth, Senior citizens Arts & Heritage Disaster Management Waste and Recycling Management Library Services</i>	<i>Cr Danita Potter</i>
<i>Tourism & VICs Sport & Recreation Commercial Enterprises • Saleyards, Dams, Aerodromes, Cemeteries</i>	<i>Cr Jane Erkens</i>

<i>Regional Development</i> <ul style="list-style-type: none"> • <i>Industry, Agriculture, Water security, Energy and circular economy</i> <i>Development Services</i> <ul style="list-style-type: none"> • <i>Planning, Building, Plumbing</i> <i>Community & Social Housing</i>	<i>Cr Kirstie Schumacher</i>
<i>Natural Resource Management</i> <ul style="list-style-type: none"> • <i>Rural Services</i> • <i>Agricultural Innovation</i> <i>Compliance</i> <i>Environment Health</i>	<i>Cr Scott Henschen</i>
<i>Infrastructure Planning Works (Construction & Maintenance)</i> <i>Water & Wastewater</i> <i>Plant and Fleet</i>	<i>Cr Gavin Jones</i>

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

10.2.1 COUNCIL STANDING COMMITTEES REVIEW

RESOLUTION 2022/88

Moved: Cr Kirstie Schumacher

Seconded: Cr Danita Potter

That a report be brought to the September Executive and Finance & Corporate Standing Committee to review the Terms of Reference of Council Standing Committees, Conduct of Council & Committee Meetings Policy and consider the options of two standing committees in comparison to the current three.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

10.3 MONTHLY FINANCIAL INFORMATION

RESOLUTION 2022/89

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That the monthly Financial Report including Capital Works and Works for Queensland (W4Q4) as at 31st July 2022 be received and noted.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

10.4 LOANS TO COMMUNITY ORGANISATION - NANANGO AP&M SOCIETY

RESOLUTION 2022/90

Moved: Cr Jane Erkens
Seconded: Cr Scott Henschen

That Council approve a community loan for the Nanango Agricultural, Pastoral & Mining Society Inc for \$30,000 being for the installation of lighting at the Nanango Showground's main arena based on the following conditions:

1. The loan being repaid in full within a three (3) year period;
2. Interest rate of 3.06% be applied (the current debt pool rate for a 3-year loan at the end of July 2022 set by Queensland Treasury);
3. Repayments of the loan to be made on a quarterly basis;
4. A personal guarantee from individuals is provided for the amount of the loan;
5. Missed payments may result in Council recalling the guarantee and;
6. That Nanango AP&M Society ensure they have obtained the appropriate development approval for building work prior to commencing construction of the project

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

10.5 PURCHASE OF FIELD UNIFORMS 12 MONTH AGREEMENT

RESOLUTION 2022/91

Moved: Cr Kirstie Schumacher
Seconded: Cr Scott Henschen

That Council approve the recommendation to establish a 12-month supply arrangement for Hi-Visibility Field Uniforms with the Uniform Zone.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

10.6 ENERGY AUCTION OUTCOME

RESOLUTION 2022/92

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That South Burnett Regional Council:

1. Accept the new retailer Shell Energy Retail Pty Ltd for the 8 sites for a period of a 24-month contract commencing 01st January 2023.
2. Consider a first quarter financial adjustment to the budget to account for the increase in energy costs.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

10.7 INVENTORY WRITE- OFF

RESOLUTION 2022/93

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That Council approve the write-off of pre-consumed inventory that remains on record due to a change in practices and budget responsibilities and that this write-off value be included as a 1st quarter budget adjustment.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0**11 PORTFOLIO – ROADS & DRAINAGE**

11.1 NANANGO GROUP TITLE SCHEME'S INFORMATION REPORT

RESOLUTION 2022/94

Moved: Cr Jane Erkens

Seconded: Cr Danita Potter

That South Burnett Regional Council:

1. Note the report and provide the options in this report to the appropriate Body Corporate for their information, and include an option for the body corporate members to engage with property holders and the Commissioner for Body Corporate and Community Management with a view to re-establishing the body corporate as a functioning legal entity in meeting its responsibilities including maintaining the access service way and drainage and to report back to Council with the body corporate members preferred option.

2. Delegate any administrative actions to the Chief Executive Officer as required.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

11.2 KINGAROY TRANSFORMATION PROJECT (KTP) LOCAL SPEND AND BUSINESS OCCUPANCY

RESOLUTION 2022/95

Moved: Cr Kirstie Schumacher

Seconded: Cr Danita Potter

That Council note the report.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

11.2.1 KINGAROY TRANSFORMATION PROJECT

RESOLVED 2022/96

A report to be brought back detailing how many indirect and direct jobs were created from the spend of the Building Better Regions Fund and to work with RDA on obtaining the calculations on finalisation of the KTP.

11.3 KINGAROY CBD PARKING & OPERATIONS

RESOLUTION 2022/97

Moved: Cr Danita Potter

Seconded: Cr Scott Henschen

That South Burnett Regional Council:

1. Undertake public consultation regarding the introduction of P10 parking in and around the Kingaroy Post Office in accordance with the map in Attachment 1;
2. Undertake public consultation regarding introducing parking regulation and restriction within the Kingaroy CBD and;
3. Undertake public consultation to seek feedback from business owners and the community in relation to smoking within the Kingaroy CBD.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

At 10:02am, Communications Officer Joanne Newbery left the meeting.

At 10:03am, Communications Officer Joanne Newbery returned to the meeting.

11.4 LRCI PHASE 3 EXTENSION

MOTION

Moved: Cr Scott Henschen

Seconded: Cr Jane Erkens

That the following projects are scoped and costed with a view to Council applying the \$1,644,465 of LRCI phase 3 extension funding in the 2023/2024 year to these capital projects and a report be brought to the November 2022 Infrastructure Standing Committee Meeting, including capital and whole of life costings for consideration:

- Wondai Industrial Estate stage 2;
- Haly street Wondai drainage and road sealing;
- Alford street east Kingaroy - stage 1 rehabilitation;
- Gore street Murgon SHS kerb and channelling / parking.

RESOLUTION 2022/98

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

Procedural Motion:

That the matter lay on the table until all projects are discussed for LRCI funding and a workshop be scheduled.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

11.5 LRCI FUNDING VARIATION OPTIONS - W4Q

RESOLUTION 2022/99

Moved: Cr Jane Erkens

Seconded: Cr Scott Henschen

That South Burnett Regional Council reallocate \$250,000 from the W4Q funding in 2022/2023 for the Kingaroy Memorial Park master plan to the Tipperary Flat Park renewal.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

11.5.1 QUESTION ON NOTICE - WATER FEATURE AT TIPPERARY FLAT PARK

Question on Notice from Cr Gavin Jones:

What is the scoping and costing for a repaired or new water feature at Tipperary Flat Park?

12 PORTFOLIO – COMMUNITY, ARTS, HERITAGE, SPORT & RECREATION

Attendance:

At 10:16am, Manager Finance and Sustainability Kerri Anderson left the meeting.

At 10:18am, Coordinator NRM Jim Willmott entered the meeting.

12.1 COMMUNITY FORUM

RESOLUTION 2022/100

Moved: Cr Jane Erkens

Seconded: Cr Danita Potter

That South Burnett Regional Council hold an open community forum/s inviting residents to bring forward projects they wish to draw to Council’s attention for future capital works programs.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

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

13.1 FERAL PIG MANAGEMENT

RESOLUTION 2022/101

Moved: Cr Scott Henschen

Seconded: Cr Kirstie Schumacher

That South Burnett Regional Council:

- Scope a project plan to manage and control a feral pig population and provide indicative costs to bolster controls and education awareness programs;
- Schedule a meeting with our neighbouring Council’s NRM teams to discuss a collaborative approach to feral pig management and shared target to suppress feral pig populations;
- Work with Queensland Biosecurity officers to coordinate a mock exercise with key industry stakeholders and Council’s Disaster Management Team;
- Establish a working group and develop a biosecurity plan that is fit for purpose for our region;
- That these measures are reported back to consecutive Liveability Standing Committee Meeting’s to demonstrate that these matters are progressed and;

- Introduce an elevated media campaign.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

At 10:18am, Executive Assistant Bree Hunt left the meeting.
 At 10:20am, Executive Assistant Bree Hunt returned to the meeting.
 At 10:24am, Cr Danita Potter left the meeting.
 At 10:26am, Cr Danita Potter returned to the meeting.

13.2 WEED AND FERAL ANIMAL MANAGEMENT ISSUES

RESOLUTION 2022/102

Moved: Cr Scott Henschen
 Seconded: Cr Danita Potter

1. That the report be received, and Council adopt the attached Emergency Response Plans, as presented.
2. That Council’s NRM section continue to progress the implementation of each Emergency Response Plan with updates to Council on a regular basis.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

13.2.1 QUESTION ON NOTICE - FOOT AND MOUTH DISEASE SIGNAGE

Question on Notice from Cr Scott Henschen:

Has there been any progress for signage around the region informing the community/tourists about Foot and Mouth Disease?

Attendance:

At 10:30am, Coordinator NRM Jim Willmott left the meeting.

13.3 RECONFIGURING A LOT (1 LOT INTO 3 LOTS) AT 272 MOUNT MCEUEN ROAD, MOUNT MCEUEN (AND DESCRIBED AS LOT 221 ON FY1361) - APPLICANT: BRUCE AND ANDREA ANNING C/- ONF SURVEYORS

RESOLUTION 2022/103

Moved: Cr Danita Potter
 Seconded: Cr Scott Henschen

That Council approve the development permit for a Reconfiguring a lot (1 lot into 3 lots) at Mount McEuen Road, Mount McEuen (and described as Lot 221 on FY1361) and situated - Applicant: Bruce and Andrea Anning C/- ONF Surveyors.

GENERAL

GEN1. The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Drawing Title	Prepared by	Ref No.	Rev.	Date
Proposed Subdivision	ONF Surveyors	10357p/1	-	1/3/2022
Sight Distance Report	ATC Engineers and Project Managers	-	1.0	12/5/2022

Timing: At all times.

GEN2. All works, including the repair or relocation of services is to be completed at no cost to Council.

COMPLIANCE

GEN4. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant’s responsibility to notify Council to inspect compliance with conditions.

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

OUTSTANDING FEES

GEN5. Prior to sealing of Survey Plan the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the Planning Regulation 2017.

SURVEY MARKS

RAL1. Prior to the submission of the Survey Plan to Council, the applicant is to reinstate survey Marks and install new survey marks in their correct position in accordance with the Survey Plan, and the work is to be certified in writing by a Licensed Surveyor.

VALUATION FEES

RAL2. Payment of Department of Natural Resources and Mines valuation fee that will result from the issue of split valuations prior to Council sealing the Survey Plan. The contribution is currently assessed at \$96.00 (2 x \$48.00); however, the actual amount payable will be based on Council’s Register of Regulatory & Cost-Recovery Fees and the rate applicable at the time of payment.

PLANNING

RAL3. All development involving the emission of noise, odour and dust from ongoing uses, building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Environmental Protection Act 1994.

Timing: As indicated.

PROPERTY BOUNDARIES

RAL4. All existing on-site structure, dams and sewerage treatment facilities including transpiration and irrigation areas are to be relocated so as not to cross the proposed property boundary.

ENGINEERING WORKS

-
- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council Standards, relevant Australian Standards, and relevant design manuals.
- ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG7. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

WATER SUPPLY

- ENG8. Future dwellings shall provide on-site water storage with a minimum capacity of 45kl.

ON-SITE WASTEWATER TREATMENT

- ENG9. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with AS 1547 and the Queensland Plumbing and Wastewater Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

VEHICLE ACCESS

- ENG10. Accesses are to be constructed in accordance with Council Standard Drawing 00049.
- ENG11. All accesses shall be located in accordance with Figure 2 of the Sight Distance Report prepared by ATC Engineers and Project Managers, version 1.0 dated 12 May 2022.
- ENG12. The proposed access location for proposed Lot 4 on Dip Road is to be a minimum 180m from the intersection with Mount McEuen Road.
- ENG13. Carry out the recommendations contained in the 'Conclusion' of the Sight Distance Report prepared by ATC Engineers and Project Managers, version 1.0 dated 12 May 2022

TELECOMMUNICATION AND ELECTRICITY

- ENG14. Provide telecommunications to all lots within the development.

ENG15. Prior to Council sealing the Survey Plan the applicant is to provide each lot with an electricity supply. The standards of service nominated by the electricity supply authority with reticulated electricity to be made available at the property boundary.

SERVICES - EXISTING CONNECTIONS

ENG16. Ensure that all services provided to the existing house on proposed Lot 5 are wholly located within the lot(s) it serves.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG17. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

STANDARD ADVICE

ADV1. Section 85(1)(a) of the *Planning Act 2016* provides that, if this approval is not acted upon within a period of four (4) years the approval will lapse.

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

ADV3. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards Appeal Rights.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

14 PORTFOLIO – LOCAL DISASTER MANAGEMENT, WATER & WASTEWATER, WASTE MANAGEMENT

14.1 ADOPTION OF STATE RECOVERY AND RESILIENCE PLAN 2022-24

RESOLUTION 2022/104

Moved: Cr Kirstie Schumacher
 Seconded: Cr Jane Erkens

That the State Recovery and Resilience Plan 2022-24 and Companion Document to the State Recovery and Resilience Plan -2021-22 Southern Queensland Floods be received.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

14.2 WIDE BAY BURNETT REGIONAL WASTE STEERING COMMITTEE

RESOLUTION 2022/105

Moved: Cr Kirstie Schumacher
 Seconded: Cr Scott Henschen

That the Waste and Recycling Portfolio holder Councillor Danita Potter be nominated as Council’s delegate for the Wide Bay Burnett Regional Waste Steering Committee and invited to the relevant meetings.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15 PORTFOLIO – RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, INDIGENOUS AFFAIRS

15.1 GRANT APPLICATION - TOURISM EXPERIENCE DEVELOPMENT FUND

RESOLUTION 2022/106

Moved: Cr Kirstie Schumacher
 Seconded: Cr Danita Potter

1. That Council develop and submit an application to the Tourism Experience Development Fund for the following capital works plan.

Project	Description
Install (9) new split air-conditioners into cabins. Bjelke-Petersen Dam	Upgrade air conditioners
Install new Vinyl in Kiosk Kitchen (compliance with food safety) Bjelke-Petersen Dam	Upgrade flooring to improve functionality of Kiosk Kitchen
Sand & Polish Kiosk Public Area. Bjelke-Petersen Dam	Upgrade Kiosk flooring.
Purchase & Installation of New Carports. Bjelke-Petersen Dam	Install Cabin carports
Installation of Shower in Accommodation/Contractors facility. Bjelke-Petersen Dam	Install new showers to single cabin accommodation.
Boondooma Kiosk improvements	Internal & external paint, carpet & A/C
	Total project costs: \$200,000

2. That the current capital works program allocation of \$127,000 be earmarked for this project and subject to the grant application being approved, an additional \$23,000 be provided in the 1st quarter capital budget review to fund Council's portion of the total project costs (i.e., 75% \$150,000 of total project cost of \$200,000).

3. That should the grant application be unsuccessful a revised capital works program be prepared with a reduced scope of works matching the original budget allocation of \$127,000.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.2 ALAN STIRLING MEMORIAL PARK - DESIGN OF CONCEPT PLANS

RESOLUTION 2022/107

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That:

1. The development of concept plan for Alan Stirling Memorial Park be added to the Operational Plan for 2023/2024 and;
2. Scope of works and costing for the concept plan be considered in the 2023/2024 Budget.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.3 KINGAROY LIONS PARK - TOILET UPGRADES

MOTION

Moved: Cr Danita Potter

Seconded: Cr Scott Henschen

That:

1. The Kingaroy Lions Park amenities is replaced with a new accessible and total inclusive amenity, and;
2. Additional allocation of \$190,000 for the construction of a new amenity, footpaths, and PWD carpark be provided from Building Asset Restricted Cash in 2022/2023.

RESOLUTION 2022/108

Moved: Cr Kirstie Schumacher

Seconded: Cr Jane Erkens

Procedural Motion:

That the matter lay on the table and an on-site meeting with Councillors and Council staff to discuss the options be arranged.

In Favour: Crs Gavin Jones, Jane Erkens, Kirstie Schumacher and Scott Henschen

Against: Cr Danita Potter

CARRIED 4/1

15.4 BOONDOOMA HOMESTEAD - CONSERVATION MANAGEMENT PLAN

RESOLUTION 2022/109

Moved: Cr Scott Henschen
Seconded: Cr Jane Erkens

That the Boondooma Homestead Conservation Management Plan is endorsed as the principal guiding tool for the owners and managers of Boondooma Homestead to direct the future management, maintenance, and conservation works, adaptive reuse, new works, potential future uses, and interpretation of the heritage place.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.5 MURGON ADMINISTRATION BUILDING BOUNDARY REALIGNMENT

RESOLUTION 2022/110

Moved: Cr Kirstie Schumacher
Seconded: Cr Jane Erkens

That South Burnett Regional Council:

1. Apply to the Department of Resources, for a deed of grant over Lot 2 on M55131, which is a Reserve for Local Government, and set aside \$40,000 in the 2022-23 budget to convert tenure to freehold, undertake the realignment of the boundaries and relocation of water infrastructure servicing Council's administration building.
2. Approve, in accordance with Section 236 of the *Local Government Regulation 2012* as a disposal of a non-current asset to a not-for profit organisation, to dispose part of the Reserve for Local Government (being Lot 2 on M55131), which is subject to an encroachment by the Returned & Services League of Australia (Queensland Branch) Murgon Sub-Branch Inc.
3. Accept the gift of land, being that part of L110 on SP315753, which is encroached upon by ancillary improvements of the Murgon administration building (carpark and hedges).

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.6 GIFT OF LAND - RETURNED SERVICES LEAGUE - KINGAROY

RESOLUTION 2022/111

Moved: Cr Kirstie Schumacher

Seconded: Cr Jane Erkens

That South Burnett Regional Council investigate further the availability of Council-owned land to transfer to the Kingaroy/Memerambi Sub Branch Inc of the Returned Services League, for nil consideration in accordance with Section 236(1)(b)(ii) of the *Local Government Regulation 2012*.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.7 INCONTINENCE BINS FOR PUBLIC AMENITIES

RESOLUTION 2022/112

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

A 6-month trial take place for incontinence bins at 5 Council's halls – Nanango, Kingaroy, Murgon, Wondai and Proston.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.8 TENDER EVALUATION FOR THE MANAGEMENT AND OPERATION OF THE WONDAI SWIMMING POOL

RESOLUTION 2022/113

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That South Burnett Regional Council award tender SBRC-21/22-16 to Natalie Mann as per their tender price submitted.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.9 TENDER - SBRCQ2122_75 LEASE OF SHOPS - LAMB STREET MURGON

RESOLUTION 2022/114

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That South Burnett Regional Council:

1. In accordance with s226 (1) of the *Local Government Regulation 2012*, enter into a lease with the Cornerstone Christian Ministries Inc. for part of Lot 1 on M55124 known as Shop 70 for a term of 12 months with four (4) options of 12 months for an annual rental of \$10,400 plus GST with fixed annual rental increases of 3%.
2. Delegates to the Chief Executive Officer the power to negotiate finalise and execute the Lease between Council and the Cornerstone Christian Ministries Inc. on terms and conditions as offered in tender SBRCQ2122_75 and that the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.10 LEASE - 66 & 68 LAMB STREET MURGON

RESOLUTION 2022/115

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

That South Burnett Regional Council:

1. In accordance with s236 (1)(a)(i) of the *Local Government Regulation 2012* enter into a lease with Serendipity (WA) Pty Ltd, trading as Advanced Personnel Management for part of Lot 1 on M55124 known as Shop 66 and 68 for a term of three (3) years for a rental amount of \$35,000 per annum plus GST with an annual rental increase of 3%.
2. Provide six (6) months rental free from the commencement of the lease.
3. Delegates to the Chief Executive Officer the power to negotiate finalise and execute the Lease between Council and Serendipity (WA) Pty Ltd, trading as Advance Personnel Management on terms and conditions that the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.11 RENEWAL OF LICENCE TO OCCUPY - BARAMBAH AND DISTRICT AERO CLUB - AERODROME BUILDING

RESOLUTION 2022/116

Moved: Cr Kirstie Schumacher
Seconded: Cr Danita Potter

That South Burnett Regional Council:

1. In accordance with s236(1) (b)(ii) of the *Local Government Regulation 2012*, enter into a Licence to Occupy with the Barambah District Aero Club Inc. for the Aero Club Building part of Lot 5 on RP83495 for a term of 5 years with an option for 5 years for a rental amount of \$264.22 per annum (plus GST) with an annual CPI Indexed increase.
2. Delegates to the Chief Executive Officer the power to negotiate finalise and execute the Licence to Occupy between Council and the Barambah District Aero Club Inc. on terms and conditions the Chief Executive Officer considers are satisfactory to Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.12 RENEWAL OF LICENCE TO OCCUPY - BARAMBAH AND DISTRICT AERO CLUB - GENERAL PURPOSE AREA - TERMINAL BUILDING

RESOLUTION 2022/117

Moved: Cr Danita Potter
Seconded: Cr Jane Erkens

That South Burnett Regional Council:

1. In accordance with s236(1) (b)(ii) of the *Local Government Regulation 2012*, enter into a Licence to Occupy with the Barambah District Aero Club Inc. for General Purpose Area part of Lot 5 on RP83495 for a term of 5 years with an option for 5 years for a rental amount of \$75.00 per annum (plus GST).
2. Delegates to the Chief Executive Officer the power to negotiate finalise and execute the Licence to Occupy between Council and the Barambah District Aero Club Inc. on terms and conditions the Chief Executive Officer considers are satisfactory to Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.13 RENEWAL OF LEASE - QUEENSLAND POLICE CITIZENS YOUTH WELFARE ASSOCIATION (PCYC)

RESOLUTION 2022/118

Moved: Cr Kirstie Schumacher
 Seconded: Cr Scott Henschen

That South Burnett Regional Council:

1. In accordance with s236(1)(b)(ii) of the *Local Government Regulation 2012*, enter into a Trustee Lease with the Queensland Police – Citizens Association for part of Lot 7 on SP217287 known as Lease Area D, F and J. for a term of ten (10) years for rental amount of \$75.00 per annum (GST exclusive).
2. Delegates to the Chief Executive Officer the power to negotiate finalise and execute the Trustee Lease between Council and the Queensland Police – Citizens Youth Welfare Association on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

15.14 RENEWAL OF LICENCE TO OCCUPY - BARAMBAH AND DISTRICT AERO CLUB - HANGAR 6

RESOLUTION 2022/119

Moved: Cr Scott Henschen
 Seconded: Cr Danita Potter

That South Burnett Regional Council:

1. In accordance with s236(1) (b)(ii) of the *Local Government Regulation 2012*, enter into a Licence to Occupy with the Barambah District Aero Club Inc. for Hangar 6 as part of Lot 5 on RP83495 for a term of 5 years with an option for 5 years for a rental amount of \$155.12 (plus GST) with annual CPI reviews.
2. Delegates to the Chief Executive Officer the power to negotiate finalise and execute the Licence to Occupy between Council and the Barambah District Aero Club Inc. on terms and conditions the Chief Executive Officer considers are satisfactory to Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

16 PORTFOLIO - REGIONAL DEVELOPMENT

Nil

17 INFORMATION SECTION

17.1 LIST OF CORRESPONDENCE PENDING COMPLETION OF ASSESSMENT REPORT

RESOLUTION 2022/120

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the List of Correspondence pending completion of Assessment Report be received.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

17.2 DELEGATED AUTHORITY REPORTS (1 JULY 2022 TO 31 JULY 2022)

RESOLUTION 2022/121

Moved: Cr Jane Erkens

Seconded: Cr Danita Potter

That the Delegated Authority report be received.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

18 QUESTIONS ON NOTICE

Nil

19 CONFIDENTIAL SECTION

RESOLUTION 2022/122

Moved: Cr Gavin Jones

Seconded: Cr Jane Erkens

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*:

19.1 Tender Assessment SBRC-22/23-01 Cleaning of Murgon and Wondai Facilities

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.

19.2 Approval to Accept Offers, and Enter Into to Contracts for the Sale of Land.

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.

19.3 Consideration to remove assessment 14338-00000-000 from sale of land proceedings

This matter is considered to be confidential under Section 254J - i 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 a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State..

19.4 Application to waive interest and legal charges - Assessment 14376-00000-000

This matter is considered to be confidential under Section 254J - d 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 rating concessions.

19.5 Application to waive legal and interest on Assessment 24579-11700-000

This matter is considered to be confidential under Section 254J - d 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 rating concessions.

19.6 Undetected Water Leak - Assessment 12459-00000-000

This matter is considered to be confidential under Section 254J - d 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 rating concessions.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

Attendance:

- At 10:58am, Chief Executive Officer Mark Pitt left the meeting.
- At 10:59am, Coordinator NRM Jim Willmott returned to the meeting.
- At 11:00am, Chief Executive Officer Mark Pitt returned to the meeting.
- At 11:02am, Manager Kingaroy Transformation Project Aaron Meehan left the meeting.
- At 11:03am, Manager Kingaroy Transformation Project Aaron Meehan returned to the meeting.
- At 11:09am, Cr Danita Potter left the meeting.
- At 11:11am, Cr Danita Potter returned to the meeting.
- At 11:12am, Coordinator NRM Jim Willmott left the meeting.

RESOLUTION 2022/123

Moved: Cr Gavin Jones
 Seconded: Cr Danita Potter

That Council moves out of Closed Council into Open Council.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

19.1 TENDER ASSESSMENT SBRC-22/23-01 CLEANING OF MURGON AND WONDAI FACILITIES

RESOLUTION 2022/124

Moved: Cr Jane Erkens
 Seconded: Cr Danita Potter

That the matter lay on the table and further options be brought back.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

19.2 APPROVAL TO ACCEPT OFFERS, AND ENTER INTO TO CONTRACTS FOR THE SALE OF LAND.

RESOLUTION 2022/125

Moved: Cr Danita Potter
 Seconded: Cr Jane Erkens

That:

1. Should an offer be received, Council will accept an offer, and enter into a contract of sale, that is within the market value assessment of:
 - (a) 14 Earl Street, Memerambi
 - (b) 9 Barr Street, Hivesville
2. Delegate to the CEO, to negotiate and enter into a contract for the sale of the properties above, if the offer is outside of this range, but is evidenced by a written valuation report about the market value of land from a valuer registered under the [Valuers Registration Act 1992](#) in accordance with section 236 of the *Local Government Regulation 2012*.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

19.3 CONSIDERATION TO REMOVE ASSESSMENT 14338-00000-000 FROM SALE OF LAND PROCEEDINGS

RESOLUTION 2022/126

Moved: Cr Kirstie Schumacher
 Seconded: Cr Danita Potter

That:

1. Assessment 14338-00000-000 be removed from the current sale of land proceedings and any conditions on which this is reliant upon.
2. That the application to pay by instalments is accepted (once signed by the property owner) under the Rates Collection Policy with interest to be stopped while the payment plan is being upheld.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

19.4 APPLICATION TO WAIVE INTEREST AND LEGAL CHARGES - ASSESSMENT 14376-00000-000

RESOLUTION 2022/127

Moved: Cr Danita Potter
 Seconded: Cr Kirstie Schumacher

That Council agrees to waive legal charges of \$1,036.89 on assessment 14376-00000-000 and \$787.35 in interest charges.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

19.5 APPLICATION TO WAIVE LEGAL AND INTEREST ON ASSESSMENT 24579-11700-000

RESOLUTION 2022/128

Moved: Cr Jane Erkens
 Seconded: Cr Danita Potter

That Council agrees to waive \$701.95 on assessment 24579-11700-000 which is made up of \$503.87 in legal fees and \$198.08 in interest charges.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

19.6 UNDETECTED WATER LEAK - ASSESSMENT 12459-00000-000

RESOLUTION 2022/129

Moved: Cr Jane Erkens
Seconded: Cr Danita Potter

That Council conduct a review of assessment 12459-00000-000 and outstanding undetected water leaks and provide a report to the September Ordinary Meeting of Council and that whilst this review is being undertaken that no penalty be applied to the impacted assessments.

In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen

Against: Nil

CARRIED 5/0

20 CLOSURE OF MEETING

The Meeting closed at 11:39am.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 28 September 2022.

.....
CHAIRPERSON

8 BUSINESS OUTSTANDING

8.1 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING

File Number: 28/9/2022

Author: Executive Assistant

Authoriser: Chief Executive Officer

PRECIS

Business outstanding table for the Ordinary Council Meeting

SUMMARY

The Business Outstanding table is used as a tool to monitor outstanding items resolved at previous Council Meetings. The current Business Outstanding table for the Ordinary Council Meeting is presented for Councillor's information.

OFFICER'S RECOMMENDATION

That the Business Outstanding table for the Ordinary Council Meeting be received for information.

BACKGROUND

N/A

ATTACHMENTS

1. **Business Outstanding Table** [↓](#) 

BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING

Meeting Date: 28 September 2022

Attachment No: 1

Meeting	Subject	Resolution	Notes
Council 26/05/2021	Development of Murgon to Proston to Rail Trail	<p>Resolution 2021/393</p> <p>Moved: Cr Roz Frohloff</p> <p>Seconded: Cr Danita Potter</p> <p>That:</p> <ol style="list-style-type: none"> 1. A Councillor workshop be held to review relevant documentation and formulate an assessment process including consultation plan as required, to assist Council make an informed decision on this matter. 2. the Deputation parties be advised that Council will not be in a position to provide a response until further consideration on this matter has been made. 3. A further report be presented to a future Standing Committee Meeting. <p>In Favour: Crs Brett Otto, Gavin Jones, Kathy Duff, Roz Frohloff, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	<p>20 Jul 2021 11:53am Watt, Mark</p> <p>A councillor workshop will be convened in the near future, but approx. 1 to 2 months.</p> <p>23 Aug 2021 5:17pm Watt, Mark</p> <p>Email to Councillors providing background material and feasibility study.</p> <p>25 Jan 2022 2:07pm Watt, Mark</p> <p>This matter is pending a Council workshop to discuss the previous report provided to Councillors. Budget limitations may also prevent further progress, particularly given recent flood damage to the rail trail network.</p> <p>07 Feb 2022 2:07pm Watt, Mark</p> <p>Council may wish to convene a workshop to review the feasibility report and to consider further options.</p>
Council 25/08/2021	Kingaroy Community Garden	<p>Resolution 2021/106</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p> <p>That South Burnett Regional Council calls for Expressions of Interests in the Kingaroy Community Garden from community groups and local residents and report back on status of the site to a future Community Standing Committee.</p>	<p>18 Oct 2021 11:27am Hunter, Michael</p> <p>Contacted Cr Danita Potter 21/9/2021 as to hold off as had group interested. Cr Potter has not advised of outcome.</p> <p>18 Oct 2021 11:38am Hunter, Michael</p>

		<p>In Favour: Crs Brett Otto, Gavin Jones, Kathy Duff, Roz Frohloff, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	<p>Contacted Cr Potter 18/10/21 - actions moving forward is to work with Property Lease Officer Jennifer Pointon to identify community garden area/map and costings for water connection. will consult with Cr Potter prior to presenting to Cummunity Standing Committee.</p>
<p>Council 20/10/2021</p>	<p>Council Land Investigations - Proposed Divestment of Land Asset</p>	<p>Resolution 2021/220</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council offer for sale on the open market by way of tender:</p> <ul style="list-style-type: none"> - Lot 41 on RP57676 – 29 Jellicoe Street, Proston; and - Lot 30 on RP36983 – 14 Earl Street, Memerambi. <p>In Favour: Crs Brett Otto, Gavin Jones, Kathy Duff, Roz Frohloff, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	<p>19 Jan 2022 4:47pm Bayntun, Rebecca</p> <p>Earl Street, Memerambi, offer for sale by tender but no tenders received. , Jellicoe Street, Proston - advice sought re earth mound on road frontage.</p> <p>17 Feb 2022 4:22pm Bayntun, Rebecca</p> <p>Advice sought on Jellicoe Street earthworks.</p> <p>19 May 2022 3:28pm Kemp, Fiona</p> <p>Advice to be provided by Infrastructure in 3 months time.</p>
<p>Council 23/02/2022</p>	<p>Yarraman Waste Facility</p>	<p>Resolution 2022/402</p> <p>Moved: Cr Kirstie Schumacher</p> <p>Seconded: Cr Kathy Duff</p> <p>That:</p> <ol style="list-style-type: none"> 1. The response to the question regarding propose Yarraman Waste Facility raised by Councillor Schumacher be received and noted; and 2. Council further investigation be conducted with Toowoomba Regional Council regarding the disposal of waste by residents of the South Burnett region at the proposed new Waste Facility located at Yarraman and a report be brought back to future Standing Committee Meeting. 	

		<p>In Favour: Crs Brett Otto, Gavin Jones, Kathy Duff, Roz Frohloff, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	
<p>Council 23/03/2022</p>	<p>Future use of 32 Walter Road, Kingaroy.</p>	<p>Resolution 2022/452</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Kathy Duff</p> <p>That South Burnett Regional Council continue to progress divestment opportunities for the Reserve for Park, 32 Walter Road, Kingaroy, being Lot 1 on RP852419, particularly to seek advice on the costs associated with divestment, rezoning issues, access and drainage issues as raised in public consultation and a report be brought to the July Community Standing Committee Meeting.</p> <p>In Favour: Crs Brett Otto, Kathy Duff, Roz Frohloff, Danita Potter and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>	<p>19 May 2022 3:34pm Kemp, Fiona</p> <p>Being progressed for July meeting</p>

<p>Council 27/04/2022</p>	<p>Material change of use application for expansion of an existing piggery to 57,000SPU and associated infrastructure at 536 & 592 Morgans Road Windera and other properties - Lot 202 SP 251979 Lot 203 SP 251979 Lot 49 MZ 555 - Applicant: Jamz & Co In...</p>	<p>Officer's Recommendation</p> <p>That Council approve the Material change of use application for expansion of existing of an existing piggery to 57,000spu and associated infrastructure - Lot 202 SP 251979 Lot 203 SP 251979 Lot 49 MZ 555 - Applicant: Jamz & Co Investments Pty Ltd – MCU21/0017 subject to the following conditions: (See full resolution for conditions).</p> <p>Resolution 2022/486</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>Procedural Motion</p> <p>That the matter lay on the table.</p> <p>In Favour: Crs Brett Otto, Kathy Duff, Danita Potter and Scott Henschen</p> <p>Against: Cr Gavin Jones and Cr Kirstie Schumacher</p> <p>carried 4/2</p>	<p>05 May 2022 3:46pm Donohue, Kimberley - Reallocation</p>
<p>Council 27/04/2022</p>	<p>Council Land Investigations - Proposed Divestment of Land Assets - Hivesville and Wondai</p>	<p>Resolution 2022/497</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council offer for sale on the open market by way of tender:</p> <ul style="list-style-type: none"> - Lot 89 on RP203393 – 9 Barr Street, Hivesville, and - Lot 36 on SP190438 – 54-56 Burrows Street, Wondai <p>In Favour: Crs Brett Otto, Gavin Jones, Kathy Duff, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p>	<p>19 May 2022 3:35pm Kemp, Fiona</p> <p>Progressing for sale</p> <p>21 Jun 2022 11:57am Bayntun, Rebecca</p> <p>Hivesville released for tender. Wondai being prepared for sale.</p> <p>23 Sep 2022 12:33pm Bayntun, Rebecca</p> <p>Hivesville under contract. Wondai to be released shortly.</p>

carried 6/0			
Council 25/05/2022	Expression of Interest - Update for Donation of Replaced Mowers to Local Community Groups	<p>Resolution 2022/530</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Scott Henschen</p> <p>That Council accept the report for consideration and approve the actions below to advance the proposed donation of identified Plant to local community groups for Expressions of Interest.</p> <ol style="list-style-type: none"> 1. That Plant No. 4491 be withheld from donating to local community groups because of a major failure and components that need replacing, which would result in a costly repair bill. 2. That Plant No. 4495 be removed from list of mowers to be donated as this mower has already been delivered to the Wondai Air Strip. 3. That Plant No's 4487 and 4499 be repaired ready for donation. 4. That all the new mowers should be received before an Expression of Interest is advertised. 5. That Procurement formally advertise an Expression of Interest once all the new mowers have been received (Approximately August 2022). 6. That Council formally acknowledge the Expressions of interest already received and provide information of how the donations of the mowers will proceed. 7. That once the expressions of interests have been received, the allocation of the mowers be established by the Community Grants Committee. <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p>	<p>20 Jun 2022 10:57am Kruger, Wendy</p> <p>Acknowledgement Letter for EOI of Ride On Mowers to various Community Organisations and providing an update of the process to be followed. Registered in ECM (ECM ID 2916858).</p> <p>15 Jul 2022 10:29am Kruger, Wendy</p> <p>Update: Awaiting arrival of replacements for Plant No.'s 4497 & 421, before EOI's are called.</p> <p>17 Aug 2022 10:09am Kruger, Wendy</p> <p>Update: Advised by Fleet Scheduler that replacement mowers are due at the end of August 2022.</p>

		Against: Nil carried 7/0	
Council 25/05/2022	Community Notice	Engage community through a media notice to inform them about the works that will be completed on the Tingoora Rail Trail Verge and give them the opportunity to put through ideas to Council and Councillors Duff and Henschen be involved as divisional and portfolio Councillors.	15 Jun 2022 9:24am Watt, Mark Further action to proceed once road verge is mowed and cleared.
Council 24/06/2022	NaTDA In-Kind Request	Resolution 2022/611 Moved: Cr Jane Erkens Seconded: Cr Danita Potter That South Burnett Regional Council; 1. Approve the requested in-kind assistance to NaTDA to support Nanango’s 175th Anniversary in 2023 subject to available resources; 2. Provides a letter of support to NaTDA in their endeavour to seek additional State and Federal Government funding to support the Nanango’s 175th Anniversary in 2023; and 3. Provides a sponsorship to NaTDA to support promotion of Nanango’s 175th Anniversary in 2023 with a financial contribution of \$3,000. In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil carried 7/0	

<p>Council 24/06/2022</p>	<p>Rail Trail Development and SBRTUA</p>	<p>Resolution 2022/612</p> <p>Moved: Cr Brett Otto</p> <p>Seconded: Cr Gavin Jones</p> <p>That South Burnett Regional Council responds to the recent deputation from the South Burnett Rail Trail Users Association (SBRTUA) with the following action by 30 September 2022:</p> <ol style="list-style-type: none"> 1. Commence consultation with the SBRTUA and community stakeholders with a view to entering into a suitable management and/or tenure arrangement that will facilitate the SBRTUA becoming eligible for grant funding programs, rail trail infrastructure development and asset event management / promotion; 2. Partner with the SBRTUA to undertake community engagement with a view to considering naming options for the SBRC section of the rail trail; 3. Scope and cost a 'Rail Trail Development Study' as undertaken by the BVRT in recent years; 4. Contact the following stakeholders to facilitate preliminary discussions as to the possible formation of an inter-regional rail trail advisory group, including representatives from: <ul style="list-style-type: none"> ☐ South Burnett Regional Council; ☐ Somerset Regional Council; ☐ Gympie Regional Council; ☐ SBRTUA; ☐ BVRT; ☐ Other relevant community or Government organisational stakeholders.
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<p>Council 24/06/2022</p>	<p>St John's School - Grade 12 Expansion</p>	<p>Resolution 2022/613</p> <p>Moved: Cr Gavin Jones</p> <p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council meet with representatives of St John's Lutheran School to investigate options for the expansion of the school to cater for the introduction of senior schooling.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>
<p>Council 24/06/2022</p>	<p>Consideration of Public Auction for surplus equipment and furniture</p>	<p>Resolution 2022/614</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Kirstie Schumacher</p> <p>1. In accordance with Section 227-228 of the Local Government Regulation 2012, it is proposed South Burnett Regional Council offer surplus equipment and furniture to community not for profit organisations for disposal as per the community grants framework and;</p>

		<p>2. That a decision is made on the dispersal of the remaining items after such a process that are suitable to be offered for sale through a public auction.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	
Council 24/06/2022	Contract Review - Biosecurity Services	<p>Resolution 2022/615</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Scott Henschen</p> <p>That the report be received for information and that the tender with separable activities is adopted as Council’s preferred option in the review of the contract for biosecurity services.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	
Council 24/06/2022	Commercial lease of Kingaroy Aerodrome Farming Land	<p>Resolution 2022/619</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p> <p>That the farming land located on Lot 3 on SP249643 and Lot 2 FTZ37166 known as lease areas B, C, D, E and F be offered by way of tender in accordance with section 227(1)(a) of the Local Government Regulation 2012 for a commercial farming lease.</p>	<p>13 Jul 2022 9:08am Pointon, Jennifer</p> <p>Consultation with Vintage Machinery Club and Soaring Club are being scheduled.</p> <p>16 Aug 2022 1:24pm Pointon, Jennifer</p> <p>Consultation with Soaring Club completed</p> <p>23 Sep 2022 10:47am Pointon, Jennifer</p>

		<p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 6/0</p>	<p>Consultation with Vintage Machinery Club to be completed</p>
<p>Council 24/06/2022</p>	<p>Wondai Christmas Tree Location - Extended Community Consultation</p>	<p>Resolution 2022/620</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council approve the relocation of the Wondai Christmas tree from the Wondai roundabout to the proposed location attachment one (1) in Coronation Park, Wondai as per feedback received from the broader Wondai community.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	
<p>Council 24/06/2022</p>	<p>Installation of Christmas Trees</p>	<p>Resolution 2022/621</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Jane Erkens</p> <p>1. That the purchase cost for the new Christmas trees and garland/decorations for Murgon, Kumbia and Hivesville be included in the 22/23 budget with the amendment to be made at the first quarter and materials be ordered as a matter of priority once the budget has been adopted.</p> <p>2. That Council progress making these three trees to ensure that they are ready for installation in early December 2022.</p>	

	<p>3. That Council engage with the community in relation to the future placement of the Kingaroy and Blackbutt Christmas trees.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p> <p>Resolution 2022/621</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Jane Erkens</p> <p>1. That the purchase cost for the new Christmas trees and garland/decorations for Murgon, Kumbia and Hivesville be included in the 22/23 budget with the amendment to be made at the first quarter and materials be ordered as a matter of priority once the budget has been adopted.</p> <p>2. That Council progress making these three trees to ensure that they are ready for installation in early December 2022.</p> <p>3. That Council engage with the community in relation to the future placement of the Kingaroy and Blackbutt Christmas trees.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>
<p>Council 24/06/2022</p> <p>Condition of Cloyna Hall</p>	<p>Resolution 2022/623</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p>

	<p>That</p> <ol style="list-style-type: none"> 1. South Burnett Regional Council engage an experienced geotechnical engineer to inspect and prepare a remediation plan, and 2. Council allocates \$80,000 from savings from within the overall 21/22 Building Capital Works Program and fund this future work from the 22/23 Building Asset restricted cash. <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	
<p>Council 24/06/2022</p> <p>Kingaroy Aerodrome Tender - Area 21</p>	<p>Resolution 2022/625</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Kathy Duff</p> <p>Procedural Motion:</p> <p>That the matter be lifted from the table.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p> <p>Resolution 2022/626</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Jane Erkens</p> <p>That South Burnett Regional Council delegate to the Chief Executive Office the power to negotiate with Mr Peter O'Donnell under s227-228 of the Local Government Regulation 2012 to negotiate and enter</p>	<p>07 Jul 2022 2:20pm Pitt PSM, Mark</p> <p>Discussions have been held with applicant and was also trying to organise a meeting face to face to discuss his proposal. Unfortunately the applicant has been unable to confirm when he could meet. The applicant will consider his options and price he offered in the tender and come back to Council.</p> <p>23 Sep 2022 11:15am Pitt PSM, Mark</p> <p>Still in negotiation with preferred tender regarding costs and lease term</p>

	<p>into a Licence to Occupy for Area 21 located on Lot 3 on SP249643 in accordance with the scope and specification of tender number SBRC21/22-11.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>		
<p>Council 24/06/2022</p>	<p>Financial Hardship Rates Application – Assessment Number 11797-00000-000</p>	<p>Resolution 2022/635</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>That Council agree to:</p> <ol style="list-style-type: none"> 1. Write off interest charges to the value of \$1046.34 and suspend interest from accumulating while maintaining the hardship payment arrangement; 2. Request the owner enter into a payment arrangement for Assessment Number 11797-00000-000 for \$120.00 per fortnight commencing 11 July 2022 for a period of 12 months initially; 3. Payments increasing to \$150.00 per fortnight from 11 July 2023 for a period of 12 months; 4. Payments increasing to \$250.00 per fortnight from 11 July 2024 for a period of 12 months; 5. Payments increasing to \$300.00 per fortnight from 11 July 2025 for a period of 12 months under normal rate arrangement conditions; 6. Payments increasing to \$350.00 per fortnight from 11 July 2026 for a period of 12 months under normal rate arrangement conditions; 	<p>05 Jul 2022 5:35pm Kruger, Wendy</p> <p>Referred to Tracy Baillie - Coordinator Governance to Action and Respond</p>

	<p>7. No interest charged on overdue rates if the agreed payments are maintained;</p> <p>8. A review of this Payment Plan monthly; or at other times if Council is advised that the Applicant’s circumstances have changed significantly;</p> <p>9. The expiry of this Payment Plan upon payment in full of all outstanding rates and charges; and</p> <p>10. The General Manager Finance & Corporate be authorised to negotiate a suitable payment plan should the Applicant reject or request a variance of this Payment Plan.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>		
<p>Council 24/06/2022</p>	<p>Financial Hardship Rates Application – Assessment Number 14066-28310-000</p>	<p>Resolution 2022/636</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p> <p>That Council agree to:</p> <ol style="list-style-type: none"> 1. Write off interest charges to the value of \$864.21 and suspend interest from accumulating while hardship payment arrangement is maintained; 2. Grant a moratorium on rate payments for a period of six (6) months; 3. Request the owner enter into a payment arrangement for Assessment Number 14066-28310-000 for \$108.00 per fortnight commencing 01 January 2023 for a period of 12 months; 	<p>05 Jul 2022 5:34pm Kruger, Wendy</p> <p>Referred to Tracy Baillie - Coordinator Governance to Action and Respond</p>

4. Payments increasing to \$140.00 per fortnight from 1 January 2024 for a period of 12 months;
5. Payments increasing to \$180.00 per fortnight from 1 January 2025 for a period of 12 months;
6. Payments increasing to \$240.00 per fortnight from 1 January 2026 for a period of 12 months under normal rate arrangement conditions;
7. Payments increasing to \$260.00 per fortnight from 1 January 2027 for a period of 12 months under normal rate arrangement conditions;
8. Once Third-Party settlement is received payment in full is required in the same year.
9. No interest charged on overdue rates if the agreed payments are maintained;
10. A review of this Payment Plan monthly; or at other times if Council is advised that the Applicant's circumstances have changed significantly;
11. The expiry of this Payment Plan upon payment in full of all outstanding rates and charges; and
12. The General Manager Finance & Corporate be authorised to negotiate a suitable payment plan should the Applicant reject or request a variance of this Payment Plan.

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

Against: Nil

carried 7/0

<p>Council 24/06/2022</p>	<p>Financial Hardship Rates Application – Assessment Number 41830-00000-000</p>	<p>Resolution 2022/637 Moved: Cr Scott Henschen Seconded: Cr Kathy Duff</p>	<p>05 Jul 2022 5:19pm Kruger, Wendy Referred to Tracy Baillie - Coordinator Governance to Action and Respond</p>
		<p>That Council agree to:</p> <ol style="list-style-type: none"> 1. Write off interest charges to the value of \$58.80 and suspend interest from accumulating while the hardship payment arrangement is maintained; 2. Grant a moratorium on rate payments for a period of six (6) months; 3. Request the owner enter into a payment arrangement for Assessment Number 41830-00000-000 for \$30.00 per fortnight commencing 1 January 2023 for a period of 12 months; 4. Payments increasing to \$40.00 per fortnight commencing 1 January 2024 for a period of 12 months; 5. Payments increasing to \$60.00 per fortnight commencing 1 January 2025 for a period of 12 months; 6. Payments increasing to \$65.00 per fortnight commencing 1 January 2026 for a period of 24 months under normal rate arrangement conditions; 7. No interest charged on overdue rates if the agreed payments are maintained; 8. A review of this Payment Plan monthly; or at other times if Council is advised that the applicant’s circumstances have changed significantly; 9. The expiry of this Payment Plan upon payment in full of all outstanding rates and charges; and 10. The General Manager Finance & Corporate be authorised to negotiate a suitable payment plan should the applicant reject or request a variance of this Payment Plan. 	

		<p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	
Council 24/06/2022	Local Law Review	<p>Resolved 2022/574</p> <p>Mayor Brett Otto has requested that a report on the local law review completion costs in relation to the keeping of animals be presented in July for budget review and operational plan.</p>	<p>17 Aug 2022 10:07am Kruger, Wendy</p> <p>As advised by Kerri Anderson, Action forwarded to Michael Lisle to update action and provide a report to Council.</p>
Council 24/06/2022	General Practitioner Services	<p>Resolved 2022/576</p> <p>That the issue of the crisis in GP services across our region be raised at the Consultative Office and seek the committee's advice to see what actions Council should take. A report to come back to a future standing Committee Meeting with the issues and needs of the local hospitals.</p>	
Council 24/06/2022	Local Residents Off Season Rebate	<p>Resolved 2022/589</p> <p>A report be brought to a future standing committee regarding local residents rebates for off season for the tourist facilities.</p>	<p>30 Aug 2022 12:27pm Hunter, Michael</p> <p>This action was transferred to Michael on the 18/8. Investigation is underway to look at the number of local residents that have visited in the off peak period. May, June, July, August excluding the June/July school holidays and working on report to be prepared for the October Standing Committee.</p>
Council 24/06/2022	Community Engagement	<p>Resolution 2022/597</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p>	

	<p>That Council start the process of community engagement and consultation for the following projects with a view to getting scoping completed and shovel ready for grants and/or funding from cash:</p> <ul style="list-style-type: none"> ☐ McKell Park ☐ Coronation Park ☐ Coopers Gap viewing platform ☐ Lions Park Kingaroy completion ☐ Gore Street kerb and channelling at Murgon High School ☐ Murgon Basketball half court ☐ 9 Car park shelters BP Dam ☐ Tipperary Flat Park renewal ☐ Proston lookout ☐ Proston Weaners ☐ Durong Camping Ground ☐ Apex Park car park Kingaroy ☐ Tingoora Drainage ☐ Youth Park Kingaroy <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>
<p>Council 24/06/2022</p>	<p>Prioritising Projects</p> <p>Resolved 2022/598</p> <p>A report be brought to a future standing committee with the prioritisation of the above projects as adopted in Resolution 2022/595.</p>

<p>Council 8/07/2022</p>	<p>Adoption of Discount on Rates 2022/2023</p>	<p>Resolution 2022/31 Moved: Cr Kathy Duff Seconded: Cr Kirstie Schumacher That pursuant to Section 130 of the Local Government Regulation 2012, the differential general rates, wastewater utility charges, water access charges, refuse collection charges, recycling collection charges made and levied shall be subject to an early payment discount of 10% if paid within the discount period of thirty (30) days of the date of issue of the rate notice provided that:</p> <ol style="list-style-type: none"> 1. All of the aforementioned rates and charges are paid within thirty (30) days of the date of issue of the rate notice; 2. All other rates and charges appearing on the rate notice (that are not subject to discount) are paid within thirty (30) days of the date of issue of the rate notice; and 3. All other overdue rates and charges relating to the rateable assessment are paid within thirty (30) days of the date of issue of the rate notice. <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil carried 6/0</p>	<p>13 Jul 2022 5:15pm Anderson, Kerri Rates will need to update the discount codes so that we can include recycling in the discount parameters., Wont close this task until that is complete.</p>
<p>Council 8/07/2022</p>	<p>Adoption of the Setting of Concession on Rates and Charges for Approved Pensioners 2022/2023</p>	<p>Resolution 2022/33 Moved: Cr Kathy Duff Seconded: Cr Danita Potter That pursuant to Sections 120, 121 and 122 of the Local Government Regulation 2012, a rebate of rates be granted to all ratepayers who</p>	<p>13 Jul 2022 5:17pm Anderson, Kerri Need to input parameters in system for the 50% rebate on recycling for pensioners. This task won't be completed until that has taken place.</p>

	<p>are pensioners and who are eligible for the Queensland Government pensioner remission.</p> <p>The rebate will be set at:</p> <ol style="list-style-type: none"> 1. Twenty percent of the differential general rate, sewerage utility charges, water utility charges and waste/refuse utility charges; and 2. The maximum concession granted per property shall be capped at \$200 per annum. 3. An additional fifty percent discount be provided to all concession card holders and Department of Veterans Affairs concession card holders for Waste Management Utility Charges for the collection of recyclable waste. <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	
<p>Council 20/07/2022</p> <p>Petition - Proston Round Table - Weaner Sculpture Plan</p>	<p>Resolution 2022/38</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>That the petition be received and referred to the Chief Executive Officer to determine the appropriate action and a report be brought back to Council.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	<p>23 September 2022 Pitt, Mark:</p> <p>Acknowledgement sent.</p>

<p>Council 20/07/2022</p>	<p>Petition - State of Roads, Drainage and Curb & Channel in Tingoorra & State of the Tingoorra Public Hall</p>	<p>Resolution 2022/39 Moved: Cr Danita Potter Seconded: Cr Scott Henschen That the petition regarding the state of roads, lack of proper drainage and curb and channel in Tingoorra and the state of the Tingoorra Public Hall be received and referred to the Chief Executive Officer to determine the appropriate action and a report be brought back to Council. In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil carried 7/0</p>	<p>23 September 2022 Pitt, Mark: Acknowledgement sent.</p>
<p>Council 20/07/2022</p>	<p>Notice of Motion - Kingaroy Visitor Information Centre</p>	<p>Resolution 2022/59 Moved: Cr Danita Potter Seconded: Cr Scott Henschen That Council take ownership of the sewing machine that has been donated by the Big Peanut Committee for display at the Kingaroy Visitor Information Centre. In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen Against: Nil carried 7/0</p>	<p>16 Aug 2022 1:25pm Pointon, Jennifer Request sent to Visitor Enhancement Officer for action 14 Sep 2022 8:22am Pointon, Jennifer Donation is progressing through Council's donation policy.</p>
<p>Council 20/07/2022</p>	<p>Wondai Pool Enhancement Project</p>	<p>Resolution 2022/69 Moved: Cr Kathy Duff</p>	

		<p>Seconded: Cr Scott Henschen</p> <p>That South Burnett Regional Council allocate additional project funds of \$300,000 to the Wondai Memorial Pool Enhancement Project from Building Restricted Cash and that the budget adjustment be included in the 2022/23 financial year first quarter budget review.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>
Council 20/07/2022	Tourism Industry & Entities Identification	<p>Resolution 2022/70</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council meets with VSB to consider a strategy to look for further promotion of our tourism industry and entities identification and the safety of our Country with foot and mouth disease on our door step.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>
Council 20/07/2022	Town Brochures	<p>Resolution 2022/71</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>That Council supports local business groups who wish to put together and fund their own town brochures that include Council assets and</p>

		<p>the Chief Executive Officer approve where appropriate the inclusion of Council assets.</p> <p>In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p>Against: Nil</p> <p>carried 7/0</p>	
<p>Council 24/08/2022</p>	<p>Petition - Murgon Dog Park</p>	<p>Resolution 2022/80</p> <p>Moved: Cr Jane Erkens</p> <p>Seconded: Cr Kirstie Schumacher</p> <p>That the Petition be received and referred to the Chief Executive Officer to determine the appropriate action and a report be brought back to Council.</p> <p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>	<p>23 Sep 2022 11:21am Pitt PSM, Mark</p> <p>Petition acknowledged by letter</p>
<p>Council 24/08/2022</p>	<p>Loans to Community Organisation - Nanango AP & M Society</p>	<p>Resolution 2022/90</p> <p>Moved: Cr Jane Erkens</p> <p>Seconded: Cr Scott Henschen</p> <p>That Council approve a community loan for the Nanango Agricultural, Pastoral & Mining Society Inc for \$30,000 being for the installation of lighting at the Nanango Showground’s main arena based on the following conditions:</p> <ol style="list-style-type: none"> 1. The loan being repaid in full within a three (3) year period; 	<p>Action reassigned to Calvert, Michelle by Kruger, Wendy - For Action and finalisation.</p> <p>29 Aug 2022 9:22am Calvert, Michelle</p> <p>Email sent to Nanango Show Society advising that they were successful and included paperwork that needs to be completed (Deed of Guarantee and Schedule, creditor account form, before loan can be paid. Waiting for these to come back.</p>

	<p>2. Interest rate of 3.06% be applied (the current debt pool rate for a 3-year loan at the end of July 2022 set by Queensland Treasury);</p> <p>3. Repayments of the loan to be made on a quarterly basis;</p> <p>4. A personal guarantee from individuals is provided for the amount of the loan;</p> <p>5. Missed payments may result in Council recalling the guarantee and;</p> <p>6. That Nanango AP&M Society ensure they have obtained the appropriate development approval for building work prior to commencing construction of the project</p> <p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>
<p>Council 24/08/2022</p> <p>Purchase of Field Uniforms 12 month Agreement</p>	<p>Resolution 2022/91</p> <p>Moved: Cr Kirstie Schumacher</p> <p>Seconded: Cr Scott Henschen</p> <p>That Council approve the recommendation to establish a 12-month supply arrangement for Hi-Visibility Field Uniforms with the Uniform Zone.</p> <p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>

<p>Council 24/08/2022</p>	<p>Energy Auction Outcome</p>	<p>Resolution 2022/92 Moved: Cr Danita Potter Seconded: Cr Jane Erkens That South Burnett Regional Council: 1. Accept the new retailer Shell Energy Retail Pty Ltd for the 8 sites for a period of a 24-month contract commencing 01st January 2023. 2. Consider a first quarter financial adjustment to the budget to account for the increase in energy costs. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen Against: Nil carried 5/0</p>
<p>Council 24/08/2022</p>	<p>Inventory Write- Off</p>	<p>Resolution 2022/93 Moved: Cr Danita Potter Seconded: Cr Jane Erkens That Council approve the write-off of pre-consumed inventory that remains on record due to a change in practices and budget responsibilities and that this write-off value be included as a 1st quarter budget adjustment. In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen Against: Nil carried 5/0</p>

<p>Council 24/08/2022</p>	<p>LRCI Phase 3 Extension</p>	<p>Motion</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Jane Erkens</p> <p>That the following projects are scoped and costed with a view to Council applying the \$1,644,465 of LRCI phase 3 extension funding in the 2023/2024 year to these capital projects and a report be brought to the November 2022 Infrastructure Standing Committee Meeting, including capital and whole of life costings for consideration:</p> <ul style="list-style-type: none"> • Wondai Industrial Estate stage 2; • Haly street Wondai drainage and road sealing; • Alford street east Kingaroy - stage 1 rehabilitation; • Gore street Murgon SHS kerb and channelling / parking. <p>Resolution 2022/98</p> <p>Moved: Cr Kirstie Schumacher</p> <p>Seconded: Cr Scott Henschen</p> <p>Procedural Motion:</p> <p>That the matter lay on the table until all projects are discussed for LRCI funding and a workshop be scheduled.</p> <p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>
<p>Council 24/08/2022</p>	<p>Community Forum</p>	<p>Resolution 2022/100</p> <p>Moved: Cr Jane Erkens</p>

		<p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council hold an open community forum/s inviting residents to bring forward projects they wish to draw to Council’s attention for future capital works programs.</p> <p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>
Council 24/08/2022	Feral Pig Management	<p>Resolution 2022/101</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Kirstie Schumacher</p> <p>That South Burnett Regional Council:</p> <ul style="list-style-type: none"> ☐ Scope a project plan to manage and control a feral pig population and provide indicative costs to bolster controls and education awareness programs; ☐ Schedule a meeting with our neighbouring Council’s NRM teams to discuss a collaborative approach to feral pig management and shared target to suppress feral pig populations; ☐ Work with Queensland Biosecurity officers to coordinate a mock exercise with key industry stakeholders and Council’s Disaster Management Team; ☐ Establish a working group and develop a biosecurity plan that is fit for purpose for our region; ☐ That these measures are reported back to consecutive Liveability Standing Committee Meeting’s to demonstrate that these matters are progressed and; ☐ Introduce an elevated media campaign.

		<p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>	
<p>Council 24/08/2022</p>	<p>Reconfiguring a Lot (1 lot into 3 lots) at 272 Mount McEuen Road, Mount McEuen (and described as Lot 221 on FY1361) - Applicant: Bruce and Andrea Anning C/- ONF Surveyors</p>	<p>Resolution 2022/103</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p> <p>That Council approve the development permit for a Reconfiguring a lot (1 lot into 3 lots) at Mount McEuen Road, Mount McEuen (and described as Lot 221 on FY1361) and situated - Applicant: Bruce and Andrea Anning C/- ONF Surveyors. (See resolution for full conditions).</p> <p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>	
<p>Council 24/08/2022</p>	<p>Alan Stirling Memorial Park - Design of Concept Plans</p>	<p>Resolution 2022/107</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Danita Potter</p> <p>That:</p> <ol style="list-style-type: none"> 1. The development of concept plan for Alan Stirling Memorial Park be added to the Operational Plan for 2023/2024 and; 2. Scope of works and costing for the concept plan be considered in the 2023/2024 Budget. 	<p>23 Sep 2022 9:57am O'May, Peter</p> <p>Noted for Budget considerations 2023/24</p>

		<p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>
Council 24/08/2022	Kingaroy Lions Park - Toilet Upgrades	<p>Motion</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p> <p>That:</p> <ol style="list-style-type: none"> 1. The Kingaroy Lions Park amenities is replaced with a new accessible and total inclusive amenity, and; 2. Additional allocation of \$190,000 for the construction of a new amenity, footpaths, and PWD carpark be provided from Building Asset Restricted Cash in 2022/2023. <p>Resolution 2022/108</p> <p>Moved: Cr Kirstie Schumacher</p> <p>Seconded: Cr Jane Erkens</p> <p>Procedural Motion:</p> <p>That the matter lay on the table and an on-site meeting with Councillors and Council staff to discuss the options be arranged.</p> <p>In Favour: Crs Gavin Jones, Jane Erkens, Kirstie Schumacher and Scott Henschen</p> <p>Against: Cr Danita Potter</p> <p>carried 4/1</p>

<p>Council 24/08/2022</p>	<p>Murgon Administration Building Boundary Realignment</p>	<p>Resolution 2022/110 Moved: Cr Kirstie Schumacher Seconded: Cr Jane Erkens That South Burnett Regional Council: 1. Apply to the Department of Resources, for a deed of grant over Lot 2 on M55131, which is a Reserve for Local Government, and set aside \$40,000 in the 2022-23 budget to convert tenure to freehold, undertake the realignment of the boundaries and relocation of water infrastructure servicing Council's administration building. 2. Approve, in accordance with Section 236 of the Local Government Regulation 2012 as a disposal of a non-current asset to a not-for profit organisation, to dispose part of the Reserve for Local Government (being Lot 2 on M55131), which is subject to an encroachment by the Returned & Services League of Australia (Queensland Branch) Murgon Sub-Branch Inc. 3. Accept the gift of land, being that part of L110 on SP315753, which is encroached upon by ancillary improvements of the Murgon administration building (carpark and hedges). In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen Against: Nil carried 5/0</p>
<p>Council 24/08/2022</p>	<p>Gift of Land - Returned Services League - Kingaroy</p>	<p>Resolution 2022/111 Moved: Cr Kirstie Schumacher Seconded: Cr Jane Erkens That South Burnett Regional Council investigate further the availability of Council-owned land to transfer to the Kingaroy/Memerambi Sub Branch Inc of the Returned Services</p>

		<p>League, for nil consideration in accordance with Section 236(1)(b)(ii) of the Local Government Regulation 2012.</p> <p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>
Council 24/08/2022	Tender Assessment SBRC-22/23-01 Cleaning of Murgon and Wondai Facilities	<p>Resolution 2022/124</p> <p>Moved: Cr Jane Erkens</p> <p>Seconded: Cr Danita Potter</p> <p>That the matter lay on the table and further options be brought back.</p> <p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p> <p>Resolution 2022/124</p> <p>Moved: Cr Jane Erkens</p> <p>Seconded: Cr Danita Potter</p> <p>That the matter lay on the table and further options be brought back.</p> <p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>

Council 24/08/2022	Undetected Water Leak - Assessment 12459-00000-000	<p>Resolution 2022/129</p> <p>Moved: Cr Jane Erkens</p> <p>Seconded: Cr Danita Potter</p> <p>That Council conduct a review of assessment 12459-00000-000 and outstanding undetected water leaks and provide a report to the September Ordinary Meeting of Council and that whilst this review is being undertaken that no penalty be applied to the impacted assessments.</p> <p>In Favour: Crs Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Scott Henschen</p> <p>Against: Nil</p> <p>carried 5/0</p>	
Council 24/08/2022	Question on Notice - Foot and Mouth Disease Signage	<p>Question on Notice from Cr Scott Henschen:</p> <p>Has there been any progress for signage around the region informing the community/tourists about Foot and Mouth Disease?</p>	<p>29 Aug 2022 10:07am Donohue, Kimberley - Reallocation</p> <p>Action reassigned to Willmott, Jim by Donohue, Kimberley</p>
Council 25/05/2022	Community Notice	<p>Engage community through a media notice to inform them about the works that will be completed on the Tingoora Rail Trail Verge and give them the opportunity to put through ideas to Council and Councillors Duff and Henschen be involved as divisional and portfolio Councillors.</p>	<p>15 Jun 2022 9:24am Watt, Mark</p> <p>Further action to proceed once road verge is mowed and cleared.</p>
Council 25/05/2022	Community Notice	<p>Engage community through a media notice to inform them about the works that will be completed on the Tingoora Rail Trail Verge and give them the opportunity to put through ideas to Council and Councillors Duff and Henschen be involved as divisional and portfolio Councillors.</p>	<p>08 Jun 2022 11:11am Newbery, Joanne</p> <p>media release completed. Awaiting Council to write to school before it can be distributed.</p>

<p>Council 24/06/2022</p>	<p>NaTDA In-Kind Request</p>	<p>RESOLUTION 2022/611</p> <p>Moved: Cr Jane Erkens</p> <p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council;</p> <ol style="list-style-type: none"> 1. Approve the requested in-kind assistance to NaTDA to support Nanango’s 175th Anniversary in 2023 subject to available resources; 2. Provides a letter of support to NaTDA in their endeavour to seek additional State and Federal Government funding to support the Nanango’s 175th Anniversary in 2023; and 3. Provides a sponsorship to NaTDA to support promotion of Nanango’s 175th Anniversary in 2023 with a financial contribution of \$3,000. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
<p>Council 24/06/2022</p>	<p>Rail Trail Development and SBRTUA</p>	<p>RESOLUTION 2022/612</p> <p>Moved: Cr Brett Otto</p> <p>Seconded: Cr Gavin Jones</p> <p>That South Burnett Regional Council responds to the recent deputation from the South Burnett Rail Trail Users Association (SBRTUA) with the following action by 30 September 2022:</p> <ol style="list-style-type: none"> 1. Commence consultation with the SBRTUA and community stakeholders with a view to entering into a suitable management and/or tenure arrangement that will facilitate the SBRTUA becoming eligible for grant funding programs,

		<p>rail trail infrastructure development and asset event management / promotion;</p> <ol style="list-style-type: none"> 2. Partner with the SBRTUA to undertake community engagement with a view to considering naming options for the SBRC section of the rail trail; 3. Scope and cost a 'Rail Trail Development Study' as undertaken by the BVRT in recent years; 4. Contact the following stakeholders to facilitate preliminary discussions as to the possible formation of an inter-regional rail trail advisory group, including representatives from: <ul style="list-style-type: none"> • South Burnett Regional Council; • Somerset Regional Council; • Gympie Regional Council; • SBRTUA; • BVRT; • Other relevant community or Government organisational stakeholders. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
Council 24/06/2022	St John's School - Grade 12 Expansion	<p>RESOLUTION 2022/613</p> <p>Moved: Cr Gavin Jones</p> <p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council meet with representatives of St John's Lutheran School to investigate options for the expansion of the school to cater for the introduction of senior schooling.</p>

		<p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
Council 24/06/2022	Consideration of Public Auction for surplus equipment and furniture	<p>RESOLUTION 2022/614</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Kirstie Schumacher</p> <ol style="list-style-type: none"> 1. In accordance with Section 227-228 of the <i>Local Government Regulation 2012</i>, it is proposed South Burnett Regional Council offer surplus equipment and furniture to community not for profit organisations for disposal as per the community grants framework and; 2. That a decision is made on the dispersal of the remaining items after such a process that are suitable to be offered for sale through a public auction. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>

<p>Council 24/06/2022</p>	<p>Contract Review - Biosecurity Services</p>	<p>RESOLUTION 2022/615</p>	<p>Moved: Cr Kathy Duff</p>	<p>Seconded: Cr Scott Henschen</p>	<p>That the report be received for information and that the tender with separable activities is adopted as Council's preferred option in the review of the contract for biosecurity services.</p>	<p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p>	<p><u>Against:</u> Nil</p>	<p>CARRIED 7/0</p>
<p>Council 24/06/2022</p>	<p>Seeking Council's "in-principle" approval regarding an amendment to the LG Boundary between Cherbourg Aboriginal Shire Council and South Burnett Regional Council at Haager Drive MOFFATDALE (and described as Lot 13 on SP104351)</p>	<p>RESOLUTION 2022/617</p>	<p>Moved: Cr Danita Potter</p>	<p>Seconded: Cr Scott Henschen</p>	<p>That South Burnett Regional Council offer in principle support to the proposed Local Government boundary change between Cherbourg Aboriginal Shire Council & South Burnett Regional Council at Haager Drive, Moffatdale (and described as Lot 13 on SP104351).</p>	<p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p>	<p><u>Against:</u> Nil</p>	<p>CARRIED 7/0</p>
<p>Council 24/06/2022</p>	<p>Commercial lease of Kingaroy Aerodrome Farming Land</p>	<p>RESOLUTION 2022/619</p>	<p>Moved: Cr Danita Potter</p>	<p>Seconded: Cr Scott Henschen</p>	<p>13 Jul 2022 9:08am Pointon, Jennifer</p>	<p>Consultation with Vintage Machinery Club and Soaring Club are being scheduled.</p>		

	<p>That the farming land located on Lot 3 on SP249643 and Lot 2 FTZ37166 known as lease areas B, C, D, E and F be offered by way of tender in accordance with section 227(1)(a) of the <i>Local Government Regulation 2012</i> for a commercial farming lease.</p> <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 6/0</p>
<p>Council 24/06/2022</p> <p>Wondai Christmas Tree Location - Extended Community Consultation</p>	<p>RESOLUTION 2022/620</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Danita Potter</p> <p>That South Burnett Regional Council approve the relocation of the Wondai Christmas tree from the Wondai roundabout to the proposed location attachment one (1) in Coronation Park, Wondai as per feedback received from the broader Wondai community.</p> <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
<p>Council 24/06/2022</p> <p>Installation of Christmas Trees</p>	<p>RESOLUTION 2022/621</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Jane Erkens</p> <ol style="list-style-type: none"> 1. That the purchase cost for the new Christmas trees and garland/decorations for Murgon, Kumbia and Hivesville be included in the 22/23 budget with the amendment to be made at the first quarter and materials be ordered as a matter of priority once the budget has been adopted. 2. That Council progress making these three trees to ensure that they are ready for installation in early December 2022.

		<p>3. That Council engage with the community in relation to the future placement of the Kingaroy and Blackbutt Christmas trees.</p> <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	
Council 24/06/2022	Condition of Cloyna Hall	<p>RESOLUTION 2022/623</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>That</p> <ol style="list-style-type: none"> 1. South Burnett Regional Council engage an experienced geotechnical engineer to inspect and prepare a remediation plan, and 2. Council allocates \$80,000 from savings from within the overall 21/22 Building Capital Works Program and fund this future work from the 22/23 Building Asset restricted cash. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	
Council 24/06/2022	Kingaroy Aerodrome Tender - Area 21	<p>RESOLUTION 2022/626</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Jane Erkens</p> <p>That South Burnett Regional Council delegate to the Chief Executive Office the power to negotiate with Mr Peter O'Donnell under s227-228 of the <i>Local Government Regulation 2012</i> to negotiate and enter into a Licence to Occupy for Area 21 located on Lot 3 on</p>	<p>07 Jul 2022 2:20pm Pitt PSM, Mark</p> <p>Discussions have been held with applicant and was also trying to organise a meeting face to face to discuss his proposal. Unfortunately the applicant has been unable to confirm when he could meet. The applicant will consider his options and price he offered in the tender and come back to Council.</p>

		<p>SP249643 in accordance with the scope and specification of tender number SBRC21/22-11.</p> <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
Council 24/06/2022	Electricity Trends 2022	<p>RESOLUTION 2022/629</p> <p>Moved: Cr Gavin Jones</p> <p>Seconded: Cr Kathy Duff</p> <p>That Council accept this report on the electricity market trends for information and;</p> <p>1. That Council take the 9 contestable sites to Reverse Auction now prior to the contract expiry with intent to lock in rates before further significant price rises and lock in a twenty-four (24) month contract with a retailer.</p> <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
Council 24/06/2022	Financial Hardship Rates Application – Assessment Number 11797- 00000-000	<p>RESOLUTION 2022/635</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>That Council agree to:</p> <p>1. Write off interest charges to the value of \$1046.34 and suspend interest from accumulating while maintaining the hardship payment arrangement;</p> <p>2. Request the owner enter into a payment arrangement for Assessment Number 11797-00000-000 for \$120.00 per fortnight commencing 11 July 2022 for a period of 12 months initially;</p>

	<ol style="list-style-type: none"> 3. Payments increasing to \$150.00 per fortnight from 11 July 2023 for a period of 12 months; 4. Payments increasing to \$250.00 per fortnight from 11 July 2024 for a period of 12 months; 5. Payments increasing to \$300.00 per fortnight from 11 July 2025 for a period of 12 months under normal rate arrangement conditions; 6. Payments increasing to \$350.00 per fortnight from 11 July 2026 for a period of 12 months under normal rate arrangement conditions; 7. No interest charged on overdue rates if the agreed payments are maintained; 8. A review of this Payment Plan monthly; or at other times if Council is advised that the Applicant’s circumstances have changed significantly; 9. The expiry of this Payment Plan upon payment in full of all outstanding rates and charges; and 10. The General Manager Finance & Corporate be authorised to negotiate a suitable payment plan should the Applicant reject or request a variance of this Payment Plan. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
<p>Council 24/06/2022</p>	<p>Financial Hardship Rates Application – Assessment Number 14066-28310-000</p> <p>RESOLUTION 2022/636</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p> <p>That Council agree to:</p> <ol style="list-style-type: none"> 1. Write off interest charges to the value of \$864.21 and suspend interest from accumulating while hardship payment arrangement is maintained; 2. Grant a moratorium on rate payments for a period of six (6) months;

	<ol style="list-style-type: none"> 3. Request the owner enter into a payment arrangement for Assessment Number 14066-28310-000 for \$108.00 per fortnight commencing 01 January 2023 for a period of 12 months; 4. Payments increasing to \$140.00 per fortnight from 1 January 2024 for a period of 12 months; 5. Payments increasing to \$180.00 per fortnight from 1 January 2025 for a period of 12 months; 6. Payments increasing to \$240.00 per fortnight from 1 January 2026 for a period of 12 months under normal rate arrangement conditions; 7. Payments increasing to \$260.00 per fortnight from 1 January 2027 for a period of 12 months under normal rate arrangement conditions; 8. Once Third-Party settlement is received payment in full is required in the same year. 9. No interest charged on overdue rates if the agreed payments are maintained; 10. A review of this Payment Plan monthly; or at other times if Council is advised that the Applicant's circumstances have changed significantly; 11. The expiry of this Payment Plan upon payment in full of all outstanding rates and charges; and 12. The General Manager Finance & Corporate be authorised to negotiate a suitable payment plan should the Applicant reject or request a variance of this Payment Plan. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
<p>Council 24/06/2022</p>	<p>Financial Hardship Rates Application – Assessment Number 41830-00000-000</p> <p>RESOLUTION 2022/637</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Kathy Duff</p>

That Council agree to:

1. Write off interest charges to the value of \$58.80 and suspend interest from accumulating while the hardship payment arrangement is maintained;
2. Grant a moratorium on rate payments for a period of six (6) months;
3. Request the owner enter into a payment arrangement for Assessment Number 41830-00000-000 for \$30.00 per fortnight commencing 1 January 2023 for a period of 12 months;
4. Payments increasing to \$40.00 per fortnight commencing 1 January 2024 for a period of 12 months;
5. Payments increasing to \$60.00 per fortnight commencing 1 January 2025 for a period of 12 months;
6. Payments increasing to \$65.00 per fortnight commencing 1 January 2026 for a period of 24 months under normal rate arrangement conditions;
7. No interest charged on overdue rates if the agreed payments are maintained;
8. A review of this Payment Plan monthly; or at other times if Council is advised that the applicant's circumstances have changed significantly;
9. The expiry of this Payment Plan upon payment in full of all outstanding rates and charges; and
10. The General Manager Finance & Corporate be authorised to negotiate a suitable payment plan should the applicant reject or request a variance of this Payment Plan.

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

Against: Nil

CARRIED 7/0

<p>Council 24/06/2022</p>	<p>Local Law Review</p>	<p>RESOLVED 2022/574</p>
<p>Mayor Brett Otto has requested that a report on the local law review completion costs in relation to the keeping of animals be presented in July for budget review and operational plan.</p>		
<p>Council 24/06/2022</p>	<p>General Practitioner Services</p>	<p>RESOLVED 2022/576</p>
<p>That the issue of the crisis in GP services across our region be raised at the Consultative Office and seek the committee's advice to see what actions Council should take. A report to come back to a future standing Committee Meeting with the issues and needs of the local hospitals.</p>		
<p>Council 24/06/2022</p>	<p>Local Residents Off Season Rebate</p>	<p>RESOLVED 2022/589</p>
<p>A report be brought to a future standing committee regarding local residents rebates for off season for the tourist facilities.</p>		
<p>Council 24/06/2022</p>	<p>Community Engagement</p>	<p>RESOLUTION 2022/597</p>
<p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p> <p>That Council start the process of community engagement and consultation for the following projects with a view to getting scoping completed and shovel ready for grants and/or funding from cash:</p> <ul style="list-style-type: none"> • McKell Park • Coronation Park • Coopers Gap viewing platform • Lions Park Kingaroy completion • Gore Street kerb and channelling at Murgon High School • Murgon Basketball half court 		

	<ul style="list-style-type: none"> • 9 Car park shelters BP Dam • Tipperary Flat Park renewal • Proston lookout • Proston Weaners • Durong Camping Ground • Apex Park car park Kingaroy • Tingoora Drainage • Youth Park Kingaroy <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>
Council 24/06/2022	<p>Prioritising Projects</p> <p>RESOLVED 2022/598</p> <p>A report be brought to a future standing committee with the prioritisation of the above projects as adopted in Resolution 2022/595.</p>
Council 24/06/2022	<p>Question on Notice - Nanango Christmas Decorations</p> <p>Question on Notice from Cr Jane Erkens: Where are the Nanango Christmas decorations and flags?</p>
Council 8/07/2022	<p>Differential General Rates Categories and Criteria 2022/2023</p> <p>RESOLUTION 2022/12</p> <p>Moved: Cr Kirstie Schumacher</p> <p>Seconded: Cr Scott Henschen</p> <p>That:</p> <p>1. South Burnett Regional Council adopt differential general rates for the year ending 30 June 2023;</p>

13 Jul 2022 5:07pm Anderson, Kerri

Noted. Have started updating the various reports with the changes for rural residential categories. Will close off once all areas have been updated on the website.

	<p>2. Pursuant to <i>Section 81</i> of the <i>Local Government Regulation 2012</i>, the categories into which rateable land is categorised, the description of those categories and, in accordance with <i>Sections 81(4)</i> and <i>81(5)</i> of the <i>Local Government Regulation 2012</i>, the method by which land is to be identified and included in its appropriate category is as listed in the table below;</p> <p>3. Council delegates to the Chief Executive Officer the power, in accordance with <i>Sections 81(4)</i> and <i>81(5)</i> of the <i>Local Government Regulation 2012</i>, to identify the rating category to which each parcel of rateable land belongs.</p> <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	
<p>Council 8/07/2022</p> <p>Adoption of the Differential General Rates 2022/2023</p>	<p>RESOLUTION 2022/13</p> <p>Moved: Cr Gavin Jones</p> <p>Seconded: Cr Scott Henschen</p> <p>That pursuant to <i>Section 94</i> of the <i>Local Government Act 2009</i> and <i>Section 80</i> of the <i>Local Government Regulation 2012</i> the differential general rate to be made and levied for each differential general rate category for the year ending 30 June 2023 is as follows:</p> <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	<p>13 Jul 2022 5:18pm Anderson, Kerri</p> <p>New rates have been provided to rates department for updating. Won't complete this task until rates have been ticked off in system to ensure they have been updated correctly.</p>

<p>Council 8/07/2022</p>	<p>Minimum General Rates 2022/2023</p>	<p>RESOLUTION 2022/14</p> <p>Moved: Cr Gavin Jones</p> <p>Seconded: Cr Scott Henschen</p> <p>That in accordance with Section 94 of the <i>Local Government Act 2009</i> and Section 77 of the <i>Local Government Regulation 2012</i>, the minimum general rate to be made and levied for the year ending 30 June 2023 for each differential general rate category, is as follows:</p> <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	<p>13 Jul 2022 5:12pm Anderson, Kerri</p> <p>Minimum general rates has been provided to rates for updating in system. Won't complete this action until we can tick off that they all match.</p>
CARRIED 7/0			
<p>Council 8/07/2022</p>	<p>Separate Charge - Waste Management Levy 2022/2023</p>	<p>RESOLUTION 2022/23</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Kathy Duff</p> <p>That pursuant to <i>Section 94</i> of the <i>Local Government Act 2009</i> and <i>Section 103</i> of the <i>Local Government Regulation 2012</i>, Council make and levy a separate charge (to be known as the "Waste Management Separate Charge"), in the sum of \$174.50 per rateable assessment, to be levied equally on all rateable land in the region, for the purpose of:</p> <ol style="list-style-type: none"> 1. Providing and maintaining waste facilities and services that are not met from other fees and charges collected on a user pays basis; and 2. Meeting public expectations in matters of disposal of refuse that affect public health and visual amenity of the area. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	<p>13 Jul 2022 5:13pm Anderson, Kerri</p> <p>New rates have been provided to rates department for updating. Won't complete this task until rates have been ticked off in system to ensure they have been updated correctly.</p>
CARRIED 7/0			

<p>Council 8/07/2022</p>	<p>Waste Collection Utility Charges 2022/2023</p>	<p>RESOLUTION 2022/24</p> <p>Moved: Cr Danita Potter</p> <p>Seconded: Cr Scott Henschen</p> <p>That in accordance with <i>Section 94</i> of the <i>Local Government Act 2009</i> and <i>Section 99</i> of the <i>Local Government Regulation 2012</i> Council make and levy waste management utility charges, for the supply of waste management services (including the storage, collection and removal of general waste) on all land and structures to which a waste management service is supplied or, in the case of rateable land which is occupied, made available by Council as follows:</p> <ol style="list-style-type: none"> 1. Council's Discretion to Levy Waste Management Utility Charges <ol style="list-style-type: none"> (a) If premises are in an area in which Council conducts or will conduct general waste collection, Council may levy waste management utility charges having regard to: <ol style="list-style-type: none"> (i) the nature and volume of general waste produced, or to be produced, as a result of the ordinary use or occupation of the premises; and (ii) the number of standard general waste containers supplied to the premises; and (iii) the size and type of each standard general waste container supplied to the premises; and (iv) the nature of the general waste stored, or to be stored, in each standard general waste container, for example, whether the standard general waste container is set aside for the storage of: <ol style="list-style-type: none"> (1) commercial waste; or (2) domestic waste; or (3) recyclable waste (but excluding green waste); or (4) recyclable waste (but limited to green waste); and (v) how often Council will arrange for the collection of general waste from each standard general waste container supplied to the premises. 	<p>13 Jul 2022 5:14pm Anderson, Kerri</p> <p>New rates have been provided to rates department for updating. Won't complete this task until rates have been ticked off in system to ensure they have been updated correctly.</p>
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	<p>(b) For the avoidance of doubt, in making a determination about the levying of waste management utility charges for premises, from time to time, Council is not obliged to have regard to:</p> <p>(i) the extent to which the owner or occupier of the premises elects to utilise, for the storage of general waste, 1 or more of the standard general waste containers supplied to the premises for, or on behalf of, Council; or</p> <p>(ii) the extent to which the owner or occupier of the premises elects to utilise, for the storage of general waste, 1 or more containers, other than standard general waste containers supplied to the premises for, or on behalf of, Council.</p> <p>(c) Council delegates, to the chief executive officer of Council, the power to make a determination about the levying of waste management utility charges for premises having regard to the criteria specified (service category) in section 2 below.</p> <p>2. Waste Management Utility Charges for the Collection of General Waste</p> <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	
<p>Council 8/07/2022</p> <p>Setting of Wastewater Utility Charges 2022/2023</p>	<p>RESOLUTION 2022/25</p> <p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Danita Potter</p> <p>That pursuant to <i>Section 94 of the Local Government Act 2009</i> and <i>Section 99 of the Local Government Regulation 2012</i>, Council make and levy sewerage utility charges, for the supply of sewerage services by the Council, as follows:</p> <p>In respect of all lands and premises which are connected to, or capable of connection to, Councils reticulated sewerage systems, the following utility charges be made and levied</p>	<p>13 Jul 2022 5:14pm Anderson, Kerri</p> <p>New rates have been provided to rates department for updating. Won't complete this task until rates have been ticked off in system to ensure they have been updated correctly.</p>

for the provision of wastewater services for the year ended 30 June 2023, except for the Proston Common Effluent Disposal System:

1. In respect of all lands and premises which are connected to Council's wastewater Systems:
 - (a) For the first pedestal connected to any of Council's wastewater systems, a charge of \$761.00 per annum per pedestal.
 - (b) Other than additional pedestals installed in a private residence for the sole use of the occupier and their family, all additional pedestals will be levied a charge of:
 - (i) \$609.00 per annum per additional pedestal for hospital and education facilities
 - (ii) \$411.00 per annum per additional pedestal for all other categories.
 - (c) In respect of each allotment of Vacant Land rateable under the *Local Government Act 2009* situated within the declared wastewater areas defined in "Schedule A of the Revenue Statement" except for the Proston Common Effluent Disposal System, a charge of \$549.00 per annum will apply.
 - (d) Where any premises not connected to the Council's wastewater system, become connected during the year, the charges under clause (a)(1) shall become operative from the date of connection, with proportionate rebate from that date, of those made under Clause (a)(3).

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

Against: Nil

CARRIED 7/0

<p>Council 8/07/2022</p>	<p>Proston Common Effluent Disposal Utility Charges 2022/2023</p>	<p>RESOLUTION 2022/26</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Scott Henschen</p> <p>That pursuant to <i>Section 94 of the Local Government Act 2009</i> and <i>Section 99 of the Local Government Regulation 2012</i> Council make and levy sewerage utility charges, for the supply of sewerage services by the Council, as follows:</p> <p>The following utility charges be made and levied for the provision of a Common effluent disposal system for the year ended 30 June 2023:</p> <ol style="list-style-type: none"> 1. In respect of all lands and premises which are connected to Council's Common effluent disposal system: <ol style="list-style-type: none"> (a) For the first pedestal connected to the system, a charge of \$449.00 per annum per pedestal. (b) Other than additional pedestals installed in a private residence for the sole use of the occupier and their family, all additional pedestals will be levied a charge of: <ol style="list-style-type: none"> (i) \$359.00 per annum per additional pedestal for hospital and education facilities (ii) \$243.00 per annum per additional pedestal for all other categories. (c) Where any premises not connected to the Council Common system, become connected during the year, the charges under Clause (a) (1) shall become operative from the date of connection, with proportionate rebate from that date. (d) A charge of \$93.00 per annum will apply to vacant land that is capable of being connected to the system. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	<p>13 Jul 2022 5:14pm Anderson, Kerri</p> <p>New rates have been provided to rates department for updating. Won't complete this task until rates have been ticked off in system to ensure they have been updated correctly.</p>
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CARRIED 7/0

<p>Council 8/07/2022</p>	<p>Water Supply Charges 2022/2023</p>	<p>RESOLUTION 2022/29</p>	<p>13 Jul 2022 5:15pm Anderson, Kerri</p>
<p>Moved: Cr Scott Henschen</p> <p>Seconded: Cr Danita Potter</p> <p>That:</p> <ol style="list-style-type: none"> 1. Pursuant to <i>Section 94 of the Local Government Act 2009</i> and <i>Section 99 of the Local Government Regulation 2012</i> Council make and levy water utility charges set out in the table hereunder for the provision of water supply services (Access Charges) for the financial year ended 30 June 2023: 2. Pursuant to <i>Section 94 of the Local Government Act 2009</i> and <i>Section 99 of the Local Government Regulation 2012</i> Council make and levy water utility charges set out in the tables hereunder for the consumption of water for the financial year ended 30 June 2023. <p>Properties not connected to the Proston Rural Water Supply Scheme will be split into separate tariffs - based on their Differential Rate Category. Residential Tariffs are comprised of Residential (1, 201, 203, 301, 401), Rural Residential (900, 910) and Village (3) Rate Categories per the Revenue Statement.</p> <p>Commercial Tariffs are comprised of Commercial (2, 202, 204, 302, 402), Shopping Centre (9,10,99), Industrial (8, 208, 209, 308, 408), Extractive (211, 212, 213), Coal Mine (414), Power Generation (215, 219, 220, 221, 222, 223, 224, 225, 229, 230, 231, 232, 233, 234, 235), Rural Land – Primary Production (6), Water Pumping and Storage (419) and Other (7) Rate Categories per the Revenue Statement.</p> <ol style="list-style-type: none"> (a) In respect of Residential Tariffs (Consumption Charge) for the Water Supply Schemes of Blackbutt, Boondooma Dam, Kingaroy, Kumbia, Nanango, Proston, Tingoora, Wondai, Wooroolin and Yallakool: (b) In respect of Commercial tariffs (Consumption Charge) for the Water Supply Schemes of Blackbutt, Boondooma Dam, Kingaroy, Kumbia, Nanango, Proston, Tingoora, Wondai, Wooroolin and Yallakool: (c) In respect of the Proston Rural Water Supply Scheme a flat charge of \$1.75 per Kilolitre of water consumed. (d) High Volume Commercial >200,000 Kilolitre per year. 			<p>New rates have been provided to rates department for updating. Won't complete this task until rates have been ticked off in system to ensure they have been updated correctly.</p>

		<p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	
		CARRIED 7/0	
Council 8/07/2022	Adoption of Discount on Rates 2022/2023	<p>RESOLUTION 2022/31</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Kirstie Schumacher</p> <p>That pursuant to <i>Section 130 of the Local Government Regulation 2012</i>, the differential general rates, wastewater utility charges, water access charges, refuse collection charges, recycling collection charges made and levied shall be subject to an early payment discount of 10% if paid within the discount period of thirty (30) days of the date of issue of the rate notice provided that:</p> <ol style="list-style-type: none"> 1. All of the aforementioned rates and charges are paid within thirty (30) days of the date of issue of the rate notice; 2. All other rates and charges appearing on the rate notice (that are not subject to discount) are paid within thirty (30) days of the date of issue of the rate notice; and 3. All other overdue rates and charges relating to the rateable assessment are paid within thirty (30) days of the date of issue of the rate notice. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p>	<p>13 Jul 2022 5:15pm Anderson, Kerri</p> <p>Rates will need to update the discount codes so that we can include recycling in the discount parameters., Wont close this task until that is complete.</p>
		CARRIED 6/0	
Council 8/07/2022	Interest on Overdue Rates 2022/2023	<p>RESOLUTION 2022/32</p> <p>Moved: Cr Kirstie Schumacher</p> <p>Seconded: Cr Scott Henschen</p>	

	<ol style="list-style-type: none"> 1. That pursuant to <i>Section 133</i> of the <i>Local Government Regulation 2012</i>, compound interest on daily rests at the rate of eight point one seven percent (8.17%) per annum is to be charged on all overdue rates or charges. 2. South Burnett Regional Council determine that rates or charges will be considered as overdue for the charging of interest if they remain unpaid after thirty (30) days from the due date of the relevant rate notice. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	
<p>Council 8/07/2022</p> <p>Adoption of the Setting of Concession on Rates and Charges for Approved Pensioners 2022/2023</p>	<p>RESOLUTION 2022/33</p> <p>Moved: Cr Kathy Duff</p> <p>Seconded: Cr Danita Potter</p> <p>That pursuant to <i>Sections 120, 121 and 122</i> of the <i>Local Government Regulation 2012</i>, a rebate of rates be granted to all ratepayers who are pensioners and who are eligible for the Queensland Government pensioner remission.</p> <p>The rebate will be set at:</p> <ol style="list-style-type: none"> 1. Twenty percent of the differential general rate, sewerage utility charges, water utility charges and waste/refuse utility charges; and 2. The maximum concession granted per property shall be capped at \$200 per annum. 3. An additional fifty percent discount be provided to all concession card holders and Department of Veterans Affairs concession card holders for Waste Management Utility Charges for the collection of recyclable waste. <p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p> <p><u>Against:</u> Nil</p> <p style="text-align: right;">CARRIED 7/0</p>	<p>13 Jul 2022 5:17pm Anderson, Kerri</p> <p>Need to input parameters in system for the 50% rebate on recycling for pensioners. This task won't be completed until that has taken place.</p>

<p>Council 8/07/2022</p>	<p>Adoption of Exemptions and Concessions on Various Special, Separate and Utility Charges 2022/2023</p>	<p>RESOLUTION 2022/34</p>
		<p>Moved: Cr Kathy Duff</p>
		<p>Seconded: Cr Danita Potter</p>
		<p>That:</p>
		<ol style="list-style-type: none"> 1. Pursuant to <i>Section 93</i> of the <i>Local Government Act 2009</i> Council provides an exemption of differential general rates and separate charges for properties as identified within the categories per the table below. 2. Pursuant to <i>Sections 120, 121 and 122</i> of the <i>Local Government Regulation 2012</i>, Council grants a rebate for various rates and charges for the financial year ending 30 June 2023 as identified in the table below and subject to the following: <ol style="list-style-type: none"> (a) Property owners must notify Council immediately if there is a substantive change in land use for a property that is receiving a rate concession. (b) Applications received during the current financial year that fall within the categories below, will be granted a rate concession following the passing of a resolution by Council. (a) (c) If a property has been granted a rate concession in the previous financial year, the owner will not be required to re-apply to receive the rate concession for the current financial year. However, proof of ongoing eligibility will be required if requested. 3. South Burnett Regional Council extend the waste bin concession for the Youth Groups category to include the recycling bin.
		<p><u>In Favour:</u> Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen</p>
		<p><u>Against:</u> Nil</p>
		<p>CARRIED 7/0</p>

9 NOTICES OF MOTION

9.1 NOTICE OF MOTION - COMMUNITY HEALTH TRANSPORT PROGRAM - KINGAROY TO BRISBANE

File Number: 28.09.2022

Author: General Manager Liveability

Authoriser: Chief Executive Officer

PRECIS

A Notice of Motion was presented at the Liveability Standing Committee Meeting held on 14 September 2022 regarding - Community Health Transport Program - Kingaroy to Brisbane.

SUMMARY

COMMITTEE RESOLUTION 2022/86

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the Committee recommends to Council:

1. To schedule a meeting with interested stakeholders to discuss current travel arrangement and investigate opportunities to collaborate and advocate for improved travel benefits for South Burnett Residents.
2. That Council progress community consultation and costings to establish a community health transport program from Kingaroy to Brisbane, with a report to be brought to the November Liveability Standing Committee meeting.

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

Against: Nil

CARRIED 7/0

OFFICER'S RECOMMENDATION

That Council:

1. schedule a meeting with interested stakeholders to discuss current travel arrangement and investigate opportunities to collaborate and advocate for improved travel benefits for South Burnett Residents.
2. progress community consultation and costings to establish a community health transport program from Kingaroy to Brisbane, with a report to be brought to the November Liveability Standing Committee meeting.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS

Nil

9.2 NOTICE OF MOTION - GOODGER SCHOOL - LAND RESERVE**File Number: 28.09.2022****Author: General Manager Liveability****Authoriser: Chief Executive Officer****PRECIS**

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a Notice of Motion - Goodger School - Land of Reserve.

SUMMARY**COMMITTEE RESOLUTION 2022/87**

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the Committee recommends to Council:

That South Burnett Regional Council:

1. Liaise with the State Government to investigate the current trustee lease arrangements of the old Goodger School grounds to determine a suitable future management arrangement with a report to be brought to a future Standing Committee meeting.
2. That until suitable management arrangements are determined, Council undertake required mowing of the reserve area.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That Council:

1. Liaise with the State Government to investigate the current trustee lease arrangements of the old Goodger School grounds to determine a suitable future management arrangement with a report to be brought to a future Standing Committee meeting.
2. That until suitable management arrangements are determined, Council undertake required mowing of the reserve area.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

10 PORTFOLIO - CORPORATE GOVERNANCE & STRATEGY, PEOPLE & CULTURE, COMMUNICATIONS & MEDIA, FINANCE & SUSTAINABILITY, ICT & BUSINESS SYSTEMS, COMMUNITY REPRESENTATION & ADVOCACY AND 2032 OLYMPICS

10.1 ESTABLISHMENT OF COUNCIL STANDING COMMITTEES AND TERMS OF REFERENCE

File Number: 28-09-2022
Author: Executive Assistant
Authoriser: Chief Executive Officer

PRECIS

Presented at the Executive and Finance & Corporate Standing Committee Meeting held on 21 September 2022 was a report regarding information on the Establishment of Council Standing Committees and Terms of Reference.

SUMMARY

PRECIS

Presented at the Executive and Finance & Corporate Standing Committee Meeting held on 21 September 2022 was a report regarding information on the Establishment of Council Standing Committees and Terms of Reference.

SUMMARY

COMMITTEE RESOLUTION 2022/31

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the Committee recommends to Council that:

1. South Burnett Regional Council adopt the following Standing Committee structure for each of the Standing Committees pursuant to s264 of *the Local Government Regulation 2012*:

Standing Committee	Meeting Date	Members	Chair/Deputy Chair
Infrastructure, Environment and Compliance	First Wednesday of each month	All Councillors	Mayor/Deputy Mayor
Liveability, Governance and Finance	Second Wednesday of each month	All Councillors	Mayor/Deputy Mayor

2. Portfolio Matters to be discussed at each Standing Committee:

Infrastructure, Environment and Compliance Standing Committee

- *Infrastructure Planning –*
 - *Works (Construction & Maintenance);*
 - *Water & Wastewater;*
 - *Plant and Fleet*

- *Natural Resource Management*
 - *Rural Services including Agricultural Innovation*
 - *Compliance*
 - *Environment Health*
- *Rural Resilience and Disaster Recovery*
 - *Parks & Gardens*
 - *Property & Facility Management*
 - *First Nations Affairs*
- *Community Development,*
 - *Disaster Management*
 - *Waste and Recycling Management*

Liveability, Governance and Finance Standing Committee

- *Corporate Governance & Strategy*
 - *People & Culture*
 - *Communications & Media*
 - *Finance & Sustainability*
 - *ICT & Business Systems*
 - *Community Representation and Advocacy*
 - *2032 Olympics*
- *Community Development,*
 - *Health, Youth, Senior citizens*
 - *Arts & Heritage*
 - *Library Services*
- *Tourism & VICs*
 - *Sport & Recreation*
 - *Commercial Enterprises including Saleyards, Dams, Aerodromes, Cemeteries*
- *Regional Development*
 - *Industry, Agriculture, Water security, Energy and circular economy*
 - *Development Services including Planning, Building, Plumbing*
 - *Community & Social Housing*

3. Amend the following Terms of Reference to reflect the changed structure and number of Standing Committees:

- Infrastructure Standing Committee
- Executive & Community Standing Committee
- Finance & Corporate Standing Committee

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

Against: Nil

CARRIED 7/0

OFFICER’S RECOMMENDATION

1. South Burnett Regional Council adopt the following Standing Committee structure for each of the Standing Committees pursuant to s264 of *the Local Government Regulation 2012*:

Standing Committee	Meeting Date	Members	Chair/Deputy Chair
Infrastructure, Environment and Compliance	First Wednesday of each month	All Councillors	Mayor/Deputy Mayor
Liveability, Governance and Finance	Second Wednesday of each month	All Councillors	Mayor/Deputy Mayor

2. Portfolio Matters to be discussed at each Standing Committee:

Infrastructure, Environment and Compliance Standing Committee

- *Infrastructure Planning –*
 - *Works (Construction & Maintenance);*
 - *Water & Wastewater;*
 - *Plant and Fleet*
- *Natural Resource Management*
 - *Rural Services including Agricultural Innovation*
 - *Compliance*
 - *Environment Health*
- *Rural Resilience and Disaster Recovery*
 - *Parks & Gardens*
 - *Property & Facility Management*
 - *First Nations Affairs*
- *Community Development,*
 - *Disaster Management*
 - *Waste and Recycling Management*

Liveability, Governance and Finance Standing Committee

- *Corporate Governance & Strategy*
 - *People & Culture*
 - *Communications & Media*
 - *Finance & Sustainability*
 - *ICT & Business Systems*
 - *Community Representation and Advocacy*
 - *2032 Olympics*
- *Community Development,*
 - *Health, Youth, Senior citizens*
 - *Arts & Heritage*
 - *Library Services*
- *Tourism & VICs*
 - *Sport & Recreation*
 - *Commercial Enterprises including Saleyards, Dams, Aerodromes, Cemeteries*
- *Regional Development*
 - *Industry, Agriculture, Water security, Energy and circular economy*
 - *Development Services including Planning, Building, Plumbing*
 - *Community & Social Housing*

3. Amend the following Terms of Reference to reflect the changed structure and number of Standing Committees:

- Infrastructure Standing Committee
- Executive & Community Standing Committee
- Finance & Corporate Standing Committee

BACKGROUND

Presented at the Executive and Finance & Corporate Standing Committee Meeting held on 21 September 2022.

ATTACHMENTS

Nil

10.2 FORMAL DEPUTATION

File Number: 28-09-2022
Author: Executive Assistant
Authoriser: Chief Executive Officer

PRECIS

Presented at the Executive and Finance & Corporate Standing Committee Meeting held on 21 September 2022 was a motion to enable Mayor Otto and Cr Schumacher to present a formal deputation to Minister Furner, Minister DeBrenni and Minister Butcher about the work that has been progressed as part of phase two of the National Water Infrastructure Development Fund options analysis and business case for the South Burnett.

SUMMARY**COMMITTEE RESOLUTION 2022/1**

Moved: Cr Kirstie Schumacher
Seconded: Cr Scott Henschen

That the Committee recommends to Council:

That meeting support is provided to enable Mayor Otto and Cr Schumacher to present a formal deputation to Minister Furner, Minister DeBrenni and Minister Butcher about the work that has been progressed as part of phase two of the National Water Infrastructure Development Fund options analysis and business case for the South Burnett.

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

Against: Nil

CARRIED 7/0

OFFICER'S RECOMMENDATION

That South Burnett Regional Council authorise and support Mayor Otto and Cr Schumacher to present a formal deputation to Minister Furner, Minister DeBrenni and Minister Butcher about the work that has been progressed as part of phase two of the National Water Infrastructure Development Fund options analysis and business case for the South Burnett.

BACKGROUND

Presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

ATTACHMENTS

Nil

10.3 CONFIRMING ATTENDANCE AT THE 126TH LGAQ ANNUAL CONFERENCE 17-19 OCTOBER 2022.

File Number: 28-09-2022
Author: Executive Assistant
Authoriser: Chief Executive Officer

PRECIS

Presented at the General Council Meeting on Wednesday the 27 April 2022. Advice has been received from Mayor Otto that he is unable to attend the LGAQ Annual Conference in Cairns 17-19 October 2022. The report is seeking an alternative Councillor delegate to attend.

SUMMARY**10.1 CONFIRMING ATTENDANCE AT THE 126TH LOCAL GOVERNMENT ASSOCIATION QUEENSLAND (LGAQ) ANNUAL CONFERENCE IN CAIRNS 17-19 OCTOBER 2022 AND LGAQ CIVIC LEADERS SUMMIT 29-30 JUNE 2022****RESOLUTION 2022/473**

Moved: Cr Kirstie Schumacher
Seconded: Cr Danita Potter

1. That Mayor Otto and Deputy Mayor Jones attend the 2022 LGAQ Conference as delegates, and the following councillors attend as observers:
Cr Henschen attend as an observer and the newly elected Division one Councillor be provided the opportunity to attend as an observer with CEO Mark Pitt in attendance.
Each councillor appointed as a delegate be allocated one vote each.
2. That Mayor Otto and Cr Schumacher attend the 2022 LGAQ Civic Leaders Summit as delegates with CEO Mark Pitt in attendance.

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

Against: Nil

CARRIED 6/0

OFFICER'S RECOMMENDATION

1. That Cr Schumacher attend the 2022 LGAQ Annual Conference in Cairns 17-19 October 2022; and
2. Deputy Mayor Jones and Cr _____ be appointed delegates and allocated one (1) vote each.

BACKGROUND

Presented at the General Council Meeting on 27 April 2022.

ATTACHMENTS

Nil

10.4 BUDGET COMMITTEE MEETINGS 2022

File Number: 16022022
Author: Chief Executive Officer
Authoriser: Chief Executive Officer

PRECIS

Budget Committee Meetings to be opened to the Community via live streaming and gallery attendance

SUMMARY

To consider the budget committee meeting process and establishment of the committee.

OFFICER’S RECOMMENDATION

That South Burnett Regional Council:

1. Establish the following committee for the fixed period 1 October 2022 to 30 June 2023 with the following membership and Chair in accordance with s264 of the *Local Government Regulation 2012*;

Committee	Membership	Chair/Deputy Chair
Budget Committee	7 Councillors	Mayor/Deputy Mayor

2. Budget Committee meetings are to be open to community through live streaming and gallery attendance.
3. That a report be presented to the October Standing Committee to set the date and time for the holding of Budget Committee meetings.
4. Budget workshops will be scheduled as required to support the committee process.

BACKGROUND

This matter was considered at the Executive and Finance & Corporate Standing Committee of 21 September 2022 with the following being adopted:

COMMITTEE RESOLUTION 2022/38

Moved: Cr Kirstie Schumacher

Seconded: Cr Jane Erkens

That the Committee recommends to Council:

That Budget Standing Committee meetings recommence in October 2022, to actively consider the risk to Council’s overall financial performance in particular the delivery and supply risks that may impact on the capital works program and end of year financial result and to review the first quarter results.

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

Against: Nil

CARRIED 7/0

In 2021 and 2022 has seen Council livestream and open the Budget Committee deliberations to the public through a formal committee structure. This structure has again been requested to be considered for the preparation of the 2023 – 2024 budget.

As with the previous committee, the option to open any associated workshops to the public will require specific Council direction. Budget workshops are by nature a process to deliver information prior to any committee or council meeting and are closed unless otherwise stated. These workshops are for information presentation only and no decisions are or can be made at the workshop.

The Budget Committee allows for direction from Councillors for the formal resolution of Council at the Budget Meeting.

Regarding the Budget Committee, there would be certain information delivered at these committee meetings that may be considered confidential. The *Local Government Regulation 2012* notes the following permission for closing a Council Meeting be it a Standing Committee or General Meeting:

254J Closed meetings

- 1) A local government may resolve that all or part of a meeting of the local government be closed to the public.
- 2) A committee of a local government may resolve that all or part of a meeting of the committee be closed to the public.
- 3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—

(b) industrial matters affecting employees;

(c) the local government's budget;

The budget committee is not intended for or will not be used for the following purposes:

- removing the need for debate or rating and budget resolutions at the Special Budget meeting;
- progressing individual or personal requests;
- directing what an employee ultimately recommends to a Council or a Standing Committee meeting through an agenda report;
- seeking to direct employees' work practices or contravening professional (e.g., legislative and accounting standards, quality, safety, or environmental responsibilities).

The Budget Committee will make recommendations which will be included in the agenda for the Special Budget Meeting and or a specific Ordinary meeting of Council.

ATTACHMENTS

Nil

10.5 CHRISTMAS CLOSEDOWN**File Number: 28-09-2022****Author: Executive Assistant****Authoriser: Chief Executive Officer****PRECIS**

Presented at the Executive and Finance & Corporate Standing Committee Meeting held on 21 September 2022 was a report regarding information on the Christmas Closedown.

SUMMARY**COMMITTEE RESOLUTION 2022/33**

Moved: Cr Kathy Duff

Seconded: Cr Jane Erkens

That the Committee recommends to Council that:

1. Council closes administration offices, depots and library facilities on Friday, 16 December 2022 at the following times for the purpose of allowing Council employees to attend the staff Christmas function:
 - Blackbutt – 11:30am
 - Kingaroy – 12:30pm
 - Murgon – 11:15am
 - Nanango – 11:45am
 - Proston – 11:15am
 - Wondai – 12:00pm
2. Council will generally be closed from midday Friday 23 December 2022 and re-open on Tuesday 3 January 2023.
3. Key skeleton staff are rostered on to undertake on-call and emergency work where required during the Christmas Closedown period.
4. Parks staff will be required to work as advised through the Christmas period with the exception of Public Holidays.
5. Operational/Field staff will operate on a skeleton staff arrangement from Friday 16 December 2022 to Friday 6 January 2023.
6. Council will advise employees to use leave accrued leave entitlements (e.g. annual leave, TOIL, RDO's) during this period with TOIL and RDO's being used in the first instance.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

1. South Burnett Regional Council closes administration offices, depots and library facilities on Friday, 16 December 2022 at the following times for the purpose of allowing Council employees to attend the staff Christmas function:
 - Blackbutt – 11:30am
 - Kingaroy – 12:30pm
 - Murgon – 11:15am

- Nanango – 11:45am
 - Proston – 11:15am
 - Wondai – 12:00pm
2. Council will generally be closed from midday Friday 23 December 2022 and re-open on Tuesday 3 January 2023.
 3. Key skeleton staff are rostered on to undertake on-call and emergency work where required during the Christmas Closedown period.
 4. Parks staff will be required to work as advised through the Christmas period with the exception of Public Holidays.
 5. Operational/Field staff will operate on a skeleton staff arrangement from Friday 16 December 2022 to Friday 6 January 2023.
 6. Council will advise employees to use leave accrued leave entitlements (e.g. annual leave, TOIL, RDO's) during this period with TOIL and RDO's being used in the first instance.

BACKGROUND

Presented at the Executive and Finance & Corporate Standing Committee Meeting held on 21 September 2022.

ATTACHMENTS

Nil

10.6 CORPORATE RISK AND AUDIT ADVISORY COMMITTEE RECOMMENDATIONS

File Number: 28-09-2022
Author: Executive Assistant
Authoriser: Chief Executive Officer

PRECIS

Presented at the Executive and Finance & Corporate Standing Committee Meeting held on 21 September 2022 was a report regarding information on the Corporate Risk and Audit Advisory Committee Recommendations.

SUMMARY**COMMITTEE RESOLUTION 2022/34**

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That the Committee recommends to Council that:

That South Burnett Regional Council note the recommendation from the Corporate Risk and Audit Advisory Committee and request the Executive Leadership Team to provide an updated report on the internal audit plan 2022-23 and the action required to finalise any outstanding items.

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

Against: Nil

CARRIED 7/0

COMMITTEE RESOLUTION 2022/35

Moved: Cr Brett Otto

Seconded: Cr Kathy Duff

That the Committee recommends to Council:

A review of hours and costs of engineering staff on the Kingaroy Transformation Project in relation to training and compliance with AASB116 prior to capitalisation.

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

Against: Nil

CARRIED 7/0

COMMITTEE RESOLUTION 2022/36

Moved: Cr Brett Otto

Seconded: Cr Scott Henschen

That the Committee recommends to Council:

To clear instructions on any proposed advanced payment of the Federal Assistance Grants in 2022/2023 be sought from the Queensland Local Government Grants Commission, relevant State and Federal Government Ministers and support a budget revision of the 2022/2023 budget with the objective not to overstate the budget.

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

Against: Nil

CARRIED 7/0

COMMITTEE RESOLUTION 2022/37

Moved: Cr Danita Potter

Seconded: Cr Kirstie Schumacher

That the Committee recommends to Council:

That a supply chain risk be included on the Corporate Risk Registers and both the Risk Registers and Capital Works Project delivery be reported on quarterly.

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

Against: Nil

CARRIED 7/0

COMMITTEE RESOLUTION 2022/38

Moved: Cr Kirstie Schumacher

Seconded: Cr Jane Erkens

That the Committee recommends to Council:

That Budget Standing Committee meetings recommence in October 2022, to actively consider the risk to Council's overall financial performance in particular the delivery and supply risks that may impact on the capital works program and end of year financial result and to review the first quarter results.

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

Against: Nil

CARRIED 7/0

OFFICER'S RECOMMENDATION

That South Burnett Regional Council:

1. note the recommendation from the Corporate Risk and Audit Advisory Committee and request the Executive Leadership Team to provide an updated report on the internal audit plan 2022-23 and the action required to finalise any outstanding items.
2. review of hours and costs of engineering staff on the Kingaroy Transformation Project in relation to training and compliance with AASB116 prior to capitalisation.
3. request clear instructions on any proposed advanced payment of the Federal Assistance Grants in 2022/2023 be sought from the Queensland Local Government Grants Commission, relevant State and Federal Government Ministers and support a budget revision of the 2022/2023 budget with the objective not to overstate the budget.
4. a supply chain risk be included on the Corporate Risk Registers and both the Risk Registers and Capital Works Project delivery be reported on quarterly.

5. Budget Standing Committee meetings recommence in October 2022, to actively consider the risk to Council's overall financial performance in particular the delivery and supply risks that may impact on the capital works program and end of year financial result and to review the first quarter results.

BACKGROUND

Presented at the Executive and Finance & Corporate Standing Committee Meeting held on 21 September 2022.

ATTACHMENTS

Nil

10.7 MONTHLY FINANCIAL INFORMATION

File Number: 28.09.2022
Author: Manager Finance & Sustainability
Authoriser: Chief Executive Officer

PRECIS

Monthly financial report as at 31st August 2022.

SUMMARY

The following information provides Council's current position as at 31st August 2022.

OFFICER'S RECOMMENDATION

That the monthly Financial Report including Capital Works and Works for Queensland (W4Q4) as at 31st August 2022 be received and noted.

FINANCIAL AND RESOURCE IMPLICATIONS

Tracking actual revenue and expenditure compared to adopted budget as adopted by Council on the 8th July 2022.

LINK TO CORPORATE/OPERATIONAL PLAN

OR5 Continue to give priority to ongoing financial sustainability and prudent budget management.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Monitored and reviewed by budget managers.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

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

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

Section 4(b) of the Human Rights Act 2019 (the 'Act') requires public entities to act and make decisions in away compatible with human rights. The Act requires public entities to only limit human rights in certain circumstances and after careful consideration. The human rights protected under the Act are not absolute. This means that the rights must be balanced against the rights of others and public policy issues of significance.

In the decision-making process, Council is to consider the 23 human rights:

- | | |
|---|--|
| 1. Recognition and equality before the law; | 13. Cultural rights—generally; |
| 2. Right to life; | 14. Cultural rights—Aboriginal peoples and Torres Strait Islander peoples; |
| 3. Protection from torture and cruel, inhuman or degrading treatment; | 15. Right to liberty and security of person; |
| 4. Freedom from forced work; | 16. Humane treatment when deprived of liberty; |
| 5. Freedom of movement; | 17. Fair hearing; |

- | | |
|---|---|
| 6. Freedom of thought, conscience, religion and belief; | 18. Rights in criminal proceedings; |
| 7. Freedom of expression; | 19. Children in the criminal process; |
| 8. Peaceful assembly and freedom of association; | 20. Right not to be tried or punished more than once; |
| 9. Taking part in public life; | 21. Retrospective criminal laws; |
| 10. Property rights; | 22. Right to education; |
| 11. Privacy and reputation; | 23. Right to health services. |
| 12. Protection of families and children; | |

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

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

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

ASSET MANAGEMENT IMPLICATIONS

Depreciation is used as a source of funds to enable capital expenditure. The Asset Registers for all Asset Classes will be adjusted as required for capital projects when the expenditure is transferred from Work in Progress.

REPORT

- Recurrent Revenue is currently sitting at 48% compared to the Original Budget and Recurrent Expenditure is sitting at 21%.
- Revenue is impacted by timing effects of various income streams including rates and grant revenue.
- Council's current cash holdings at the end of August 2022 was \$54.011m with \$34.800m of this currently classed as restricted cash.
- The ratios at the end of August are all within their respective targets apart from the Current Ratio. Although this can be seen as unfavourable, this is an expected occurrence early in the financial year and these ratios will come back into target as the year progresses.
- Council's capital expenditure program is currently sitting at \$1.789m in actual expenditure which equates to approximately 5.48% of the total budget.
- Auditors will be on site during September to perform their end of year testing.
- The yearly Debt Service Payment (DSP) on Council's loans will be paid on the 15th September 2022.

ATTACHMENTS

1. **Monthly Meeting Report** [↓](#) 
2. **Capital Expenditure August 2022** [↓](#) 



South Burnett Regional Council
Monthly Financial Report
Interim August 2022



Executive Summary

This monthly report is designed to illustrate the interim financial performance and position of South Burnett Regional Council compared to the original budget, at an organisational level, for the period ended 31 August 2022.

- Recurrent Revenue is currently sitting at 48% compared to the Original Budget and Recurrent Expenditure is sitting at 21%.
- Revenue is impacted by timing effects of various income streams including rates and grant revenue.
- Council's current cash holdings at the end of August 2022 was \$54.011m with \$34.800m of this currently classed as restricted cash.
- The ratios at the end of August are all within their respective targets apart from the Current Ratio. Although this can be seen as unfavourable, this is an expected occurrence early on in the financial year and these ratios will come back into target as the year progresses.
- Council's capital expenditure program is currently sitting at \$1.789m in actual expenditure which equates to approximately 5.48% of the total budget.
- Auditors will be on site during September to perform their end of year testing.
- The yearly Debt Service Payment (DSP) on Council's loans will be paid on the 15th September 2022.

Executive Summary

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1.0 Interim Statement of Financial Performance (Income Statement)

Statement of Comprehensive Income

as at 31 August 2022

17% of Year Complete

	2023 \$	Original Budget \$	Variance %
Income			
Revenue			
Recurrent Revenue			
Rates, Levies and Charges	28,275,198	53,952,343	52%
Fees and Charges	811,438	4,964,355	16%
Rental Income	97,185	459,715	21%
Interest Received	218,368	540,500	40%
Sales Revenue	1,087,388	3,023,351	36%
Other Income	240,038	965,380	25%
Grants, Subsidies, Contributions and Donations	3,870,134	8,530,723	45%
	<u>34,599,749</u>	<u>72,436,367</u>	<u>48%</u>
Capital Revenue			
Grants, Subsidies, Contribution and Donations	371,607	10,159,463	4%
Total Income	<u>34,971,356</u>	<u>82,595,830</u>	<u>42%</u>
Expenses			
Recurrent Expenses			
Employee Benefits	4,690,205	25,511,103	18%
Materials and Services	6,944,868	25,685,031	27%
Finance Costs	324,580	1,804,207	18%
Depreciation and Amortisation	3,827,064	23,032,537	17%
	<u>15,786,717</u>	<u>76,032,878</u>	<u>21%</u>
Capital Expense			
	(44,364)	(400,000)	11%
Total Expense	<u>15,742,354</u>	<u>75,632,878</u>	<u>21%</u>
Net Result	<u>19,229,002</u>	<u>6,962,952</u>	
Net Operating Result	<u>18,813,032</u>	<u>(3,596,511)</u>	

2.1 Operating Income Statement Split by Department

Council splits its income statement into the following departments – water, wastewater, waste, fleet, and general operations. The revenue and expenditure for each of these departments is monitored throughout the year to see how they are performing compared to their budget. The below provides a snapshot of the departments on their recurrent revenue and recurrent expenditure.

	Total Revenue			Total Expenditure		
	Actual	Original Budget	%	Actual	Original Budget	%
Water	\$ 5,438,459	\$ 11,406,302	48%	\$ 1,657,572	\$ 11,258,537	15%
Wastewater	\$ 3,675,892	\$ 6,835,626	54%	\$ 858,245	\$ 5,597,993	15%
Waste	\$ 3,083,662	\$ 7,046,869	44%	\$ 928,448	\$ 6,665,334	14%
Plant and Fleet	\$ 3,401	\$ 195,000	2%	\$ 97,268	\$ 1,360,203	-7%
Genops	\$ 22,398,334	\$ 46,952,570	48%	\$ 12,245,184	\$ 53,871,216	23%
Total	\$ 34,599,749	\$ 72,436,367	48%	\$ 15,786,717	\$ 76,032,878	21%

Revenue

- All revenue items are currently tracking above the target of 17% except for Plant and Fleet due to reductions of the fuel tax rebate for July and August. This will begin to increase once the fuel excise reduction has ceased.
- Water, Wastewater, Waste & Genops have all been affected by timing in the levying of the 6 monthly rates which occurred in August.

Expenditure

- All departments apart from Genops are tracking at below target for the month.
- Expenditure for Fleet is tracking below target due to timing of yearly registration bills as well as timing in use of internal plant by departments for the month.
- Waste is below target for the month due to timing of monthly waste expenditure bills that have not been received.
- Genops is above target due to expenses incurred under the 2022 weather events and will be offset by grant income.

2.2 Revenue

2.2.1 Rates Levies and Charges

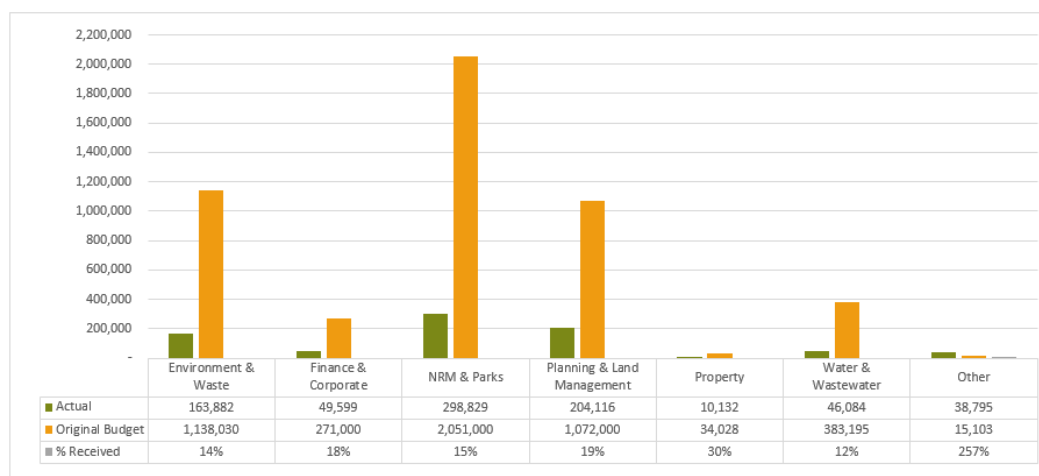
This item shows South Burnett Regional Council's total net income from general rates, service charges (water, sewerage and waste) and special charges.

Rates or Charges	ACTUALS 2022/2023	ORIGINAL BUDGET 2022/2023
General Rates	\$ 16,301,560	\$ 30,203,206
Quarry Special Charge	\$ 6,816	\$ -
Water Charges	\$ 5,404,681	\$ 11,045,884
Sewerage Charges	\$ 3,651,503	\$ 6,728,126
Waste Collection Charges	\$ 1,329,489	\$ 2,814,123
Community Rescue and Evacuation Levy	\$ 44,113	\$ 90,000
Waste Management Levy	\$ 1,539,473	\$ 3,071,004
Memerambi Estate Levies	-\$ 2,436	\$ -
Total	\$ 28,275,198	\$ 53,952,343

As at 31 August 2022, rates, levies and charges are tracking above target of 52%. This is due to the timing of the first 6 monthly rates levy processed in August.

2.2.2 Fees and Charges

User charges are for the recovery of service delivery costs through the charging of fees to users of Council services. Fees are determined in two categories: regulatory and commercial.



As of 31 August 2022, fees and charges are tracking just below target at 16%. Main factors affecting the fees and charges figures are:

- Finance is currently above target due to the number of rates searches completed during August.
- Environment and Waste are currently lower than expected due to yearly animal registrations not yet processed and timing of monthly invoices for waste disposal.
- NRM & Parks are below target due to timing in visitors at Boondooma Dam, timing in cemetery income and saleyard income.

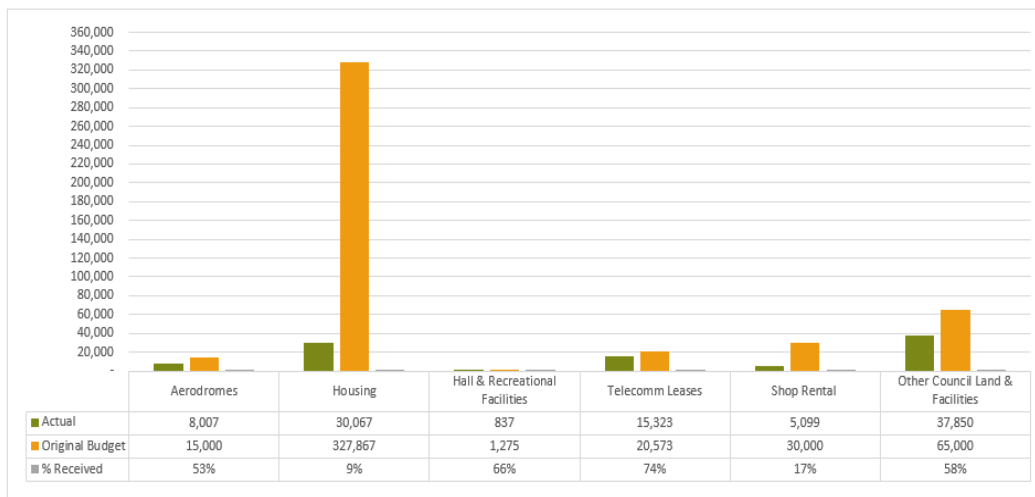
- Planning and Land Management are above target due to planning and building applications.
- Properties is over budget due to increases in the hall hire and caravan park fees received for August.
- Water & Waste Water is below budget due to a smaller number of water and sewerage connections that have been performed during the year as well as timing in water sales.
- The Other category is over budget due to 3 developer applications that have been approved during August.

2.2.3 Rental Income

Council operates various facilities from which it derives a rental income such as commercial premises, caravan parks, community housing and airport.

As of 31 August 2022, rental income is tracking above target at 21% due to timing in annual rental of various facilities. Main factors affecting the rental income figures are:

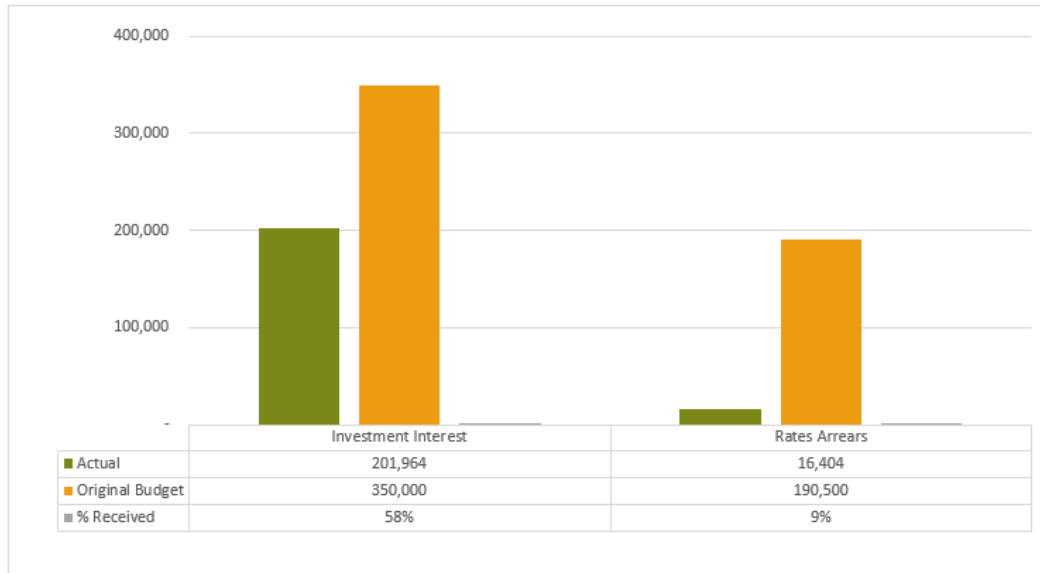
- Aerodrome and Telecomm annual leases have been issued.



2.2.4 Interest Received

Interest revenue includes interest on investments and rate arrears.

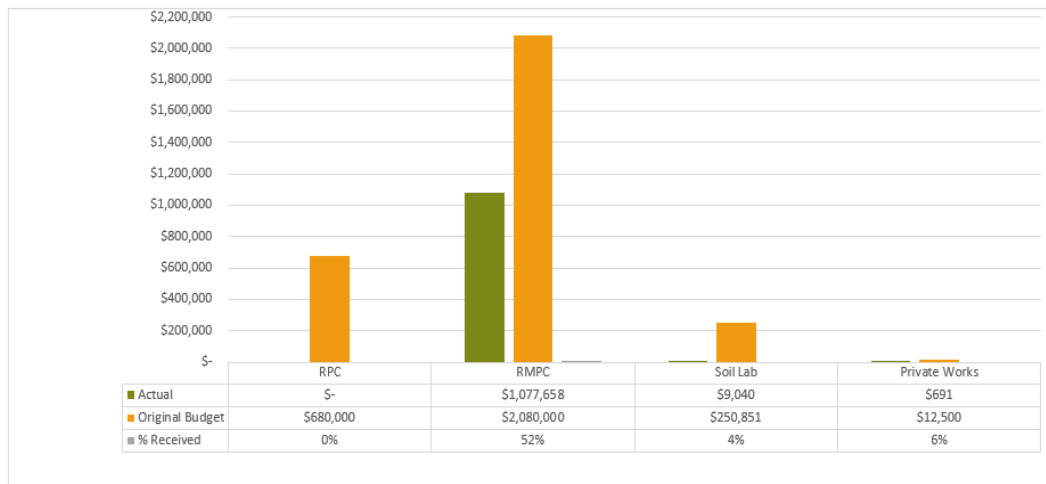
As of 31 August 2022, interest received is tracking target at 40% due to recent interest rate increases.



2.2.5 Sales Revenue

Sales revenue is income received from undertaking work for Main Roads, private works and recoverable works conducted by the Soil Laboratory.

As of 31 August 2022, sales revenue is tracking above target at 36%. This is largely due to timing of when RPC and RMPC works for this financial year are scheduled to be performed. Council also has contracts with the Department of Main Roads (DTMR) under the RMPC program for works being completed on main roads due to the various weather events that have occurred.



2.2.6 Other Income

Other income is sundry income derived from all other sources.

As of 31 August 2022, other income is tracking above target at 25%.

<i>Income Stream</i>	<i>Actual</i>	<i>Original Budget</i>	<i>% Received</i>
VIC Income	\$ 23,918	\$ 92,600	26%
Art Gallery Income	\$ -	\$ 500	0%
Pool Income	\$ -	\$ -	0%
Irrigation Income	\$ -	\$ 30,000	0%
Fines	\$ 14,696	\$ 53,000	28%
Scrap Steel	\$ 112,926	\$ 110,000	103%
Library Sales	\$ 518	\$ 2,730	19%
Museum Sales	\$ 174	\$ -	0%
Agency Income	\$ 4,506	\$ 52,000	9%
Tourist Parks	\$ 23,415	\$ 280,000	8%
Legal Recovery	-\$ 7,281	\$ 80,000	-9%
Insurance Claims & Workcover	\$ 36,280	\$ 20,000	181%
Misc Other	\$ 30,885	\$ 244,550	13%
Total	\$ 240,038	\$ 965,380	25%

- Fines are above target due to processing of animal infringements during the year. There is a possibility that this value will decrease in the future if fines are sent to the State Penalties Enforcement Registry (SPERS) for collection.
- Scrap steel is picked up sporadically during the year and so has a timing factor.
- Legal recovery, insurance claims and Workcover income are raised and received sporadically during the year based on events and debt collection activities. Legal recovery is a negative due to reversal of some statement of claim fees.
- Irrigation Income is down due timing in any hay sales.
- Miscellaneous is under target due reduction in fuel tax credit available for claiming – this will continue to occur until September when the 22c fuel rebate reduction period has finished.

2.2.7 Operational Grants

Operating grants include all monies received from State and Federal sources for the purposes of funding the delivery of South Burnett Regional Council services to ratepayers.

As of 31 August 2022, operating grants are tracking above target at 45% due to timing in when operational grants are received and spent. This includes funds received for the weather events which hasn't been budgeted for.

2.2.8 Capital Grants

Capital grants and contributions include all monies predominantly received from State and Federal government sources for the purposes of funding the capital works program.

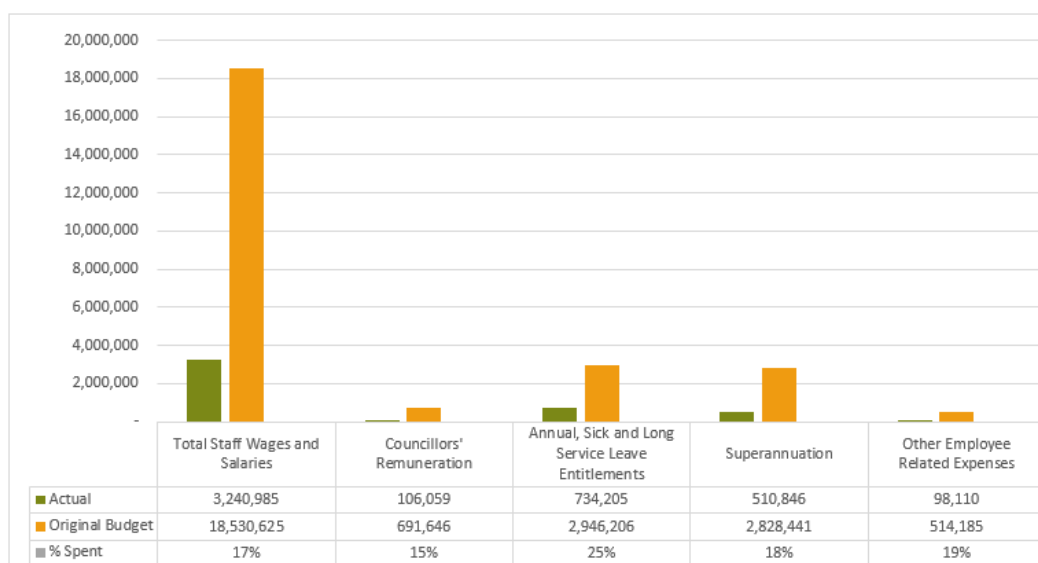
As of 31 August 2022, capital grants are tracking below target at 4%. This income stream will be reviewed each month to consider contract asset and contract liability movements.

2.3 Expenditure

2.3.1 Employee Benefits

Employee costs include labour related expenditure such as wages, leave entitlements, WorkCover costs, superannuation, training, personal protective equipment, payroll and fringe benefits taxes.

As of 31 August 2022, employee benefits are tracking just above target at 18%. Long Service leave and annual leave paid is high due to staff finishing up employment with Council during August. Sick leave is also higher than expected partly due to staff using sick leave for Covid-19 isolation.



2.3.2 Materials and Services

Materials and services cover the purchases of consumables, payments to contractors for the provision of services and utility costs and internal plant charges and recoveries.

As of 31 August 2022, materials and services are tracking above target at 27%.

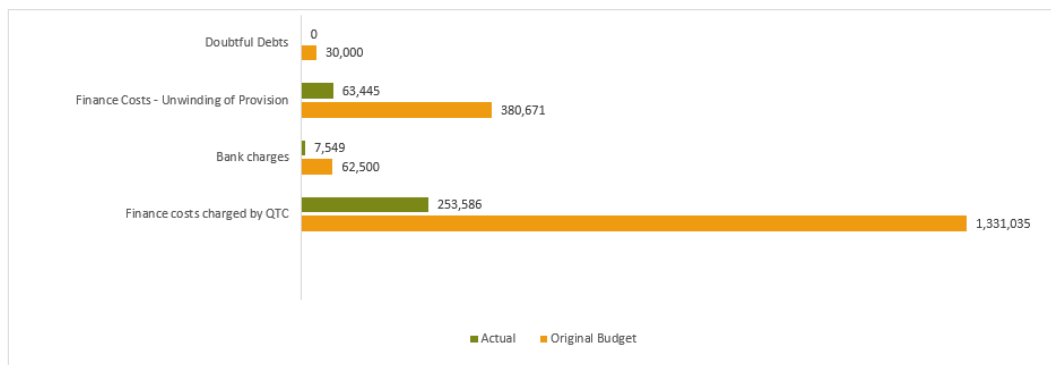
Description	Actual	Original Budget	% Spent
Donations	193,382	543,222	36%
Materials	4,570,467	18,260,338	25%
Services	2,276,884	9,059,147	25%
Internal Plant Charges	1,310,565	6,497,242	20%
Internal Plant Recoveries	- 1,406,429	- 8,674,918	16%
	6,944,868	25,685,031	

- Expenditure of \$2.8m associated with the various weather events – this has been offset by income and wasn't included in the original budget figures.
- There is a degree of timing for waste collection and water usage invoices as they have not yet been received.

2.3.3 Finance Costs

Finance costs relate to interest charged by financial institutions on funds borrowed as well as bank fees and the unwinding of the discount for landfill and quarry provisions.

As of 31 August 2022, finance costs are tracking just above target at 18%.



2.3.4 Depreciation

Depreciation expense is an accounting measure that estimates asset consumption of South Burnett Regional Council's property, infrastructure, plant and equipment based on the most recent asset valuations, useful lives and levels of service.

Depreciation expense varies by asset class based on asset value, componentisation, and useful lives. Other factors that impact on monthly depreciation expense include processing of work in progress and asset disposals. Capitalisation (processing of work in progress) effects depreciation expense as this is the allocation of capital expenditure to the relevant asset/s as at completion date, increasing the value for depreciation.

As of 31 August 2022, depreciation is on target at 17%. Asset records will not be rolled into the new financial year until the external audit has been performed and therefore only forecasted depreciation amounts have been posted for August.

Work in progress balances currently sitting in the balance sheet as at 31 August 2022 total \$19.375m and are listed below.

Asset Class	Work in Progress Balance
Buildings	1,935,826.63
Plant & Equip	60,489.17
Roads	14,158,509.89
Water	1,659,870.85
Wastewater	1,211,967.89
Fleet	181,916.92
Office	166,042.76
Waste	900.00
Land	-
	19,375,524.11

2.3.5 Capital Expense

Capital expense is the net proceeds or loss on assets that have been sold or disposed of. A loss on asset disposal is recognised when a current asset is disposed of out of Council’s asset register before it is fully depreciated and therefore before its written down value is nil. To dispose of the asset, its written down value is recognised in Council’s accounts as a loss on disposal.

Capital expense is sitting at \$44k for the year.

- Total capital income for fleet items totals \$44k for the year.
- Council’s current loss on disposals is currently nil.

Capital Expense	Actual	Original Budget
INCOME		
Fleet	- 44,364	- 400,000
DISPOSALS		
Roads	-	-
Fleet	-	-
Land	-	-
Buildings	-	-
Water	-	-
Wastewater	-	-
Miscellaneous	-	-
	- 44,364	- 400,000

3.0 Interim Statement of Financial Position (Balance Sheet)

Statement of Financial Position
as at 31 August 2022

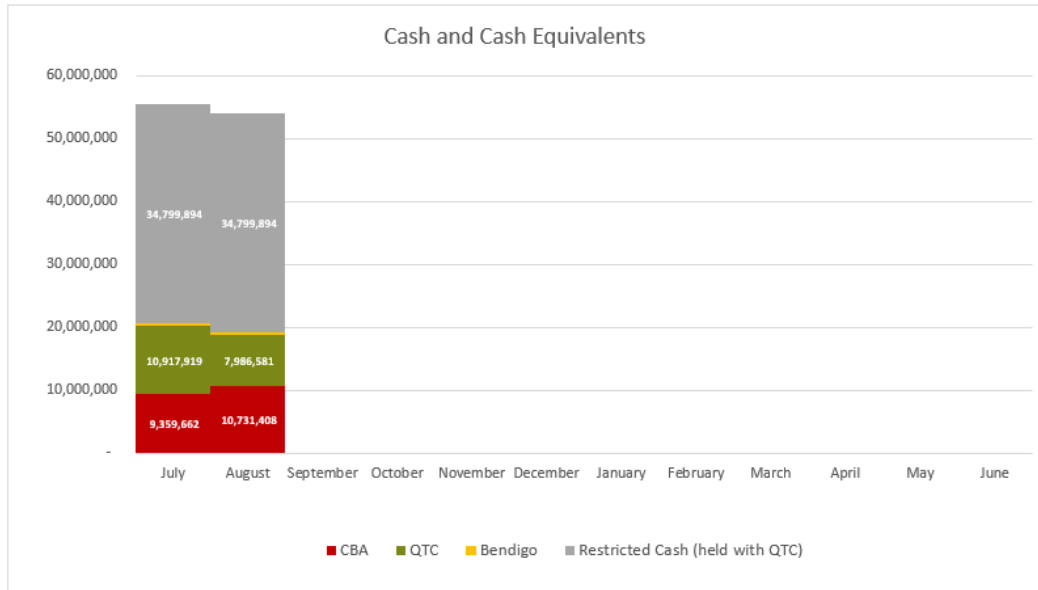
	2023 AUGUST \$	Original Budget \$
Current Assets		
Cash and Cash Equivalents	54,011,268	54,194,868
Trade and Other Receivables	36,325,482	9,822,243
Inventories	905,852	791,043
Investments	-	-
Total Current Assets	<u>91,242,602</u>	<u>64,808,154</u>
Non-Current Assets		
Trade and Other Receivables	757,074	584,349
Property, Plant and Equipment	919,189,101	929,510,214
Right of Use Asset	698,685	6,250,568
Intangible Assets	6,257,199	806,831
Total Non-Current Assets	<u>926,902,059</u>	<u>937,151,962</u>
TOTAL ASSETS	<u>1,018,144,661</u>	<u>1,001,960,116</u>
Current Liabilities		
Trade and Other Payables	10,142,896	12,072,331
Borrowings	3,283,781	3,300,539
Lease Liabilities	19,002	3,528,655
Provisions	3,575,435	1,365,692
Other Liabilities	1,294,662	-
Total Current Liabilities	<u>18,315,776</u>	<u>20,267,217</u>
Non-Current Liabilities		
Trade and Other Payables	-	-
Borrowings	27,371,731	823,767
Lease Liabilities	709,226	23,891,742
Provisions	10,782,146	12,493,247
Other Liabilities	4,247,153	2,881,461
Total Non-Current Liabilities	<u>43,110,256</u>	<u>40,090,217</u>
TOTAL LIABILITIES	<u>61,426,032</u>	<u>60,357,434</u>
NET COMMUNITY ASSETS	<u>956,718,629</u>	<u>941,602,682</u>
Community Equity		
Retained Surplus/(Deficiency)	460,594,886	445,470,950
Asset Revaluation Surplus	496,123,742	496,131,732
TOTAL COMMUNITY EQUITY	<u>956,718,629</u>	<u>941,602,682</u>

3.1 Current Assets

3.1.1 Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, all cash and cheques receipted but not banked at month end, deposits held at call with financial institutions and term deposits with maturities of three months or less.

As of 31 August 2022, Council’s actual cash and cash equivalents balance was \$54,011,268. The below table shows the breakup of this balance sheet element (excluding cash drawers).

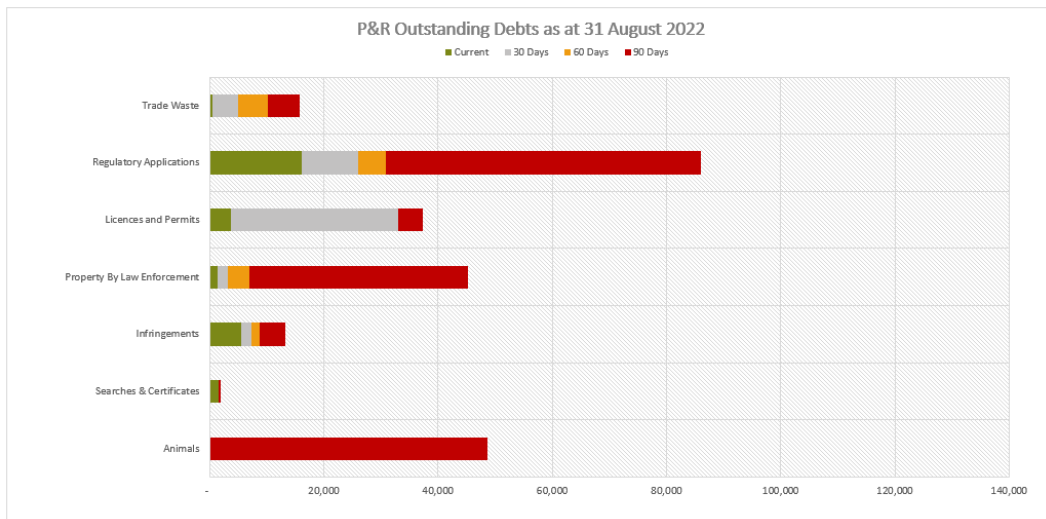


As at the 31 August 2022, the restricted cash balance was \$34.800m. No adjustments have been made for the month.

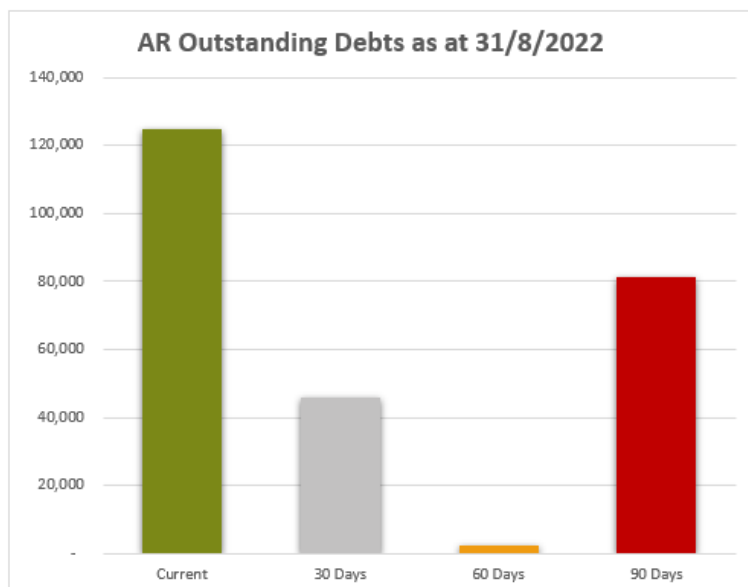
RESTRICTED CASH	Jul-22	Aug-22
Recurrent Expenditure	988,873	988,873
Future Capital Works		
Roads	3,067,613	3,067,613
Buildings	3,490,035	3,490,035
Waste	8,384,463	8,384,463
Land	25,322	25,322
Plant & ICT	7,239,575	7,239,575
Water	3,350,935	3,350,935
Wastewater	3,322,390	3,322,390
Unspent - Developer Contributions	4,556,587	4,556,587
Unspent - Loan Funds	374,100	374,100
Total	34,799,894	34,799,894

3.1.2 Trade and Other Receivables

Current trade and other receivables are made up of notices and invoices that have been issued but cash has not yet been collected. The below tables show the breakdown of the components in this balance sheet element – excluding rates.



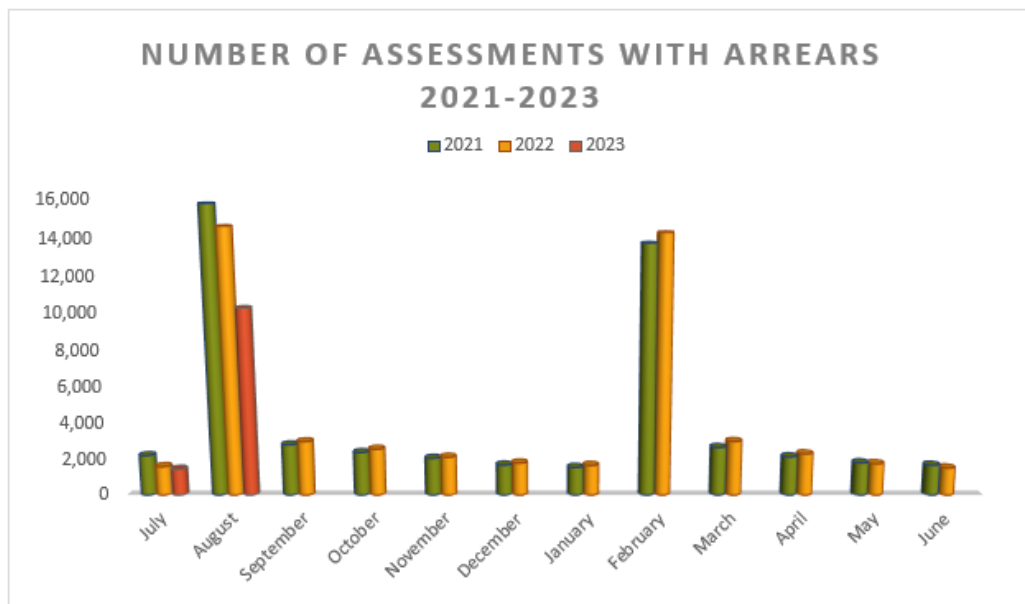
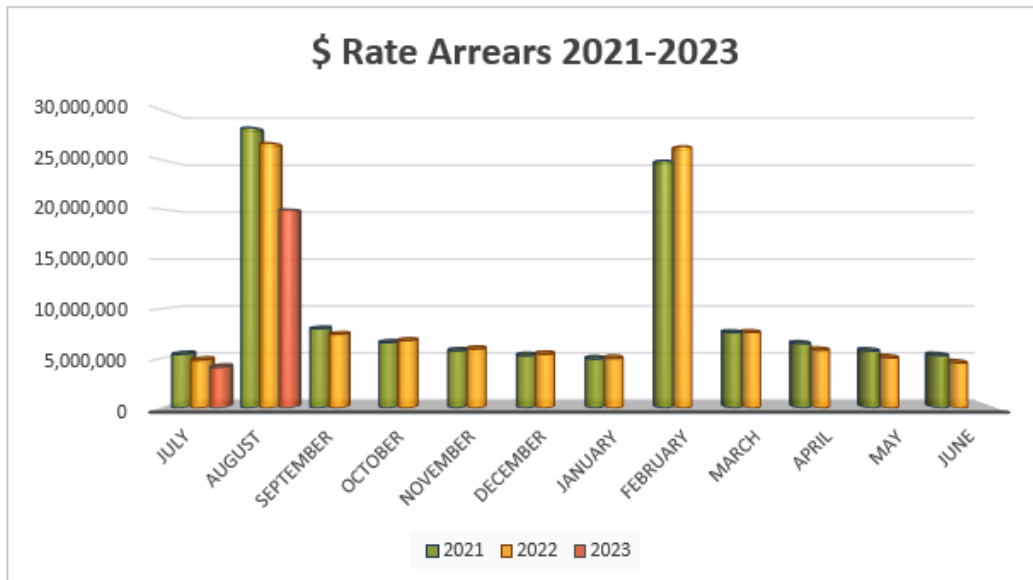
Out of the \$156k in Property and Rating (P&R) debts above that are overdue by 90 days or more, \$110k are being actively pursued by Council staff, \$38k can be recovered when properties are sold, and \$8k belong to developer contributions that will be finalised in the future.

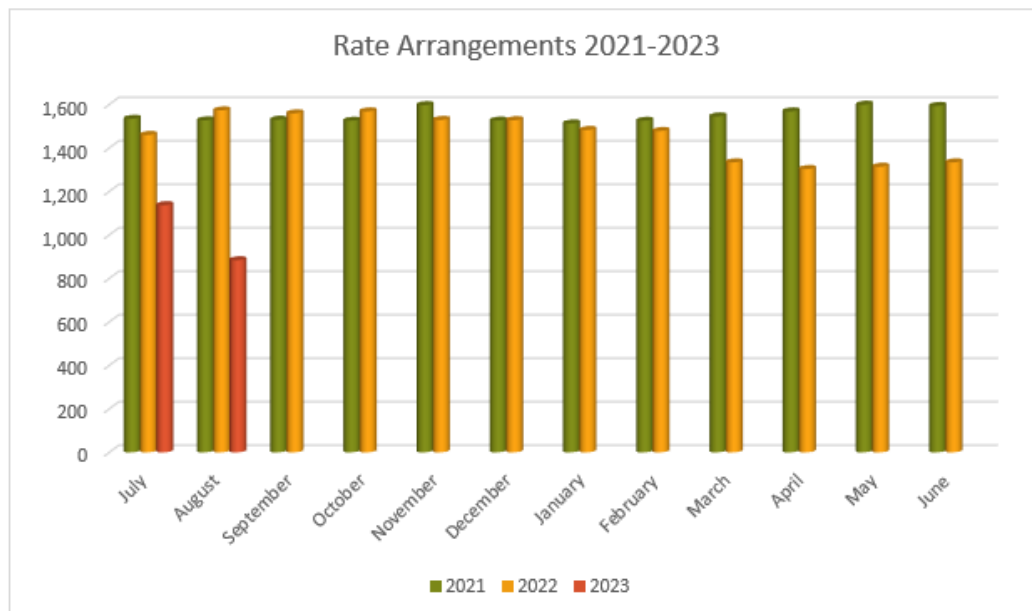
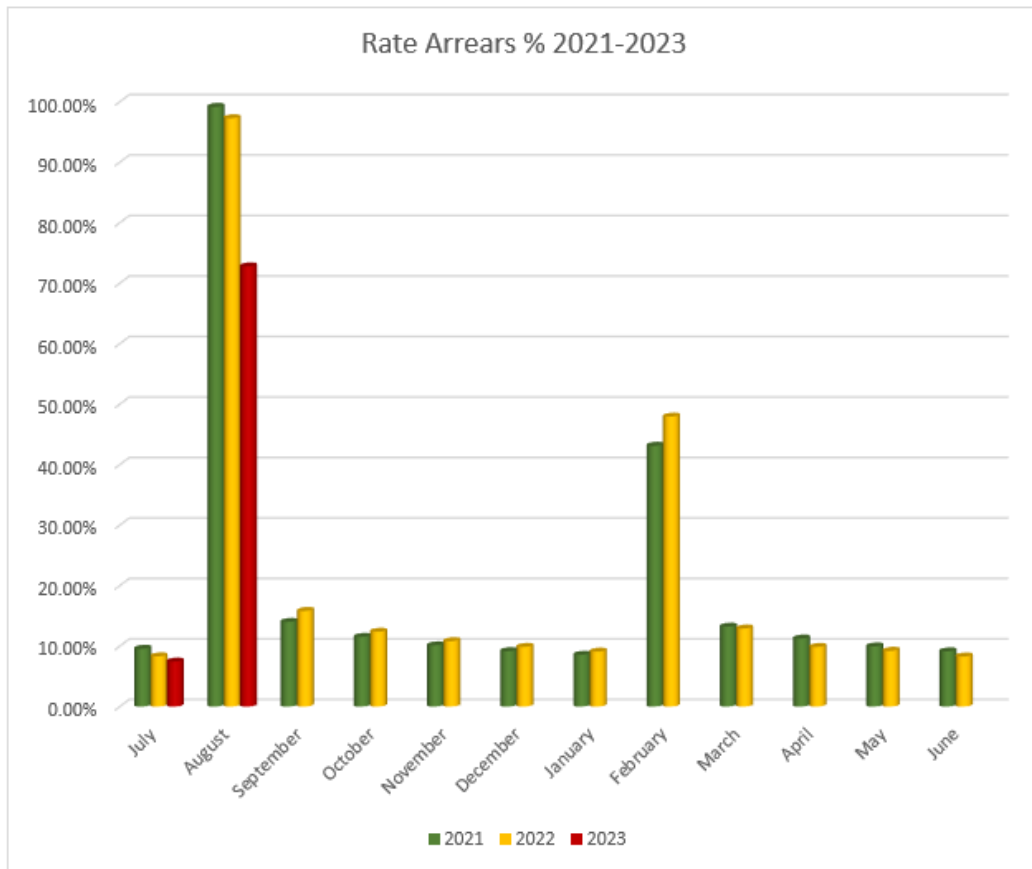


The AR outstanding debts 90+ days is currently \$81k which is 32% of total AR outstanding debts. This decreased by approximately \$3k from last month.

A total of 96% of the value sitting in 90 days remains with debt collectors or have a payment arrangement with Council. The remaining 4% is being actively pursued by Council staff.

Rates in arrears as of 31 August 2022 is sitting at \$20.00m or 72.78% which is above the target arrears of 7%. This is high as the current rates are not due until 23 September. There are currently 884 assessments with rate arrangements in place which accounts for 8.61% of the properties that are in arrears.





3.1.3 Inventories

Inventories is made-up of Council stores and is valued at cost. Council is currently undertaking a project to reduce and minimise the number of inventories held.

3.2 Non-Current Assets

3.2.1 Trade and Other Receivables

The non-current portion of Trade and Other Receivables is made up of the outstanding Memerambi Estate charges and loans to community organisations.

3.2.2 Property, Plant and Equipment

The total adopted capital budget is \$32.622m. Finance will be putting a report to Council during September to adopt the continued projects from the 21/22 year which haven't been fully completed and will roll into the 22/23 year.

Actual as of 31 August 2022 is \$1.789m, which is tracking below target at 5.48%. Committed costs of \$7.784m are also identified, however some of these costs relate to the continued projects which will be presented to Council for adoption as part of the 1st quarter review.

Capital breakdown is now a separate attachment to this document.

3.2.3 Right of Use Assets

Council's right of use assets consists of long-term leases that are in place for various land parcels, with most of this value relating to the lease for land at Yallakool which is currently due to end in 2051.

3.2.4 Intangible Assets

Council's water allocation makes up the intangible asset balance. Water allocations are tested annually for impairment as part of the year end process.

3.3 Liabilities

3.3.1 Trade and other Payables

Trade and Other Payables is made up of creditors, which is recognised upon receipt of invoice at the amount owed. Amounts are generally settled on 30-day terms. Liabilities are also recognised for employee benefits such as wages and salaries, annual leave, RDO and TOIL.

The below information shows the purchases by month split to show the dollar value and respective percentage of purchases that were sourced locally (within the South Burnett).

Town of Business	Town of Business Description	July 2022 Purchases	August 2022 Purchases
LOCAL			
	Total Local	2,221,851.34	447,592.32
OUTSIDE SBRC			
	Neighbouring Council	53,415.44	0.00
	Other	1,785,751.78	218,953.14
	Yarraman	23,500.00	0.00
	Total Other	1,862,667.22	218,953.14
	% Local Purchases	54.40%	67.15%

3.3.2 Borrowings

All Council borrowings are with the Queensland Treasury Corporation (QTC). The balance as of 31 August 2022 was \$30,655,512 made up of borrowings in the following departments:

Department	Borrowings
NRM & Parks	\$ 503,513
Finance	\$ 719,998
Property	\$ 674,310
Economic Development	\$ 319,514
Environment & Waste	\$ 652,134
Infrastructure	\$ 10,484,548
Water & Wastewater	\$ 17,301,496
Total	\$ 30,655,512

3.3.3 Lease Liabilities

Lease Liabilities relate to AASB 16 requirements for lessees to calculate the lease liability of any long-term operating lease agreements on the balance sheet using an incremental borrowing rate for the period of the lease. Council has three lease agreements with the Department of Natural Resources, Mines and Energy that have been taken up as part of this standard.

3.3.4 Provisions

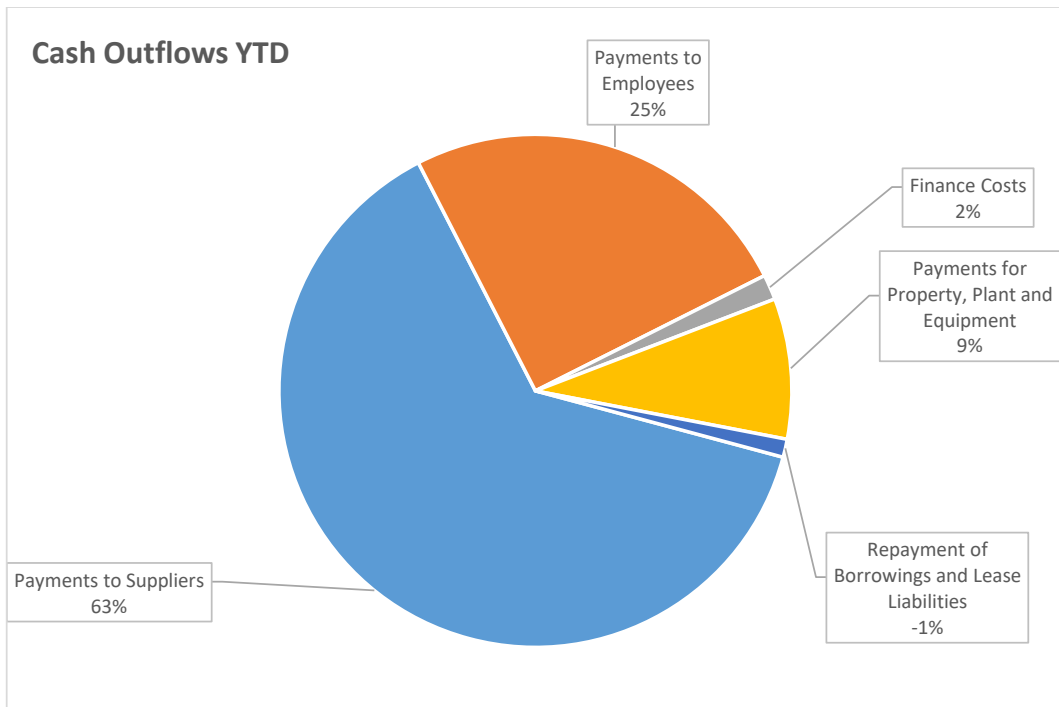
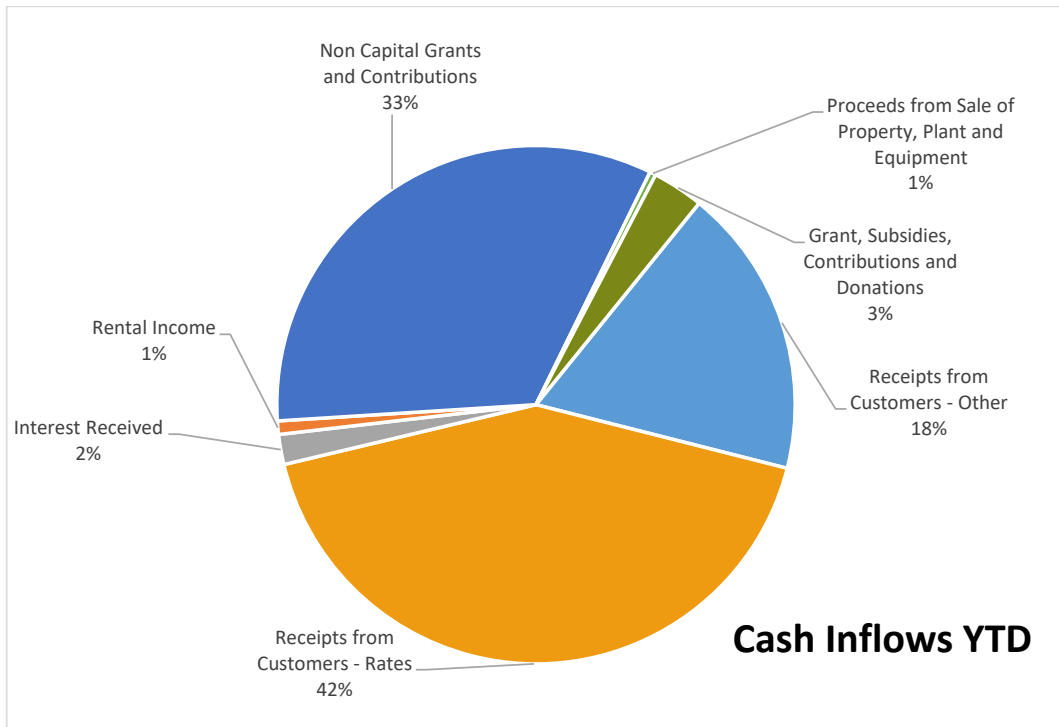
Provisions are made up of landfill and gravel pit expected restoration costs and employee long service leave. Provisions will be impacted by discount rates and end of year calculations.

3.3.5 Other Liabilities

Other liabilities are made up of the State Waste Levy payment received in advance and prepaid rates. Council received an upfront payment in June 2022 to cover the next four financial years works of State Waste Levy.

4.0 Interim Cash Flow

Monthly Cashflow	July	Aug	YTD	Original Budget	YTD vs Original Budget %
Cash Flows from Operating Activities					
Receipts from Customers	\$5,789,537	\$1,245,184	\$7,034,721	\$64,374,944	11%
Payments to Suppliers and Employees	(\$12,438,230)	(\$5,651,425)	(\$18,089,655)	(\$55,366,488)	33%
	(\$6,648,693)	(\$4,406,241)	(\$11,054,934)	\$9,008,456	
Interest Received	\$88,627	\$129,741	\$218,368	\$540,500	40%
Rental Income	\$88,346	\$8,839	\$97,185	\$459,715	21%
Non Capital Grants and Contributions	\$62,645	\$3,807,489	\$3,870,134	\$8,530,723	45%
Finance Costs	(\$157,961)	(\$166,619)	(\$324,580)	(\$1,393,535)	23%
Net Cash Inflow (Outflow) from Operating Activities	(\$6,567,037)	(\$626,790)	(\$7,193,827)	\$17,145,858	-42%
Cash Flows from Investing Activities					
Payments for Property, Plant and Equipment	(\$533,636)	(\$1,279,224)	(\$1,812,859)	(\$32,622,434)	6%
Payments for Intangible Assets	-	-	-	-	0%
Advances/(Repayments) of Loans and Advances	-	-	-	-	
Proceeds from Sale of Property, Plant and Equipment	\$3,182	\$41,182	\$44,364	\$400,000	11%
Grant, Subsidies, Contributions and Donations	\$63,250	\$308,357	\$371,607	\$10,159,463	4%
Net Cash Inflow (Outflow) from Investing Activities	(\$467,204)	(\$929,685)	(\$1,396,889)	(\$22,062,971)	6%
Cash Flows from Financing Activities					
Proceeds from Borrowings and Leasing Liabilities	-	-	-	-	
Repayment of Borrowings and Leasing Liabilities	\$116,363	\$116,363	\$232,725	(\$3,230,506)	-7%
Net Cash Inflow (Outflow) from Financing Activities	\$116,363	\$116,363	\$232,725	(\$3,230,506)	-7%
Cash and Cash Equivalents at the Beginning of the Period	\$62,369,259	\$55,451,381	\$62,369,259	\$62,342,487	
Net Increase (Decrease) in Cash and Cash Equivalents	(\$6,917,878)	(\$1,440,113)	(\$8,357,991)	(\$8,147,619)	
Cash and Cash Equivalents at the End of the Period	\$55,451,381	\$54,011,268	\$54,011,268	\$54,194,868	
Restricted Cash	\$34,799,894	\$34,799,894	\$34,799,894		
Cash Available for Use	\$20,651,487	\$19,211,374	\$19,211,374		
Minimum 3 month operating liquidity			(\$11,503,736)		



5.0 Interim Changes in Equity

	<i>Jul-22</i> \$	<i>Aug-22</i> \$	<i>YTD</i> \$
Asset Revaluation Surplus			
Opening Balance	496,123,742	496,123,742	496,123,742
Incl/(dec) in asset revaluation surplus	-	-	-
Closing Balance	496,123,742	496,123,742	496,123,742
Retained Surplus			
Opening Balance	441,365,884	436,852,415	441,365,884
Restricted Cash Released	-	-	-
Net Result	- 4,513,469	23,742,471	19,229,002
Closing Balance	436,852,415	460,594,886	460,594,886
Total Community Equity	932,976,158	956,718,628	956,718,629

6.0 Financial Ratios

Ratio	Description	Formula	SBRC's Target	Status	Aug-22
Cash Ratio	Number of months operating expenditure covered by total cash held	$\frac{\text{Cash Held}}{(\text{Total Operating Expense} - \text{Depreciation}) / \text{Number of Periods}}$	Target greater than or equal to 3 months	✓	9.03
Operating Cash Ratio	Number of months operating expenditure covered by working cash held	$\frac{\text{Cash Held} - \text{Restricted Cash}}{(\text{Total Operating Expense} - \text{Depreciation}) / \text{Number of Periods}}$	Target greater than or equal to 3 months	✓	3.21
Current Ratio (Working Capital Ratio)	This measures the extent to which Council has liquid assets available to meet short term financial obligations	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$	Target between 2.0 & 4.0	✗	4.98
Funded Long-Term Liabilities	Percentage of Restricted Cash and Long Term Liabilities backed by Cash	$\frac{\text{Cash Held}}{\text{Restricted Cash} + \text{Non} - \text{Current Borrowings}}$	Target greater than or equal to 59%	✓	86.87%
Debt Servicing Ratio	This indicates Council's ability to meet current debt instalments with recurrent revenue	$\frac{\text{Interest Expense} + \text{Loan Redemption}}{\text{Total Operating Revenue}}$	Target less than or equal to 10%	✓	2.18%
Cash Balance - \$M	Total Cash that Council held	Cash Held at Period End	Target greater than or equal to \$24M	✓	54.01
Debt to Asset Ratio	To what extent our debt will be covered by total assets	$\frac{\text{Current and Non} - \text{Current Loans}}{\text{Total Assets}}$	Target less than or equal to 10%	✓	3.01%
Interest Coverage Ratio	This ratio demonstrates the extent which operating revenues are being used to meet the financing charges	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$	Target between 0% and 5%	✓	0.67%

The ratios at the end of August are all within their respective targets apart from the Current Ratio (Working Capital Ratio). This ratio is sitting at 4.98 which is outside the target of between 2.0 and 4.0. Although this can be seen as unfavourable, this is an expected occurrence early on in the financial year and these ratios will come back into target as the year progresses.

7.0 Long Term Financial Forecast

Section 171 of the *Local Government Regulation 2012* requires Council to develop a long-term financial forecast, covering a period of at least 10 years, which is 2022/2023 to 2031/2032. The key objective of the long-term financial plan is to understand the Council's financial sustainability for the longer term while focusing on seeking to deliver operational surpluses and to achieve the Council's strategic outcomes as specified in the Corporate Plan.

The long-term financial forecast requires:

- (a) income of the Local Government;
- (b) expenditure of the Local Government; and
- (c) the value of assets, liabilities and equity of the Local Government.

The Local Government must:

- (a) consider its long-term financial forecast before planning new borrowings; and
- (b) review its long-term financial forecast annually.

The below long term financial forecast is based off the original budget for the 2022/2023 year.

7.1 Income and Expenditure Statements

	Year 2 2023/2024	Year 3 2024/2025	Year 4 2025/2026	Year 5 2026/2027
Income				
Revenue				
Recurrent Revenue				
Rates, Levies and Charges	56,071,545	57,781,547	59,563,298	61,420,536
Fees and Charges	4,839,055	4,921,322	5,004,984	5,090,068
Rental Income	467,529	475,478	483,560	491,778
Interest Received	564,689	589,289	614,306	639,750
Sales Revenue	3,074,748	3,127,019	3,180,179	3,234,244
Other Income	981,796	998,487	1,015,463	1,032,727
Grants, Subsidies, Contributions and Donations	7,498,110	6,186,707	6,291,881	6,398,843
	<u>73,497,472</u>	<u>74,079,849</u>	<u>76,153,671</u>	<u>78,307,946</u>
Capital Revenue				
Grants, Subsidies, Contribution and Donations	15,164,002	1,736,347	4,912,610	4,912,610
	<u>15,164,002</u>	<u>1,736,347</u>	<u>4,912,610</u>	<u>4,912,610</u>
Total Income	<u>88,661,474</u>	<u>75,816,196</u>	<u>81,066,281</u>	<u>83,220,556</u>
Expenses				
Recurrent Expenses				
Employee Benefits	25,846,221	25,937,488	26,378,427	26,826,873
Materials and Services	26,172,162	25,808,068	26,246,851	26,693,065
Finance Costs	1,762,416	1,864,748	2,019,476	1,865,166
Depreciation and Amortisation	23,387,523	23,622,440	23,777,713	23,912,636
	<u>77,168,322</u>	<u>77,232,744</u>	<u>78,422,467</u>	<u>79,297,740</u>
Capital Expense				
	(406,800)	(413,716)	(420,749)	(427,902)
Total Expense	<u>76,761,522</u>	<u>76,819,028</u>	<u>78,001,718</u>	<u>78,869,838</u>
Net Result	<u>11,899,952</u>	<u>(1,002,832)</u>	<u>3,064,563</u>	<u>4,350,718</u>
Net Operating Result	<u>(3,670,850)</u>	<u>(3,152,895)</u>	<u>(2,268,796)</u>	<u>(989,794)</u>

	Year 6 2027/2028	Year 7 2028/2029	Year 8 2029/2030	Year 9 2030/2031	Year 10 2031/2032
Income					
Revenue					
Recurrent Revenue					
Rates, Levies and Charges	63,357,199	65,377,462	67,485,737	69,686,683	71,985,239
Fees and Charges	5,176,596	5,264,596	5,354,093	5,445,114	5,537,679
Rental Income	500,138	508,640	517,287	526,079	535,022
Interest Received	665,626	691,941	718,704	745,922	773,604
Sales Revenue	3,289,226	3,345,143	3,402,010	3,459,844	3,518,661
Other Income	1,050,282	1,068,136	1,086,292	1,104,759	1,123,540
Grants, Subsidies, Contributions and Donations	6,507,624	6,618,253	6,730,763	6,845,186	6,961,553
	<u>80,546,691</u>	<u>82,874,171</u>	<u>85,294,886</u>	<u>87,813,587</u>	<u>90,435,298</u>
Capital Revenue					
Grants, Subsidies, Contribution and Donations	4,912,610	4,912,610	4,912,610	4,912,610	4,912,610
	<u>4,912,610</u>	<u>4,912,610</u>	<u>4,912,610</u>	<u>4,912,610</u>	<u>4,912,610</u>
Total Income	<u>85,459,301</u>	<u>87,786,781</u>	<u>90,207,496</u>	<u>92,726,197</u>	<u>95,347,908</u>
Expenses					
Recurrent Expenses					
Employee Benefits	27,282,935	27,746,742	28,218,437	28,698,161	29,186,041
Materials and Services	27,396,826	27,608,284	28,077,609	28,554,946	29,290,359
Finance Costs	1,722,816	1,580,555	1,426,867	1,271,058	1,173,199
Depreciation and Amortisation	24,104,843	24,269,129	24,770,324	25,047,983	25,265,664
	<u>80,507,420</u>	<u>81,204,710</u>	<u>82,493,237</u>	<u>83,572,148</u>	<u>84,915,263</u>
Capital Expense					
	(435,176)	(442,574)	(450,098)	(457,750)	(465,532)
Total Expense	<u>80,072,244</u>	<u>80,762,136</u>	<u>82,043,139</u>	<u>83,114,398</u>	<u>84,449,731</u>
Net Result	<u>5,387,057</u>	<u>7,024,645</u>	<u>8,164,358</u>	<u>9,611,799</u>	<u>10,898,177</u>
Net Operating Result	<u>39,271</u>	<u>1,669,461</u>	<u>2,801,650</u>	<u>4,241,439</u>	<u>5,520,035</u>

7.2 Financial Position

	Year 2 2023/2024	Year 3 2024/2025	Year 4 2025/2026	Year 5 2026/2027
Assets				
Current Assets				
Cash and Cash Equivalents	\$ 49,955,732	\$ 49,890,962	\$ 49,560,902	\$ 49,787,813
Receivables	\$ 11,142,856	\$ 9,224,389	\$ 9,391,632	\$ 9,445,407
Inventories	\$ 782,906	\$ 774,851	\$ 766,876	\$ 758,981
Total Current Assets	\$ 61,881,494	\$ 59,890,202	\$ 59,719,410	\$ 59,992,201
Non-Current Assets				
Receivables - Non-Current	\$ 422,874	\$ 265,149	\$ -	\$ -
Infrastructure, Property, Plant and Equipment	\$ 945,398,221	\$ 947,975,110	\$ 946,854,418	\$ 947,625,023
Intangible Assets	\$ 6,242,610	\$ 6,234,652	\$ 6,234,652	\$ 6,234,652
Right Of Use Assets	\$ 775,853	\$ 746,739	\$ 717,625	\$ 688,511
Total Non-Current Assets	\$ 952,839,558	\$ 955,221,650	\$ 953,806,695	\$ 954,548,186
Total Assets	\$ 1,014,721,052	\$ 1,015,111,852	\$ 1,013,526,105	\$ 1,014,540,387
Liabilities				
Current Liabilities				
Payables	\$ 11,449,193	\$ 11,494,484	\$ 11,550,909	\$ 11,608,431
Borrowings	\$ 3,652,389	\$ 3,660,616	\$ 3,838,631	\$ 3,465,287
Provisions	\$ 3,673,261	\$ 3,896,560	\$ 3,736,016	\$ 3,699,407
Other Liabilities	\$ 1,410,715	\$ 1,470,746	\$ -	\$ -
Total Current Liabilities	\$ 20,185,558	\$ 20,522,406	\$ 19,125,556	\$ 18,773,125
Non-Current Liabilities				
Payables - Non-Current	\$ 802,242	\$ 780,138	\$ 757,439	\$ 734,263
Borrowings - Non-Current	\$ 25,988,236	\$ 28,325,278	\$ 24,486,646	\$ 21,029,388
Provisions - Non-Current	\$ 12,771,636	\$ 12,984,228	\$ 13,592,099	\$ 14,088,528
Other Liabilities - Non-Current	\$ 1,470,746	\$ -	\$ -	\$ -
Total Non-Current Liabilities	\$ 41,032,860	\$ 42,089,644	\$ 38,836,184	\$ 35,852,179
Total Liabilities	\$ 61,218,418	\$ 62,612,050	\$ 57,961,740	\$ 54,625,304
Net Assets	\$ 953,502,634	\$ 952,499,802	\$ 955,564,365	\$ 959,915,083
Equity				
Retained Earnings	\$ 457,370,902	\$ 456,368,070	\$ 459,432,633	\$ 463,783,351
Revaluation Reserve	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732
Total Equity	\$ 953,502,634	\$ 952,499,802	\$ 955,564,365	\$ 959,915,083

	Year 6 2027/2028	Year 7 2028/2029	Year 8 2029/2030	Year 9 2030/2031	Year 10 2031/2032
Assets					
Current Assets					
Cash and Cash Equivalents	\$ 49,842,861	\$ 44,832,254	\$ 45,944,432	\$ 48,214,772	\$ 53,863,044
Receivables	\$ 9,588,538	\$ 9,724,692	\$ 9,958,522	\$ 10,093,485	\$ 10,040,024
Inventories	\$ 751,164	\$ 743,426	\$ 735,765	\$ 728,181	\$ 720,673
Total Current Assets	\$ 60,182,563	\$ 55,300,372	\$ 56,638,719	\$ 59,036,438	\$ 64,623,741
Non-Current Assets					
Receivables - Non-Current	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure, Property, Plant and Equipment	\$ 949,891,340	\$ 958,722,985	\$ 962,427,844	\$ 966,338,456	\$ 971,540,683
Intangible Assets	\$ 6,234,652	\$ 6,234,652	\$ 6,234,652	\$ 6,234,652	\$ 6,234,652
Right Of Use Assets	\$ 659,521	\$ 630,531	\$ 601,541	\$ 572,551	\$ 543,561
Total Non-Current Assets	\$ 956,785,513	\$ 965,588,168	\$ 969,264,037	\$ 973,145,659	\$ 978,318,896
Total Assets	\$ 1,016,968,076	\$ 1,020,888,540	\$ 1,025,902,756	\$ 1,032,182,097	\$ 1,042,942,637
Liabilities					
Current Liabilities					
Payables	\$ 11,666,873	\$ 11,726,172	\$ 11,786,405	\$ 11,847,476	\$ 11,909,915
Borrowings	\$ 3,631,714	\$ 3,688,824	\$ 3,860,037	\$ 621,572	\$ 646,794
Provisions	\$ 3,795,363	\$ 3,908,914	\$ 5,037,126	\$ 6,313,615	\$ 5,460,673
Other Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Total Current Liabilities	\$ 19,093,950	\$ 19,323,910	\$ 20,683,568	\$ 18,782,663	\$ 18,017,382
Non-Current Liabilities					
Payables - Non-Current	\$ 710,463	\$ 686,020	\$ 660,918	\$ 635,140	\$ 608,666
Borrowings - Non-Current	\$ 17,391,330	\$ 13,700,525	\$ 9,840,487	\$ 9,219,217	\$ 8,572,191
Provisions - Non-Current	\$ 14,470,193	\$ 14,851,300	\$ 14,226,640	\$ 13,442,135	\$ 14,743,279
Other Liabilities - Non-Current	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Current Liabilities	\$ 32,571,986	\$ 29,237,845	\$ 24,728,045	\$ 23,296,492	\$ 23,924,136
Total Liabilities	\$ 51,665,936	\$ 48,561,755	\$ 45,411,613	\$ 42,079,155	\$ 41,941,518
Net Assets	\$ 965,302,140	\$ 972,326,785	\$ 980,491,143	\$ 990,102,942	\$ 1,001,001,119
Equity					
Retained Earnings	\$ 469,170,408	\$ 476,195,053	\$ 484,359,411	\$ 493,971,210	\$ 504,869,387
Revaluation Reserve	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732
Total Equity	\$ 965,302,140	\$ 972,326,785	\$ 980,491,143	\$ 990,102,942	\$ 1,001,001,119

7.3 Cash Flow

	Year 2 2023/2024	Year 3 2024/2025	Year 4 2025/2026	Year 5 2026/2027
Cash Flows from Operating Activities				
<i>Receipts:</i>				
Receipts from Customers	\$ 67,407,573	\$ 72,510,771	\$ 72,471,594	\$ 74,392,170
Interest Received	\$ 564,689	\$ 589,289	\$ 614,306	\$ 639,750
Rental Income	\$ 467,529	\$ 475,478	\$ 483,560	\$ 491,778
Non-Capital Grants and Contributions	\$ 7,498,110	\$ 6,186,707	\$ 6,291,881	\$ 6,398,843
<i>Payments:</i>				
Payment to Suppliers	-\$ 57,719,694	-\$ 56,831,137	-\$ 57,814,023	-\$ 57,296,038
Borrowing Costs	-\$ 1,239,895	-\$ 1,328,954	-\$ 1,422,212	-\$ 1,255,375
Net Cash Provided (or Used) in Operating Activities	\$ 16,978,312	\$ 21,602,155	\$ 20,625,105	\$ 23,371,128
Cash Flows from Investing Activities				
<i>Receipts:</i>				
Proceeds from Sale of PPE	\$ 406,800	\$ 413,716	\$ 420,749	\$ 427,902
Grants, Subsidies, Contributions and Donations	\$ 15,164,002	\$ 1,736,347	\$ 4,912,610	\$ 4,912,610
<i>Payments:</i>				
Payments for PPE	-\$ 39,236,594	-\$ 26,162,257	-\$ 22,627,907	-\$ 24,654,127
Net Cash Provided (or Used) in Investing Activities	-\$ 23,665,792	-\$ 24,012,194	-\$ 17,294,548	-\$ 19,313,615
Cash Flows from Financing Activities				
<i>Receipts:</i>				
Proceeds from Borrowings	\$ 5,800,000	\$ 6,000,000	\$ -	\$ -
<i>Payments:</i>				
Repayments of Borrowings	-\$ 3,351,656	-\$ 3,654,731	-\$ 3,660,617	-\$ 3,830,602
Net Cash Provided (or Used) in Financing Activities	\$ 2,448,344	\$ 2,345,269	-\$ 3,660,617	-\$ 3,830,602
Net Increase/(Decrease) in Cash and Cash Equivalent:	-\$ 4,239,136	-\$ 64,770	-\$ 330,060	\$ 226,911
Cash and Cash Equivalents at Beginning of Period	\$ 54,194,868	\$ 49,955,732	\$ 49,890,962	\$ 49,560,902
Cash and Cash Equivalents at End of Period	\$ 49,955,732	\$ 49,890,962	\$ 49,560,902	\$ 49,787,813

	Year 6 2027/2028	Year 7 2028/2029	Year 8 2029/2030	Year 9 2030/2031	Year 10 2031/2032
Cash Flows from Operating Activities					
<i>Receipts:</i>					
Receipts from Customers	\$ 76,452,531	\$ 78,697,624	\$ 80,939,046	\$ 83,468,796	\$ 86,252,797
Interest Received	\$ 665,626	\$ 691,941	\$ 718,704	\$ 745,922	\$ 773,604
Rental Income	\$ 500,138	\$ 508,640	\$ 517,287	\$ 526,079	\$ 535,022
Non-Capital Grants and Contributions	\$ 6,507,624	\$ 6,618,253	\$ 6,730,763	\$ 6,845,186	\$ 6,961,553
<i>Payments:</i>					
Payment to Suppliers	-\$ 58,509,669	-\$ 59,240,918	-\$ 60,248,083	-\$ 61,292,714	-\$ 62,642,310
Borrowing Costs	-\$ 1,095,187	-\$ 935,852	-\$ 773,229	-\$ 603,949	-\$ 549,831
Net Cash Provided (or Used) in Operating Activities	<u>\$ 24,521,063</u>	<u>\$ 26,339,688</u>	<u>\$ 27,884,488</u>	<u>\$ 29,689,320</u>	<u>\$ 31,330,835</u>
Cash Flows from Investing Activities					
<i>Receipts:</i>					
Proceeds from Sale of PPE	\$ 435,176	\$ 442,574	\$ 450,098	\$ 457,750	\$ 465,532
Grants, Subsidies, Contributions and Donations	\$ 4,912,610	\$ 4,912,610	\$ 4,912,610	\$ 4,912,610	\$ 4,912,610
<i>Payments:</i>					
Payments for PPE	-\$ 26,342,170	-\$ 33,071,784	-\$ 28,446,193	-\$ 28,929,605	-\$ 30,438,901
Net Cash Provided (or Used) in Investing Activities	<u>-\$ 20,994,384</u>	<u>-\$ 27,716,600</u>	<u>-\$ 23,083,485</u>	<u>-\$ 23,559,245</u>	<u>-\$ 25,060,759</u>
Cash Flows from Financing Activities					
<i>Receipts:</i>					
Proceeds from Borrowings	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Payments:</i>					
Repayments of Borrowings	-\$ 3,471,631	-\$ 3,633,695	-\$ 3,688,825	-\$ 3,859,735	-\$ 621,804
Net Cash Provided (or Used) in Financing Activities	<u>-\$ 3,471,631</u>	<u>-\$ 3,633,695</u>	<u>-\$ 3,688,825</u>	<u>-\$ 3,859,735</u>	<u>-\$ 621,804</u>
Net Increase/(Decrease) in Cash and Cash Equivalents	<u>\$ 55,048</u>	<u>-\$ 5,010,607</u>	<u>\$ 1,112,178</u>	<u>\$ 2,270,340</u>	<u>\$ 5,648,272</u>
Cash and Cash Equivalents at Beginning of Period	<u>\$ 49,787,813</u>	<u>\$ 49,842,861</u>	<u>\$ 44,832,254</u>	<u>\$ 45,944,432</u>	<u>\$ 48,214,772</u>
Cash and Cash Equivalents at End of Period	<u>\$ 49,842,861</u>	<u>\$ 44,832,254</u>	<u>\$ 45,944,432</u>	<u>\$ 48,214,772</u>	<u>\$ 53,863,044</u>

7.4 Changes in Equity

	Year 2 2023/2024	Year 3 2024/2025	Year 4 2025/2026	Year 5 2026/2027
Asset Revaluation Surplus				
Opening Balance	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732
Increase/(Decrease) in Asset Revaluation Surplus	\$ -	\$ -	\$ -	\$ -
Closing Balance	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732
Retained Surplus				
Opening Balance	\$ 445,470,950	\$ 457,370,902	\$ 456,368,070	\$ 459,432,633
Net Result	\$ 11,899,952	\$ -1,002,832	\$ 3,064,563	\$ 4,350,718
Closing Balance	\$ 457,370,902	\$ 456,368,070	\$ 459,432,633	\$ 463,783,351
Total Community Equity	\$ 953,502,634	\$ 952,499,802	\$ 955,564,365	\$ 959,915,083

	Year 6 2027/2028	Year 7 2028/2029	Year 8 2029/2030	Year 9 2030/2031	Year 10 2031/2032
Asset Revaluation Surplus					
Opening Balance	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732
Increase/(Decrease) in Asset Revaluation Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Closing Balance	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732	\$ 496,131,732
Retained Surplus					
Opening Balance	\$ 463,783,351	\$ 469,170,408	\$ 476,195,053	\$ 484,359,411	\$ 493,971,210
Net Result	\$ 5,387,057	\$ 7,024,645	\$ 8,164,358	\$ 9,611,799	\$ 10,898,177
Closing Balance	\$ 469,170,408	\$ 476,195,053	\$ 484,359,411	\$ 493,971,210	\$ 504,869,387
Total Community Equity	\$ 965,302,140	\$ 972,326,785	\$ 980,491,143	\$ 990,102,942	\$ 1,001,001,119

8.0 Investments

Council had \$54.691m held in bank accounts on 31 August 2022. Out of this balance, 78% was held with QTC with an end of month interest rate of 2.18%, 21% was with Commonwealth Bank with an interest rate of 0.60% and the remaining 1% was sitting with Bendigo Bank with no interest rate identified at this stage.

Institution	Rating	Rate at 30/06/2022	Current Rate
QTC	A1+	0.76%	2.18%
CBA General Account (new)	A1+	0.60%	0.60%
CBA General Account	A1+	0.60%	0.60%

Investment Portfolio Report
as at 31 August 2022

Financial Institution	Opening Investment Balance 1 July 2022	Interest Rate	Deposits	Redemptions	Balance	Interest Income	Admin Charge	Net Interest Income	Ending Investment Balance as at 31 August 2022	% to Portfolio	Short Term Rating	Individual Counter - Party Limit	Maximum Funds Limit
Queensland Treasury Corporation	45,694,941	2.18%	-	3,000,000	42,694,941	102,991	11,458	91,533	42,786,475	78%	A1+	100%	No Limit
Bendigo Bank	465,267	0.00%	83,208	100,000	448,475	-	34	34	448,441	1%	A2	10%	\$20M
Commonwealth Bank Australia General Operating Account	16,179,778	0.60%	14,495,697	19,252,720	11,422,756	33,116	-	33,116	11,455,872	21%	A1+	30%	\$20M
Total	62,339,987		14,578,905	22,352,720	54,566,173	136,107	11,492	124,615	54,690,788				

9.0 Works for Queensland Round 4 (W4Q4)

The Works for Queensland Round 4 has a total budget of \$5.63m with a grant period spanning from July 2021 to June 2024. Council has received a total of 50% of the grant funding during July 2021 with these funds being posted as a contract liability in the balance sheet until funds have been used. So far Council has spent or committed \$879k over the life of the W4Q4 funding with \$49k of this on eligible projects for this financial year.

10.0 Rates Update

-
-
- Total requests for Rate Searches completed for August were 116.
- 101 Customer Requests were completed during August.
- 207 transfers of properties were processed in August.
- Bulk mailout was sent to all ratepayers who are currently on a payment arrangement asking them to recommence payments if they had ceased.

11.0 2021/2022 Income Statement Update

Statement of Comprehensive Income

	Unaudited Actuals 2022	Original Budget \$	Amended Budget \$	Estimated Position \$
Income				
Revenue				
Recurrent Revenue				
Rates, Levies and Charges	51,396,505	51,521,884	51,420,397	51,396,505
Fees and Charges	5,946,249	4,988,433	5,007,955	5,858,218
Rental Income	494,052	393,500	495,214	512,355
Interest Received	572,990	630,500	530,500	564,331
Sales Revenue	4,083,151	3,016,651	3,173,579	2,447,507
Other Income	1,841,490	940,475	1,501,033	1,827,807
Grants, Subsidies, Contributions and Donations	17,130,894	7,561,978	14,100,699	15,541,772
	<u>81,465,331</u>	<u>69,053,421</u>	<u>76,229,377</u>	<u>78,148,496</u>
Capital Revenue				
Grants, Subsidies, Contribution and Donations	10,146,305	11,779,420	11,885,519	11,035,519
Total Income	<u>91,611,636</u>	<u>80,832,841</u>	<u>88,114,896</u>	<u>89,184,015</u>
Expenses				
Recurrent Expenses				
Employee Benefits	25,333,580	24,979,452	25,419,361	25,419,361
Materials and Services	31,037,539	23,631,408	28,157,267	29,793,201
Finance Costs	(1,260,805)	2,107,567	1,833,567	323,245
Depreciation and Amortisation	21,226,748	21,330,624	21,241,879	21,231,517
	<u>76,337,062</u>	<u>72,049,050</u>	<u>76,652,074</u>	<u>76,767,325</u>
Capital Expense				
	6,389,365	(400,000)	(400,000)	6,389,365
Total Expense	<u>82,726,427</u>	<u>71,649,050</u>	<u>76,252,074</u>	<u>83,156,690</u>
Net Result	<u>8,885,209</u>	<u>9,183,791</u>	<u>11,862,823</u>	<u>6,027,325</u>
Net Operating Result	<u>5,128,269</u>	<u>(2,995,629)</u>	<u>(422,696)</u>	<u>1,381,171</u>

The above represents the 2021/2022 YTD figures as at the 31st August 2022. Finance completed a number of end of year journals during August including contract asset and contract liability journals which saw changes occur to the Grants Revenue.

Materials and services are above the estimated position largely due to costs incurred as a result of damage to road infrastructure from the weather events that occurred during the year. A majority of this was offset by grant revenue from the Queensland Reconstruction Authority (QRA) which was journalled.



2022/2023 Capex Report for Council

Project Code	Project Description	Financial Project	EXPENDITURE ACTUALS		
			2022/2023 Commitments	2022/2023 Actual Expenditure	2022/2023 Actual Expenditure & Commitments
Buildings & Other Structures					
Admin Office - Kinga					
006744	Kingaroy Customer Service Centre	100776	49,082.73	-	49,082.73
Sub Activity Subtotal			49,082.73	-	49,082.73
Admin Office - Murgon					
006745	Regional Customer Service CCTV Installat	100776	67,897.37	-	67,897.37
Sub Activity Subtotal			67,897.37	-	67,897.37
Caravan Park - Murgon					
006757	Murgon Free Camping Area	100440	-	-	-
Sub Activity Subtotal			-	-	-
Depot - Kingaroy					
006747	Kingaroy Depot Car Parking	100035	-	-	-
Sub Activity Subtotal			-	-	-
Depot - Murgon					
006746	Regional Depot CCTV Installation	100035	49,758.09	-	49,758.09
Sub Activity Subtotal			49,758.09	-	49,758.09
Hall - Mondure					
006623	W4Q4 - Restumping of Mondure Hall	100767	-	-	-
Sub Activity Subtotal			-	-	-
Hall - Cloyna					
006748	Cloyna Hall - Investigative Work	100054	-	-	-
Sub Activity Subtotal			-	-	-
Museum - Boondooma H					
006749	Boondooma Homestead - Replace Tourism Ro	100201	-	-	-
006750	Boondooma Homestead - Repairs to Stone S	100201	78,780.00	-	78,780.00
Sub Activity Subtotal			78,780.00	-	78,780.00
Museum - Nanango Ene					
006763	Nanango Visitor Information Centre - ins	100508	17,499.09	-	17,499.09
Sub Activity Subtotal			17,499.09	-	17,499.09
Swimming Pool - King					
006029	Kingaroy-Pool-Refurbishment-Concept Plan	104618	10,208.00	-	10,208.00
006761	Kingaroy Memorial Pool - Construction Dr	104618	-	-	-
006762	Kingaroy Memorial Pool - Heat Blanket an	104618	15,480.00	3,870.00	19,350.00
Sub Activity Subtotal			25,688.00	3,870.00	29,558.00
Swimming Pool - Nana					
006034	Nanango-Pool-Changeroom Refurb	104619	-	624.96	624.96
Sub Activity Subtotal			-	624.96	624.96
Swimming Pool - Wond					
006536	Wondai Swimming Pool Refurbishment	104622	751,495.00	55,755.48	807,250.48
Sub Activity Subtotal			751,495.00	55,755.48	807,250.48
Tourism - Lake Boon					
006751	CP - Boondooma Dam - Residence & Kiosk	100508	-	-	-
Sub Activity Subtotal			-	-	-
Sp/ground-Murgon					
005999	Murgon-Squash Courts	100202	6,800.00	80,920.00	87,720.00

Project Code	Project Description	Financial Project	2022/2023 Commitments	2022/2023 Actual Expenditure	2022/2023 Actual Expenditure & Commitments
Sub Activity Subtotal			6,800.00	80,920.00	87,720.00
Sp/ground-Wondai					
006000	Wondai-Showground Grandstand	100713	877.27	-	877.27
Sub Activity Subtotal			877.27	-	877.27
W4Q - Round 4					
006523	W4Q4-Regional Facilities Upgrades	100756	30,854.55	1,800.00	32,654.55
006666	W4Q4 Operational Property Maintenance	100756	-	5,582.54	5,582.54
Sub Activity Subtotal			30,854.55	7,382.54	38,237.09
Public Conveniences					
006759	Regional Park/Amenities Upgrade-24 Hr Ca	100737	-	-	-
Sub Activity Subtotal			-	-	-
General					
006237	Property - 195 Kingaroy Street, Kingaroy	100302	-	-	-
Sub Activity Subtotal			-	-	-
Activity Total			1,078,732.10	148,552.98	1,227,285.08
Office					
Info Serv - ICT					
000379	Computer Infrastructure & Upgrade	100211	-	-	-
000381	Server Hardware	100211	-	-	-
000382	Photocopiers & Printers	100211	-	-	-
006052	Microwave Radio & Hardware	100211	-	-	-
006519	Teams Rooms Devices	100211	-	-	-
Sub Activity Subtotal			-	-	-
Activity Total			-	-	-
Fleet					
Plant & Fleet Manage					
006515	Plant and Fleet Replacement 2021-22	100212	2,904,397.88	99,384.13	3,003,782.01
Sub Activity Subtotal			2,904,397.88	99,384.13	3,003,782.01
Activity Total			2,904,397.88	99,384.13	3,003,782.01
Plant & Equipment					
Depot - Kingaroy					
006602	Purchase of Ice Machines	100743	-	6,420.47	6,420.47
Sub Activity Subtotal			-	6,420.47	6,420.47
Swimming Pool - Wond					
006760	Wondai Swimming Pool - Filtration Issue	104622	9,815.00	-	9,815.00
Sub Activity Subtotal			9,815.00	-	9,815.00
Activity Total			9,815.00	6,420.47	16,235.47
NRM & Parks					
Aerodrome - Kingaroy					
006583	RAP-Kingaroy Aerodrome Lighting Upgrade	100760	13,440.95	6,372.00	19,812.95
Sub Activity Subtotal			13,440.95	6,372.00	19,812.95
Cemeteries - Blackbu					
006007	CP - Blackbutt-New Columbarium Wall	100196	-	-	-
Sub Activity Subtotal			-	-	-
Parks & Gardens					
006529	CP - Regional Parks Redevelopment	100202	35,470.00	225.00	35,695.00
006758	Regional Public Amenities-Lions Park Ki	100737	-	-	-

Project Code	Project Description	Financial Project	2022/2023 Commitments	2022/2023 Actual Expenditure	2022/2023 Actual Expenditure & Commitments
W4Q - COVID Round					
Sub Activity Subtotal			35,470.00	225.00	35,695.00
005983	W4QCOVID-Regional Tourism - Statues	100714	5,904.43	-	5,904.43
Sub Activity Subtotal			5,904.43	-	5,904.43
W4Q - Round 4					
006531	W4Q4-Benarkin Park Renewal	100757	6,077.20	20,686.45	26,763.65
006532	W4Q4-Murgon QE11 Park-Stage 1	100757	5,240.00	244.63	5,484.63
006533	W4Q4-Proston Railway Park Refurbishment	100757	1,205.46	19,021.22	20,226.68
006534	W4Q4-Regional Public Amenities Refurb	100757	-	-	-
006753	W4Q4-Murgon QEII Park - Stage 2	100757	-	-	-
006754	Regional Parks - First Settlers Park Ben	100757	-	-	-
Sub Activity Subtotal			12,522.66	39,952.30	52,474.96
Parks - Kingaroy					
006018	CP K'Roy Apex Park-Carpark, Path & Paint	100202	-	-	-
006752	Kingaroy Lions Park Refurbishment	100131	-	-	-
006756	Memorial Park Master/Concept Plan	100131	-	-	-
Sub Activity Subtotal			-	-	-
Parks - Nanango					
006755	Tipperary Flat Nanango - Rehabilitate Ca	100136	-	-	-
Sub Activity Subtotal			-	-	-
Activity Total			67,338.04	46,549.30	113,887.34
Roads					
Bridges					
006538	Murgon-CherbourgRd-SawpitCkBridge-Guard	100215	-	255.33	255.33
006540	Cushnie-HomecreekLoopRd-TimberBridge	100215	-	-	-
Sub Activity Subtotal			-	255.33	255.33
KTP					
005284	Kingaroy-Transformation Project	100617	5,234.00	8,167.86	13,401.86
006211	KTP-Alford St (Youngman-GlendonSt) Works	100709	99,238.02	44,013.73	143,251.75
006212	KTP-Alford St(GlendonSt-KingaroySt)Works	100709	405,179.36	160,212.13	565,391.49
006213	KTP-Kingaroy St(AlfordSt-HalySt)Works	100709	324,628.49	56,331.79	380,960.28
006214	KTP-Haly St(KingaroySt-GlendonSt)Works	100709	260,996.70	197,684.73	458,681.43
006215	KTP-Haly St(GlendonSt-YoungmanSt)Works	100709	398,417.87	72,264.17	470,682.04
006216	KTP-Glendon St(AlfordSt-HalySt)Works	100709	382,217.16	502,113.00	884,330.16
006229	KTP - Program Management	100709	-	734.85	734.85
Sub Activity Subtotal			1,875,911.60	1,041,522.26	2,917,433.86
Grav Resheet					
006580	RTR-Stonelands-StonelandsRd-GR	100221	909.09	-	909.09
Sub Activity Subtotal			909.09	-	909.09
Pavement Rehab					
005479	Niagara Road (Wind Farm)	100215	60,137.41	-	60,137.41
006184	Kingaroy-Pavement Rehabilitation	100215	-	20.31	20.31
006549	Wooroolin-WeckersRd-Pavement Rehab	100215	44,262.00	44,976.78	89,238.78
006551	Merlwood-ElbowRd-Pavement Rehab	100215	11,102.50	46,889.65	57,992.15
006553	LRCI-Wondai Industrial Estate-Rehab	100723	7,206.85	33,806.77	41,013.62
006557	TIDS-Memberambi-MemBarkerCreekRd-NewSeal	100726	3,483.85	675.00	4,158.85
006558	TIDS-Kingaroy-OliverBondSt-CarparkUpgrad	100726	1,090.91	1,113.30	2,204.21
006616	LRCI-Phase3-George Street Carpark	100723	227.27	19,348.05	19,575.32
Sub Activity Subtotal			127,510.79	146,829.86	274,340.65
Footpaths & Cycleway					
006541	STIP-WondaiStateSchool-Footpath	100725	-	3,076.79	3,076.79
006542	STIP-St Marys-KentSt-Footpath	100725	1,000.00	-	1,000.00

Project Code	Project Description	Financial Project	2022/2023 Commitments	2022/2023 Actual Expenditure	2022/2023 Actual Expenditure & Commitments
006543	STIP-KingaroyStateHighSchool-Footpath	100725	-	1,002.43	1,002.43
006567	LRCI-Blackbutt CBD Footpath	100723	582,090.55	159,522.03	741,612.58
006740	W4Q4-Kumbia CBD Upgrade-Footpath	100755	12,641.00	1,440.00	14,081.00
Sub Activity Subtotal			595,731.55	165,041.25	760,772.80
Bitumen Resealing					
006685	RTR-Kingaroy-West St-Reseal	100221	-	1,362.73	1,362.73
006686	RTR-Kingaroy-George St-Reseal	100221	-	1,362.72	1,362.72
006687	RTR-Nanango-Burnett Hwy-Reseal	100221	-	1,362.73	1,362.73
006688	RTR-Hivesville-Keleher St-Reseal	100221	-	1,362.78	1,362.78
Sub Activity Subtotal			-	5,450.96	5,450.96
General					
006552	Advanced Design-Forward Programme Design	100215	3,030.46	16,396.59	19,427.05
006556	Blackspot-Glendon/MarkwellSt-SafetyUpgra	100526	7,720.91	6,504.18	14,225.09
006734	Blackbutt CBD Linkage	100215	9,320.00	305.07	9,625.07
Sub Activity Subtotal			20,071.37	23,205.84	43,277.21
Urban Drainage					
006537	Murgon-Palmer St East- K&C Replacement	100215	-	3,692.71	3,692.71
Sub Activity Subtotal			-	3,692.71	3,692.71
Activity Total			2,620,134.40	1,385,998.21	4,006,132.61
Water Services					
KTP					
006048	KTP - Kingaroy (Alford - Haly St) WMR	100710	2,500.00	-	2,500.00
006051	KTP-Glendon St (Alford to Haly St)-WMR	100710	-	1,160.30	1,160.30
Sub Activity Subtotal			2,500.00	1,160.30	3,660.30
Water - General Oper					
006503	S1- PC, SCADA & Telemetry WATER	100225	19,839.82	-	19,839.82
Sub Activity Subtotal			19,839.82	-	19,839.82
Water - Kingaroy					
005547	Gordonbrook WTP - Post Con Contract Work	100227	36,636.86	21,884.11	58,520.97
006060	Gordonbrook Dam AFC Design Works	100227	460.00	-	460.00
006506	KWS-Gordonbrook Dam PSA Renewals	100227	9,538.75	-	9,538.75
006516	Gordonbrook Off Stream Storage Design	100227	14,422.72	2.96	14,425.68
006517	Water Meter Replacement Program - 21/22	100225	-	3,420.92	3,420.92
006566	Gordonbrook Dam Emergency Repairs 2021	100227	35,845.00	-	35,845.00
006596	Gordonbrook Hydrological Modelling	100227	59,580.00	17,840.00	77,420.00
Sub Activity Subtotal			156,483.33	43,147.99	199,631.32
Water - Nanango					
006604	Watermain Replacement Birdie St Nanango	100230	3,157.67	16,896.90	20,054.57
006605	Watermain Replacement Eagle St Nanango	100230	3,500.00	26,743.72	30,243.72
Sub Activity Subtotal			6,657.67	43,640.62	50,298.29
Water - Proston					
006055	Proston-SCADA Platform Update	100231	4,369.32	-	4,369.32
Sub Activity Subtotal			4,369.32	-	4,369.32
Water - Wondai					
006507	WWS-Raw Water PS SB	100233	213,346.38	-	213,346.38
Sub Activity Subtotal			213,346.38	-	213,346.38
Activity Total			403,196.52	87,948.91	491,145.43

Project Code	Project Description	Financial Project	2022/2023 Commitments	2022/2023 Actual Expenditure	2022/2023 Actual Expenditure & Commitments
Wastewater Services					
KTP					
006520	KTP - Recycled Water Line	100753	-	1,962.78	1,962.78
Sub Activity Subtotal			-	1,962.78	1,962.78
Wastewater - General					
005826	Update Scada/Cyber Security	100275	6,919.00	-	6,919.00
006504	S1- PC, SCADA & Telemetry WASTEWATER	100275	12,555.00	-	12,555.00
006641	S2- PC, SCADA & Telemetry WASTEWATER	100275	-	7,804.80	7,804.80
Sub Activity Subtotal			19,474.00	7,804.80	27,278.80
Wastewater - Kingaro					
006509	KWW-KWWTP PSA Renewals	100236	9,538.75	4,605.00	14,143.75
006512	KWW-River Rd SPS5 SB Renewal	100236	151,435.07	-	151,435.07
Sub Activity Subtotal			160,973.82	4,605.00	165,578.82
Wastewater - Nanango					
006513	NWW-South St SPS6 Renewal	100238	159,203.57	-	159,203.57
Sub Activity Subtotal			159,203.57	-	159,203.57
CED - Proston					
006510	BDWW-WWTP1 SB Renewal	100239	214,399.15	-	214,399.15
Sub Activity Subtotal			214,399.15	-	214,399.15
Wastewater - Wondai					
006514	WWW-Hodge St SPS5 SB	100240	146,707.57	-	146,707.57
Sub Activity Subtotal			146,707.57	-	146,707.57
Activity Total			700,758.11	14,372.58	715,130.69
			7,784,372.05	1,789,226.58	9,573,598.63

10.8 EXTENSION OF THE RATES DISCOUNT DATE TO 23RD SEPTEMBER 2022

File Number: 28/09/2022
Author: Manager Finance & Sustainability
Authoriser: Chief Executive Officer

PRECIS

Presented at the Executive and Finance & Corporate Standing Committee Meeting held on 21 September 2022 was a report regarding information on the extension of the rates discount date to 23rd September 2022.

SUMMARY**COMMITTEE RESOLUTION 2022/1**

Moved: Cr Scott Henschen
Seconded: Cr Danita Potter

That the Committee recommends to Council:

That the extension of discount by one additional day to the 23rd of September 2022 be approved.

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

Against: Nil

CARRIED 7/0

OFFICER'S RECOMMENDATION

That South Burnett Regional Council endorses the approved extension of rates discount by one additional day to the 23rd of September 2022.

BACKGROUND

Presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

ATTACHMENTS

Nil

10.9 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL COUNCILLOR PORTFOLIO REPRESENTATIVE POLICY - STATUTORY003**File Number: 28-09-2022****Author: General Manager Finance and Corporate****Authoriser: Chief Executive Officer****PRECIS**

Adoption of the South Burnett Regional Council Councillor Portfolio Representative Policy – Statutory003 as presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

SUMMARY

Committee Resolution: 2022/42

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

That the Committee recommends to Council:

That the South Burnett Regional Council Councillor Portfolio Representative Policy – Statutory003 be adopted as presented.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That the South Burnett Regional Council Councillor Portfolio Representative Policy – Statutory003 be adopted as presented.

BACKGROUND

Presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

ATTACHMENTS

1. **South Burnett Regional Council Councillor Portfolio Representative Policy - Statutory003**  



POLICY CATEGORY - NUMBER: Statutory003
POLICY OWNER: Executive Services
ECM ID: 2681185
ADOPTED:

Councillor Portfolio Representative Policy

NOTE: Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register on Council’s intranet or by contacting Council’s Corporate, Governance & Strategy Branch. **A hard copy of this electronic document is considered uncontrolled when printed.**

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1. POLICY STATEMENT

The purpose of this policy is to provide clear guidelines on the roles and responsibilities of the Mayor and Councillors as portfolio representatives.

2. SCOPE

This policy applies to the Mayor and Councillors of the South Burnett Regional Council ('Council'). Council has adopted a portfolio system where each Councillor is a representative for specific portfolios that reflect the organisation structure and the strategies within Council’s Corporate Plan. The portfolios are focused on the strategic level of Council. The policy is does not:

- intend to detract from any Councillor’s responsibility to represent their constituents on day-to-day issues. The portfolio system is intended to assist ratepayers and residents to approach a Councillor according to the strategic issue at hand; and
- diminish a Councillor’s statutory responsibilities and obligations under the *Local Government Act 2009* (the 'Act'), whereby the portfolio requirements are in addition to the roles, responsibilities and obligations of Councillors, as set out in the Act.

For clarity, the responsibilities of a Portfolio Councillor do not include:

- involvement in operational matters of the Council;
- giving directions to Council employees;
- committing Council funds or promise to fund or resource any project or matter;
- making strategic or policy decisions on behalf of Council;
- portraying personal views when representing or speaking on behalf of Council; or
- does not diminish Councillors’ statutory responsibilities under the Act.

3. GENERAL INFORMATION

Councillor responsibilities associated with their portfolio are:

- to be familiar with the Corporate Plan, in particular the goals and strategies for the activities that the Councillor’s portfolio is responsible for delivering;
- to be familiar with the annual Operational Plan and the annual Budget for income and expenditure for the projects within the Councillor’s portfolio;

- to have a sound understanding, within the Councillor's portfolio area, of the capital projects being undertaken including the progress of actual annual capital expenditure against annual capital budget (year to date);
- to comply with Council's Media Relations Policy when engaging with the media;
- to act as relevant portfolio spokesperson in the Ordinary Council Meetings, for those agenda items falling within their allocated portfolio. In this context it is not expected that the portfolio Councillor will be the technical expert but the portfolio Councillor is expected to understand and be able to explain the strategic context of issues and their impact on the achievement of the Council's adopted plans and the community. Councillors may provide a full brief to Council on matters in relation to their portfolio. Alternatively, they may provide an introduction, or an overview of the matter then hand over to the relevant Manager, General Manager or the Chief Executive Officer ('CEO');
- to request further information from Council officers in accordance with Council's Acceptable Request Guidelines. Formal Community engagement activities are to be approved by the Mayor, planned and documented as per Council's Community Engagement Policy and Procedure;
- to liaise and communicate with the relevant Manager, General Manager or the CEO, on a monthly basis to keep abreast of and to give Council's perspective with regard to strategic issues including future planning, strategic options, current progress in completing the Operational Plan and progress with major strategic projects;
- to represent the Council on relevant and approved external committees and community forums;
- to keep the Mayor abreast of issues within the Councillor's portfolio; and
- to keep the Mayor and fellow Councillors informed regarding matters that may affect Council and/or a Councillor's divisional area.

4. DEFINITIONS

Councillor means Councillor, of a local government, includes the Mayor.

5. LEGISLATIVE REFERENCE

Local Government Act 2009 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Acceptable Request Guidelines Policy – Statutory004

South Burnett Regional Council Employee Code of Conduct Policy – Statutory011

South Burnett Regional Council Media Relations Policy – Strategic001

South Burnett Regional Council Corporate Plan 2021-2026

7. NEXT REVIEW

As prescribed by legislation or September 2024

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	18 July 2012	2681185
2	Review of policy	7 April 2016	2681185
3	Review of policy	19 April 2017	2681185
4	Review of policy	13 June 2018	2681185
5	Change of Portfolio Names	1 October 2018	2681185
6	Local Government Quadrennial Election	29 April 2020	2681185
7	Administrative change: <ul style="list-style-type: none"> - Replacing Social & Corporate Performance Branch with Corporate Services Branch as per Council Resolution 2021/62 - Reviewing policy as per Council Resolution 2021/250 – Portfolio briefing wording removed and Corporate Plan reference updated 	24 March 2021	2681185
8	Administrative amendment – organisational structure review – resolution 2022/432	27 April 2022	2681185
9	Review of policy		

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date:

10.10 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL DISPOSAL OF ASSETS POLICY - STATUTORY008**File Number: 28-09-2022****Author: General Manager Finance and Corporate****Authoriser: Chief Executive Officer****PRECIS**

Adoption of the South Burnett Regional Council Disposal of Assets Policy – Statutory008 as presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

SUMMARY

Committee Resolution: 2022/41

Moved: Cr Danita Potter

Seconded: Cr Kirstie Schumacher

That the Committee recommends to Council:

That the South Burnett Regional Council Disposal of Assets Policy – Statutory008 be adopted as presented.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That the South Burnett Regional Council Disposal of Assets Policy – Statutory008be adopted as presented.

BACKGROUND

Presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

ATTACHMENTS

1. **South Burnett Regional Council Disposal of Assets Policy - Statutory008** [↓](#) 



POLICY CATEGORY - NUMBER: Statutory008
POLICY OWNER: Finance & Sustainability
ECM ID: 2686038
ADOPTED:

Disposal of Assets Policy

NOTE: Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register on Council's intranet or by contacting Council's Corporate, Governance & Strategy Branch. **A hard copy of this electronic document is considered uncontrolled when printed.**

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1. POLICY STATEMENT

Section 104 of the *Local Government Act 2009* ('Act') requires that the financial management systems of South Burnett Regional Council ('Council') have regard to the sound contracting principles when entering into a contract for the disposal of assets. Council is committed to the open, transparent and systematic disposal of Council's assets. All Council disposals must be carried out in compliance with the *Local Government Regulation 2012* ('Regulation').

2. SCOPE

This policy aims to provide a framework for the effective and efficient disposal of Council owned current, non-current assets and portable and attractive assets, and to ensure the process is open and transparent and complies with Council's responsibilities under legislation and regulations and complies with Council's policies and procedures. This policy applies to all of Council and its business units.

This policy specifically excludes the sale of land for arrears of rates and charges or sale of services or the sale of any item detailed in Council's Register of Fees and Charges, and any of Council's commercial operations (e.g., Visitor Information Centres, Tourist Parks).

This policy applies to Council employees and contractors in the disposal of all current and non-current assets and items surplus to council requirements.

The objective of this policy is to establish appropriate guidelines for the disposal of assets owned or controlled by Council that are surplus to requirements or otherwise redundant. The guidelines are to provide unambiguous and transparent direction for the disposal of assets to:

- promote fair and effective competition to the greatest possible extent;
- consider any potential benefit to the community;
- consider any impact on the environment;
- achieve best value for money; and
- ensure the same accountability for disposal of assets as that of purchasing assets.

3. GENERAL INFORMATION

Council is committed to ensuring that its disposal of assets is carried out in accordance with the relevant probity and accountability obligations in accordance with the prescribed legislative framework, and to meet all of its statutory obligations.

All Council disposal of assets must comply with the five (5) Sound Contracting Principles detailed in the *Local Government Act 2009 Chapter 4, Section 104 (3)*. These principles are:

- a) *value for money;*
- b) *open and effective competition;*
- c) *development of competitive local business and industry;*
- d) *environmental protection; and*
- e) *ethical behaviour and fair dealing.*

3.1. Recommendation to Dispose Non-Current Assets

Prior to the disposal of Council assets or materials surplus to requirements or scrap, approval must be sought from the Chief Executive Officer ('CEO') or the CEO's delegate as listed in the delegations register. Common criteria for determining what goods may be suitable for disposal include:

- no longer required;
- unserviceable or beyond economic repair;
- technologically obsolete;
- operationally inefficient;
- contains any environmentally sensitive or hazardous materials;
- surplus to current or immediately foreseeable needs; and
- part of an asset replacement program.

In deciding and recommending an asset for disposal, employees and contractors should consider the needs of other departments, sections or units. This could take the form of a notice communicating surplus assets.

3.2. Disposal Method and Asset Value Considerations of Valuable Non-Current Assets

3.2.1. Valuable Non-Current Asset Limit

In accordance with *Section 224* of the Regulation a valuable non-current asset is land or another non-current asset that has an apparent value that is equal to or more than the following limits:

- a) *land – no limit;*
- b) *plant & equipment - \$5,000; or*
- c) *for another type of non-current asset - \$10,000.*

3.2.2. Non-Current Asset Disposal Guidelines

As required by *Section 227* of the Regulation, Council cannot enter into a contract for the disposal of valuable non-current assets unless it first invites written tenders for the contract in accordance with *Section 228* of the Regulation or offers the asset for sale by auction.

The accepted means of disposal as per *Section 227* and *Section 236* of the Regulation may include, but is not limited to:

- public auction;
- public tenders;
- can be sold in any way as long as the sale price is more than the highest bid received at a previous tender or auction. In this instance, the asset must have been the subject of an earlier tender/auction process;
- trade-in;
- disposal to another government agency; or

- disposal to a community organisation.

3.2.3. Exceptions for Valuable Non-Current Asset Contracts

Section 236 of the Regulation provides for the following exemptions to Section 227:

- a) *the valuable non-current asset:*
 - (i) *was previously offered for sale by tender or auction but was not sold; and*
 - (ii) *is sold for more than the highest tender or auction bid that was received.*
- b) *the valuable non-current asset is disposed of to:*
 - (i) *a government agency; or*
 - (ii) *a community organisation.*
- c) *for the disposal of land or an interest in land:*
 - (i) *the land will not be rateable land after the disposal; or*
 - (ii) *the land is disposed of to a person whose restored enjoyment of the land is consistent with Aboriginal tradition or Island custom; or*
 - (iii) *the disposal is for the purpose of renewing the lease of land to the existing tenant of the land; or*
 - (iv) *the land is disposed of to a person who owns adjoining land in accordance with the criteria set out in Section 236 (1)(c)(iv) of the Regulation; or*
 - (v) *all or some consideration for the disposal is consideration other than money and the criteria set out in Section 236(1)(c)(v) of the Regulation is met; or*
 - (vi) *the disposal is for the purpose of a lease for a telecommunication tower; or*
 - (vii) *the disposal is of an interest in land that is used as an airport or for related purposes and the criteria set out in Section 236(1)(c)(vii) of the Regulation is met.*
- d) *for the disposal of a valuable non-current asset, other than land, by way of a trade-in for the supply of goods or services:*
 - (i) *the supply is, or is to be, made under Part 3 of the Regulation; Default Contracting Procedures; and*
 - (ii) *the disposal is, or is to be, part of the contract for the supply; or*
- e) *for the disposal of a valuable non-current asset by the grant of a lease—the grant of the lease has been previously offered by tender or auction, but a lease has not been entered into; or*
- f) *the Minister exempts the local government from complying with Section 227.*

Exemptions (a) through (d) require a Council resolution prior to disposal of the asset.

All exemptions relating to the disposal of land or an interest in land except for b), c)(ii) and e) require value of the consideration to be equal to, or more than, the market value of the land or the interest in land, including the market value of any improvements on the land.

A written report about the market value of the land or an interest in land from a valuer registered under the *Valuers Registration Act 1992* who is not an employee of Council is evidence of the market value of the land or the interest in land.

Where the disposal is being undertaken in conjunction with the purchase of a replacement asset, the disposal may be treated as a trade-in rather than as a separate contract provided the purchase is undertaken as a properly tendered or quoted purchase contract.

3.2.4. Assets (excluding land) with a Carrying Value below the Carrying Asset Limit (Ex GST)

The relevant department employee or contractor is responsible for determining the appropriate method for the disposal of assets with a carrying value less than the valuable asset limit. The method used for the disposal will maximise the return to Council.

3.2.5. Assets (including land) with a Carrying Value above the Carrying Asset Limit (Ex GST)

For assets with a carrying value of \$5,000 or greater, the disposal method is determined by the relevant employee or contractor on a case-by-case basis considering:

- market forces and impact on return from the sale of the asset;
- the purchase price, lifecycle maintenance costs and remaining useful life to maximise where possible the return on investment of the asset;
- the strategic worth of the asset and its long-term benefit to the community;
- community need for the asset and alternative resources; and
- how the funds received from the disposal of the asset are to be allocated.

3.2.6. Disposal of Council Real Estate

Before any real estate is disposed of, it is necessary to obtain council approval to proceed with the disposal. The proposed disposal must be by resolution of Council after consideration of a report that covers the reasons for recommending the disposal of real estate.

Any real estate offered for disposal shall be first assessed by a Registered Real Estate Valuer. The valuation provided shall be the reserve price for the property. The only exception shall be where the price for land has been fixed based on development costs and profit margins.

3.3. Other Assets – Current Assets and Portable and Attractive Assets

3.3.1. Costs of Storage

For items other than valuable non-current assets, Council employees and contractors should take into consideration the direct and indirect costs of storing items until disposal occurs prior to making the decision to place items in storage. These costs include:

- storage costs – Council aims to minimise items held in storage that are no longer required for business purposes. This contributes to an overall shortage of storage space, which may result in additional paid storage space being sourced;
- obsolescence – some items can become out of date very quickly if left in storage resulting in any benefit from eventual disposal being lost;
- deterioration – some items will deteriorate if left in storage, particularly if the storage location is not completely secure from weather; and
- internal resources – items that are stored will require Council staff to manage, move and eventually dispose of them. The value of stored items should be considered in the context of the internal resources required to manage them.
- public Auctions

The preferred method of disposal is by public auction.

If a public auction is held, all disposals that are offered for sale must follow an open and transparent process and be advertised in local media and on Council's website.

3.3.2. Online Auctions and Tenders

Online auctions and tenders may be utilised as disposal methods.

If online auctions or tenders are held, all disposals that are offered for sale must follow an open and transparent process and be advertised on Council's website.

3.3.3. Scrap Items

Items which are deemed no longer useable and unlikely to provide a positive return or be of interest to a local non-for-profit community organisation may be disposed of as scrap by:

- selling the scrap items through a Council-controlled recycling outlet located at the Kingaroy waste facility;
- sold or offered to an entity that deals in scrap items; or

- sold to an individual or non-for-profit community organisation based on the most current scrap value.

3.3.4. Donations to a Not-for-Profit Community Organisation

Expressions of interest will be invited from local not-for-profit community organisations for the donation of assets. Details of items currently available for donation will be advertised on Council's website and local print newspaper.

Assets can only be donated to a community organisation if that organisation can:

- affirm in writing that they are an entity that carries on activities for a public purpose or their primary object is not directed at making a profit;
- provide written acknowledgement of receipt of the asset;
- acknowledge Council will not be responsible for any repair or maintenance of the asset;
- acknowledge all copyright or licensed content has been removed (e.g., Computer software); and
- take responsibility for the timely removal of the asset and any associated costs that arise from the asset's removal.

3.4. Disposal of Electrical Equipment

The CEO or delegate must ensure that the disposal of any electrical equipment must comply with all relevant conditions detailed in the *Electrical Safety Regulation 2013* prior to disposal of the assets.

3.5. Local Preference

Council will give local industry a fair and reasonable opportunity to tender for disposal of assets. Any disposal of assets will be in line with the five (5) Sound Contracting Principles, particularly taking into account the development of competitive local business and industry. This will be assessed on a case-by-case basis and the weighting will be expressed as a percentage and reflects the relative importance of each criterion.

Council will make a decision to dispose of assets to a business/organisation/person within the region offering a lower price margin, using the following guideline for acceptable price variances:

- 10% for assets under \$50,000; and
- 5% for assets over \$50,000 up to \$200,000.

Local preference is not solely a price benefit, it is an assessable measurement that can be utilised in recognition of the physical presence of the business/organisation/person within the Council area, as well as demonstrated and/or actual accompanying social and economic benefits that this provides to council, such as:

- creation of new and/or maintenance of existing local employment;
- opportunities;
- to assist businesses to remain competitive;
- support economic growth within the local area; and
- returning value-added benefits to Council and its community from local transactions.

A local business, organisation or person is one that:

- is owned and operated by persons who are residents of the council area and pay rates;
- is a registered business or individual that has a principal place of business within the council area;
- has a place of business within the council area which solely or primarily employs persons who are residents or ratepayers of the council area;
- is an organisation within the council area; and
- is a resident or ratepayer within the council area.

3.6. Lost or Stolen Council Property

Section 307(a) of the Regulation contains recording and notification requirements where Council has experienced the loss of an asset.

Where Council becomes aware that property is damaged or missing, it must record details of the loss by completing a Damaged Lost or Stolen Property Report.

If the loss of an asset has a total value of more than \$1,000 or is a reportable loss, Council must notify the Minister and Auditor-General within 6 months of becoming aware of the loss. For money, notification must occur if the loss is more than \$500.

For a loss resulting from the commission of an offence under the Criminal Code or another Act, Council must immediately notify the police.

For a loss resulting in fraud or corruption, Council must also immediately notify the Crime and Corruption Commission.

Where required, the employee or contractor responsible for the items that may have been stolen must notify the Queensland Police Service.

The Manager Finance & Sustainability must be notified immediately and will notify the Auditor-General and Council's Insurance provider where required.

Where the property has been damaged by a member of the public and the following conditions are satisfied:

- the cost of replacement is more than \$1,000;
- the damage is considered to be the result of a negligent or deliberate act; and
- a person or entity has been identified as responsible.

If determined by the CEO or the CEO's delegate there is considered to be a reasonable chance that recovery actions would result in a positive financial outcome to Council, Council will pursue recovery of costs.

3.7. Documentation and Declarations

All disposals must be documented, whether sold or scrapped, and authorised by the CEO or the CEO's delegate.

The relevant department employee or contractor is to ensure:

- the disposal methodology is fully documented, and all documentation is filed in Council's electronic documentation management system;
- any conflict of interest real, perceived or otherwise, in relation to the chosen means of disposal or with the parties involved in the disposal process should be declared and registered;
- if required, a conflict-of-interest management plan is completed, and plan actions are adhered to
- council asset registers and GIS are updated; and
- council insurance registers are updated.

3.8. Caretaker Period

Council must not make a major policy decision during the caretaker period prior to an election unless exceptional circumstances exist. This includes entering into any contract, the value of which is greater than \$200,000. (ex GST) or 1% of the Council's net rate and utility charges as stated in the financial statements of its annual report, whichever is the greater.

If Council does enter into a Contract that exceeds these amounts and the transaction does not constitute exceptional circumstances, they may be liable for legal proceedings and /or compensation to the other party of the contract who has acted in good faith. The contract would be considered to be an invalid policy decision.

4. DEFINITIONS

Act means *Local Government Act 2009*

Assets comprises of property, plant and equipment, stock and scrap

Asset disposal means a process where Council divests itself of an asset in a systematic and authorised manner as directed by this policy.

Best Value means obtaining the best possible return for the goods it sells in financial, social, economic and environmental terms.

Council representative means all Councillors and Council employees including permanent, casual and temporary employees, apprentices, trainees, contractors, volunteers, and work experience students.

Ex GST means excluding goods and services tax.

Not for Profit Organisation means is an organisation that uses its surplus of the revenue to further achieve the organisations objectives rather than income.

Obsolescence means the process of becoming obsolete or outdated and no longer used.

Redundant means no longer needed.

Regulation means *Local Government Regulation 2012*.

5. LEGISLATIVE REFERENCE

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

Valuers Registration Act 1992 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Asset Management Policy – Strategic014

South Burnett Regional Council Employee Code of Conduct – Statutory011

South Burnett Regional Council Employee Conflict of Interest Policy – Statutory048

South Burnett Regional Council Employee Conflict of Interest Procedure – Procedure080

South Burnett Regional Council Procurement Policy – Statutory007

7. NEXT REVIEW

As prescribed by legislation or September 2024

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	23 February 2011	2686038
2	Review of policy	20 May 2020	2686038
3	Organisational structure review – resolution 2022/432	27 April 2022	2686038
4	Review of policy		

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date:

10.11 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL FINANCIAL HARDSHIP POLICY - STATUTORY012**File Number: 28-09-2022****Author: General Manager Finance and Corporate****Authoriser: Chief Executive Officer****PRECIS**

Adoption of the South Burnett Regional Council Financial Hardship Policy – Statutory012 as presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

SUMMARY

Committee Resolution: 2022/40

Moved: Cr Jane Erkens

Seconded: Cr Danita Potter

That the Committee recommends to Council:

That the South Burnett Regional Council Financial Hardship Policy – Statutory012 be adopted as presented.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That the South Burnett Regional Council Financial Hardship Policy – Statutory012 be adopted as presented.

BACKGROUND

Presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

ATTACHMENTS

1. **South Burnett Regional Council Financial Hardship Policy - Statutory012** [↓](#) 



POLICY CATEGORY - NUMBER: Statutory012
POLICY OWNER: Finance & Sustainability
ECM ID: 2791654
ADOPTED:

Financial Hardship Policy

NOTE: Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register on Council's intranet or by contacting Council's Corporate, Governance & Strategy Branch. **A hard copy of this electronic document is considered uncontrolled when printed.**

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1. POLICY STATEMENT

South Burnett Regional Council ('Council') requires all property owners to pay their rates in full by the due date/s shown on rate notices. Council recognises that there are cases of genuine financial hardship that require respect and compassion in special circumstances.

2. SCOPE

This policy applies to those property owners who are experiencing serious financial hardship and as a result are willing, but unable to pay their rates and charges. The policy only applies where the property is the property owners' principal place of residence.

3. GENERAL INFORMATION

Council acknowledges that the circumstances affecting a property owner's ability to pay may be either temporary or long-term, financial or personal. Council will assess a request for assistance on a case-by-case basis.

Council is committed to working with property owners to find an appropriate, realistic and effective payment solution.

This policy communicates Council's position and provides guidance to Council representatives, property owners and stakeholders concerning the principles, processes and guidelines that Council will use when assessing applications for rates and charges relief due to severe financial hardship. The key objectives of this policy are to:

- provide a mechanism that enables property owners to feel comfortable in approaching Council about outstanding debts;
- provide a policy that encourages a consistent and proactive approach in identifying and assisting property owners who may be experiencing difficulty paying their rates due to personal or financial hardship; and
- encourage people experiencing financial hardship to access financial counselling support services.

Council's Rate Collection Policy states that it will diligently pursue the collection of overdue rates and charges. It also states that non-payment of rates places an unfair burden on the property owners who do meet their obligations in full. It balances the foregoing statements by stating that Council will take into account the individual circumstances, or the financial hardships faced by relevant property owners.

Financial hardship relief provided under this policy does not forego Council's normal debt recovery action, including Council's ability to sell the land for arrear of rates. Additional fees may apply in this case.

Section 120(1)(c) of the *Local Government Regulation 2012* states that Council may grant a concession if it is satisfied that *'the payment of rates or charges will cause hardship to the landowner'*. Council will grant such a concession for rates relief as set out in this policy.

3.1. What is Financial Hardship?

A property owner will be considered to be in financial hardship if paying a rate notice will affect their ability to meet their basic living needs. This includes such things as food, clothing, medicine, accommodation and children's education.

In short, it means they have the intention, but not the financial capacity to pay.

Financial hardship may be caused by:

- loss of a property owners' (or a family member's) primary income;
- separation or divorce from a spouse;
- death of a spouse or loved-one;
- domestic or family violence;
- physical or mental health problems;
- a chronic medical condition or illness;
- budget management difficulties because of a low income; and/or
- other unforeseen factors affecting your capacity to pay, such as a reduction in income due to a natural disaster, drought or downturn in economic conditions.

3.2. Temporary Financial Hardship

Property owners may experience payment difficulties that adversely affect their finances. Council is able to offer an extension of time to pay (generally with the loss of the prompt payment discount shown on the rate notice) or to set up a payment plan.

3.3. Identifying Property Owners in Financial Hardship

Property owners who think that they may be experiencing financial hardship are encouraged to contact Council as soon as possible. If assessment by a financial counsellor has been undertaken, with written consent of the property owner, they can contact Council on the property owner's behalf. The following indicators will be considered when determining whether a property owner is experiencing financial hardship:

- the property owner requests information about alternative payment arrangements;
- the property owner's payment history indicates they have had difficulty paying accounts in the past;
- the property owner has had a change of circumstances that adversely affects their finances;
- eligibility for government funded concessions;
- advice has been received from an independent financial counsellor;
- total income after tax (take home pay);
- the number of properties owned;
- the number of children or dependants involved;
- current financial commitments including any existing debt;
- medical conditions or disability affecting earning capacity; and
- domestic or family violence.

Although the above list displays indicators of possible hardship, each property owner will be treated

with sensitivity and understanding according to individual circumstances.

As part of Council's assessment, consideration will be given to any information provided by the property owner and/or, if applicable, their financial counsellor.

Council will advise the property owner of the outcome of the assessment.

3.4. When will Council Consider an Application for Financial Hardship?

Council will not support applications for financial hardship relief where the applicant has another avenue to alleviate the situation or seek assistance and has not taken this alternative option.

Council will also encourage applicants to seek the assistance of a financial counsellor. Council's intent is to provide assistance to applicants who demonstrate genuine attempts to help themselves.

Council will only consider an application for financial hardship relief where:

- it is the property owner's principal place of residence; and
- upon application being made to Council for the relief of rates and charges by the property owner; and
- net assets in cash investments, shares and the like of less than \$10,000; and
- the property owner is experiencing genuine financial hardship due to a loss the property owner has suffered such as:
 - a person who has less than two (2) weeks of available funds equivalent to the maximum rate of income support payment provided by the Department of Human Services ('DHS') for Crisis Payments;
 - has been working and is now unemployed and receiving payments from DHS continuously for 26 weeks;
 - suffers from a chronic illness that is permanent or lasts longer than three (3) months;
 - has been diagnosed with a terminal illness or disease;
 - has incurred unexpected expenses (funeral costs) and reduction or loss of family income because of the death of a partner, dependent or other family member; or
 - has experienced a significant reduction in income due to a natural disaster, drought or downturn in economic conditions.

3.5. Assistance or Relief Available

Council may grant relief to a property owner under this policy through offering assistance by one (1) or more of the following:

- payment of the outstanding rates balance may be deferred (without further interest accrual for a maximum period of 12 months);
- suspension of pending or current rate recovery action;
- repayment plans that are outside of Council's Rate Collection Policy; and
- interest costs written-off/waived for interest already charged and/or for interest that may accrue between the Council's decision and satisfactory completion of an agreed repayment plan.

Council is committed to assisting property owners who are experiencing financial hardship. If a property owner is experiencing financial hardship, they are encouraged to contact Council as soon as possible to discuss the situation. Council does offer long-term options if the property owner adheres to and maintains an agreed arrangement.

In return, Council requests the property owner:

- keep Council informed of any change in circumstances;
- agree and maintain a suitable payment arrangement;
- contact Council to negotiate, where practical, an alternative arrangement should the property owner have difficulty maintaining the agreed payment plan; and

3.6. Lodging an Application

Lodging a request for relief must be on the prescribed form, available from the Council website, www.southburnett.qld.gov.au and will involve a full financial assessment undertaken by Finance & Sustainability Branch under this policy.

If a property owner:

- does not respond to the Council's offer of hardship relief;
- fails to wholly comply with Council's offer of hardship relief; or
- once an agreed payment arrangement is entered, fails to comply with the requirement of that agreed payment arrangement, then Council will continue with normal debt recovery action including outsourcing the debt to a debt collection specialist and the sale of the land for rate arrears. Additional fees will likely apply in this case.

3.7. Processing the Application

The process for assessing applications will remain simple and accessible as possible in recognition that the property owners are experiencing financial difficulties. All applications are assessed confidentially and on merit.

4. DEFINITIONS

Application form means 'South Burnett Regional Council Rates Relief Application' for the purpose of applying for assistance under this policy.

Chronic illness means an illness that is permanent or lasts longer than three (3) months.

Council means South Burnett Regional Council.

Death of a partner means the unexpected expenses (funeral costs) and reduction or loss of family income because of the death of a member of a couple (married, registered relationship or de facto relationship).

Financial hardship means unable to meet basic requirements, including food, clothing, medicine, accommodation and children's education. This hardship may occur because of chronic illness, long-term unemployment or death of a partner.

Long-term unemployment means a property owner who has received income support payments continuously for 26 weeks.

Natural disaster means a major adverse event resulting from natural processes of the earth; examples include floods, volcanic eruptions, earthquakes, tsunamis, cyclones, severe storms, bush fires, droughts.

Property owner means the 'owner of the land' as defined under the *Local Government Act 2009*.

Residential property means property that has as its primary use 'use for residential purposes'.

Terminal illness means an incurable disease that cannot be adequately treated and is reasonably expected to result in the death of the person.

5. LEGISLATIVE REFERENCE

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Rates Collection Policy – Statutory041

South Burnett Regional Council Financial Hardship Rates Application Form

7. NEXT REVIEW

As prescribed by legislation or September 2024

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	24 June 2019	2603937
2	Review of policy	15 July 2020	2701272
3	Review of policy	26 May 2021	2791654
4	Review of policy	20 October 2021	2791654
5	Administrative amendment – organisational structure review – resolution 2022/432	27 April 2022	2791654
6	Review of policy		

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date:

10.12 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL INSURANCE MANAGEMENT POLICY - STATUTORY024**File Number: 28-09-2022****Author: General Manager Finance and Corporate****Authoriser: Chief Executive Officer****PRECIS**

Adoption of the South Burnett Regional Council Insurance Management Policy – Statutory024 as presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

SUMMARY

Committee Resolution: 2022/43

Moved: Cr Jane Erkens

Seconded: Cr Scott Henschen

That the Committee recommends to Council:

That the South Burnett Regional Council Insurance Management Policy – Statutory024 be adopted as presented.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That the South Burnett Regional Council Insurance Management Policy – Statutory024 be adopted as presented.

BACKGROUND

Presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

ATTACHMENTS

1. **South Burnett Regional Council Insurance Management Policy - Statutory024** [↓](#) 



POLICY CATEGORY - NUMBER: Statutory024
POLICY OWNER: Corporate, Governance & Strategy
ECM ID: 2852041
ADOPTED:

Insurance Management Policy

NOTE: Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register on Council’s intranet or by contacting Council’s Corporate, Governance & Strategy Branch. **A hard copy of this electronic document is considered uncontrolled when printed.**

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1. POLICY STATEMENT

South Burnett Regional Council (‘Council’) has established a framework for the administration, management and coordination of Council’s insurance, including policy coverage and claims.

This ensures compliance with *Section 107* of the *Local Government Act 2009* and *Section 214* of the *Local Government Regulation 2012*, and that Council is comprehensively insured for Professional Indemnity and Public & Products Liability.

2. SCOPE

This policy applies to:

- Council activities, including entities over which Council has direct ownership, management, sponsorship and financial control;
- Council representatives; and
- those identified above, and to those who were formerly in such positions, but only related to their service to Council or its related entities.

3. GENERAL INFORMATION

The administration, management and coordination of Council’s insurance involves:

- ensuring Council’s insurance policy covers are renewed annually;
- seeking and providing assistance relating to queries regarding Council’s insurance;
- coordination of notifications, claims and potential claims;
- maintaining the Insurance Notifications and Claims Register Database;
- reporting to Local Government Mutual Services (‘LGMS’) on research of Council’s records relating to incidents; and
- Council’s contact/liaison to insurance brokers, insurers, appointed loss assessors and legal advisors acting on behalf of Council’s interest.

3.1. Policy Principles

Council ensures through this policy that all insurance matters are processed efficiently and effectively without jeopardising the liability of Council, its employees and related entities.

It is in the public interest to spend public funds buying insurances, and paying applicable excesses or deductibles so that Council, its employees and related entities may have:

- legal expenses covered;
- possibly some indemnity in relation to financial consequences (fines and penalties); or
- coverage should an accusation and/or investigation occur due to a perceived wrongdoing or shortcoming regarding carrying out the role and/or functions appointed or elected to perform.

Notably, neither Council nor LGMS will offer indemnity where loss or damage arises due to:

- a Councillor/an Officer – corrupt conduct, misconduct or inappropriate conduct as defined under the *Local Government Act 2009* or the *Crime and Corruption Act 2001*.

3.2. Retrospective Operation

Council is a member of LGMS, and there is a retrospective effect to the insurance coverage provided.

3.3. Administration

All correspondence relating to Council's insurance will be coordinated through Corporate Governance & Strategy Branch to prevent Council's liability being jeopardised and to strengthen the governance of the function. All matters, are captured in the Insurance Notifications and Claims Register, registered in ECM and captured in Customer Requests.

4. DEFINITIONS

Council means South Burnett Regional Council.

Council representative means all Councillors and Council employees including permanent, casual and temporary employees, apprentices, trainees, contractors, volunteers, and work experience students.

Councillors and Officers Indemnity means insurance cover whereby Councillors and Council representatives are indemnified for any wrongful act committed by them in their official capacity.

Employment Practices Liability means the cover of damages and defence costs in the event of actions taken by employees relating to wrongful dismissal, discrimination and sexual harassment.

Industrial Special Risks means the cover of all real property and personal property owned by Council. Personal property refers to money (i.e., bank notes, currency notes, cheques). Cover is provided for losses such as:

- fire and perils;
- personal effects of Councillors, Administrators and Council Officers whilst on Council premises;
- theft of property; or
- accidental damage.

Insurance Notifications and Claims Register means a database managed by Council for recording insurance notifications and claims, processes, outcomes and details required for statutory and Council reporting.

LGMS means Local Government Mutual Services which incorporates three (3) self-insurance schemes of Local government in Queensland – LGM Liability, LGM Assets and LGW Workcare.

Motor Vehicle Insurances means comprehensive insurance that covers all Council's plant and fleet as identified on Council's Motor Vehicle Schedule.

Personal Accident Insurance (Volunteers) means cover that is provided for volunteers where an accident occurs whilst performing duties on behalf of Council, including related travel to and from their place of residence. Council is required to maintain an attendance register for all volunteers.

Products Liability Cover means to provide indemnity in respect of legal liability for death, injury (including illness) and for any damage to property caused by or through the sale or supply of any commodity article or thing in connection with the relevant business or enterprise. Council's exposure for Products Liability is relative to most of Council's operations relating to the supply of services (e.g., water supply).

Public Liability means a claim against Council for alleged negligent acts that have resulted in personal injury or damage to property.

Professional Indemnity means allegations by third party claimants that Council has breached its duty in a professional capacity as opposed to an act of simple negligence, where no professional skills or knowledge are involved.

5. LEGISLATIVE REFERENCE

- Civil Liability Act 2003 (Qld)*
- Civil Liability Regulation 2014 (Qld)*
- Crime and Corruption Act 2001 (Qld)*
- Insurance Act 1973 (Cth)*
- Insurance Contracts Act 1984 (Cth)*
- Local Government Act 2009 (Qld)*
- Local Government Regulation 2012 (Qld)*
- Personal Injuries Proceedings Act 2002 (Qld)*
- Personal Injuries Proceedings Regulation 2014 (Qld)*
- Workers' Compensation and Rehabilitation Act 2003 (Qld)*
- Workers' Compensation and Rehabilitation Regulation 2014 (Qld)*
- Workers' Compensation and Rehabilitation (QOTE) Notice 2021*

6. RELATED DOCUMENTS

South Burnett Regional Council Insurance Management Procedure – Procedure115

7. NEXT REVIEW

As prescribed by legislation or September 2024

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy		

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date:

10.13 ADOPTION OF THE SOUTH BURNETT REGIONAL COUNCIL RATE COLLECTION POLICY - STATUTORY041**File Number: 28-09-2022****Author: General Manager Finance and Corporate****Authoriser: Chief Executive Officer****PRECIS**

Adoption of the South Burnett Regional Council Rate Collection Policy – Statutory041 as presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

SUMMARY

Committee Resolution: 2022/39

Moved: Cr Kirstie Schumacher

Seconded: Cr Danita Potter

That the Committee recommends to Council:

That the South Burnett Regional Council Rate Collection Policy – Statutory041 be adopted as presented.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That the South Burnett Regional Council Rate Collection Policy – Statutory041 be adopted as presented.

BACKGROUND

Presented at the Executive and Finance & Corporate Standing Committee meeting on 21 September 2022.

ATTACHMENTS

1. **South Burnett Regional Council Rate Collection Policy - Statutory041** [↓](#) 



POLICY CATEGORY - NUMBER: Statutory041
POLICY OWNER: Finance & Sustainability
ECM ID: 2792107
ADOPTED:

Rate Collection Policy

NOTE: Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register on Council’s intranet or by contacting Council’s Corporate, Governance & Strategy Branch. **A hard copy of this electronic document is considered uncontrolled when printed.**

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1. POLICY STATEMENT

This policy outlines the principles, processes and guidelines that South Burnett Regional Council ('Council') staff and/or external agencies use when dealing with ratepayers, their financial or personal representatives and mortgagees in the prompt follow up and timely collection of rates and charges that have not been paid by the due date on a rate notice ('overdue rates or charges').

2. SCOPE

This policy applies to the recovery of overdue rates or charges. It has been developed in association with the *Local Government Act 2009* and *Local Government Regulation 2012*, and Council’s Revenue Policy. The following is an extract from Council’s Revenue Policy and reaffirms Council’s commitment to the following principles:

Council will exercise its rate recovery powers to reduce the overall rate burden on ratepayers. It will be guided by the principles of:

- **Transparency** – by making clear the obligations of ratepayers and the processes used by Council in assisting them meet their financial obligations;
- **Simplicity** – by making the processes used to recover outstanding rates and charges clear, simple to administer and cost effective;
- **Capacity to Pay** – by determining appropriate arrangements for different sectors of the community;
- **Equity** – by providing the same treatment for ratepayers with similar circumstances; and
- **Flexibility** – by responding where necessary to changes in the local economy.

3. GENERAL INFORMATION

This policy guides the administrative processes that are used for the collection of overdue rates and charges. It also assists Council staff, Councillors, ratepayers, and other stakeholders to understand the actions that Council will undertake and the consequences for non-payment of rates and charges, or for not promptly addressing overdue rates and charges.

Council requires payment of levied rates and charges within a specified period, and it is Council’s policy to diligently pursue the collection of overdue rates and charges. The non-payment of rates and charges by some ratepayers places an unfair burden on other ratepayers who do meet their obligations in full.

However, when Council is pursuing the collection of overdue rates or charges, Council will consider the individual circumstances, or the financial hardships faced by relevant ratepayers.

To cater for this, Council has established balanced administrative processes that allow for some flexibility in ratepayer payment options including granting a concession in the form of payment by regular approved instalments. These processes include a variety of options, including legal action through an external debt collection specialist, that allow the effective recovery of overdue rates and charges, depending on the level of resistance experienced. At the most severe level, this will include the sale of land by public auction in accordance with the relevant legislative requirements.

3.1. Recovery Action

3.1.1. Summary of Initial and Advanced Recovery Actions

The following actions will be used in the collection of overdue rates and charges:

Action	Timing (Not earlier than)	Action Type	Severity	Response Time	Recovery Suspended	Authority Level to undertake action
Initial Recovery Action						
1	14-21 days after becoming overdue	Reminder Notice	Low	14 days	If overdue rates and charges are paid in full, or ratepayer enters and maintains a Council approved payment arrangement	Manager Finance & Sustainability
Advanced Recovery Action Debt Recovery stages 2 to 5 will only apply to debts over \$800.00 (refer to clause 3.4):						
2	28-35 days after becoming overdue	Letter of Demand issued by Debt Collection Specialist	Medium	14 days	If overdue rates and charges are paid in full, or ratepayer enters and maintains a Council approved payment arrangement through Debt Collection Specialist	Manager Finance & Sustainability
3	50 days after becoming overdue	Statement of Claim issued served by the Debt Collection Specialist	Medium	28 days	If overdue rates and charges are paid in full, or ratepayer enters and maintains a Council approved payment arrangement through Debt Collection Specialist	Manager Finance & Sustainability
4	78 days after becoming overdue	Pre-Judgment Warning Letter issued by Debt Recovery Specialist	Medium	7 days	If overdue rates and charges are paid in full, or ratepayer enters and maintains a Council approved payment arrangement through Debt Collection Specialist	Manager Finance & Sustainability
5	85 days after becoming overdue	Judgment granted by the Court and Warning Letter by Debt Recovery Specialist	Medium	7 days	If overdue rates and charges are paid in full, or ratepayer enters and maintains a Council approved payment arrangement through Debt Collection Specialist	Manager Finance & Sustainability

Action	Timing (Not earlier than)	Action Type	Severity	Response Time	Recovery Suspended	Authority Level to undertake action
7	3 years after becoming of overdue, rates and charges or 1 year for vacant or commercial use land and judgment obtained for the overdue rates and charges, or 3 months for mining claims land	Possible Sale of Land Warning Letter issued by Council	High	Subject to circumstances	If overdue rates and charges are paid in full, or ratepayer enters and maintains a Council approved payment arrangement	Manager Finance & Sustainability
8	3 years after becoming overdue or 1 year for vacant or commercial use land and judgment obtained for the overdue rates and charges, or 3 months for mining claims	Notice of Intention to Sell issued by Council	High	Subject to circumstances	If overdue rates and charges are paid in full	Council
9	3 years after becoming overdue or 1 year for vacant commercial use land and judgment obtained for the overdue rates and charges, or 3 months for mining claims	Auction – Sale of Land for overdue rates and charges	High	In accordance with Local Government Regulation 2012	If overdue rates and charges are paid in full	Council

3.1.2. Deferment of Recovery Actions

The recovery action detailed in clause 3.1.1 may be deferred for the following reasons:

- deceased estates in probate; bankruptcy liquidations;
- receivership/administration;
- property sale where an unconditional contract has been signed and has been provided to Council;
- approved hardship under Council’s Financial Hardship Policy; or
- special circumstances.

3.2. Payment Arrangements

Council will not pursue or escalate recovery action against a ratepayer who has applied to Council for, and is granted, a concession including relevantly, an approved payment arrangement with Council, where the payment arrangement is current, and the ratepayer adheres to the agreed repayment schedule.

Failure to maintain an appropriate payment arrangement in accordance with its terms will result in the outstanding rates and charges becoming overdue, and Council taking recovery action against the ratepayer.

Council reserves the right to renegotiate or terminate a payment arrangement for breach by the ratepayer, or if the ratepayer notifies Council the debt will not be paid within the required timeframe.

Where a ratepayer under a payment arrangement has defaulted on a payment, Council has the right to terminate the payment arrangement; refuse to approve any further payment arrangement and

escalate the recovery action. Council will consider reinstating the payment arrangement in exceptional circumstances on a case-by-case basis.

If a ratepayer has a history of terminated payment arrangements Council has the right to refuse any further payment arrangement applications and to escalate the recovery action against the ratepayer. The recovery action contemplated will involve Council sending the debt to Council's debt recovery specialist for the commencement of legal action. In this circumstance, before initiating recovery action, Council will notify the ratepayer that it is undertaking this recovery action.

3.2.1. Application for a Formal Payment Arrangement and Standard Term Payment Commitment:

An application for a payment arrangement must be made in writing ('Application to Pay Rates by Instalments') by or on behalf of a ratepayer to Council and are approved by the Manager Finance & Sustainability or delegated officer. The standard term payment commitment under a payment arrangement is:

- **for debts less than \$2,500** – payments must be of a sufficient amount and frequency to clear the outstanding debt over a period of no longer than twelve (12) months; or
- **for debts greater than \$2,500** – payments must be of a sufficient amount and frequency to clear the outstanding debt over a period of no longer than two (2) years.

3.2.2. Application for a Non-Standard Payment Arrangement – Outside of Standard Term Payment Commitment:

Council may consider an application for a payment arrangement which falls outside the terms outlined in clause 3.2.1, in cases of genuine hardship, or extenuating or special circumstances (for example, long-term illness or unemployment).

Ratepayers experiencing genuine financial hardship must complete the appropriate application form and submit the necessary paperwork in accordance with Council's Financial Hardship Policy.

If Council approves a financial hardship application, property owners may receive additional flexibility in payment options and payment arrangements as detailed in Council's Financial Hardship Policy.

3.3. Interest

In accordance with *Section 133 of the Local Government Regulation 2012*, Council will apply interest at the % rate decided by Council, by resolution, at its budget meeting for the relevant financial year that includes the day to which the decision relates compounding daily on all overdue rates and charges, from the date on which the rates and charges became overdue until payment is made in full.

Importantly, interest charges will not apply to rates and charges under a payment arrangement as defined in clause 3.2, provided those regular payments are made in accordance with the agreed and approved payment schedule. However, the rates and charges will become overdue, and interest will accrue on the overdue rates and charges, if a payment under a payment arrangement is not paid by the due date for payment under the arrangement, subject to clause 3.2.

If Council recovers overdue rates and charges pursuant to a judgment by default, the interest is calculated at the interest rate decided under *Section 133 of the Local Government Regulation 2012* for interest that accrues up to the date of judgment, and for interest that accrues after the judgment date at the interest rate specified in a practice direction for *Section 59(3) of the Civil Proceedings Act 2011*.

If Council recovers overdue rates and charges pursuant to a judgment by the court, the interest is calculated on the interest rate decided under *Local Government Regulation 2012 section 133* for interest that accrues up to the date of judgment, and for interest that accrues after the judgment date at the interest rate specified in a practice direction for the *Civil Proceedings Act 2011 section 59(3)*, unless the court, at its discretion, otherwise orders.

3.4. Criteria for the Implementation of Legal Action

Council has set a threshold for the referral of overdue rates and charges for legal action of \$800.00. As per clause 3.1, debts equal to, or greater than, this threshold will initially be referred for legal debt recovery no earlier than 28 days after the levied rates and charges become overdue (that is, after the due date for payment of the levied rates and charges stated in the associated rate notice) with the first stage in the legal process being the issue of a letter of demand (step 2 at clause 3.1).

3.4.1. Debts equal to, or greater than, \$800.00

Legal debt recovery action will only be initiated where:

- the balance of overdue rates and charges is equal to, or greater than, \$800.00; and
- either:
 - there is no approved payment arrangement, as per clause 3.2, is in place; or
 - if there is an approved payment arrangement in place, Council terminates the payment arrangement due to breach by the ratepayer.

All legal debt recovery action is administered by Council's approved external debt collection specialist and the relevant information (including the ratepayer's and, if applicable, their representative's personal information) in relation to the referred debt is supplied by Council to its debt collection specialist.

If Council institutes court proceedings against a ratepayer to recover overdue rates and charges as a debt, and the court orders the ratepayer to pay Council's legal costs in addition to the overdue rates and charges, the ratepayer will also be required to pay Council's court ordered legal costs.

If Council institutes legal proceedings against a ratepayer to recover overdue rates and charges as a debt and the ratepayer seeks to settle the proceeding, Council may impose as a settlement condition that it agrees to discontinue the proceeding in consideration of the ratepayer paying to Council the overdue rates and charges and Council's legal costs incurred to date, in full or pursuant to a payment arrangement.

3.4.2. Debts less than \$800.00

Debts under \$800.00 are not referred to the external debt collection specialist for legal recovery action. The recovery process for these debts is as per step 1 of the table at clause 3.1, which is the issuing of a reminder notice. There will be no further escalation of legal recovery action while the debt remains under the \$800.00 threshold, except in circumstances where the debt remains outstanding for a period of at least 12 months and the ratepayer either has not entered, or having entered has not maintained, an approved payment arrangement with Council (as per clause 3.2).

3.5. Criteria for Taking Action to Sell Land for Overdue Rates

In accordance with *Chapter 4, Part 12, Division 3* of the *Local Government Regulation 2012*, Council has the ability to instigate sale proceedings where overdue rates or charges remain outstanding beyond set periods of time, and the liability to pay the overdue rates or charges is not the subject of court proceedings.

The set periods are, as applicable, at least:

- generally – three (3) years: or
- if the rates or charges were levied on vacant land or land used only for commercial purposes, and Council has obtained judgment for the overdue rates or charges – one (1) year; or
- if the rates or charges were levied on a mining claim – three (3) months.

4. DEFINITIONS

Council means the South Burnett Regional Council.

Council employee means a person employed by Council who performs work, under the direction and control of Council, on an ongoing basis with an ongoing expectation of work entitled to superannuation contributions paid by Council.

Councillor means Councillor, of a local government, includes the Mayor.

Rates and charges are defined in the *Local Government Regulation 2012* as including differential general rates, minimum general rate levies, separate rates and charges, special rates and charges, utility charges and accrued interest on outstanding balances.

Overdue rates or charges are defined in *Section 132* the *Local Government Regulation 2012* and includes:

- if Council takes the ratepayer to court to recover rates or charges and the court orders the ratepayer to pay Council’s costs, the costs; and
- the interest if interest is payable, on the rates or charges, or costs.

5. LEGISLATIVE REFERENCE

Australian Competition and Consumer Commission Debt Collection Guidelines

Information Privacy Act 2009 (Qld)

Local Authorities Revenue Management Association Queensland Sale of Land Best Practice Guide

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

6. RELATED DOCUMENTS

South Burnett Regional Council Revenue Policy – Statutory005

South Burnett Regional Council Revenue Statement

South Burnett Regional Council Financial Hardship Policy – Statutory012

7. NEXT REVIEW

As prescribed by legislation or September 2024

8. VERSION CONTROL

Version	Revision Description	Adopted Date	ECM Reference
1	Development of policy	11 November 2009	1906499
2	Review of policy	15 June 2015	1959080
3	Review of policy – Resolution 2021/376	26 May 2021	2792107
4	Review of policy	20 October 2021	2792107
5	Administrative amendment – organisational structure review – resolution 2022/432	27 April 2022	2792107
6	Review of policy		

Mark Pitt PSM
CHIEF EXECUTIVE OFFICER

Date:

11 PORTFOLIO - INFRASTRUCTURE PLANNING, WORKS (CONSTRUCTION & MAINTENANCE)

11.1 FLOOD RECOVERY WORKS UPDATE

File Number: 28-09-2022

Author: Manager Works

Authoriser: Chief Executive Officer

PRECIS

Flood Recovery Works Update

SUMMARY

This report is to inform Council on the ongoing flood damage recovery works and the project management services required.

OFFICER'S RECOMMENDATION

That Council note this report for information.

FINANCIAL AND RESOURCE IMPLICATIONS

Under the Disaster Recovery Funding Arrangements (DRFA) all eligible expenditure is recoverable, less the Council trigger point amount for each declared event.

In terms of resource implications, the ability of Council to respond to the additional work tasks are dependent on additional resources to undertake the restoration work on the ground, as well as to effectively manage the overall delivery program.

LINK TO CORPORATE/OPERATIONAL PLAN

2. PROVIDING KEY INFRASTRUCTURE FOR OUR TOWNS AND VILLAGES – Develop, renew and maintain community infrastructure through sound asset management principles

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Nil

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Nil

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Nil

ASSET MANAGEMENT IMPLICATIONS

Nil

REPORT

This report is aimed at updating Councillors on the ongoing flood damage restoration project that commenced in November 2021 and has since seen the region experience a series of severe weather events over the last ten months which has caused significant damage to the South Burnett's road network and disruption to the community. There have been five (5) separate severe weather events,

all within a relatively short space of time, with the first commencing in November 2021, and the latest event in July 2022.

Of significance to a successful delivery of the flood recovery work is the appropriate and matching project management services required to underpin the program. Council's existing internal resources would have difficulties in delivering the combined flood recovery work as well as the annual Council capital and operational programs, and Department of Transport and Main Roads contracts. On that basis an invitation to offer was extended to all suppliers in the panel under the approved Local buy contract BUS262-0317 Engineering and Environmental Consultancy Services and BUS254-1215 Project Management Consultancy, for Project Management services. This engagement was to assist Council in completing the Emergency Works (EW) and Immediate Reconstruction Work (IRW) phases of the recovery program, as well as the anticipated Reconstruction of Essential Public Assets (REPA) under the Disaster Recovery Funding Arrangements (DRFA) administered by Queensland Reconstruction Authority (QRA).

Redfrost Pty Ltd were the successful contractor engaged originally to project manage the first flood event. They had in previous years successfully managed two (2) floods and storm damage programs on behalf of South Burnett Regional Council and offered the best value and risk mitigation option for Council. With the four (4) subsequent weather events, their engagement has now been extended to project manage all the five (5) weather events, with their revised purchase order value being \$3,971,291.60 including actuals to date. This cost is eligible to be reimbursed under the Disaster Recovery Funding Arrangements (DRFA).

The list of declared events that Council is currently managing is as follows:

- Southern Queensland Heavy Rainfall and Flooding, 10 November - 3 December 2021;
- Ex-Topical Seth Rainfall and Flooding, 7 January - 10 January 2022;
- South East Queensland Heavy Rainfall and Flooding, 22 February - 7 March 2022;
- South Queensland Flooding, 6 May - 20 May 2022; and
- South Queensland East Coast Low, July 2022.

To date approximately \$6M has been spent repairing roads across the five (5) weather events. It is estimated that we now have an overall program value across all events of approximately 25 million dollars. The estimated DRFA completion date is June 2024. We will continue to work closely with the Qld Reconstruction Authority (QRA) who enable the provision of significant financial support from both the State and Federal governments.

ATTACHMENTS

Nil

11.2 KUMBIA CBD STREETSCAPE

File Number: 28-09-2022
Author: Manager Infrastructure Planning
Authoriser: Chief Executive Officer

PRECIS

Presented at the September Infrastructure Standing Committee meeting was a report updating Council on the Kumbia CBD Streetscape.

SUMMARY

COMMITTEE RESOLUTION 2022/50

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That the Committee recommends to Council:

That Council approve the Kumbia CBD Streetscape detailed design for commencement of project construction with an additional \$50,000 accessed from restricted funds for Transport Assets, increasing the project value to \$350,000.

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

Against: Nil

CARRIED 7/0




OFFICER'S RECOMMENDATION

That South Burnett Regional Council approve the Kumbia CBD Streetscape detailed design for commencement of project construction with an additional \$50,000 accessed from restricted funds for Transport Assets, increasing the project value to \$350,000.

BACKGROUND

As presented at the September Infrastructure Standing Committee meeting.

ATTACHMENTS

1. **Kumbia Streetscape Report presented to Infrastructure Standing Committee on 7 September 2022** [↓](#) 
2. **Kumbia Streetscape Report** [↓](#) 
3. **Bell St Kumbia CBD Upgrade Cost Estimate** [↓](#) 

6.6 KUMBIA CBD STREETScape**File Number:** 07-09-2022**Author:** Manager Infrastructure Planning**Authoriser:** General Manager Liveability**PRECIS**

Kumbia CBD Streetscape

SUMMARY

The Kumbia CBD Streetscape project has been developed in the 2021/22 Financial Year with a budget of \$300,000 from the Works for Queensland Program. The proposed Kumbia CBD Streetscape project focuses on redeveloping the infrastructure within Kumbia, including a dedicated pedestrian refuge crossing, renewal of kerb and channel, carparking, landscaping and People With Disabilities (PWD) bays.

OFFICER'S RECOMMENDATION

That Council approve the Kumbia CBD Streetscape detailed design for commencement of project construction with an additional \$50,000 accessed from restricted funds for Transport Assets, increasing the project value to \$350,000.

FINANCIAL AND RESOURCE IMPLICATIONS

\$300,000 of funding from the W4Q Program to the Kumbia CBD Streetscape Project. Due to the increase in materials and services over the past 12 months, concrete costs have doubled requiring an additional allocation of money to be considered in delivering the scope of the project.

LINK TO CORPORATE/OPERATIONAL PLAN

GR3 - Work with key stakeholders to create a pipeline of priority shovel ready projects that aim to improve the quality of life experienced by all residents, invest in strategic infrastructure and create a prosperous future for all.

EC2 - Develop and implement CBD Renewal and Revitalisation Programmes for areas of our townships including service standards for maintenance and cleaning programmes.

OR10 - Increased commitment to community engagement and to proactive strategic delivery of media and communications

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Community consultation sessions were conducted by Council on the following occasions:

- 5 October 2021 – Face to face informal sessions held at Rykes Fuel Kumbia

Feedback summary: Consultation Session One (1) was held at Rykes Fuel Kumbia from 9.30am – 2.30pm with 20 residents attending. Consultation sessions were advertised via media release and the Council website from the 28 September. This session was the community's first opportunity to have their say on the concept designs as presented and to provide their feedback regarding the key elements of the landscape design via the provided feedback form. 20 completed feedback forms were received and were found to be strongly in support of the project in its entirety.

- 19 October 2021 - Face to face informal sessions held at Kumbia Hall Supper Room

Feedback summary: Consultation Session Two (2) was held at Kumbia Hall Supper Room from 4.30pm – 6.30pm with 25 residents attending. Consultation sessions were advertised via media release and the Council website from the 28 September 2021. This session was held two weeks after the initial event to allow the residents, who were unavailable during business hours for the first session, the opportunity to come to an informal session to discuss the project with Council representatives as their schedules allowed. A project briefing was held during the timeframe as guided by the community present at the time. 25 completed feedback forms were received and were found to be strongly in support of the project in its entirety.

- Online Feedback – Online consultation with feedback provided via Council’s website for Kumbia CBD Streetscape Layout

Feedback Summary: The Kumbia Streetscape design package and feedback form were advertised on Council’s website for the duration of the consultation period to allow an additional medium for Kumbia residents to access the concept plans and have their say. A total of three (3) responses were received via email. The main concern highlighted was regarding the placement of trees in build-out planters, their effect on the heavy vehicle traffic and access to parking at Rykes Fuel, as well as visibility, the openness of the street and safety concerns. An alternative location of the bus shelter and bus stop was also offered, with placement desired to be closer towards the school for the school speed zone and convenience of the park for a bus drop off location for school students in the afternoon. This alternative location will also ensure the bus shelter will not impede on customer parking at the butcher shop and also the ‘engineering works’, if a business was to resume in the currently unoccupied building.

- Feedback Box at Rykes - Feedback forms and a copy of the concept designs were provided to Rykes Fuel for additional resident feedback from the 20 October until 2 November 2021. Feedback Summary: After approval from the Mayor to extend the consultation period during the session held at Kumbia Hall on the 19 October, a Kumbia resident offered to deliver feedback forms and a set of plans to Rykes Fuel for further perusal by residents. During this timeframe, informative and structured consultation with Council representatives was not able to be provided to the residents as they reviewed the plans. The consultation in this situation was uncontrolled and the feedback reflected the lack of opportunity for consultation. 27 forms in total were received with 19 valid completed feedback forms, eight of a duplicated manner with responses strongly against the elements of the project and would prefer the town to be left ‘as is’.
- TMR Feedback –Concept design issued to TMR Bundaberg office for review on 18 May 2021.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Council is obliged to manage its assets in accordance with the requirements of the Local Government Act 2009 and the Civil Liability Act 2002. Much of the infrastructure located within the Kumbia CBD has either reached or is moving towards the end of its useful life. Reducing the number of defects in a CBD precinct will reduce Council’s exposure to liability and future claims.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

N/A

ASSET MANAGEMENT IMPLICATIONS

The Kumbia CBD Streetscape project includes asset renewal works, whose main purpose is to address the existing condition of the CBD's aged assets. These renewal works look to renew kerb and channel due to damage from existing trees planted on the back of kerb contributing to pavement, kerb and footpath failures.

REPORT

The Kumbia CBD Streetscape project (Attachment One (1)) had been developed in the 2021/22 Financial Year as a 'shovel-ready' project for future funding opportunities and budget consideration. 2022/23 financial year budget discussions have been held and endorsed, with the Kumbia Streetscape project being approved for construction in the 2022/23 year with a budget of \$300,000 from the Works For Queensland Program. The proposed Kumbia CBD Streetscape project focuses on redeveloping the infrastructure within Kumbia, including a dedicated pedestrian refuge crossing, renewal of kerb and channel, carparking and People With Disabilities (PWD) bays; elements of the design which have been included from community feedback received during extensive consultations to ensure the project delivers to the community's expectations.

The Kumbia CBD Streetscape project has been designed to embrace the local historical context of the area and to celebrate Kumbia's uniqueness within the South Burnett region, with a rural feel. Kumbia is the southern gateway to the South Burnett with a strong link to the Bunya Mountains, and as such, has a high volume of passing tourist traffic. The Streetscape layout ensures that the intended trees and buildouts will not impede on the communities access and parking to the local businesses, with heavy vehicle parking at Rykes to retain existing access. The proposed parking and civil layout has been designed to comply with current regulatory and Australian standards for civil design and mandatory safety requirements. The proposed parking layout consists of no loss of carparks with two (2) car parks being reclassified and upgraded to PWD bays in central access areas of the CBD.

With an aesthetic that is subtle and one that reflects the history and identity of Kumbia, a community area has been developed featuring a rustic 'timber and tin' shelter that features a notice board and seating for access by the public and tourists, as well as doubling as a school bus stop for children in the mornings. This shelter will be placed near the proposed refuge crossing which allows for a safe location to cross the Bunya Highway. The plant species selected, reflect the rural character of the town and are largely endemic species. By introducing new tree planting within the wide road corridor, it will create visual cues to slow traffic whilst travelling through town, as well as 'softening' the street.

With numerous wet weather disaster events experienced throughout the past ten (10) months within the southeast corner of Queensland, there has been a significant impact on the construction industry, with substantial increases to construction industry inflation and market considerations. Council is not immune to these impacts and the Kumbia CBD Streetscape project estimate has had to reflect the cost inflations that have affected the industry. Council officers have investigated the costs of the project in line with the current project scope and recommend the use of an additional \$50,000 in reserves from restricted funds for Transport assets, based on the following options:

OPTION 1 – Council to allocate additional \$50,000.00

- Design as currently documented (Estimated cost = \$349,290.22) – Attachment Two (2)
- Landscaping Works - Includes shelter and associated furniture and 17 trees / medians
- Electrical Works - Includes upgrade of existing street lighting only

Options to reduce the project scope and decrease design elements have been investigated, estimated and provided for Council consideration:

OPTION 2 – Reduction of trees (50%)

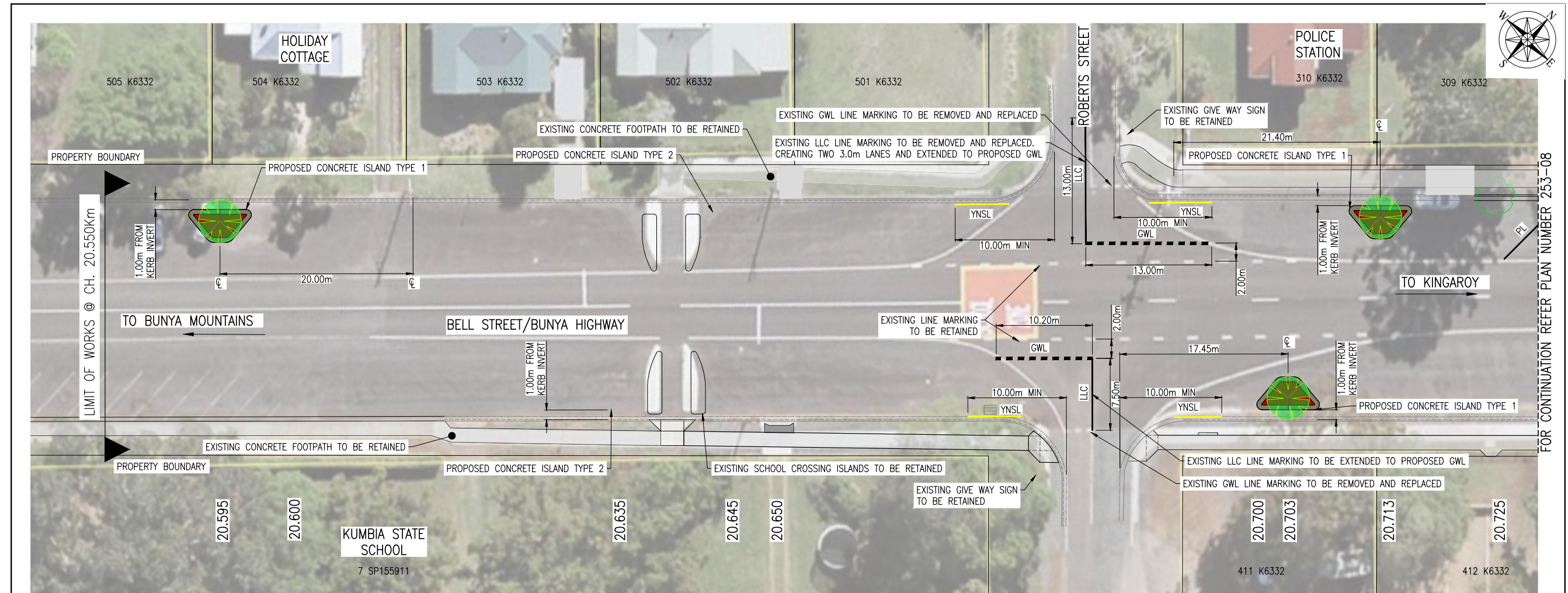
- Estimated cost = \$298,377.22
- Landscaping Works - Includes shelter and associated furniture and 8 trees / medians
- Electrical Works - Includes upgrade of existing street lighting only

OPTION 3 – Removal of Shelter & Associated Furniture

- Estimated cost = \$296,006.32 (see below)
- Landscaping Works - Includes 17 trees / medians, removal of street furniture
- Electrical Works - Includes upgrade of existing street lighting only

ATTACHMENTS

1. **Proposed Plan**
2. **Estimate of Costs**

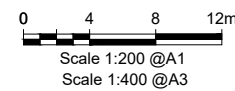


FOR CONTINUATION REFER PLAN NUMBER 253-08

LEGEND

- PROPERTY BOUNDARY
- PROPOSED FOOTPATH
- PROPOSED LINE MARKING
- PROPOSED TREE
- DEMOLISH AND DISPOSE OF EXISTING PAPER BARK TREE
- PROPOSED FULL KERB PROFILE REPLACEMENT
- PROPOSED CONCRETE ISLAND TYPE 1 REFER PLAN NUMBER 253-06 FOR DETAILS
- PROPOSED CONCRETE ISLAND TYPE 2 REFER PLAN NUMBER 253-06 FOR DETAILS
- PROPOSED CONCRETE ISLAND TYPE 3 REFER PLAN NUMBER 253-06 FOR DETAILS
- PROPOSED CONCRETE ISLAND TYPE 4 REFER PLAN NUMBER 253-07 FOR DETAILS
- EXISTING DRIVEWAY
- EXISTING FOOTPATH
- EXISTING OVERHEAD POWER LINE AND POLE
- EXISTING UNDERGROUND TELCO LINE AND PIT
- EXISTING UNDERGROUND WATER MAIN & FH/SV
- EXISTING STORMWATER PIPELINE & DRAIN

PLAN



LINE MARKING LEGEND:				
CODE	LINE TYPE	LINE LENGTH	GAP	WIDTH
CL	CONTINUITY LINE	1.0m	3.0m	200mm
PL	PARKING LINE	-	-	80mm
BL	BARRIER LINE (TWO WAY)	-	80mm	80mm
EL	EDGE LINE	-	-	150mm
LLC	LANE-LINE (UNBROKEN)	-	-	100mm
YPL	YELLOW PARKING LINE	-	-	80mm
YNSL	YELLOW NO STOPPING LINE	-	-	100mm
GWL	GIVE-WAY LINE	0.6m	0.6m	300mm
-	CHEVRON MARKING	REFER M.U.T.C.D. FOR DETAILS		

Revisions/Descriptions	Approval	Date
O ISSUED FOR CONSTRUCTION		14.07.22
D ISSUED FOR REVIEW 90%		15.06.22
C ISSUED FOR REVIEW 80%		25.05.21
B CONCEPT PLAN 30%		29.03.21
A ORIGINAL ISSUE A3		-

SOUTH BURNETT REGIONAL COUNCIL
BELL STREET, KUMBIA
STREETSCAPE, ENDERBY ST TO BROOK RD (Ch. 20.550Km to Ch. 21.150Km)

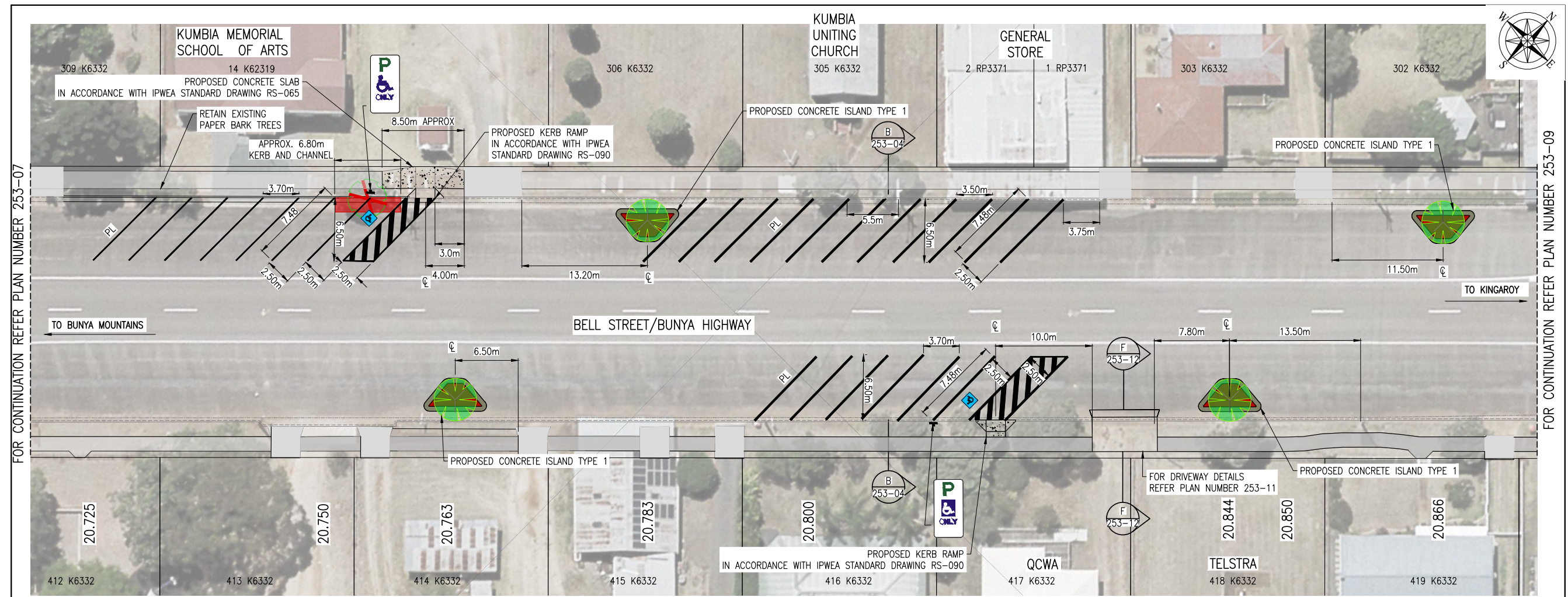


Drawn KO	Designed JG	Checked KO	Verified GJ	Revision Date 14.07.22
Approved				
Manager Infrastructure Planning J. D'Arcy RPEQ 13199 Date: / /				

File Number 425-02	Project Number 006552	Project Funding SBRC
Sheet GENERAL ARRANGEMENT PLAN 1 OF 4		
Plan Number 253-08	Sheet No. 8 of 12	Revision 0

Last Modified: 14 Sep 14, 2022 - 11:16pm

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FOR CONTINUATION REFER PLAN NUMBER 253-07

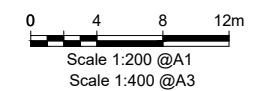
FOR CONTINUATION REFER PLAN NUMBER 253-09



LEGEND

- PROPERTY BOUNDARY
- PROPOSED FOOTPATH
- PROPOSED LINE MARKING
- PROPOSED TREE
- DEMOLISH AND DISPOSE OF EXISTING PAPER BARK TREE
- PROPOSED FULL KERB PROFILE REPLACEMENT
- PROPOSED CONCRETE ISLAND TYPE 1 REFER PLAN NUMBER 253-06 FOR DETAILS
- PROPOSED CONCRETE ISLAND TYPE 2 REFER PLAN NUMBER 253-06 FOR DETAILS
- PROPOSED CONCRETE ISLAND TYPE 3 REFER PLAN NUMBER 253-06 FOR DETAILS
- PROPOSED CONCRETE ISLAND TYPE 4 REFER PLAN NUMBER 253-07 FOR DETAILS
- EXISTING DRIVEWAY
- EXISTING FOOTPATH
- EXISTING OVERHEAD POWER LINE AND POLE
- EXISTING UNDERGROUND TELCO LINE AND PIT
- EXISTING UNDERGROUND WATER MAIN & FH/SV
- EXISTING STORMWATER PIPELINE & DRAIN

PLAN



LINE MARKING LEGEND:				
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CL	CONTINUITY LINE	1.0m	3.0m	200mm
PL	PARKING LINE	-	-	80mm
BL	BARRIER LINE (TWO WAY)	-	80mm	80mm
EL	EDGE LINE	-	-	150mm
LLC	LANE-LINE (UNBROKEN)	-	-	100mm
YPL	YELLOW PARKING LINE	-	-	80mm
YNSL	YELLOW NO STOPPING LINE	-	-	100mm
GWL	GIVE-WAY LINE	0.6m	0.6m	300mm
-	CHEVRON MARKING	REFER M.U.T.C.D. FOR DETAILS		

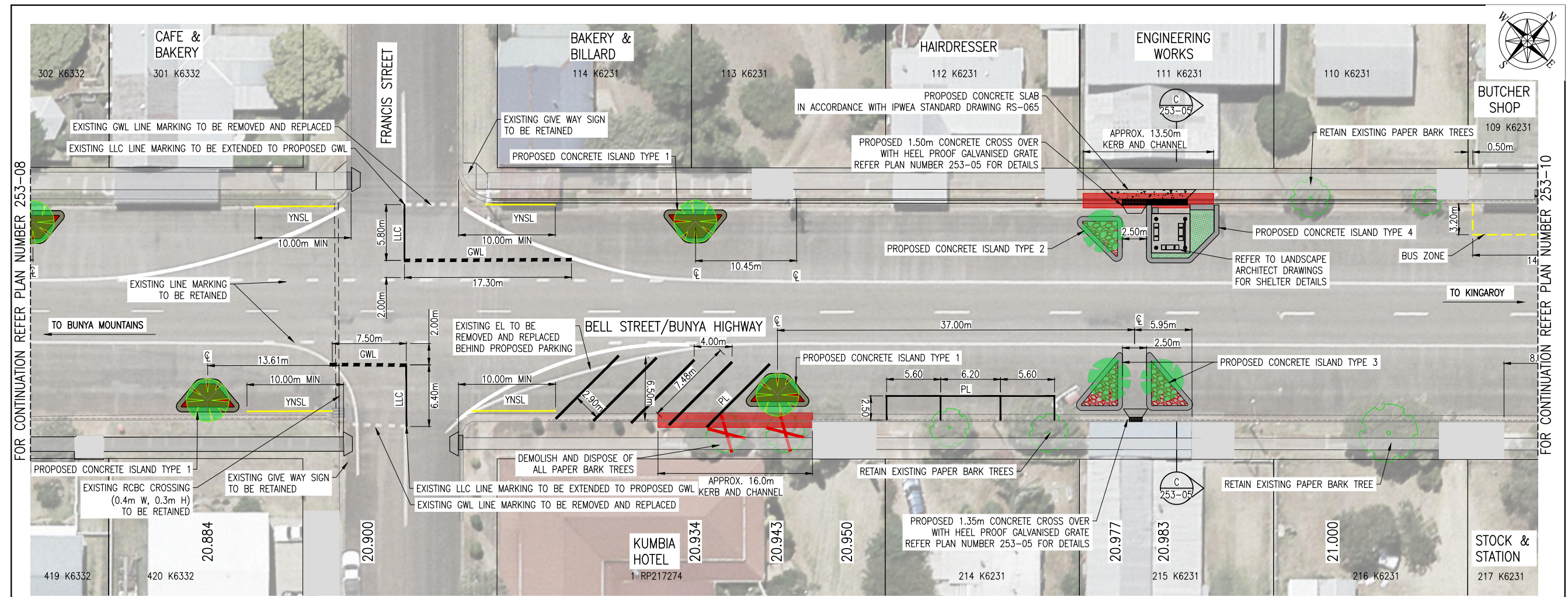
Revisions/Descriptions	Approval	Date
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A ORIGINAL ISSUE A3		-

SOUTH BURNETT REGIONAL COUNCIL
BELL STREET, KUMBIA
STREETSCAPE, ENDERBY ST TO BROOK RD (Ch. 20.550Km to Ch. 21.150Km)



Drawn KO	Designed JG	Checked KO	Verified GJ	Revision Date 14.07.22	File Number 425-02	Project Number 006552	Project Funding SBRC
Approved					Sheet GENERAL ARRANGEMENT PLAN 2 OF 4		
Manager Infrastructure Planning J. D'Arcy RPEQ 13199 Date: / /					Plan Number 253-09	Sheet. No. 9 of 12	Revision 0

Last Modified: 14-Sep-2022 11:19pm
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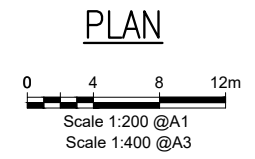
FOR CONTINUATION REFER PLAN NUMBER 253-08

FOR CONTINUATION REFER PLAN NUMBER 253-10



LEGEND

- PROPERTY BOUNDARY
- PROPOSED FOOTPATH
- PROPOSED LINE MARKING
- PROPOSED TREE
- DEMOLISH AND DISPOSE OF EXISTING PAPER BARK TREE
- PROPOSED FULL KERB PROFILE REPLACEMENT
- PROPOSED CONCRETE ISLAND TYPE 1 REFER PLAN NUMBER 253-06 FOR DETAILS
- PROPOSED CONCRETE ISLAND TYPE 2 REFER PLAN NUMBER 253-06 FOR DETAILS
- PROPOSED CONCRETE ISLAND TYPE 3 REFER PLAN NUMBER 253-06 FOR DETAILS
- PROPOSED CONCRETE ISLAND TYPE 4 REFER PLAN NUMBER 253-07 FOR DETAILS
- EXISTING DRIVEWAY
- EXISTING FOOTPATH
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SOUTH BURNETT REGIONAL COUNCIL
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Drawn KO	Designed JG	Checked KO	Verified GJ	Revision Date 14.07.22
Approved				
Manager Infrastructure Planning J. D'Arcy RPEQ 13199 Date: / /				

File Number 425-02	Project Number 006552	Project Funding SBRC
Sheet GENERAL ARRANGEMENT PLAN 3 OF 4		
Plan Number 253-10	Sheet No. 10 of 12	Revision 0

Last Modified: 14-Sep-2022 1:12pm
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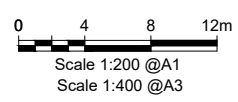
FOR CONTINUATION REFER PLAN NUMBER 253-09



LEGEND

- PROPERTY BOUNDARY
- PROPOSED FOOTPATH
- PROPOSED LINE MARKING
- PROPOSED TREE
- DEMOLISH AND DISPOSE OF EXISTING PAPER BARK TREE
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- PROPOSED CONCRETE ISLAND TYPE 1 REFER PLAN NUMBER 253-06 FOR DETAILS
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- PROPOSED CONCRETE ISLAND TYPE 3 REFER PLAN NUMBER 253-06 FOR DETAILS
- PROPOSED CONCRETE ISLAND TYPE 4 REFER PLAN NUMBER 253-07 FOR DETAILS
- EXISTING DRIVEWAY
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PLAN



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Revisions/Descriptions	Approval	Date
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A ORIGINAL ISSUE A3		-

SOUTH BURNETT REGIONAL COUNCIL
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Drawn KO	Designed JG	Checked KO	Verified GJ	Revision Date 14.07.22
Approved				
Manager Infrastructure Planning J. D'Arcy RPEQ 13199 Date: ___/___/___				

File Number 425-02	Project Number 006552	Project Funding SBRC
Sheet GENERAL ARRANGEMENT PLAN 4 OF 4		
Plan Number 253-11	Sheet No. 11 of 12	Revision 0

Last Modified: 14 Sep 14, 2022 1:24pm

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 <p>South Burnett Regional Council</p>		Estimate of Cost			
		Bell Street, Kumbia - CBD Upgrade			
		Prepared By: SBRC		Estimate of Cost (Revision Issued for Council Report)	
		Date Issued: 16/08/2022			
Revision: Issued for Council Report					
Work Order	ITEM	ACTIVITY	UOM	Amount \$	
	1.0	SITE ESTABLISHMENT AND TRAFFIC CONTROL	Lumpsum	\$ 15,000.00	
	2.0	CONCRETE WORKS	Lumpsum	\$ 118,787.00	
	3.0	EARTHWORKS AND PAVEMENTS	Lumpsum	\$ 13,256.80	
	4.0	LINE MARKING AND SIGNAGE	Lumpsum	\$ 9,500.00	
	5.0	COUNCIL OBLIGATIONS	Lumpsum	\$ 82,672.38	
	6.0	ELECTRICAL WORKS	Lumpsum	\$ 10,000.00	
	7.0	LANDSCAPE ARCHITECTURE	Lumpsum	\$ 100,074.04	
	8.0	Total of Estimated Cost		\$349,290.22	
	10.0	Budgeted Amount		\$350,000.00	
		Approved:	Date:		

11.3 TINGOORA VILLAGE ROAD WIDENING AND KERB AND CHANNELLING**File Number: 28-09-2022****Author: Manager Infrastructure Planning****Authoriser: Chief Executive Officer****PRECIS**

Presented at the September Infrastructure Standing Committee meeting was a report updating Council on Tingoora Village road widening and kerb and channelling

SUMMARY**COMMITTEE RECOMMENDATION**

Moved: Cr Scott Henschen

Seconded: Cr Kirstie Schumacher

That Council note this report and consider the project in the future capital projects program.

AMENDMENT

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

That Council note this report and consider the project in the future capital projects program and as part of the November Infrastructure Standing Committee to consider staging these works as part of the deliberations for LRCI phase 3 projects.

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

Against: Nil

CARRIED 7/0**The amendment became the resolution.****COMMITTEE RESOLUTION 2022/46**

Moved: Cr Scott Henschen

Seconded: Cr Kirstie Schumacher

That Council note this report and consider the project in the future capital projects program and as part of the November Infrastructure Standing Committee to consider staging these works as part of the deliberations for LRCI phase 3 projects.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That Council note this report and consider the project in the future capital projects program and as part of the November Infrastructure Standing Committee to consider staging these works as part of the deliberations for LRCI phase 3 projects.

BACKGROUND

As presented at the September Infrastructure Standing Committee meeting.

ATTACHMENTS

Nil

12 PORTFOLIO - COMMUNITY DEVELOPMENT, ARTS & HERITAGE, LIBRARY SERVICES AND WASTE & RECYCLING MANAGEMENT**12.1 WESLEYAN METHODIST CHURCH NANANGO****File Number: 28.09.2022****Author: General Manager Liveability****Authoriser: Chief Executive Officer****PRECIS**

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on the Wesleyan Methodist Church Nanango.

SUMMARY**COMMITTEE RESOLUTION 2022/103**

Moved: Cr Scott Henschen

Seconded: Cr Jane Erkens

That the Committee recommends to Council:

That the Wesleyan Methodist Church Nanango be advised that whilst Council is unable to provide funding, Council supports their concept in principle and would support their organisation, in their efforts to obtain funding from other sources.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That the Wesleyan Methodist Church Nanango be advised that whilst Council is unable to provide funding, Council supports their concept in principle and would support their organisation, in their efforts to obtain funding from other sources.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

12.2 LETTER - REQUEST OF SUPPORT FOR MURGON MUSIC MUSTER

File Number: 28-09-2022
Author: Executive Assistant Liveability
Authoriser: Chief Executive Officer

PRECIS

Request for Support from Council for the 2022 Murgon Music Muster.

SUMMARY

A letter was received from the President of the Rotary Club of Murgon on Wednesday 21 September 2022 requesting the following support for the 2022 Murgon Music Muster;

1. Promotion of the Murgon Music Muster on Council's website
2. Accommodation for some of the artists and band members at BP Dam totalling \$2480.00
3. Provision of 20 wheelie bins and daily collection of same over the 7 days from Monday 31st October up to, and including, Monday, 7th November.

OFFICER'S RECOMMENDATION

That Council approve the following support for the 2022 Murgon Music Muster;

1. Promotion of the Murgon Music Muster on Council's website
2. Accommodation for some of the artists and band members at BP Dam totalling \$2480.00
3. Provision of 20 wheelie bins and daily collection of same over the 7 days from Monday 31st October up to, and including, Monday, 7th November.

BACKGROUND

Correspondence received from Rotary Club of Murgon on Wednesday, 21 September 2022.

ATTACHMENTS

1. Correspondence received from Rotary Club of Murgon [↓](#) 



PO BOX 131
MURGON QLD 4605

Murgon Music Muster
Email: info@murgonmusicmuster.com

The CEO, Mr. Mark Pitt
South Burnett Regional Council
Kingaroy. 4610

Dear Mark,

18th September, 2022

The Rotary Club of Murgon is holding the **Murgon Music Muster** from 2nd to 6th November, 2022.

This is the signature event for Murgon and District and attracts hundreds of visitors to the region, for anything from 4 days to 2 weeks. Most of them camp at the venue – the Murgon Showgrounds – but others camp in surrounding caravan parks and stay at motels. Even though our event officially commences on 2nd November, caravanners start arriving on 30th October at the showgrounds, and tour around the district to wineries, bakeries and shops prior to the event.

The Club engages many well-known and popular Australian recording artists for the Muster, most of whom have won Golden Guitar awards, as well as local and regional performers. This year, our featured artists are :

- Adam Harvey, who will perform Saturday night;
- Amber Lawrence who will perform Friday night and Saturday morning plus will give a concert for local primary school children on Friday afternoon which our Club will fund and if the Community Grant application is successful, will be partly funded by Council;
- Felicity Urquhart and Josh Cunningham, who will also perform Friday night.

Apart from providing quality music and performances for visiting patrons, it gives our local community a chance to see several wonderful artists, right on their doorstep, for an amazingly low price.

Our visiting patrons contribute a large amount of money to both Murgon and district businesses. Each Muster, we collect shopping docketts from them through a competition. This allows us to obtain a total spend for the docketts submitted, bearing in mind that people often don't get a docket, lose docketts, or forget to submit them. Then there are those who spend money on fuel and groceries, wine and bakeries, etc. as they leave the town and the district, often several days later. In 2019, the known spend in local businesses, was over \$21,000, and did not include accommodation fees at Barambah Bush and BP Dam and motels, and wine sales at the event. It also didn't include the significant amount spent locally by the Club to host the event, which included goods, services, venue hire and accommodation. As we have been unable to host the event since 2019, this has meant quite a loss of revenue to local businesses. It has also meant we have been unable to donate as much to charities. This year, our chosen recipients for the majority of the profits, are RACQ LifeFlight, Blue Care South Burnett and the Murgon Hospital Auxiliary.

As mentioned, this is Murgon's signature event, and as such, we are seeking a comparable level of assistance from Council as that given to the successful Baconfest festival 2022. We wish to seek assistance with the following :

- Promotion of the Murgon Music Muster on Council's website
- Accommodation for some of the artists and band members at BP Dam totalling \$2480.00
- Provision of 20 wheelie bins and daily collection of same over the 7 days from Monday 31st October up to, and including, Monday, 7th November.

As Murgon, and therefore, our wonderful South Burnett region, will be on show around the time of the Muster, we would also ask that Council endeavours to ensure that parks and gardens, which look lovely at the moment, are looking their best during this time; and any assistance able to be provided to make the grounds and surrounds of the Murgon Showgrounds looking great, be undertaken. We understand that the Murgon public toilets are cleaned once a day by contractors. It would be wonderful if Council could arrange an extra daily service during the week of the Muster to ensure they are always clean and presentable for visitors.

Also, as the event is held at the Murgon Showgrounds, and inclement weather could cause damage to the grounds from parked vehicles during the Muster, we would seek Council's assistance to provide topsoil to return the grounds to their previous condition should this occur.

Please note that the Club has made a recent application for a Community Grant from the Council to assist with the cost of bringing Amber Lawrence, who is a renowned children's television presenter, to Murgon, to provide a concert for local primary school children, including from small outlying schools in the Barambah Cluster, free of charge.

We have taken the liberty of sending some of our event flyers for your Councillors' perusal, in your internal mail from your Wondai office.

Your Council's assistance in helping to make the Murgon Music Muster an outstanding event, will be much appreciated.

Yours faithfully,

Heath Sander
President
ROTARY CLUB OF MURGON

cc
The Mayor, Mr Brett Otto
Div 5 Councillor, Ms Kathy Duff

13 PORTFOLIO - DEVELOPMENT SERVICES, COMMUNITY & SOCIAL HOUSING**13.1 PLANNING DEPARTMENT OPERATIONS****File Number: 28.09.2022****Author: General Manager Liveability****Authoriser: Chief Executive Officer****PRECIS**

Discussions were held at the Liveability Standing Committee Meeting held on 14 September 2022 regarding operations of Council's Planning Department.

SUMMARY**COMMITTEE RESOLUTION 2022/96**

Moved: Cr Kirstie Schumacher

Seconded: Cr Danita Potter

That the Committee recommends to Council:

1. That a monthly briefing session be scheduled between Councillors and the Planning and Development team to provide information about planning and development activities underway and to assist Councillors in learning and understanding more about planning and development processes.
2. That a policy about the conduct of planning briefings is brought back to Council.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That the Committee recommends to Council:

1. That a monthly briefing session be scheduled between Councillors and the Planning and Development team to provide information about planning and development activities underway and to assist Councillors in learning and understanding more about planning and development processes.
2. That a policy about the conduct of planning briefings is brought back to Council.

BACKGROUND

Considered at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

14 PORTFOLIO - NATURAL RESOURCE MANAGEMENT, COMPLIANCE AND ENVIRONMENTAL HEALTH

Nil

15 PORTFOLIO - DISASTER MANAGEMENT

Nil

16 PORTFOLIO - WATER & WASTEWATER

Nil

17 PORTFOLIO - RURAL RESILIENCE AND DISASTER RECOVERY, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT AND FIRST NATIONS AFFAIRS

17.1 TIPPERARY FLAT WATER FEATURE

File Number: 28.09.2022

Author: General Manager Liveability

Authoriser: Chief Executive Officer

PRECIS

Discussions were held at the Liveability Standing Committee Meeting held on 14 September 2022 regarding the Tipperary Flat Water Feature.

SUMMARY

13.2.1 TIPPERARY FLAT WATER FEATURE

COMMITTEE RESOLUTION 2022/131

Moved: Cr Jane Erkens

Seconded: Cr Kathy Duff

That the Committee recommend to Council:

That Council add to the \$250,000 Works for Queensland Funding that is already allocated to the Tipperary Flat Project a further \$8,550 to complete the water feature making the total budget allocation \$258,550.

In Favour: Crs Brett Otto, Jane Erkens, Danita Potter and Kathy Duff

Against: Crs Kirstie Schumacher and Scott Henschen

CARRIED 4/2

OFFICER'S RECOMMENDATION

That Council add to the \$250,000 Works for Queensland funding that is already allocated to the Tipperary Flat Project a further \$8,550 to complete the water feature making the total budget allocation \$258,550.

BACKGROUND

Considered at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS

Nil

17.2 TINGOORA SPORTS GROUND - CRICKET IMPROVEMENTS

File Number: 21.09.2022
Author: General Manager Liveability
Authoriser: Chief Executive Officer

PRECIS

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on the Tingoora Sports Ground - cricket improvements

SUMMARY**COMMITTEE RESOLUTION 2022/119**

Moved: Cr Scott Henschen

Seconded: Cr Kathy Duff

That the Committee recommends to the Council:

That Council grant approval to the proposed Tingoora Sports Association to upgrade the cricket pitch with a new concrete base and synthetic turf surface.

In Favour: Crs Brett Otto, Jane Erkens, Danita Potter, Kirstie Schumacher and Kathy Duff

Against: Nil

CARRIED 5/0

OFFICER'S RECOMMENDATION

That Council grant approval to the proposed Tingoora Sports Association to upgrade the cricket pitch with a new concrete base and synthetic turf surface.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS

Nil

17.3 DEMOLITION OF OLD TENNIS SHELTER AT WINDERA PARK**File Number:** 28.09.2022**Author:** General Manager Liveability**Authoriser:** Chief Executive Officer**PRECIS**

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on the Demolition of old tennis shelter at Windera Park.

SUMMARY**COMMITTEE RESOLUTION 2022/118****Moved:** Deputy Mayor Gavin Jones**Seconded:** Cr Kathy Duff

That the Committee recommends to Council that:

1. Council proceed with the removal of asbestos containing materials and demolition of the Windera Park tennis shelter
2. Council approve to set aside \$25,000 (excluding GST) from the operation budget in the first quarter review 2022/23.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kathy Duff and Scott Henschen**Against:** Cr Kirstie Schumacher**CARRIED 6/1****OFFICER'S RECOMMENDATION**

That Council:

1. proceed with the removal of asbestos containing materials and demolition of the Windera Park tennis shelter
2. approve to set aside \$25,000 (excluding GST) from the operational budget in the first quarter review 2022/23.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

17.4 QEII PARK (AND OTHER) PUBLIC TOILETS**File Number: 28.09.2022****Author: General Manager Liveability****Authoriser: Chief Executive Officer****PRECIS**

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on the QEII Park (and other) Public Toilets.

SUMMARY**COMMITTEE RESOLUTION 2022/117**

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the Committee recommends to Council to:

1. Undertake an inspection program to proceed to formulate a Public Amenities Condition Assessment Report and develop a prioritised maintenance and repair program.
2. Approve undertaking immediate repairs to install vandal-resistant fixtures and fittings to the QEII Park amenities.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That Council:

1. Undertake an inspection program to proceed to formulate a Public Amenities Condition Assessment Report and develop a prioritised maintenance and repair program.
2. Approve undertaking immediate repairs to install vandal-resistant fixtures and fittings to the QEII Park amenities.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

17.5 INSTALLATION OF A DUMP POINT NEAR DURONG PUBLIC TOILETS**File Number: 28.09.2022****Author: General Manager Liveability****Authoriser: Chief Executive Officer****PRECIS**

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on the Installation of a Dump Point near Durong public toilets.

SUMMARY**COMMITTEE RESOLUTION 2022/115**

Moved: Cr Kirstie Schumacher

Seconded: Cr Jane Erkens

That the Committee recommends to Council that:

1. The installation of a dump point at the Durong public toilet facility is not supported due to the high installation cost and ongoing operational expense.
2. Signage to be installed at Durong public toilets on the 10 public (free) dump points spread across the South Burnett Regional Council area.
3. That Council consider development of a recreational vehicle strategy for Council owned and controlled land as part of its 23/24 operational plan considerations.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That Council approve:

1. The installation of a dump point at the Durong public toilet facility is not supported due to the high installation cost and ongoing operational expense.
2. Signage to be installed at Durong public toilets on the 10 public (free) dump points spread across the South Burnett Regional Council area.
3. That Council consider development of a recreational vehicle strategy for Council owned and controlled land as part of its 23/24 operational plan considerations.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

17.6 DURONG TOILET UPGRADES TO SEPTIC SYSTEM**File Number: 28.09.2022****Author: General Manager Liveability****Authoriser: Chief Executive Officer****PRECIS**

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on the Durong Toilet Upgrades to Septic System.

SUMMARY**COMMITTEE RESOLUTION 2022/114**

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That the Committee recommends to Council:

1. The installation of a new Aerated Wastewater Treatment System with Land Application Area-Trenches to service the Durong Public toilet.
2. That the new Aerated Wastewater Treatment System with Land Application Area-Trenches is located on the disused tennis court on the eastern side of the site.
3. That \$48,500.00 not be taken from the Murgon Free Camping Amenities project due to the high concern of failure and health risks of these amenities and that it be taken from other building depreciation restricted cash funds.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That Council approve:

1. The installation of a new Aerated Wastewater Treatment System with Land Application Area-Trenches to service the Durong Public toilet.
2. That the new Aerated Wastewater Treatment System with Land Application Area-Trenches is located on the disused tennis court on the eastern side of the site.
3. That \$48,500.00 not be taken from the Murgon Free Camping Amenities project due to the high concern of failure and health risks of these amenities and that it be taken from other building depreciation restricted cash funds.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

17.7 REPLACEMENT OF EXISTING SEPTIC SYSTEM AT WOOROOLIN PUBLIC TOILETS**File Number: 28.09.2022****Author: General Manager Liveability****Authoriser: Chief Executive Officer****PRECIS**

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on the replacement of existing septic system at Wooroolin public toilets.

SUMMARY**COMMITTEE RESOLUTION 2022/113**

Moved: Cr Kathy Duff

Seconded: Deputy Mayor Gavin Jones

That the Committee recommends to Council:

1. That the installation of a new Aerated Wastewater Treatment System with Land Application Area-Trenches to service the Wooroolin Public Toilet.
2. That the two trees located at the rear of the Wooroolin Public toilet building be removed.
3. That \$38,500 not be taken from the Murgon Free Camping Amenities project due to the high concern of failure and health risks of these amenities and that it be taken from other building depreciation restricted cash funds.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That Council approve:

1. the installation of a new Aerated Wastewater Treatment System with Land Application Area-Trenches to service the Wooroolin Public Toilet.
2. that the two trees located at the rear of the Wooroolin Public toilet building be removed.
3. that \$38,500 not be taken from the Murgon Free Camping Amenities project due to the high concern of failure and health risks of these amenities and that it be taken from other building depreciation restricted cash funds.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

17.8 REMOVAL OF ASBESTOS CONTAINING MATERIAL COMPONENTS TO GARDEN EDGES AT KINGAROY MEMORIAL PARK**File Number:** 28.09.2022**Author:** General Manager Liveability**Authoriser:** Chief Executive Officer**PRECIS**

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on the Removal of asbestos containing material components to garden edges at Kingaroy Memorial Park.

SUMMARY**COMMITTEE RESOLUTION 2022/112**

Moved: Cr Danita Potter

Seconded: Cr Kirstie Schumacher

That the Committee recommends to Council that:

1. The Asbestos containing material in the garden bed edging to the western end of Kingaroy Memorial Park be removed, and subsequent to the removal of the associated garden beds, the garden bed area to be levelled and topsoiled.
2. The Kingaroy Memorial Park Works for Queensland funding is used to fund the clean-up of garden beds.

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

Against: Nil

CARRIED 7/0**OFFICER'S RECOMMENDATION**

That:

1. The Asbestos containing material in the garden bed edging to the western end of Kingaroy Memorial Park be removed, and subsequent to the removal of the associated garden beds, and garden bed area be levelled and topsoiled.
2. The Kingaroy Memorial Park Works for Queensland funding is used to fund the clean-up of garden beds.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

17.9 COMMUNITY CONNECTION LOCAL BUILT - SMALL GRANTS PROGRAM

File Number: 28-09-2022
Author: Manager Community & Lifestyle
Authoriser: Chief Executive Officer

PRECIS

Community Connection Local Built grant program as part of the Black Summer Bushfire Recovery project.

SUMMARY

A deliverable of Council's Black Summer Bushfire Recovery project, is to deliver a small grants program focused on social recovery and resilience for the region's community groups.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council, in accordance with the approved grant budget, make an allocation of \$100,000 for the delivery of the Community Connection Local Built Small – Social Recovery and Resilience Stream.

FINANCIAL AND RESOURCE IMPLICATIONS

As part of the project budget of the Black Summer Bushfire Recovery Grant an allocation of \$100,000 is dedicated to deliver the proposed grant program that focuses on social recovery and resilience.

LINK TO CORPORATE/OPERATIONAL PLAN

EC16: Partner with community to develop and promote events

EC7: Development and implementation, in consultation with local community, or realistically achievable rural resilience programmes.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The grant guidelines were developed in consultation with Council's Community Development Coordinator, General Manager of Liveability. The grant program has been developed in accordance with the key project deliverables of the Black Summer Bushfire grant and guidelines.

The opening date for Round 1 has been changed to 10 October 2022, to allow more time to advertise grants information sessions. It is proposed sessions will be held during October to work with groups to develop their project planning and grant writing skills.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

The grant program will be administered in accordance with s195 of the *Local Government Regulation 2012*.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

The grant program will be managed in accordance with Council's Community Grants Policy.

ASSET MANAGEMENT IMPLICATIONS

NIL

REPORT

The Black Summer Bushfire Recovery Grant awarded to Council is to support the social and economic recovery and building of resilience across the community and local businesses. A key deliverable is the Local Built Small Grants program, Social Recovery and Resilience Investment

Stream. The aim is to provide an opportunity for community building and connection activities that foster social cohesion, resilience, and wellbeing.

The Small Events category supports activities focused on sporting, arts and cultural events that allow the opportunity for people to reflect on their experience of bushfires and other natural disasters.

The Community Building category supports community organisations to develop skills in best practice volunteering, management and planning.

The Facilities Development category will support community groups to cover the costs of contracting professional services such as architects, design, quantity surveying and concept planning to prepare and plan for future growth of their facilities.

Grant details

Key objectives:

To support projects that promote:

- Wellbeing
- Resilience
- Adaptation to climate change
- Build skills and knowledge in the environment

Key Dates

Funding Round	Application Open	Applications Close	Outcome Advised	Project delivery timeframe
Round 1	10 October 2022	14 November 2022	14 December 2022	15 December 2022– 15 June 2023
Round 2	16 January 2023	27 February 2023	29 March 2023	30 March 2023 – 30 September 2023

Categories

Small Events – Maximum grant \$3,000 with an applicant contribution of 25%.

Community Building – Maximum \$5,000 with an applicant contribution of 25%

Facilities Planning – Maximum of \$5,000 with an applicant contribution of 25%

ATTACHMENTS

1. Grant guidelines [↓](#) 



**South Burnett Regional Council
Local Built Small Grants Program**

This project received grant funding from the Australian Government

About the grant program:

As part of South Burnett Regional Council’s delivery of the Black Summer Bushfire Recovery Grants Program, the Local Built Small Grants – Social Recovery Investment Stream, has been developed to support Community groups to create and deliver projects that build resilience and social recovery in the South Burnett region.

Key objectives:

To support projects that promote:

- Wellbeing
- Resilience
- Adaptation to climate change
- Build skills and knowledge in the environment

Funding:

A total pool of \$100,000 is available across two rounds. The minimum grant amount is \$500 with co-contribution required (see each category for more information).

Applicant co-contribution from other grant bodies, crowd funding, donations, or in-kind support is encouraged.

Part funding may be awarded by Council, in this circumstance a revised budget will be required to demonstrate the project can be delivered.

Volunteer labour can be considered as a contribution and valued at \$40.00 per hour per volunteer with a cap of 10% of the total application contribution.

Key Dates

Funding Round	Application Open	Applications Close	Outcome Advised	Project delivery timeframe
Round 1	10 October 2022	14 November 2022	14 December 2022	15 December 2022– 15 June 2023
Round 2	16 January 2023	27 February 2023	29 March 2023	30 March 2023 – 30 September 2023



South Burnett Regional Council Local Built Small Grants Program

This project received grant funding from the Australian Government

Eligibility Criteria

Community Organisations that:

- are an Incorporated not-for-profit community organisation, or have an auspice arrangement with an incorporated not-for-profit community organisation (including not-for profit co-operatives and companies limited by guarantee)
- are located in the South Burnett Regional Council Local Government Area
- Hold a current \$20M Public Liability Insurance policy
- Have no outstanding debts with Council
- Have no outstanding acquittals for Council grants
- Discuss the proposal with a relevant Council Officer.
 - The Council Officer you have spoken to must be named in your application.

Leave plenty of time to make the appointment

Ineligible Applicants

- Individuals, businesses and enterprises
- Local, state or federal government agencies and/or entities
- Educational institutions, kindergartens and pre-school/child care centres
- Parents and Friends or Parents and Citizens Associations
- Medical organisations or primary health care providers
- Religious organisations when the application is for the organisation's core business
- Political organisations
- Organisations that hold a gaming machine licence
- Organisations with a liquor licensed supports/associated club that commercially trade 7 days per week.

Eligible projects

- Meet the eligibility criteria in these guidelines
- Demonstrated alignment with the grant fund key objectives
- Demonstrated alignment with the assessment criteria
- The activity or project must be based within South Burnett /or show that it will substantially benefit residents of the South Burnett.

Ineligible projects

- Are primarily for a commercial venture
- Run solely for fundraising purposes without community benefit
- Are for the purpose of fundraising for a third party
- Are considered to be the core responsibility of other levels of government
- Have already commenced or occurred
- Includes school and church fetes



**South Burnett Regional Council
Local Built Small Grants Program**

This project received grant funding from the Australian Government

How to apply

- Applicants must speak to a member of the Community Development team prior to applying.
- Applicants are encouraged to attend a grants information night
- Application must be made via Council’s website <insert website>
- No late, written, incomplete applications will be accepted

Assessment

Assessment Criteria	Evidence by
Meeting the program objectives	Providing information and support material that links the project to the program and category objectives
Community benefit	Letters of support from local community members or key stakeholders
Project management capability	Sound budgeting Project planning – e.g. event plan, project milestones, asset management plan
Assessment consideration	
High priority	Financial sustainability of the applicant Project management capability Intergenerational or inclusive outcomes Use of Council’s open spaces and parks
Low priority	Low social and community impact Are consider routine facility maintenance
Other considerations	Distribution of grant funding across the region Council planning and development impacts

Consent for works on Council owned assets (Facilities category only)

Applicants proposing to undertake projects on Council owned or controlled land must obtain Council’s consent prior to progressing their application. To seek this consent, please contact Council’s Lease Officer - info@sbrc.qld.gov.au

Consent for works on non-Council owned assets (Facilities category only)

For projects on non-Council land: written consent from the landowner or trustee of the land must be submitted with the application. If the applicant organisation is the owner of the subject land, a copy of the last rates notice must be submitted with the application.



South Burnett Regional Council
Local Built Small Grants Program

This project received grant funding from the Australian Government

Assessment process

Eligibility check:

All applications are checked against eligibility criteria to ensure the applicant, project, amount requested and timeframes are eligible.

Assessment:

Eligible applications are assessed against the assessment criteria by a panel comprised of Council staff who have knowledge and experience in the respective grant category. Panel members participate in a moderation meeting to review the assessments and determine grant recommendations.

Endorsement:

Panel recommendations are provided to the General Manager of Liveability for approval.

Notification of outcome

- Applicants are advised by email of the outcome of their application.
- Unsuccessful applicants are invited to seek feedback about their application by contacting the Council Officer listed in the email.

Funding agreement, payment and acquittal

- Successful applicants must claim the grant funds and enter into a Funding Agreement, with Council within 20 days of notification of outcome.
- If the applicant has an auspice arrangement with an incorporated organisation, the, Funding Agreement and payment will be made with that incorporated organisation.
- Grant recipients must complete an online acquittal within four weeks of the project, completion date, unless an extension is provided in writing by Council



**South Burnett Regional Council
Local Built Small Grants Program**

This project received grant funding from the Australian Government

Category 1 - Small Events

Purpose:	To support and encourage community participation, resilience and well being
Amount & co-contributions	Maximum grant \$3,000 grant 25% co-contribution
Priorities (address at least one)	<ol style="list-style-type: none"> 1. Improving mental and physical wellbeing and recovery of residents 2. Encourage community participation in social activities 3. Improving community connections and social inclusion
Support material	Proposed event schedule Event plan/traffic management plan Entertainment information Proposed venue hire form or park booking
Project examples	<ul style="list-style-type: none"> • Seniors month activities, Volunteers week, NAIDOC week, Disability Action week • Neighbourhood day – Local halls • Artesian workshops • Community gardening activities • Come and try days
Additional information for this category	Eligible expenses: Equipment purchases which are integral to the delivery of the project. Event expenses include venue hire, entertainment, traffic management, waste management. Proposed events must be open to the public (not exclusive to individual organisations or their members) Ineligible expenses: Catering and consumables



**South Burnett Regional Council
Local Built Small Grants Program**

This project received grant funding from the Australian Government

Category 2 – Community Building

Purpose:	To support community organisations to encourage best practice volunteering, management and planning.
Amount & co-contributions	Maximum grant \$5,000 grant 25% co-contribution
Priorities (Address at least one)	<ol style="list-style-type: none"> 1. Improved capacity and capability to support volunteers and the wider community. 2. Improve community organisation planning and management.
Support material	<ul style="list-style-type: none"> • Training provider proposal • Workshop program • Evidence of community need • Organisation planning documents • Quotes for items over \$1,000
Project examples	<ul style="list-style-type: none"> ➤ Constitution review ➤ Social media workshop ➤ Volunteer management training ➤ Continuity planning ➤ Business planning
Additional information for this category	<p>Eligible Expenses:</p> <ul style="list-style-type: none"> • Equipment purchases which are integral to the delivery of the project. • Software subscription to a maximum of 12 months <p>Ineligible Expenses:</p> <ul style="list-style-type: none"> • Equipment for individual use, or equipment only with no training as part of the project. • Catering and consumables



**South Burnett Regional Council
Local Built Small Grants Program**

This project received grant funding from the Australian Government

Category 3 – Facilities Planning

Purpose:	To support community groups planning construction projects or planning for future growth.
Amount & co-contributions	Maximum grant \$5,000 grant 25% co-contribution
Priorities (Address at least one)	Projects that plan for: <ol style="list-style-type: none"> 1. Improve the quality and sustainability and accessibility of the facility 2. Increase, maintain or enhance community participation and access. 3. Encourage multi-use or shared use of community facilities 4. Address issues of risk management or compliance with Australian standards
Support material	<ul style="list-style-type: none"> • Letter of support from multi-users • Audit report • Masterplan • Concept plan • Quotes for items over \$1,000
Project examples	<ul style="list-style-type: none"> ➤ Contract of professional services e.g., Quantity Surveyor ➤ Architect plan for a new building ➤ Concept plan to upgrade of kitchen/bathrooms
Additional information for this category	Ineligible: Construction works, labour or materials Council’s building and planning fees

18 PORTFOLIO - REGIONAL DEVELOPMENT**18.1 MATERIAL CHANGE OF USE FOR A CHILDCARE CENTRE AT 101 ALFORD STREET, KINGAROY (AND DESCRIBED AS LOT 25 ON SP237285)- APPLICANT: SHANE HARRIS C/- ONF SURVEYORS****File Number:** 28.09.2022**Author:** General Manager Liveability**Authoriser:** Chief Executive Officer**PRECIS**

Material Change of Use for a Childcare Centre at 101 Alford Street, Kingaroy (And described as lot 25 on SP237285)- Applicant: Shane Harris C/- ONF Surveyors.

SUMMARY**COMMITTEE RESOLUTION 2022/1**

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

That the Committee recommends to Council:

That Council approve the Development Application for Material Change of Use – development permit (childcare centre) at 101 Alford Street, Kingaroy (and described at lot 25 on SP237285) subject to the following conditions:-

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Project No. Reference no.	Revision	Date
Site Plan	Blueprint Drafting Services	21-3077-SPY Sheet 1	-	22 April 2022
Floor Plan	Blueprint Drafting Services	21-3077-SPY Sheet 2	-	22 April 2022
Elevations	Blueprint Drafting Services	21-3077-SPY Sheet 3	-	22 April 2022
3D Views 1	Blueprint Drafting Services	21-3077-SPY Sheet 4	-	22 April 2022
3D Views 3	Blueprint Drafting Services	21-3077-SPY Sheet 5	-	22 April 2022

Approved Documents:

Document Title	Prepared by	Project No. Reference no.	Revision	Date
Noise Impact Assessment	Range Environmental Consultants	J000909	Final	2/8/2022

-
- GEN2. The development herein approved may not start until the following development permits have been issued and complied with as required:-
- Development Permit for Building Works.
 - Development Permit for Operational Works (Site Works, road widening, kerb and channel and associated drainage, landscaping, access driveways, water supply and sewerage discharge sludge collection and removal, stormwater disposal).

APPROVED USE

- GEN3. The approved development is a Material change of use for a Childcare Centre on 101 Alford Street, Kingaroy, as shown on the Approved Plans and does not infer approval to use the premises for other land uses.

DEVELOPMENT PERIOD – MCU

- GEN4. The currency period for this development approval for material change of use is six (6) years after the development approval starts to have effect.

COMPLIANCE, TIMING AND COSTS

- GEN5. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.
- GEN6. All works, including the repair or relocation of services (Telstra, lighting) is to be completed at no cost to Council.

MAINTAINANCE

- GEN7. The development (including landscaping, parking, driveway and other external spaces) shall be maintained in accordance with the Approved Plan, subject to and modified by any conditions of this approval.
- GEN8. Maintain the site in a clean and orderly state at all times.
- GEN9. Dust prevention measures must be undertaken to ensure that dust does not cause a nuisance to occupiers of adjacent properties.

PERMIT TO WORK ON COUNCIL ROADS

- GEN10. The applicant must submit a completed *Permit to Work on Council Roads Application* available from <http://www.southburnett.qld.gov.au> for approval by Council before commencing and works within the Council road reserve (i.e., in this case, the required property access).

CHILDCARE CENTRE OPERATION

- MCU1. The Childcare centre is to accommodate a maximum of 54 children.
- MCU2. The Childcare centre is to operate in accordance with Section 7.3 Operational Noise Management Measures of the Noise Impact Assessment Report (project no: J000909, dated 2/8/22).
- MCU3. The Childcare centre is to manage complaints in accordance with Section 8 of the Noise Impact Assessment Report (project no: J000909, dated 2/8/22).
- MCU4. The development is to implement the General Building Recommendations in accordance with Section 7.2 of the Noise Impact Assessment Report (project no: J000909, dated 2/8/22).

MECHANICAL PLANT

MCU5. Mechanical plant (air conditioning, refrigeration equipment and pumps) must comply with the *Environmental Protection Act 1994*.

Air conditioning and refrigeration equipment must achieve no more than 3dB(A) above the background level from 10pm to 7am and no more than 5dB(A) above the background level from 7am to 10pm when measured at an affected building.

Pumps (including heat pumps) must not be audible from 10pm to 7am, no more than 5dB(A) above the background level from 7am to 7pm and no more than 3dB(A) above the background level from 7pm to 10pm when measured at an affected building.

WASTE STORAGE COLLECTION

MCU6. Provision must be made for the storage and removal of waste in accordance with the *Waste Reduction and Recycling Regulation 2011*.

MCU7. Any areas that are dedicated for the collection and/or storage of solid waste on the premises are to be:

- a) level;
- b) provided with impervious hard stand and drained; and
- c) if facing either the street frontage or adjoining properties, screened by a 1.8m high fence around the full perimeter.

LANDSCAPING

MCU8. Submit to Council for endorsement, a Landscape Concept Plan which illustrates the proposed landscaping solution.

Timing: Prior to the commencement of the use.

MCU9. Implement the approved Landscape Concept Plan and maintain at all times.

FENCING

MCU10. Construct acoustic barrier fencing along all side and rear boundaries in accordance with *Figure 1*. A cantilevered 2.4-metre-high acoustic fence is required along the boundaries highlighted red in *Figure 1*. A 2-metre-high acoustic fence is required along the boundaries highlighted blue in *Figure 1*.

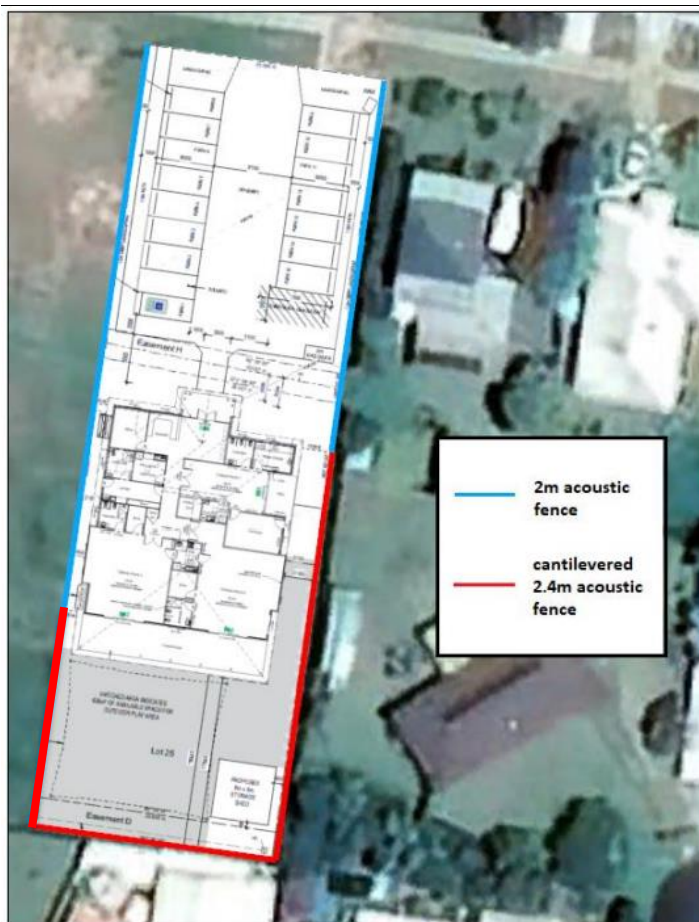


Figure 1 – Acoustic barrier specifications.

MCU11. The acoustic barrier can be constructed from any durable material with sufficient mass (minimum of 12.5kg/m²) to prevent direct noise transmission. The use of Colourbond or tin construction material is not permitted.

ENGINEERING WORKS

ENG1. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater and parking.

ENG2. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to the commencement of the use unless otherwise stated.

ENG3. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.

ENG4. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

ENG5. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG6. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for

public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

ENG7. Submit to Council for endorsement, a Construction and Nuisance Management Plan for approved development works for the site. The Plan is to cover where applicable, the following:

- a) Air quality management;
- b) Noise and vibration management;
- c) Storm water quality management;
- d) Erosion and sediment management;
- e) Vegetation management;
- f) Waste management;
- g) Complaint management;
- h) Community awareness;
- i) Preparation of site works plan;
- j) Workers car parking arrangements; and
- k) Traffic control during works.

Timing: Prior to commencement of works.

ENG8. Implement the approved Construction Management Plan at all times during construction of the development.

ENG9. Ensure a legible copy of the approved Construction Management Plan is available on-site at all times during construction and earthworks.

STORMWATER MANAGEMENT

ENG10. Submit to Council for assessment and approval, a Stormwater Management Plan, prepared by a RPEQ, addressing the following:

- a) Demonstrate that there is no material increase in stormwater discharge and velocities from the development between the pre and post development flows for the ARI 2, ARI 5, ARI 10, ARI 20, ARI 50 and ARI 100 storm events of duration between 5 min to 4.5 hours;
- b) Details of open channel and detention basin design, capacities and operation;
- c) Lawful point of discharge;
- d) Conceptual piped and overland flows site stormwater systems designed in accordance with Queensland Urban Drainage Manual; and
- e) Information for site filling to ensure that the other properties are not affected by altered overland flow paths.

Timing: Prior to submission of an Operational Work application.

ENG11. Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

ENG12. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.

ENG13. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

ENG14. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

WATER SUPPLY

ENG15. Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

ENG16. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.

ENG17. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.

ENG18. Do not build works within 1.5 metres from the centre of any existing sewer pipework or within the Zone of Influence, whichever is the greater (measured horizontally).

ENG19. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.

ENG20. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site is provided for future maintenance/upgrade purposes.

ENG21. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

PARKING AND ACCESS – GENERAL

ENG22. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 – Parking Facilities – Off Street Car Parking.

ENG23. Design and construct all sealed areas with concrete, asphalt or a two-coat bitumen seal.

Note: Surface coating of trafficable areas in the carpark should be selected to minimise tyre squeal or noise, in accordance with the Noise Impact Assessment Report (project no: J000909, dated 2/8/22)

ENG24. Provide a minimum of 14 car parking spaces including a minimum of 1 person with disability (PWD) car parking space.

ENG25. Design & construct all PWD car parking spaces in accordance with AS2890.6.

ENG26. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

ENG27. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

ENG28. Provide longitudinal gradient and crossfall for all driveways to comply with the requirements of AS2890.1.

PARKING AND ACCESS – SERVICING

ENG29. Provide manoeuvring for a Waste Collection Vehicle in the location generally shown on the approved plan(s).

ENG30. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in forward gear.

VEHICLE ACCESS

- ENG31. Construct a commercial crossover between the property boundary and the edge of the Alford Street road pavement, having a minimum width of 6.0 metres, generally in accordance with IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossover splay is designed to accommodate the path of a Waste Collection Vehicle.
- ENG32. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (e.g. Power pole, telecommunications pit), road infrastructure (e.g. Street sign, street tree, etc).

REDUNDANT CROSSOVERS

- ENG33. Remove the redundant crossover and reinstate the kerb and channel, road pavement, services, verge and any footpath to the standard immediately adjacent along the frontage of the site.

ROADWORKS AND PEDESTRIAN SAFETY

- ENG34. Install signage for all works on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.
- ENG35. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complies with during construction or the works.
- ENG36. Maintain safe pedestrian access along Council's footpaths at all times.

ELECTRICITY AND TELCOMMUNICATION

- ENG37. Connect the development to electricity and telecommunication services.

EARTHWORKS – GENERAL

- ENG38. Earthworks per site involving cut or fill with a nett quantity of material greater than 50m³, requires an Operational Works application.
- ENG39. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL – GENERAL

- ENG40. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
- ENG41. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

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

Against: Nil

CARRIED 7/0

OFFICER’S RECOMMENDATION

That Council approve the Development Application for Material Change of Use – development permit (childcare centre) at 101 Alford Street, Kingaroy (and described at lot 25 on SP237285) subject to the following conditions:-

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Project No. Reference no.	Revision	Date
Site Plan	Blueprint Drafting Services	21-3077-SPY Sheet 1	-	22 April 2022
Floor Plan	Blueprint Drafting Services	21-3077-SPY Sheet 2	-	22 April 2022
Elevations	Blueprint Drafting Services	21-3077-SPY Sheet 3	-	22 April 2022
3D Views 1	Blueprint Drafting Services	21-3077-SPY Sheet 4	-	22 April 2022
3D Views 3	Blueprint Drafting Services	21-3077-SPY Sheet 5	-	22 April 2022

Approved Documents:

Document Title	Prepared by	Project No. Reference no.	Revision	Date
Noise Impact Assessment	Range Environmental Consultants	J000909	Final	2/8/2022

GEN2. The development herein approved may not start until the following development permits have been issued and complied with as required:-

- Development Permit for Building Works.
- Development Permit for Operational Works (Site Works, road widening, kerb and channel and associated drainage, landscaping, access driveways, water supply and sewerage discharge sludge collection and removal, stormwater disposal).

APPROVED USE

GEN3. The approved development is a Material change of use for a Childcare Centre on 101 Alford Street, Kingaroy, as shown on the Approved Plans and does not infer approval to use the premises for other land uses.

DEVELOPMENT PERIOD – MCU

GEN4. The currency period for this development approval for material change of use is six (6) years after the development approval starts to have effect.

COMPLIANCE, TIMING AND COSTS

GEN5. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

GEN6. All works, including the repair or relocation of services (Telstra, lighting) is to be completed at no cost to Council.

MAINTAINANCE

- GEN7. The development (including landscaping, parking, driveway and other external spaces) shall be maintained in accordance with the Approved Plan, subject to and modified by any conditions of this approval.
- GEN8. Maintain the site in a clean and orderly state at all times.
- GEN9. Dust prevention measures must be undertaken to ensure that dust does not cause a nuisance to occupiers of adjacent properties.

PERMIT TO WORK ON COUNCIL ROADS

- GEN10. The applicant must submit a completed *Permit to Work on Council Roads Application* available from <http://www.southburnett.qld.gov.au> for approval by Council before commencing and works within the Council road reserve (i.e., in this case, the required property access).

CHILDCARE CENTRE OPERATION

- MCU1. The Childcare centre is to accommodate a maximum of 54 children.
- MCU2. The Childcare centre is to operate in accordance with Section 7.3 Operational Noise Management Measures of the Noise Impact Assessment Report (project no: J000909, dated 2/8/22).
- MCU3. The Childcare centre is to manage complaints in accordance with Section 8 of the Noise Impact Assessment Report (project no: J000909, dated 2/8/22).
- MCU4. The development is to implement the General Building Recommendations in accordance with Section 7.2 of the Noise Impact Assessment Report (project no: J000909, dated 2/8/22).

MECHANICAL PLANT

- MCU5. Mechanical plant (air conditioning, refrigeration equipment and pumps) must comply with the *Environmental Protection Act 1994*.

Air conditioning and refrigeration equipment must achieve no more than 3dB(A) above the background level from 10pm to 7am and no more than 5dB(A) above the background level from 7am to 10pm when measured at an affected building.

Pumps (including heat pumps) must not be audible from 10pm to 7am, no more than 5dB(A) above the background level from 7am to 7pm and no more than 3dB(A) above the background level from 7pm to 10pm when measured at an affected building.

WASTE STORAGE COLLECTION

- MCU6. Provision must be made for the storage and removal of waste in accordance with the *Waste Reduction and Recycling Regulation 2011*.
- MCU7. Any areas that are dedicated for the collection and/or storage of solid waste on the premises are to be:
- level;
 - provided with impervious hard stand and drained; and
 - if facing either the street frontage or adjoining properties, screened by a 1.8m high fence around the full perimeter.

LANDSCAPING

- MCU8. Submit to Council for endorsement, a Landscape Concept Plan which illustrates the proposed landscaping solution.

Timing: Prior to the commencement of the use.

MCU9. Implement the approved Landscape Concept Plan and maintain at all times.

FENCING

MCU10. Construct acoustic barrier fencing along all side and rear boundaries in accordance with *Figure 1*. A cantilevered 2.4-metre-high acoustic fence is required along the boundaries highlighted red in *Figure 1*. A 2-metre-high acoustic fence is required along the boundaries highlighted blue in *Figure 1*.

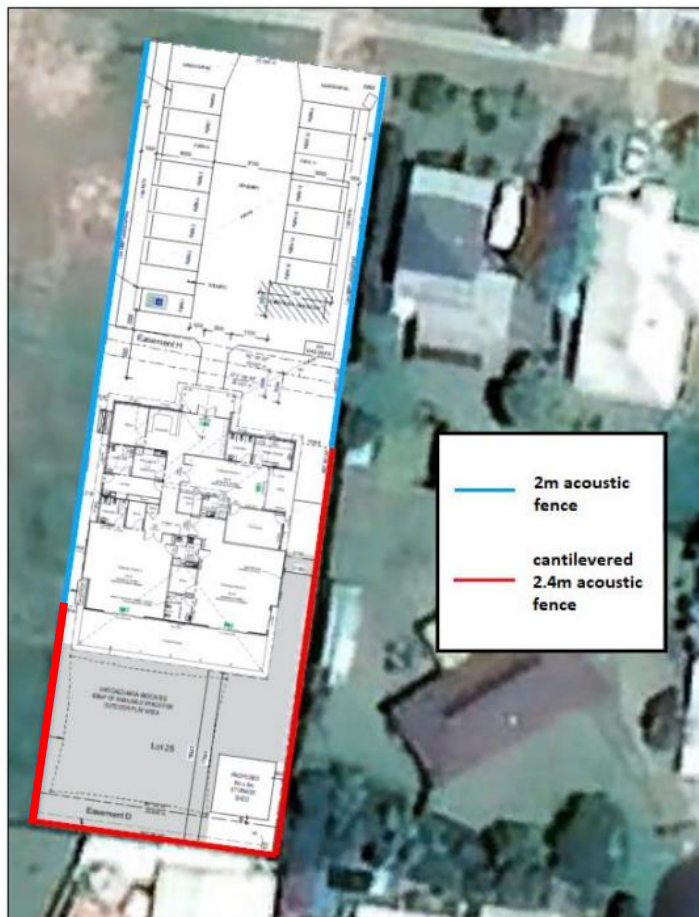


Figure 1 – Acoustic barrier specifications.

MCU11. The acoustic barrier can be constructed from any durable material with sufficient mass (minimum of 12.5kg/m²) to prevent direct noise transmission. The use of Colourbond or tin construction material is not permitted.

ENGINEERING WORKS

ENG1. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater and parking.

ENG2. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to the commence of the use unless otherwise stated.

ENG3. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council’s standards, relevant design guides, and Australian Standards.

ENG4. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or public

utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

ENG5. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG6. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

ENG7. Submit to Council for endorsement, a Construction and Nuisance Management Plan for approved development works for the site. The Plan is to cover where applicable, the following:

- a) Air quality management;
- b) Noise and vibration management;
- c) Storm water quality management;
- d) Erosion and sediment management;
- e) Vegetation management;
- f) Waste management;
- g) Complaint management;
- h) Community awareness;
- i) Preparation of site works plan;
- j) Workers car parking arrangements; and
- k) Traffic control during works.

Timing: Prior to commencement of works.

ENG8. Implement the approved Construction Management Plan at all times during construction of the development.

ENG9. Ensure a legible copy of the approved Construction Management Plan is available on-site at all times during construction and earthworks.

STORMWATER MANAGEMENT

ENG10. Submit to Council for assessment and approval, a Stormwater Management Plan, prepared by a RPEQ, addressing the following:

- a) Demonstrate that there is no material increase in stormwater discharge and velocities from the development between the pre and post development flows for the ARI 2, ARI 5, ARI 10, ARI 20, ARI 50 and ARI 100 storm events of duration between 5 min to 4.5 hours;
- b) Details of open channel and detention basin design, capacities and operation;
- c) Lawful point of discharge;
- d) Conceptual piped and overland flows site stormwater systems designed in accordance with Queensland Urban Drainage Manual; and
- e) Information for site filling to ensure that the other properties are not affected by altered overland flow paths.

Timing: Prior to submission of an Operational Work application.

- ENG11. Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG12. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.
- ENG13. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.
- ENG14. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

WATER SUPPLY

- ENG15. Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

- ENG16. Connect the development to Council's reticulated sewerage system via a single connection. The connection must be designed in accordance with Council's standards and be approved by Council's Utility Services Section.
- ENG17. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG18. Do not build works within 1.5 metres from the centre of any existing sewer pipework or within the Zone of Influence, whichever is the greater (measured horizontally).
- ENG19. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
- ENG20. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site is provided for future maintenance/upgrade purposes.
- ENG21. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

PARKING AND ACCESS – GENERAL

- ENG22. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 – Parking Facilities – Off Street Car Parking.
- ENG23. Design and construct all sealed areas with concrete, asphalt or a two-coat bitumen seal.
- Note:** Surface coating of trafficable areas in the carpark should be selected to minimise tyre squeal or noise, in accordance with the Noise Impact Assessment Report (project no: J000909, dated 2/8/22)
- ENG24. Provide a minimum of 14 car parking spaces including a minimum of 1 person with disability (PWD) car parking space.
- ENG25. Design & construct all PWD car parking spaces in accordance with AS2890.6.
- ENG26. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas where appropriate.

ENG27. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

ENG28. Provide longitudinal gradient and crossfall for all driveways to comply with the requirements of AS2890.1.

PARKING AND ACCESS – SERVICING

ENG29. Provide manoeuvring for a Waste Collection Vehicle in the location generally shown on the approved plan(s).

ENG30. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in forward gear.

VEHICLE ACCESS

ENG31. Construct a commercial crossover between the property boundary and the edge of the Alford Street road pavement, having a minimum width of 6.0 metres, generally in accordance with IPWEAQ Std Dwg RS-051, Rev F. Ensure that crossover splay is designed to accommodate the path of a Waste Collection Vehicle.

ENG32. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (e.g. Power pole, telecommunications pit), road infrastructure (e.g. Street sign, street tree, etc).

REDUNDANT CROSSOVERS

ENG33. Remove the redundant crossover and reinstate the kerb and channel, road pavement, services, verge and any footpath to the standard immediately adjacent along the frontage of the site.

ROADWORKS AND PEDESTRIAN SAFETY

ENG34. Install signage for all works on or near roadways in accordance with the Manual for Uniform Traffic Control Devices – Part 3, Works on Roads.

ENG35. Submit to Council, an application for any footpath, road or lane closures, and ensure all conditions of that approval are complied with during construction or the works.

ENG36. Maintain safe pedestrian access along Council's footpaths at all times.

ELECTRICITY AND TELECOMMUNICATION

ENG37. Connect the development to electricity and telecommunication services.

EARTHWORKS – GENERAL

ENG38. Earthworks per site involving cut or fill with a nett quantity of material greater than 50m³, requires an Operational Works application.

ENG39. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL – GENERAL

ENG40. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

ENG41. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS

Nil

19 PORTFOLIO - TOURISM & VISITOR INFORMATION CENTRES, SPORT & RECREATION AND COMMERCIAL ENTERPRISES

19.1 AMENDMENT TO FEES & CHARGES SCHEDULE

File Number: 28.09.2022
Author: General Manager Liveability
Authoriser: Chief Executive Officer

PRECIS

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on Amendment to Fees & Charges Schedule.

SUMMARY

COMMITTEE RESOLUTION 2022/126

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That the Committee recommends to Council:

1. That Council amend its 2022/2023 Register of Fees and Charges to include the following fees and charges:

Consignment Fee for Cattle

Consignment Fee 1st Day	per head	\$2.65	Commercial	Y	LGA (2009) s262(3)(c)
Consignment Holding Fee 2nd Day and Thereafter	per head	\$1.20	Commercial	Y	LGA (2009) s262(3)(c)

2. That Council amend its 2022/2023 Register of Fees and Charges to clarify a discount is no longer available to the following caravan club members at Bjelke-Petersen Dam & Recreation Park and Boondooma Dam & Recreation Park

Discounts

Discount may apply to approved not-for-profit clubs, on application.

Seasonal specials/packages to be authorised by the Chief Executive Officer

In Favour: Crs Brett Otto, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0

OFFICER'S RECOMMENDATION

1. That Council amend its 2022/2023 Register of Fees and Charges to include the following fees and charges:

Consignment Fee for Cattle

Consignment Fee 1st Day	per head	\$2.65	Commercial	Y	LGA (2009) s262(3)(c)
Consignment Holding Fee 2nd Day and Thereafter	per head	\$1.20	Commercial	Y	LGA (2009) s262(3)(c)

2. That Council amend its 2022/2023 Register of Fees and Charges to clarify a discount is no longer available to the following caravan club members at Bjelke-Petersen Dam & Recreation Park and Boondooma Dam & Recreation Park

Discounts

Discount may apply to approved not-for-profit clubs, on application.

Seasonal specials/packages to be authorised by the Chief Executive Officer

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS

Nil

19.2 FACADE IMPROVEMENT PROGRAM**File Number:** 28.09.2022**Author:** General Manager Liveability**Authoriser:** Chief Executive Officer**PRECIS**

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on the Façade Improvement Program.

SUMMARY**11.11 FACADE IMPROVEMENT PROGRAM**

COMMITTEE RESOLUTION 2022/122

Moved: Cr Kirstie Schumacher

Seconded: Cr Scott Henschen

That the Committee recommends to Council:

That in accordance with the approved grant budget that:

1. An allocation of \$180,000 is made to the Kingaroy Chamber of Commerce and Industry for the delivery of the Kingaroy Façade Improvement Grant Program.
2. An allocation of \$120,000 is made for the delivery of the South Burnett Region Façade Improvement Scheme.

In Favour: Crs Danita Potter, Kirstie Schumacher and Scott HenschenAgainst: Cr Kathy Duff**CARRIED 3/1**

OFFICER'S RECOMMENDATION

That in accordance with the approved grant budget that:

1. An allocation of \$180,000 is made to the Kingaroy Chamber of Commerce and Industry for the delivery of the Kingaroy Façade Improvement Grant Program.
2. An allocation of \$120,000 is made for the delivery of the South Burnett Region Façade Improvement Scheme.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

19.3 FISHING AND INFRASTRUCTURE GRANT**File Number:** 28.09.2022**Author:** General Manager Liveability**Authoriser:** Chief Executive Officer**PRECIS**

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on the Fishing and Infrastructure Grant.

SUMMARY**COMMITTEE RESOLUTION 2022/125**

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That the committee recommends to Council that:

1. A project plan is developed to install Fish Habitat infrastructure at Bjelke-Petersen Dam
 2. A variation is submitted to the Department of Agriculture to consider the project plan as an alternate project
-

OFFICER'S RECOMMENDATION

That:

1. A project plan is developed to install Fish Habitat infrastructure at Bjelke-Petersen Dam
2. A variation is submitted to the Department of Agriculture to consider the project plan as an alternate project.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

19.4 QUEENSLAND REMEMBERS, COMMUNITY GRANTS PROGRAM ROUND 2**File Number:** 29.09.2022**Author:** General Manager Liveability**Authoriser:** Chief Executive Officer**PRECIS**

Presented at the Liveability Standing Committee Meeting held on 14 September 2022 was a report regarding information on the Queensland Remembers, Community Grants Program Round 2

SUMMARY**COMMITTEE RESOLUTION 2022/120**

Moved: Cr Kirstie Schumacher

Seconded: Cr Kathy Duff

That the Committee recommends to Council to:

1. Support Hivesville Progress Association Inc in submitting a grant application under Queensland Remembers, Community Grant Program Round 2 for structural repairs, rendering and painting of the Lest We Forget Memorial Wall in the Railway Park, Hivesville.
2. Provide a financial contribution of 10% of the total cost of the proposed grant submission of up to \$5,000.
3. That the Liveability team undertake a review and assessment of all memorials across the region and compile a list of recommendations for improvements that can be considered in the next round of the Queensland Remembers Community Grants Program and in consultation with the relevant sub branch.

In Favour: Crs Brett Otto, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0**OFFICER'S RECOMMENDATION**

That Council:

1. Support Hivesville Progress Association Inc in submitting a grant application under Queensland Remembers, Community Grant Program Round 2 for structural repairs, rendering and painting of the Lest We Forget Memorial Wall in the Railway Park, Hivesville.
2. Provide a financial contribution of 10% of the total cost of the proposed grant submission of up to \$5,000.
3. That the Liveability team undertake a review and assessment of all memorials across the region and compile a list of recommendations for improvements that can be considered in the next round of the Queensland Remembers Community Grants Program and in consultation with the relevant subbranch.

BACKGROUND

Presented at the Liveability Standing Committee Meeting held on 14 September 2022.

ATTACHMENTS**Nil**

20 INFORMATION SECTION

20.1 DELEGATED AUTHORITY REPORTS (1 AUGUST 2022 TO 31 AUGUST 2022)

File Number: 28/09/2022

Author: Administration Officer

Authoriser: Chief Executive Officer

PRECIS

Reports signed by the Chief Executive Officer under delegated authority.










SUMMARY

This report comprises a listing of any reports approved by delegated authority from the 1st of August 2022 until the 31st of August 2022.

OFFICER'S RECOMMENDATION

That the Delegated Authority report be received.

ATTACHMENTS

1. Signed off Delegated Authority Report - Development permit for a dual occupancy at 25 & 27 Nutt Street, Murgon [↓](#) 
2. Signed off Delegated Authority Report - Development permit for Short-term accommodation cabins and caretaker's residence at maidenwell upper yarraman road, Neumgna [↓](#) 
3. Signed off Delegated Authority Report - Development permit for a minor change to an existing approval at 2708 Wondai Proston Road, Hivesville [↓](#) 
4. Signed off Negotiated Delegated Authority Report - Development permit for Reconfiguration of a lot (1 lot into 8 lots over 2 stages) at 42 Boat Mountain Road, Murgon [↓](#) 
5. Signed off Delegated Authority Report - Operational Works at 1-5 Hart Street, Blackbutt [↓](#) 
6. Signed off Delegated Authority Report - Operational Works at 4 Scott Street, Wondai [↓](#) 
7. Signed off Delegated Authority Report - Operational Works at 34 William Street, Kingaroy [↓](#) 
8. Signed off Delegated Authority Report - Operational Works at 61-79 tessmans Road, Kingaroy [↓](#) 
9. Signed off Delegated Authority Report - Reconfiguration of a Lot (Boundary Realignment) at 16 Henderson Road, Neumga [↓](#) 

Delegated Authority _____

Date: _____

0.0 MATERIAL CHANGE OF USE FOR A DUAL OCCUPANCY AT 25 & 27 NUTT STREET, MURGON (AND DESCRIBED AS LOTS 5 & 6 ON SP 202800). APPLICANT: CHERBOURG REGIONAL ABORIGINAL & ISLANDER COMMUNITY CONTROLLED HEALTH SERVICES LTD C/- URBIS PTY LTD

File Number: MCU22/0007
Author: Senior Planner
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER	<i>[Signature]</i>	3/8/22
GM	<i>[Signature]</i>	3/8/22
CEO	<i>[Signature]</i>	

PRECIS

Material Change of Use for a Dual Occupancy at 25 & 27 Nutt Street, Murgon (and described as Lots 5 & 6 on SP 202800). Applicant: Cherbourg Regional Aboriginal & Islander Community Controlled Health Services Ltd C/- Urbis Pty Ltd

SUMMARY

- Application for Development Permit for Material Change of Use (2 x 3 bedroom units x 2) over 2 lots;
- Subject site included within the Low density residential zone under the South Burnett Regional Council Planning Scheme 2017 v1.4;
- Proposal triggers assessment against the entire Planning scheme which includes:
 - o Strategic framework;
 - o Low density residential zone;
 - o Services and works code.
- The proposed dual occupancies have been designed to be consistent with the established and envisaged low density and detached housing character;
- Streetscape character is addressed through appropriate setbacks and façade treatments complimented by landscaping throughout the site and private open space areas;
- Application subject to public notification – no public submissions received during the notification period;
- The proposed development generally complies with the assessment benchmarks or has been conditioned to comply (refer to Attachment A – Statement of Reasons);
- Infrastructure Charges Notice (refer to Attachment B – Infrastructure Charges Notice);
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER’S RECOMMENDATION

That Council approve the Development Application for Material change of use – development permit (2 x 3 bedroom units x 2) over 25 & 27 Nutt Street, Murgon (and described as Lots 5 & 6 on SP202800) subject to the following conditions:-

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Project No. Reference no.	Revision	Date
Site Plan	Cox Architecture	Nutt Street Housing A-11-000	2	10.12.21
Location Plan	Cox Architecture	Nutt Street Housing	-	25/03/2022

Delegated Authority

Date:

		A-11-02		
General Arrangement Plan	Cox Architecture	A-21-00	3	10.12.21
Elevation / Section	Cox Architecture	A-30-01	-	25/03/2022
Townhouse 1 – Ground floor	Cox Architecture	Nutt Street Housing 421126.00 A-21-01	-	25/03/2022
Elevations	Cox Architecture	Nutt Street Housing 421126.00 A-30-00 & A-30-01	-	25/03/2022
Site Plan – Statement of Landscape Intent	Urbis	L-SD02 P0034777	A	24.03.22
Section AA – Statement of Landscape Intent	Urbis	L-SD03 P0034777	A	24.03.22
Planting Schedule – Statement of Landscape Intent	Urban	L-SD04 P0034777	A Amend - Schedule needs to demonstrate compliance with SBRC Planting Guidelines	24.03.22
Hardscape Schedule – Statement of Landscape Intent	Urbis	L-SD05 P0034777	A	24.03.22

Amendment: Ensure that the Planting Schedule does not include species not recommended for the South Burnett Regional and includes only species recommended as per the SBRC Planning Guidelines.

- GEN2. The development herein approved may not start until the following development permits have been issued and complied with as required:-
- Development Permit for Building Works.
- GEN3. Development Permit for Operational Works (Site Works, road widening, kerb and channel and associated drainage, landscaping, access driveways, water supply and sewerage discharge sludge collection and removal, stormwater disposal).
- GEN4. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

APPROVED USE

- GEN5. The approved development is a Material change of use for 2 x dual occupancies on 25 & 27 Nutt Street Murgon, as shown on the Approved Plans and does not infer other uses such as Short term accommodation.

Comment: No staging of the development has been proposed or conditioned as part of the permit.

Delegated Authority _____

Date: _____

COMPLIANCE, TIMING AND COSTS

- GEN6. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.
- GEN7. All works, including the repair or relocation of services (Telstra, lighting) is to be completed at no cost to Council.

MAINTENANCE

- GEN8. The development (including landscaping, parking, driveway and other external spaces) shall be maintained in accordance with the Approved Plans, subject to and modified by any conditions of this approval.
- GEN9. Maintain the site in a clean and orderly state at all times.
- GEN10. Dust prevention measures must be undertaken to ensure that dust does not cause a nuisance to occupiers of adjacent properties.

PERMIT TO WORK ON COUNCIL ROADS

- GEN11. The applicant must submit a completed *Permit to Work on Council Roads Application* available from <http://www.southburnett.qld.gov.au> for approval by Council before commencing and works within the Council road reserve (i.e., in this case, the required property access).

LANDSCAPING

- MCU12. A minimum 2m wide strip of landscaping is to be provided along Nutt Street frontage (excluding vehicle manoeuvring areas).
- MCU13. A minimum 1m wide strip of landscaping is to be provided along the side boundaries of each property boundaries. This can incorporate gravel access strip adjacent of the northern and southern boundary of the units as indicated on the Site Plan – Landscaping.
- MCU14. The site is to be landscaped in accordance with the Services and works code– Landscaping prior to commencement of the use. Any changes to the submitted Landscaping plan Dwg No: L-SD02 shall be made in writing to Council for review prior to landscape plantings.

UNIT DEVELOPMENT

- MCU15. Each dwelling unit is to be provided with external clothes drying facilities outside of the nominated open private space areas.
- MCU16. A letter box shall be provided on the Nutt Street alignment for each habitable unit. Each box shall be distinguished with a number corresponding with the unit number.
- MCU17. Each dwelling unit is to be readily identified by number.

MECHANICAL PLANT

- MCU18. Mechanical plant (air conditioning, refrigeration equipment and pumps) must comply with the *Environmental Protection Act 1994*.

Air conditioning and refrigeration equipment must achieve no more than 3dB(A) above the background level from 10pm to 7am and no more than 5dB(A) above the background level from 7am to 10pm when measured at an affected building.

Pumps (including heat pumps) must not be audible from 10pm to 7am, no more than 5dB(A) above the background level from 7am to 7pm and no more than 3dB(A) above the background level from 7pm to 10pm when measured at an affected building.

Delegated Authority

Date:

REFUSE STORAGE COLLECTION

- MCU19. Provision must be made for the storage and removal of refuse in accordance with the *Waste Reduction and Recycling Regulation 2011*.
- MCU20. Any areas that are dedicated for the collection and/or storage of solid waste on the premises are to be:
- a) level;
 - b) provided with impervious hard stand and drained; and
 - c) if facing either the street frontage or adjoining properties, screened by a 1.8m high fence around the full perimeter.

FENCING

- MCU21. Fence construction along property boundaries connecting to a road frontage over 1.2m in height are tapered to 1.2m in height over a length of 4m toward the road frontage.
- MCU22. Fence construction between private open space areas of unit is to be solid screen fencing to a height not exceeding 1.8m.
- MCU23. Fences or walls proposed along road frontages are to be maximum 1.2m in height if of solid construction or maximum of 1.5m in height, if gaps permit 50% transparency, except where providing screening to bin storage area.
- MCU24. Road frontage fences or walls are not to exceed 15m in length without a 1m x 0.5m indentation.
- MCU25. For each individual lot, fence construction along the northern, southern and western property boundaries is to be solid screen fencing to a height not exceeding 1.8m.

ENGINEERING WORKS

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards, relevant design guides, and Australian Standards.
- ENG3. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Connect the development to the existing stormwater system.

Delegated Authority

Date:

- ENG7. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG8. Design and construct all internal stormwater drainage works to comply with the relevant Section/s of AS/NZS 3500.3.2.
- ENG9. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

WATER SUPPLY

- ENG10. Connect the development to Council's reticulated water supply system via a single connection.

SEWERAGE

- ENG11. Connect the development to Council's existing reticulated sewerage system.

Comment: An extension to the existing sewer network is required to service Lot 5 SP202800. This extension will be provided by Council. To arrange the sewer extension, contact Council Water & Wastewater Team, allowing sufficient time for the works to be designed and constructed.

- ENG12. Actual connection to Council's live sewerage infrastructure must be undertaken by or under the supervision of Council.
- ENG13. Do not build works within 1.5 metres from the centre of any existing or future sewer pipework or within the Zone of Influence, whichever is the greater (measured horizontally).
- ENG14. Maintain a minimum of a 3 metre wide corridor to be maintained for maintenance/upgrade purposes.
- ENG15. Ensure that a clear level area of a minimum of a 2.5 metre radius surrounding any existing sewer manholes on the site is provided for future maintenance/upgrade purposes.
- ENG16. The above minimum clearances to Council's sewer infrastructure do not preclude the need for works to proposed structures to prevent loading to the sewer system.

PARKING AND ACCESS - GENERAL

- ENG17. Provide a minimum of two (2) car parking spaces per unit.

VEHICLE ACCESS

- ENG18. Construct a residential standard crossover between the property boundary and the edge of the Nutt Street pavement, having a minimum width of six (6.0m) metres, for each dual occupancy generally in accordance with Council's Standard Drawing No. 00048.
- ENG19. Construct any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).

ELECTRICITY AND TELECOMMUNICATION

- ENG20. Connect the development to electricity and telecommunication services.

Delegated Authority

Date:

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG21. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
- ENG22. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE**WHEN APPROVAL STARTS TO HAVE EFFECT**

- ADV1. This development approval starts to have effect in accordance with the provisions of Section 71 of the *Planning Act 2016*.

WHEN APPROVAL LAPSES

- ADV2. This development approval will lapse in accordance with the provisions contained within Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this development approval.

MATERIAL CHANGE OF USE – CURRENCY PERIOD

- ADV3. Section 85 (1)(a) of the *Planning Act 2016* provides that, if this approval is not acted upon within the period of six (6) years the approval will lapse.

INFRASTRUCTURE CHARGES

- ADV4. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

DEVELOPER INCENTIVE

- ADV5. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2023. Eligible development under this scheme is required to be completed by 31 December 2023.

For further information or application form please refer to the rules and procedures available on Council's website.

HERITAGE

- ADV6. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

- ADV7. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

Delegated Authority _____

Date: _____

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority

Date:

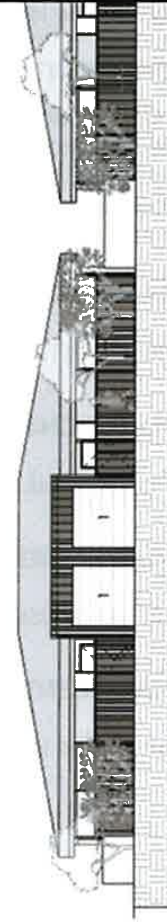
PROPOSAL PLAN

25-27 Nutt Street Drawing Package

25 Nutt Street, Murgon QLD 4605
Job No: 421126

Drawing List

- A-11-00 : Site Plan
- A-11-02 : Location Plan
- A-21-00 : General Arrangement Plan
- A-21-01 : Townhouse 1 Plan
- A-30-00 : Elevations
- A-30-00 : Elevation / Section

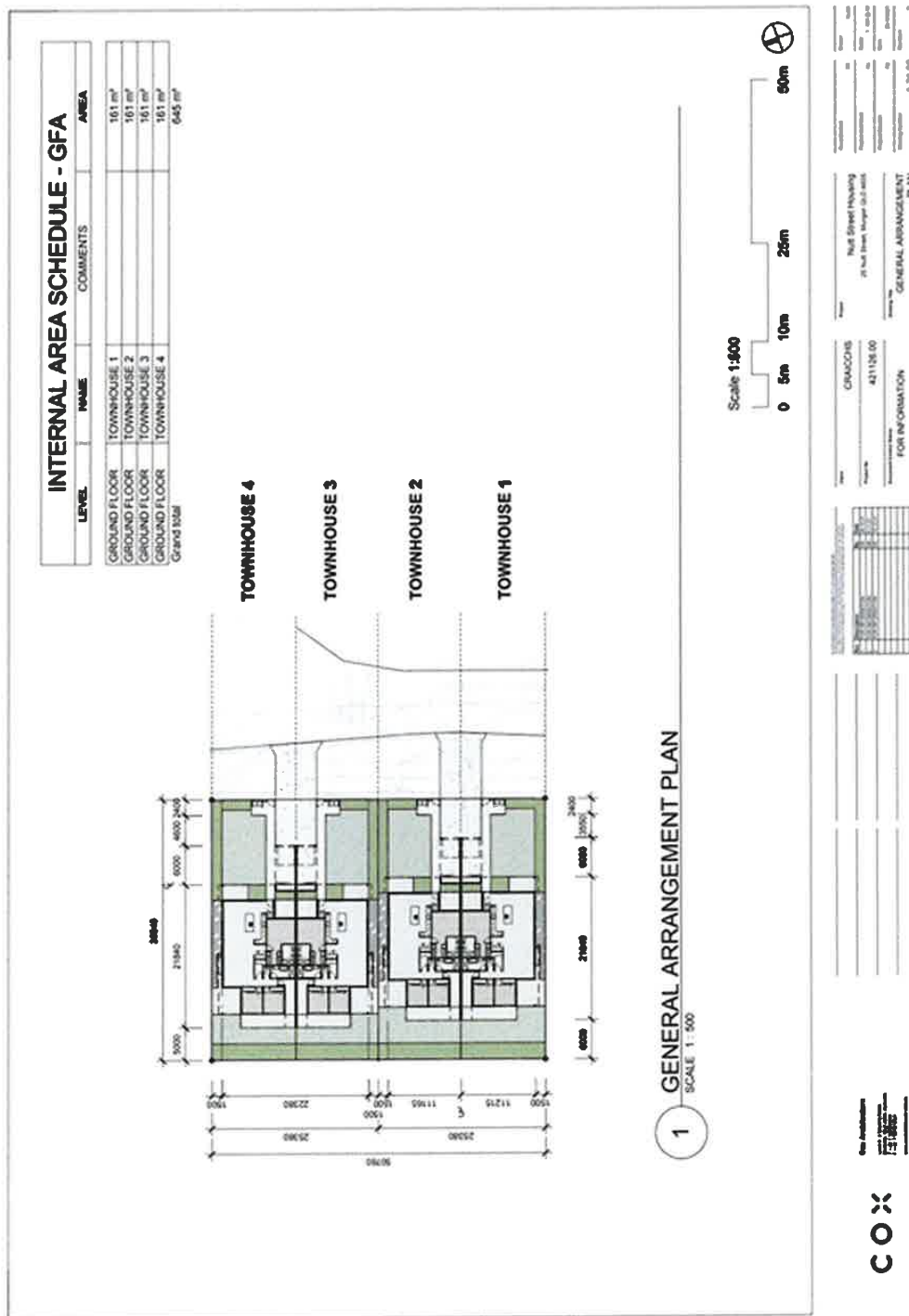


COX

Cox Architecture
Level 1, 111 St. George Street
Sydney NSW 2000
T: 61 2 923 9300
www.coxarchitect.com.au

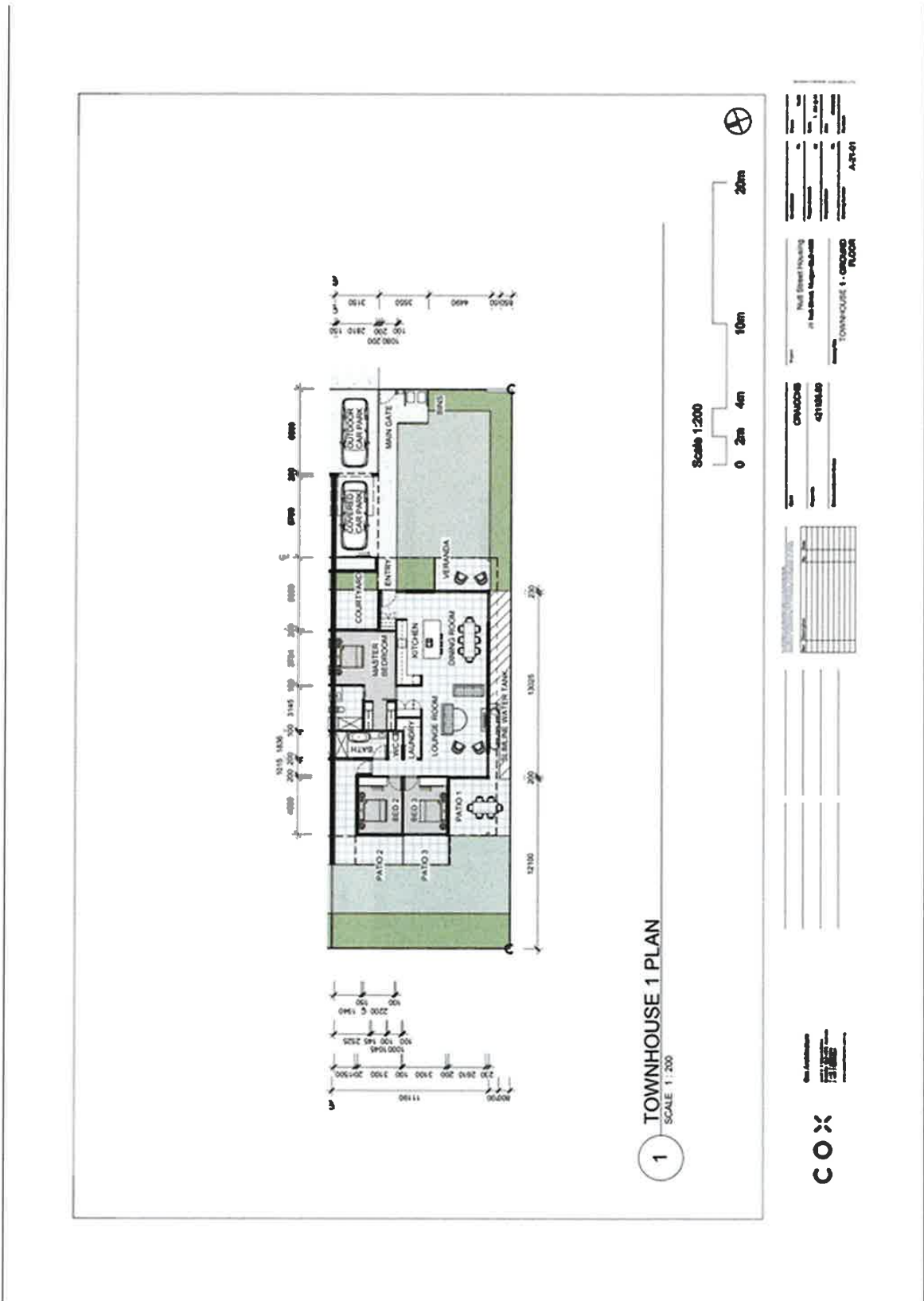
Delegated Authority

Date:



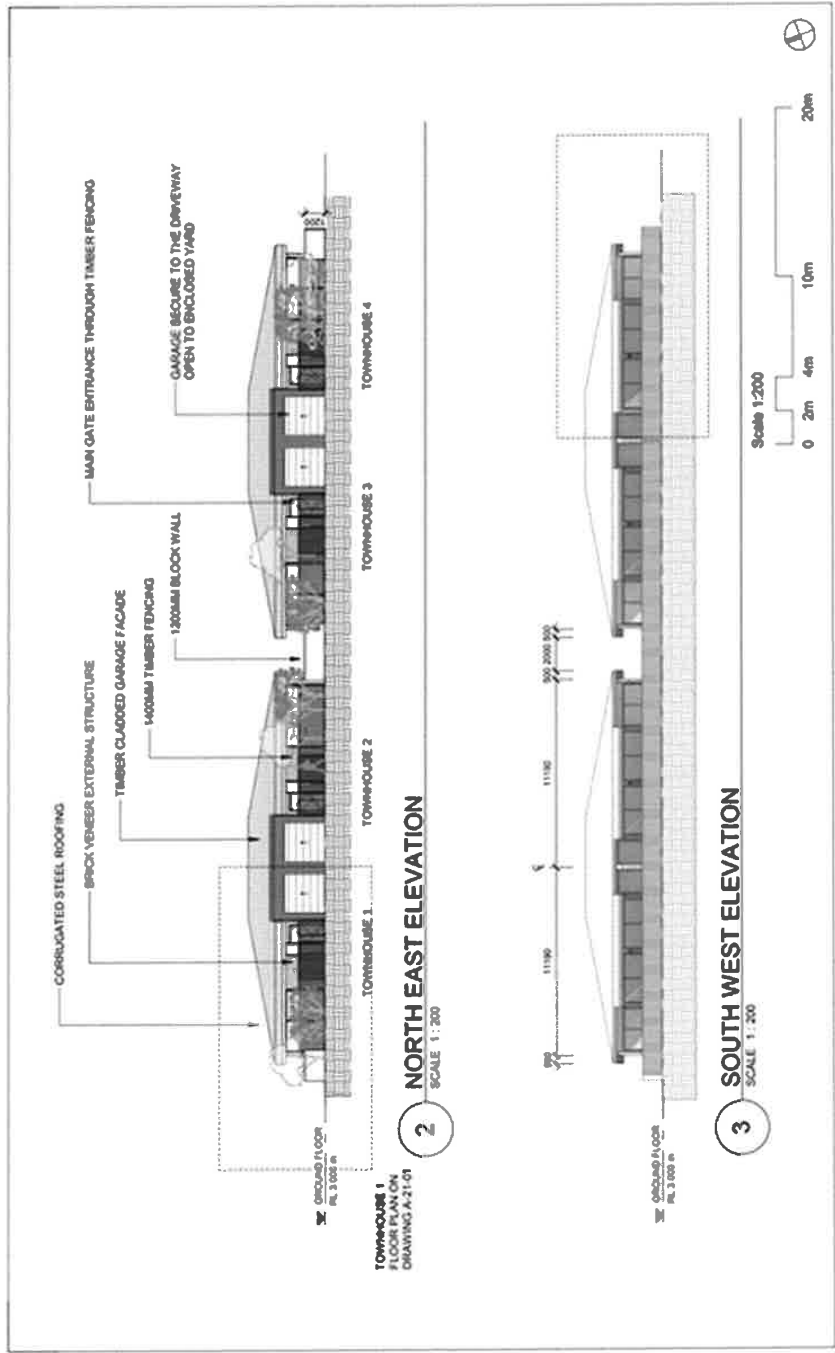
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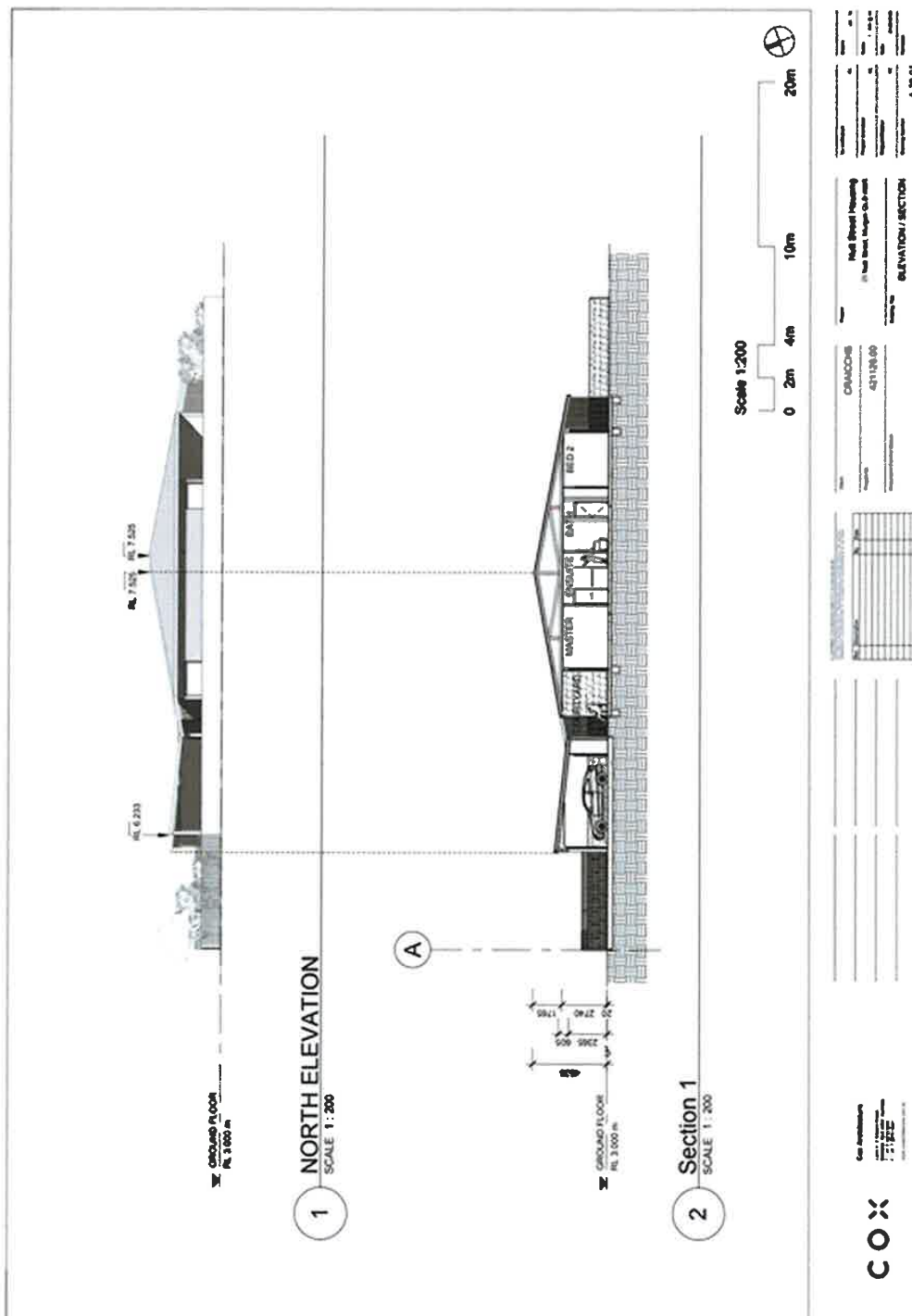
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Date:



Delegated Authority

Date:



Delegated Authority _____

Date: _____



**25-27 Nutt Street
Murgon**

STATEMENT OF LANDSCAPE INTENT

Delegated Authority

Date:



- L-S001
- L-S002
- L-S003
- L-S004
- L-S005

CONTENTS

- Landscape Character
- Site Plan
- Section AA
- Planting Schedule
- Hardscape Schedule

26-27 NUTT STREET, MURGON
STATEMENT OF LANDSCAPE INTENT



Delegated Authority

Date:

LANDSCAPE CHARACTER



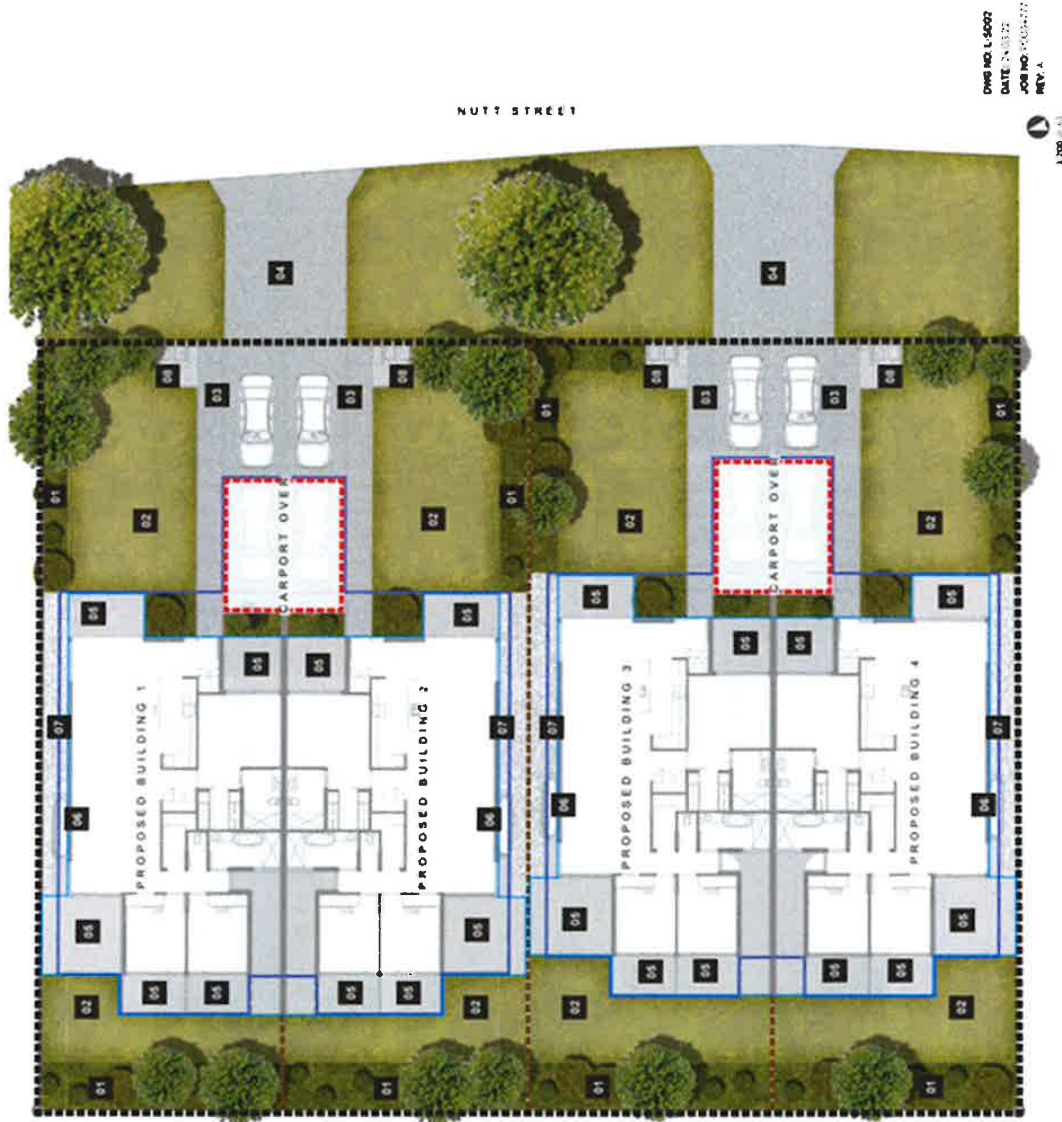
8/11/2022
 DATE: 28/09/2022
 JOB NO: 2022-001
 URBIS

48 MILLAROO DRIVE
 SCHEMATIC DESIGN



Delegated Authority

Date:



SITE PLAN

LEGEND

Site Boundary	
Feature Tree	
Dividing Fence	
Roof Over	
Building Outline	
Carport Scourline	
Proposed Deep Planting	01
Proposed Turf	02
Pathway/Steppers	03
Shared Driveway	04
Covered Courtyards	05
Simline Water Tank	06
Gravel Access Strip	07
Bin Storage	08

URBIS
 25-27 NUTT STREET, MURGOON
 STATEMENT OF LANDSCAPE INTENT

Delegated Authority

Date:

SECTION AA



DWG NO. L 5003
 DATE 27-03-22
 JOB NO. MURGOA177
 RTV A
 1:50 @ A3

URBIS
 25-27 MUTT STREET, MURGOON
 STATEMENT OF LANDSCAPE INTENT

Delegated Authority

Date:

PLANTING SCHEDULE

SHRUBS & GROUNDCOVERS



CLIMBING



TREES



SOFTSCAPE SCHEDULE

TREE	<i>Buckinghamia colsoniae</i>	BUC cal
TREE	<i>Melaleuca callistemon</i>	MEL cal
TREE	<i>Greville robusta</i>	GRE rob
SHRUB	<i>Banksia spinulosa 'Coastal Cushion'</i>	BAN CC
SHRUB	<i>Doryanthes excelsa</i>	DOR exc
SHRUB	<i>Westringia frutescens</i>	WEI fru
SHRUB	<i>Melaleuca 'Caret Taps'</i>	MEL CT
SHRUB	<i>Myoporum ellipticum</i>	MYO ell
SHRUB	<i>Platanus 'Miss Mabel'</i>	PIT 'M5'
SHRUB	<i>Philadelphus lanceolatus</i>	PHI lan
SHRUB	<i>Xanthorrhoea johnsonii</i>	XAN joh
SHRUB	<i>Emmophane youngii</i>	ERE you
SHRUB	<i>Philadelphus lanceolatus</i>	PHI lan
CLIMBING	<i>Ficus pumila</i>	FIC pum

ONE SET L-10004
DATE: 24.03.22
JOB NO: P0004-177
REV: A

URBIS
25-27 NUTT STREET, MURGOON
STATEMENT OF LANDSCAPE INTENT

Delegated Authority _____

Date: _____

HARDSCAPE SCHEDULE

Concrete Type 1	P1
Pavement Type 2	P2
Gravel Type	P3
Turf Type 1	T1

CHAS BUCKLE, L.D. 2018
 QUAYS 24 03 22
 JOHN HODGKINSON 777
 BREN A

HARDSCAPE SCHEDULE




URBIS
 26-27 NUTT STREET, MURGOON
 STATEMENT OF LANDSCAPE INTENT

Delegated Authority

Date:

REPORT

The applicant seeks approval for a Material change of use – development permit for a dual occupancy (2 x 2 x 3 bedroom units).

APPLICATION SUMMARY	
Applicant:	Cherbourg Regional Aboriginal & Islander Community Controlled Health Services Ltd C/- Urbis Pty Ltd
Proposal:	3 bedroom Dual Occupancy (x2) over two lots
Properly Made Date:	04 April 2022
Street Address:	25 Nutt Street, Murgon 27 Nutt Street, Murgon
RP Description:	Lot 5 on RP202800 Lot 6 on RP202800
Assessment Type:	Impact Assessable
Number of Submissions:	Nil
State Referral Agencies:	N/A
Referred Internal Specialists:	Development engineer

The following table describes the key development parameters for the proposal:

PROPOSED DEVELOPMENT	
Proposed Development:	Establish 2 x Dual Occupancies
Variations Sought:	N/A
Level of Assessment:	Impact assessable.
Impervious Area:	Nil provided
Site Cover:	32% on each lot
Car Parking Spaces:	1 resident car parking space and 1 visitor car parking space per dwelling provided in tandem arrangement. Total = 8 car parking spaces proposed.
Service Vehicle Provision:	N/A
Submissions Received:	Nil
Decision Making Period Ends:	29 July 2022

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION	
Land Area:	Each lot 1,011sqm totalling 2,022sqm
Existing Use of Land:	Vacant land
Road Frontage:	Nutt Street, Murgon
Road/s Nutt Street	Road Hierarchy Street
Easements	The site is currently unencumbered by easements.
Significant Site Features:	Nil

Delegated Authority _____

Date: _____

Topography:	The site is relatively flat.
Surrounding Land Uses:	Land Use
North	Adjoins a residential dwelling at the corner of Nutt Street and Jefferies Street. Further north is the edge of the township's urban boundary.
South	Adjoins a residential dwelling. Further south is the Murgon Hospital and township's centre to the south- west.
East	Residential development along Nutt Street. Further east is the edge of the township's urban boundary.
West	Adjoins residential developments along Harm Street & Jefferies Street. Further west is Murgon State High School and Murgon State School followed by the Murgon Golf Course at the urban periphery.
Services:	All available

Background / Site History

APPLICATION NO.	DECISION AND DATE
	<p>Applicant applied for 50% application reduction under the Consideration of applications for reduction in Council's fees and charges – Building & Development Applications.</p> <p>Request was subsequently approved on 7 July 2022. Reimbursement of \$2,170.00 issued to applicant.</p>

ASSESSMENT:

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- The *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the Planning Regulation 2017

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Nil
WBB Regional Plan Designation:	N/A

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.4. The following sections relate to the provisions of the Planning Scheme.

Delegated Authority

Date:

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.4
Strategic Framework Land Use Category:	Urban footprint
Zone:	Low density residential zone
Precinct:	Nil
Consistent/Inconsistent Use:	Consistent
Assessment Benchmarks:	Low density residential zone code Service and works code

Strategic Framework

The Strategic Framework considers the following matters:

- Settlement Pattern
- Rural Futures
- Strong Economy
- Natural Systems & Sustainability
- Strong Communities
- Infrastructure & Servicing

The proposed unit development is reflective of the residential character and density and located within close proximity to the existing Murgon General Hospital (south-east of the proposed development). No subdivision or boundary realignments are proposed as part of the residential units however is considered to be infill development complimentary to existing urban footprint.

All services are available for connection including extension of existing sewer main to service lot 5 on SP202800.

The applicant proposes the housing is to support the Cherbourg community and facilitate housing in association with Murgon General Hospital.

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

PERFORMANCE OUTCOME	ACCEPTABLE OUTCOME
Low density residential zone	
3(a) Predominantly detached dwelling houses are provided on a range of lot sizes.	Conditioned - While the proposed dual occupancies are set out identically to one another, the proposed off-set by 1m to the front boundary of the dual occupancy on lot 6 to the street frontage reduces the overall bulk and scale of the development in keeping with the existing low density residential scale and character of the area.
3(b) Development provides for an efficient land-use pattern and is well connect to other parts of the local government area	Complies – The applicant purports the dual occupancies are provided to support the nearby General Hospital with connection to all essential infrastructure. Council to extend the sewer main for Lot 5 as part of the conditions of approval. The extension of Council’s sewer main was agreed to as part of the initial pre-lodgement discussions held with Council on 7 December 2022.
3(d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour,	Complies – Design of the proposed units is sympathetic to the surrounds and offset to one another to reduce bulk and scale

Delegated Authority

Date:

<p>lighting and other locally specific impacts.</p>	<p>of the units adjacent to one another. Access to the units is via Nutt Street.</p> <p>Access to the adjoining dwelling houses located on corner of Jefferies Street to the north and Harm Street to the south of the development takes access from their respective road frontages.</p>
<p>3(e) Development reflects and enhances the existing low density scale and character of the area. Small lot development may be supported where there is a demonstrated need. Dual occupancies have the appearance of a house.</p>	<p>Complies – the proposal incorporates a built form reflective of the surrounding locality no greater than one (1) storey in height and off-set to one another breaking up the scale and bulkiness of the units to the street.</p>
<p>3(l) Multiple dwellings and dual occupancy occur close to the Local centre zone where development is of a scale and density consistent with the surrounding Low density residential zone.</p>	<p>Non-Compliant – The proposed unit development is in close proximity to the General Hospital and reflective of existing unit development within the immediate area. Refer to item 3(b). This proposal is a standalone development application and does not incorporate the needs or wants of the General Hospital.</p>
<p>PO2 The density, built form and appearance of development reflects the intended low density, detached housing character of the zone, is climatically responsive and facilitates casual surveillance of the street.</p>	<p>Conditioned – Townhouse 4 (Lot 6) does not meet the 6m setback rear property boundary. The reason for the non-compliance is due to Council’s initial feedback of the submitted plans to offset the dual occupancies from one another hence reducing the bulk appearance to the street frontage.</p> <p>A shared driveway arrangement to each Dual occupancy is considered to reduce the vehicle access points to Nutt Street which in term gives the appearance of a dwelling house.</p> <p>The covered carport with garage door is a similar arrangement to existing dwelling houses in the locality. The unenclosed side walls of the garages will provide additional surveillance to the street.</p>

Local Categorising Instrument - Variation Approval

N/A

Local Categorising Instrument - Temporary Local Planning Instrument

N/A

Other Relevant Matters

N/A

Delegated Authority

Date:

Locality Plan



Figure 1 - Aerial Image (Source: Qld Globe)

Delegated Authority _____

Date: _____

Aerial Plan



Figure 2 - Locality Plan (Source: IntraMaps)

Delegated Authority

Date:

CONSULTATION:

Referral Agencies

N/A.

Other Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Provided conditions relevant to the development application.
Infrastructure Charges Unit	<p>Council adopted the LFIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of development that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> a) Reconfiguring a lot; b) Making a material change of use; c) Carrying out building work. <p>The property is within the water supply, sewerage, transport, parks and stormwater network and is therefore subject to the relevant adopted charges.</p> <p>The adopted charge for the Material change of use for dual occupancies x 2, is the adopted charge for the land use as stated in the South Burnett Regional Council Charges Resolution (No. 3) 2019.</p> <p>The current charge for the proposed development is \$40,170.00</p> <p>Refer to Attachment B for the Infrastructure Charges Notice.</p>

Public Notification

The Notice of Compliance was received by Council on 13 June 2022. The information attached to the notice confirms that the public notification of the application was undertaken in accordance with the requirements of Part 4 of the *Planning Act 2016*. The Notice of Compliance states the public notification included:

- Publishing a notice in the South Burnett Times on Thursday 19 May 2022;
- Place a notice on the land from 14 May 2022; and
- Notifying owners of all land adjoining the site on 16 May 2022.

No submissions were received objecting to or supporting the proposed development.

CONCLUSION:

The proposed Material change of use – development permit for Dual occupancy ((2 x 3 bedroom units x 2) over 2 lots) is considered appropriate given the location and setbacks to adjoining properties. Where compliance cannot be demonstrated or addressed by reasonable and relevant conditions there is sufficient grounds to approve the development despite the conflict.

Delegated Authority _____

Date: _____

ATTACHMENTS

- 1. Attachment B - Infrastructure Charges Notice**
- 2. Attachment A - Statement of Reasons**

Attachment A**NOTICE ABOUT DECISION – STATEMENT OF REASONS**

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

The development application for:

Type of Approval	Material change of use – development permit
Level of Assessment	Impact
Application No	MCU22/0007
Name of Applicant	Cherbourg Regional Aboriginal & Islander Community Controlled Health Services Ltd C/- Urbis Pty Ltd
Street Address	25 & 27 Nutt Street Murgon
Real Property Address	Lots 5 & 6 on SP202800

On 28 July 2022 the above development was:

Approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposal will create an opportunity for an additional low density residential living consistent with the current use of the surrounding locality;
- The proposal is considered infill development;
- The dual occupancies could be utilised for housing accommodation potentially by medical staff or patients of the nearby General Hospital;
- The design of the dual occupancies is reflective of the established low density character; and
- The land is easily serviceable with the required utilities.

2. Assessment Benchmarks

The following benchmarks apply to this development:

- Low density residential zone code
- Services and works code

Note: Each application submitted to Council is assessed individually on its own merit.

Attachment B
INFRASTRUCTURE CHARGES NOTICE
(Section 119 of the Planning Act 2016)

APPLICANT: Cherbourg Regional Aboriginal and Islander
Community Controlled Health Services Ltd
C/- Urbis Pty Ltd
Level 2, 64 Marine Parade
Southport QLD

APPLICATION: Dual occupancy

DATE: 05/07/2022

FILE REFERENCE: MCU22/0007

AMOUNT OF THE LEVIED CHARGE: **\$40,170.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$19,684.00	Water Supply Network
\$10,846.00	Sewerage Network
\$4,820.00	Transport Network
\$4,018.00	Parks and Land for Community Facilities Network
\$802.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 5 & Lot 6 SP202800

SITE ADDRESS: 25-27 Nutt St, Murgon

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Dual Occupancy x 2 (3 or more bed)	4	unit	\$9,842.00	CR Table 2.1	\$39,368.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	2	Allotments	\$9,842.00	CR Table 2.3	\$19,684.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Dual Occupancy x 2 (3 or more bed)	4	unit	\$5,423.00	CR Table 2.1	\$21,692.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	2	Allotments	\$5,423.00	CR Table 2.3	\$10,846.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Dual Occupancy x 2 (3 or more bed)	4	unit	\$2,410.00	CR Table 2.1	\$9,640.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	2	Allotments	\$2,410.00	CR Table 2.3	\$4,820.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Dual Occupancy x 2	4	unit	\$2,009.00	CR Table 2.1	\$8,036.00

(3 or more bed)

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	2	Allotments	\$2,009.00	CR Table 2.3	\$4,018.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Dual Occupancy x 2 (3 or more bed)	4	unit	\$401.00	CR Table 2.1	\$1,604.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Vacant land	2	Allotments	\$401.00	CR Table 2.3	\$802.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Dual Occupancy x 2 (3 or more bed)	\$19,684.00	\$10,846.00	\$4,820.00	\$4,018.00	\$802.00	\$40,170.00
Total	\$19,684.00	\$10,846.00	\$4,820.00	\$4,018.00	\$802.00	\$40,170.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p>

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

Delegated Authority Report

MATERIAL CHANGE OF USE FOR SHORT-TERM ACCOMMODATION CABINS AND CARETAKER'S RESIDENCE AT MAIDENWELL UPPER YARRAMNA ROAD, NEUMGNA (AND DESCRIBED AS LOT 4 ON SP231492) - APPLICANT: FIREBREAK FARM RETREAT C/- CREATIVE PLANNING PTY LTD

File Number: MCU22/0012
Author: Planning Officer
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER	<i>[Signature]</i>	18/8/22
GM	<i>[Signature]</i>	18/8/22
CEO	<i>[Signature]</i>	19.08.2022

PRECIS

Material change of use for Short-term accommodation cabins and Caretaker's residence at Maidenwell Upper Yarraman Road, Neumgna (and described as Lot 4 on SP231492) - Applicant: Firebreak Farm Retreat C/- Creative Planning Pty Ltd

SUMMARY

- Application for Material Change of Use – Development Permit (Short-term Accommodation Cabins and Caretaker's Residence).
- Subject site located in the Rural zone under the South Burnett Regional Council Planning Scheme.
- Proposal triggered code assessment as the proposal did not meet accepted development subject to requirements.
- The subject site is 60 hectares and is currently vacant.
- The proposal includes 4 short-term accommodation cabins and a caretaker's residence constructed over 3 stages. Proposal as follows:
 - Stage 1 – Cabins 1 & 2.
 - Stage 2 – Caretaker's residence.
 - Stage 3 – Cabins 3 & 4.
- The development application is assessed against the relevant codes of the South Burnett Regional Council Planning Scheme. Relevant codes including:
 - Rural zone Code; and
 - Services and works Code.
- Council issued an Information Request in regard to access, site plans and cabin orientation.
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply (refer Attachment A – Statement of Reasons).
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER'S RECOMMENDATION

That Council approve the development application for a Material Change of Use for a Short-term accommodation cabins and Caretaker's residence on land at Maidenwell Upper Yarraman Road, Neumgna (and described as Lot 4 on SP231492), subject to the following conditions.

GENERAL

GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Drawing Title	Prepared By	Ref No.	Revision	Date
Site Plan	Duke Building Design	1292 Sheet C.01	G	17 June 2022
Cabins 1 Floor Plan & Elevations	Duke Building Design	1292 Sheet C.04	E	17 June 2022

Delegated Authority Report

Cabin 2 Floor Plan & Elevations	Duke Design	Building	1292 Sheet C.05	E	17 June 2022
Perspectives	Duke Design	Building	1292 Sheet P.01	D	17 June 2022
Floor Plan	Duke Design	Building	1321 Sheet S.02	A	19 April 2022
Elevations	Duke Design	Building	1321 Sheet S.03	A	19 April 2022
Elevations	Duke Design	Building	1321 Sheet S.04	A	19 April 2022
Perspectives	Duke Design	Building	1321 Sheet S.05	A	19 April 2022

- GEN2. All works, including the repair or relocation of services (Telstra, lighting) is to be completed at no cost to Council.
- GEN3. The applicant is required to maintain the site in a clean and orderly state at all times, clearing declared weeds and feral animals.
- GEN4. Dust prevention measures must be undertaken to ensure that dust does not cause a nuisance to occupiers of adjacent properties.

STAGED DEVELOPMENT PERIOD

- GEN6. The development is to be undertaken in 3 stages, as follows:
- Stage 1 – Cabins 1 & 2
 - Stage 2 – Caretaker's residence
 - Stage 3 – Cabins 3 & 4
- GEN7. All stages must be completed within six (6) years of the development approval starting to have effect.

APPROVED USE

- GEN8. The approved development is a Matera Change of Use for Short-term accommodation (4 cabins) and associated Caretaker's residence, as shown on the approved plans and does not imply approval for other similar uses e.g. Multiple Dwellings or long-term residential use of cabins.

ENGINEERING WORKS

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standard drawings and design standards, relevant design guides, and Australian Standards.
- ENG3. Be responsible for the full cost of any alterations necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations, resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OR DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS.

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

Delegated Authority Report

- ENG5. Repair all damages incurred to Council and utility services infrastructure and assets, as a result of the proposed development immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG7. Ensure that adjoining properties and roadways are protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

ON-SITE WASTEWATER DISPOSAL

- ENG8. Connect the development to an on-site wastewater disposal system, in accordance with the AS1547 and the Queensland Plumbing and Wastewater Code.
- ENG9. Obtain a Development Permit for Plumbing Works for the on-site sewerage treatment system.

VEHICLE ACCESS

- ENG10. Construct a crossover between the property boundary and the edge of the Maidenwell Upper Yarraman Road pavement, having a minimum width of 4 metres, generally in accordance with Council's Standard Drawing No. 00049. A concrete driveway constructed generally in accordance with Council's Standard Drawing No. 00049, including maximum grades and drainage requirements.
- ENG11. The location and requirements for the access shall be in accordance with the Sight Distance Report prepared by ATC Engineers and Project Managers V 1.0, namely:
- The access shall be located 110m west of the boundary to Lot 5 SP243201;
 - Vegetation to be suitably maintained at the entrance to provide unobstructed visibility in both directions;
 - Vegetation to be suitably maintained at the horizontal bend near the boundary between Lot 4 SP231492 and Lot 5 SP243201 to provide unobstructed visibility in both directions;
 - Erosion to the table drain from stormwater runoff is to be backfilled, compacted and made good.

ELECTRICITY AND TELECOMMUNICATION

- ENG12. Connect the development to electricity and telecommunication services.

EROSION AND SEDIMENT CONTROL – GENERAL

- ENG13. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage system.
- ENG14. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE

- ADV1. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2023. Eligible development under this scheme is required to be completed by 31 December 2023.

For further information or application form please refer to the rules and procedures on Council's website.

Delegated Authority Report

- ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filing out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.
- ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.
- ADV4. Infrastructure charges are not levied by way of an infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

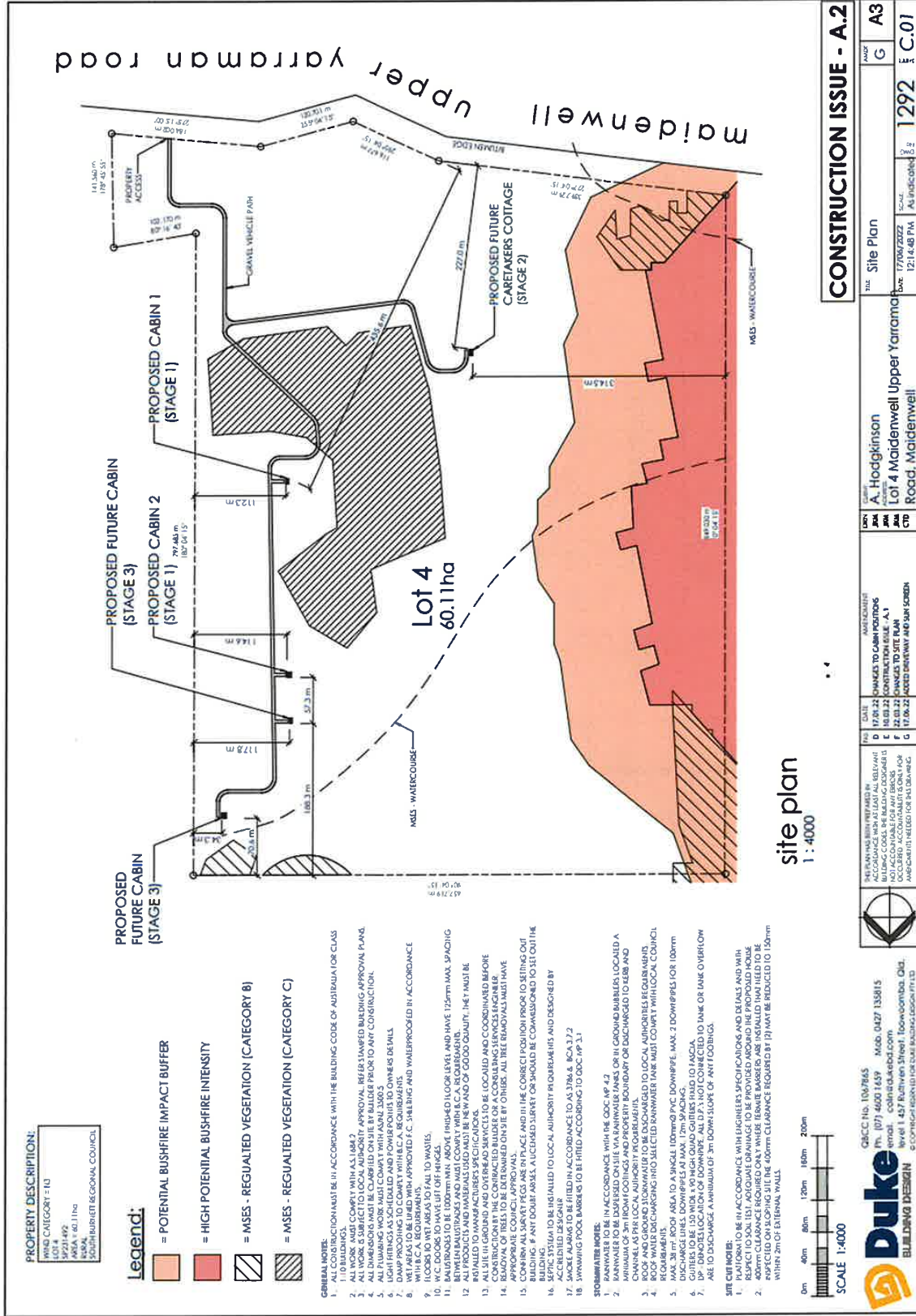
ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority Report

PROPOSAL

PLAN



CONSTRUCTION ISSUE - A.2

Site Plan

Lot 4 Maidenwell Upper Yarraman Road, Maidenwell

1292

17/06/2022

12:14:48 PM

NO.	DATE	DESCRIPTION
1	17/06/2022	ISSUED FOR APPROVAL
2	17/06/2022	ISSUED FOR APPROVAL
3	17/06/2022	ISSUED FOR APPROVAL
4	17/06/2022	ISSUED FOR APPROVAL
5	17/06/2022	ISSUED FOR APPROVAL
6	17/06/2022	ISSUED FOR APPROVAL
7	17/06/2022	ISSUED FOR APPROVAL
8	17/06/2022	ISSUED FOR APPROVAL
9	17/06/2022	ISSUED FOR APPROVAL
10	17/06/2022	ISSUED FOR APPROVAL

Duke
 BUILDING DESIGN

10/9/2022
 10/9/2022
 10/9/2022

10/9/2022
 10/9/2022
 10/9/2022

Delegated Authority Report

A3

Duke
BUILDING DESIGN

CRCC No. 1067845
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A. Hodgkinson
Address:
Lot 4 Maidenwell Upper
Yarraman Road, Maidenwell
Qld.
Cabins 1 Floor Plan & Elevations

DATE: 17/04/2022 12:14:52 PM
SCALE: AS INDICATED
DRAWN BY: E

REV. DATE. DESCRIPTION. ISSUED BY.

A 20.11.21 CONCEPT ISSUE - A1 JAM

B 20.11.21 CONCEPT ISSUE - A2 JAM

C 20.11.21 AMENDED ROOF LINE CTD

D 16.03.22 CONSTRUCTION ISSUE - A1 JAM

E 17.04.22 AMENDED DRIVEWAY AND SUN SCREEN CTD

east elevation
1 : 100

south elevation
1 : 100

cabin 1 floor plan
1 : 100

Legend:
— EXISTING WALL
— NEW WALL

Area	Area (m ²)
Deck	14.36 m ²
Floor	51.10 m ²
Grand total	65.46 m ²

north elevation
1 : 100

west elevation
1 : 100

CONSTRUCTION ISSUE - A.2

SCALE 1:100

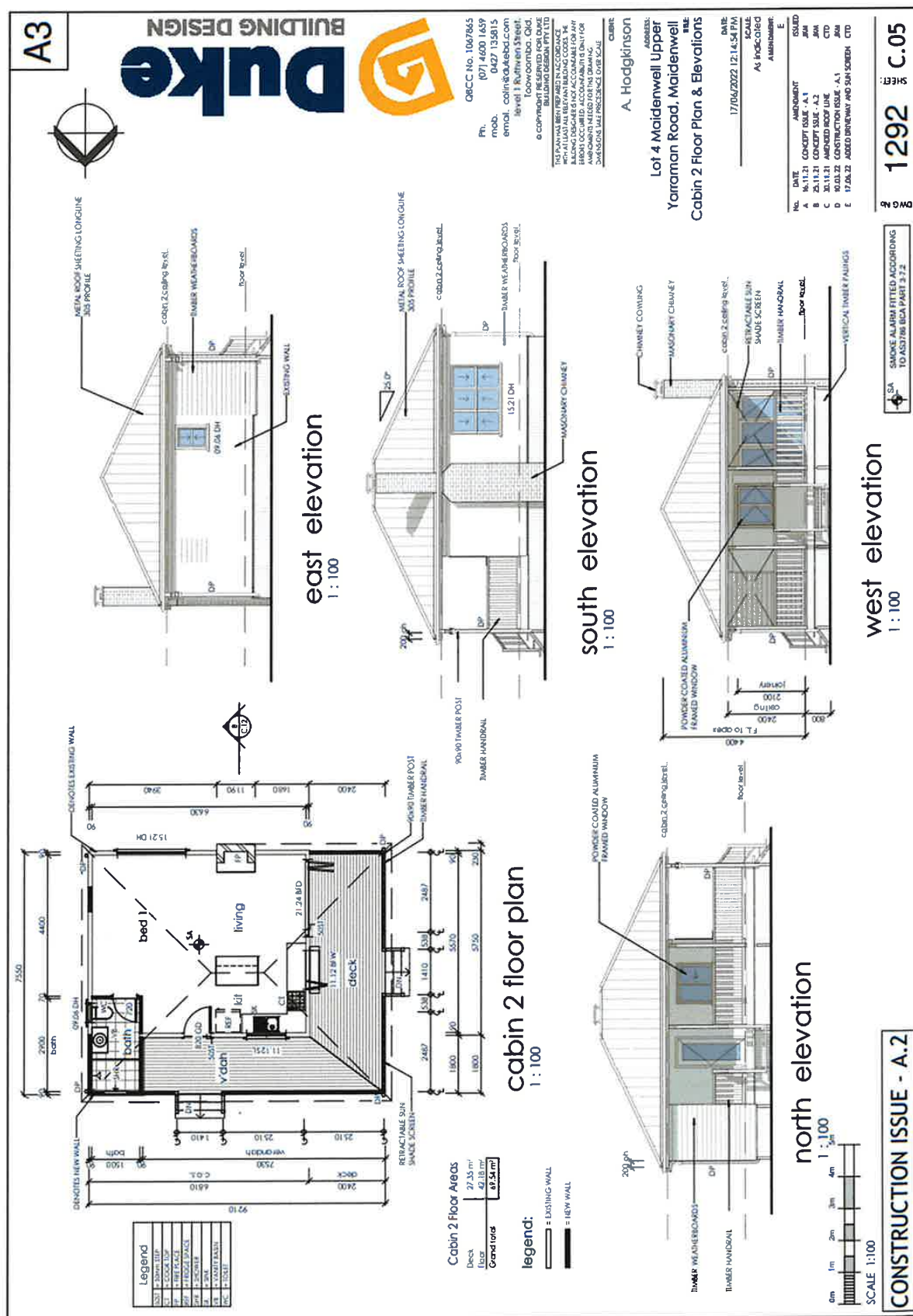
SA

DUKE ALUMINUM FITTED ACCORDING TO AS/NZS 1553 BICAL PART 3.7.2

1292


SHEET: C.04

Delegated Authority Report



Delegated Authority Report

A3



Duke
BUILDING DESIGN

QBCC No. 1067645
 Pty. (07) 4600 1659
 mob. 0427 13815
 email. colin@duke-bd.com
 level 1 Ruffern Street,
 Townsville Qld.
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CLIENT
A. Hodgkinson

ADDRESS
 Lot 4 Maidenwell Upper
 Yarraman Road, Maidenwell
 Perspectives

DATE
 17/06/2022 12:15:00 PM

SCALE

No.	DATE	AMENDMENT	ISSUED
A	16.11.21	CONCEPT ISSUE - A.1	JWA
B	23.11.21	CONCEPT ISSUE - A.2	JWA
C	30.11.21	AMENDED ROOF LINE	CTD
D	10.01.22	CONSTRUCTION ISSUE - A.1	JWA

1292

P.01

SWG No. SHEET:



3D View - Cabin 1



3D View - Cabin 2




Cabin 2

CONSTRUCTION ISSUE - A.2

Delegated Authority Report

A3



Duke
BUILDING DESIGN

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 Rosemead, QLD
 © COPYRIGHT DESIGNER FOR
 BUILDING DESIGN PTY LTD

A. Hodgkinson
 Address: Lot 4 Upper Yarraman Rd,
 Maidenwell
 QLD
 Elevations


DATE: 19/04/2022 6:05:58 PM
 SCALE: 1:100
 AMENDMENT: A

NO. DATE AMENDMENT ISSUED
 A 19/04/22 CONCEPT ISSUE -A.1 CTD

1321


S.03

THE PLAN(S) MUST BE PREPARED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE BUILDING ACT 1975. THIS DOCUMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. ANY WORK SHOWN IS SUBJECT TO THE BUILDING DESIGN PTY LTD TERMS AND CONDITIONS OF SERVICE.




west elevation

1 : 100



south elevation

1 : 100




SCALE 1:100

CONCEPT ISSUE - A.1

Delegated Authority Report

A3

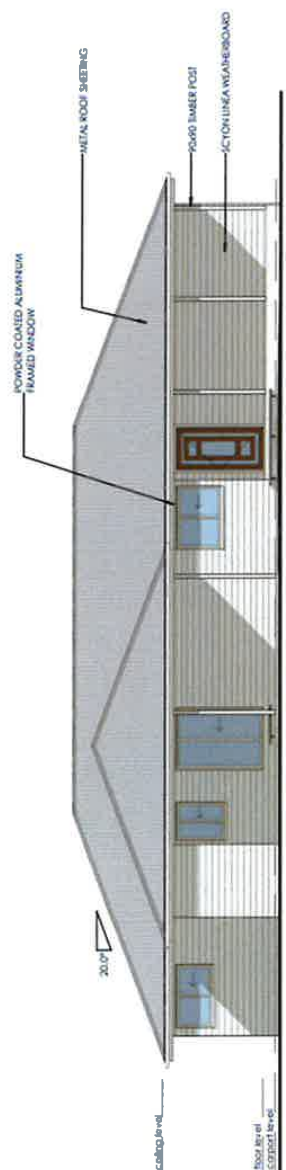


Duke
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east elevation
1 : 100



north elevation
1 : 100



CLIENT: A. Hodgkinson
ADDRESS: Lot 4 Upper Yarraman Rd, Maidenwell
TITLE: Elevations

DATE: 19/04/2022 4:04:00 PM
SCALE: 1 : 100
AMENDMENT: A

No.	DATE	AMENDMENT	ISSUED	CTD
A		FINAL/2	CONCEPT	A-1

0m 1m 2m 3m 4m 5m

SCALE 1:100

CONCEPT ISSUE - A.1

DWG No. **1321** SHEET: **S.04**

Delegated Authority Report

A3

Duke
BUILDING DESIGN

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DATE
19/04/2022 6:06:03 PM


SCALE
A

AMENDMENT
A


NO. DATE AMENDMENT ISSUED CTD
A 19/04/22 CONCEPT ISSUE A.1 CTD

CLIENT
A. Hodgkinson


ADDRESS
Lot 4 Upper Yarraman Rd,
Maidenwell
Perspectives



3D View 1

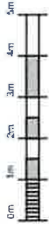


3D View 2



3D View 3

SCALE 1:100



CONCEPT ISSUE - A.1

Document Set ID: 2914973

DWG No **1321**

Sheet **S.05**

Delegated Authority Report

REPORT

The applicant seeks approval for a material change of use for a Short-term accommodation cabins and a Caretaker's residence.

APPLICATION SUMMARY	
Applicant:	Firebreak Farm Retreat C/- Creative Planning Pty Ltd
Proposal:	4 short-term accommodation cabins and a Caretaker's residence over 3 stages. Stage 1 – Cabins 1 & 2 Stage 2 – Caretaker's residence Stage 3 – Cabins 3 & 4
Properly Made Date:	16 May 2022
Street Address:	Maidenwell Upper Yarraman Road, Neumgna
RP Description:	Lot 4 SP231492
Assessment Type:	Code Assessment
Number of Submissions:	N/A
State Referral Agencies:	N/A
Referred Internal Specialists:	Development Engineer

The following table describes the key development parameters for the proposal:

PROPOSED DEVELOPMENT	
Proposed Development:	4 Short-term accommodation cabins & Caretaker's residence.
Variations Sought:	Nil
Level of Assessment:	Code assessable
Area to be used:	415m ²
Impervious Area:	Not provided
Car Parking Spaces:	1 space per cabins, 2 spaces for caretaker's residence
Service Vehicle Provision:	Nil
Submissions Received:	N/A
Decision Making Period Ends:	22 August 2022

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION				
Land Area:	60 hectares			
Existing Use of Land:	Vacant			
Road Frontage:	Maidenwell Upper Yarraman Road			
Road/s	Road Hierarchy			
Maidenwell Upper Yarraman Road	Access primary			
Easements	Nil			
Significant Site Features:	Nil			
Topography:	Sloping.			

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Surrounding Land Uses:	Land Use	Zone/Precinct
North	National Park – Environmental Management & Conservation zone	
South	Rural/forest – Environmental Management & Conservation zone	
East	Rural/grazing country – Rural zone	
West	National Park/ rural – Environmental Management & Conservation zone/ Rural zone	
Services:	Nil.	

Background / Site History

APPLICATION NO.	DECISION AND DATE
	N/A

ASSESSMENT:

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- The *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the Planning Regulation 2017

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Nil.
WBB Regional Plan Designation:	N/A

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.4. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.4
Strategic Framework Land Use Category:	Rural
Zone:	Rural Zone
Precinct:	N/A
Consistent/Inconsistent Use:	Consistent
Assessment Benchmarks:	Rural zone Code Services and works Code

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Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

ACCEPTABLE OUTCOME	ASSESSMENT MANAGER COMMENTS
RURAL ZONE CODE	
Section 1 - General	
PO1 Development maintains rural amenity and character.	
<p>AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage.</p> <p>and</p> <p>AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the Environmental Protection (Air) Policy 1997 or the Environmental Protection (Noise) Policy 1997.</p>	<p>✓ Complies – the proposed caretakers residence is located 227m from the road frontage.</p> <p>✓ Complies – proposed farm stay is not expected to cause odour, noise or air emissions.</p>
PO2 Development does not jeopardise the rural production capacity of the Zone.	
<p>Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes –</p> <p>AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area.</p> <p>or</p> <p>AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry.</p> <p>or</p> <p>AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <p>(a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and</p> <p>(b) There is sufficient water for the proposed activity; and</p> <p>(c) The allotment is capable of being connected to reticulated electricity; and</p> <p>(d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p>	<p>Not applicable.</p> <p>The site is used for grazing of livestock. The proposed development is intended to allow city folk to experience farm life up close. It will not jeopardise the rural production capacity of the site or the zone.</p>

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<p>and AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
<p>PO3 Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.</p>	
<p>AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation. and AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features. and AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>	<ul style="list-style-type: none"> ✓ The proposed short term accommodation cabins and caretaker's residence are located clear of any regulated vegetation. ✓ The proposed cabins and caretaker's residence are located outside of natural water flow paths. ✓ Cabins 1, 2 and 4 are located greater than 100m from the National park boarder. Cabin 3 is 70m from the boundary, however, cabin 3 will not result in any degradation of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.
<p>PO4 Development is not exposed to risk from natural hazard relating to land slip.</p>	
<p>AO4.1 Uses and associated works are confined to slopes not exceeding: (a) 15% for residential uses; (b) 10% for treated effluent disposal areas; (c) 6% for non-residential uses.</p>	<ul style="list-style-type: none"> ✓ Complies – various slope gradients, however not exceeding 15%. No landslide hazard identified on the subject site.
<p>PO5 Development is adequately serviced.</p>	
<p>AO5.1 A 45kl water tank is provided for consumption purposes. and AO5.2 On-site sewage treatment is provided. and AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p>	<ul style="list-style-type: none"> ✓ Conditioned to comply. ✓ On-site sewerage plans provided in application. Conditioned to comply. ✓ Landowner is proposing to use off grid with battery and generator backup and wireless telecommunications. Relevant conditions added.
<p>PO6 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.</p>	
<p>AO6.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and</p>	<ul style="list-style-type: none"> ✓ The subject site is not listed on the CLR or EMR.


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<p>(b) On sites listed on the Contaminated Land Register or Environmental Management Register. or AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	
<p>Section 3 – Caretaker’s accommodation</p>	
<p>PO8 Caretaker’s accommodations are subsidiary to and compatible with the principal use on the same site.</p>	
<p>AO8.1 Only one caretaker’s accommodation is established on the site. and AO8.2 A caretaker’s accommodation is not located at the front of the primary use on the site. and AO8.3 A caretaker’s accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>	<ul style="list-style-type: none"> ✓ Only one caretaker’s residence is proposed. ✓ The primary use of the site is livestock grazing and tourist accommodation. The proposed caretaker’s residence is located 227m from the road frontage. ✓ The caretaker’s residence is located on an existing cleared site suitable for a dwelling and utilises an existing access.
<p>PO9 Caretaker’s accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	
<p>AO9.1 A caretaker’s accommodation does not exceed 8.5m in height. and AO9.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker’s accommodation is located adjacent to the adjoining use. and AO9.3 A caretaker’s accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimensions of 3m. and AO9.4 A caretaker’s accommodation is provided with private open space which is directly accessible from a habitable room. and AO9.5 A caretaker’s accommodation is setback: (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (b) A minimum of 10m from the principal activity areas of an industrial or</p>	<ul style="list-style-type: none"> ✓ Complies – total height of building is 5.8m. ✓ Not applicable – the adjoining property is used for livestock and national park. ✓ The proposed caretaker’s residence has a floor area of 159m² and total deck area of 74m². Whilst the proposed residence exceeds the required 125m² floor area, the residence has been designed to accommodate a caretaker and their family and the proposed residence is compatible with the scale, character and appearance of the surrounding rural area. ✓ Sufficient private open space available. ✓ The proposed residence is setback 314m from the closest side boundary and 227m from the road frontage.

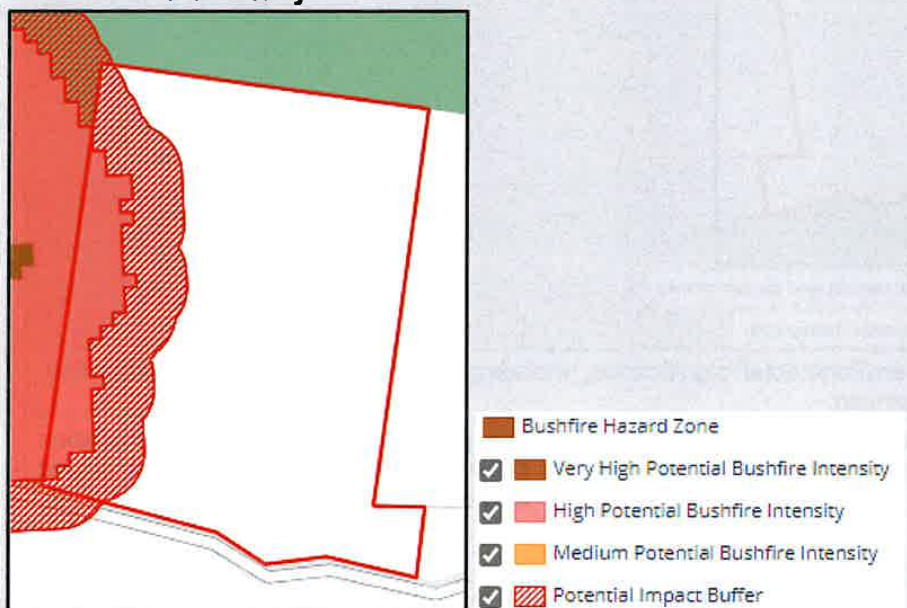
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commercial use on an adjoining allotment.	
Section 6 – For development affected by one or more overlays	
Agricultural land overlay	
<p>The map displays a site outlined in red, situated within an agricultural land overlay. The overlay is divided into two classifications: A (dark orange) and B (light orange). The site boundary overlaps with both classifications. A legend to the right of the map shows 'Agricultural Land Classification' with checkboxes for 'A' and 'B', both of which are checked.</p>	
PO15 The productive capacity and utility of agricultural land for rural activities is maintained.	
<p>AO15.1 The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO15.2 The proposal is necessary for the efficient production and processing of a crop grown in the area.</p> <p>or</p> <p>AO15.3 The proposal provides an alternate productive rural activity that supports regionally significant industry.</p> <p>or</p> <p>AO15.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <p>(a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and</p> <p>(b) There is sufficient water for the proposed activity; and</p> <p>(c) The allotment is capable of being connected to reticulated electricity; and</p> <p>(d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological</p>	<ul style="list-style-type: none"> ✓ A portion of the site is identified in the agricultural land overlay (classification B). The site is used for livestock grazing and this use will continue. The proposed short term accommodation cabins and caretaker's residence will allow city folk to experience farm life. The proposal will not jeopardise the rural production of the site. ✓ The proposal allows for on-farm value adding.

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<p>factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>and</p> <p>AO15.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
<p>Biodiversity overlay</p>  <p>4SP231492</p> <p> <input type="checkbox"/> MSES - Wildlife habitat (special least concern animal) <input type="checkbox"/> MSES - Regulated vegetation (category B) </p>	
<p>PO18 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	
<p>AO18.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO18.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO18.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>	<p>✓ The proposed short term accommodation cabins and caretaker's residence is located outside of the biodiversity overlay.</p>
<p>PO19 Biodiversity values of identified areas of environmental significance are protected from the impacts of development.</p>	
<p>AO19.1 Development adjacent to Protected Areas identified on Overlay</p>	<p>✓ The proposed development is setback from all biodiversity on site.</p>

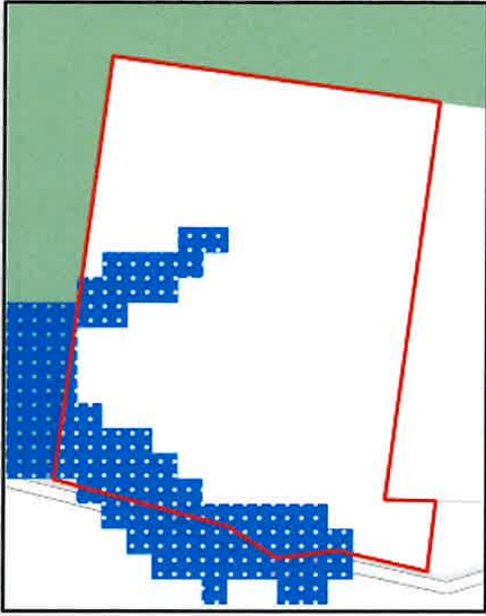
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<p>Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>	
<p>PO20 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	
<p>AO20.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO20.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. And AO20.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	<ul style="list-style-type: none"> ✓ The proposed cabins and caretaker's residence is located outside of existing overland flow paths and natural drainage features. ✓ Proposed buildings are located more than 100m from existing waterways. ✓ No waterway corridors identified on site.
<p>Bushfire Hazard Overlay</p>  <p>The map displays a site boundary in red. A hatched area represents the Potential Impact Buffer, which overlaps with the site boundary. The legend indicates that the site is not within the Very High, High, or Medium Potential Bushfire Intensity zones.</p>	
<p>PO21 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	
<p>AO21.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). or AO21.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. or AO21.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the</p>	<ul style="list-style-type: none"> ✓ The proposed short-term accommodation cabins and caretaker's residence is located well clear of bushfire hazard overlay area.

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<p>SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <p>(a) Lot design and the siting of buildings and uses so:</p> <p>(i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(ii) efficient emergency access is optimised; and</p> <p>(iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation.</p> <p>(b) Including firebreaks that provide adequate:</p> <p>(i) setbacks between buildings/ structures and hazardous vegetation; and</p> <p>(ii) access for fire fighting or other emergency vehicles; and</p> <p>(c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has:</p> <p>(i) fire brigade tank fittings; and</p> <p>(ii) 25,000 litres dedicated for fire fighting purposes.</p>	
<p>PO22 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	
<p>AO22.1 No outcome specified.</p>	<p>Not applicable.</p>
<p>PO23 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	
<p>AO23.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.</p>	<p>✓ The proposed use does not involve the storage of hazardous materials.</p>
<p>PO24 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.</p>	
<p>AO24.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) Areas are located:</p> <p>(a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that:</p>	<p>✓ No dwellings or are located in the bushfire hazard overlay area.</p>

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<p>(i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.</p>	
<p>Flood Hazard Overlay</p> 	
<p>PO28 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	
<p>AO28.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. and AO28.2 New buildings are not located within the area identified on Overlay Map 03; or AO28.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. and</p>	<p>N/A</p> <p>✓ All proposed buildings are located outside of the flood hazard overlay.</p>

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<p>AO28.4 Building work below the nominated flood level allows for the flow through of flood water at ground level: (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. and AO28.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions. and AO28.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>	
<p>PO29 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	
<p>AO29.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of onsite flood storage capacity and contain within the site any changes to depth/duration / velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.</p>	<p>✓ Not cut or fill proposed.</p>
<p>PO30 Development avoids the release of hazardous materials into floodwaters.</p>	
<p>AO30.1 Materials manufactured or stored on site are not hazardous in nature. or AO30.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>	<p>✓ This proposal does not involve the storage of hazardous materials.</p>
<p>PO31 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p>	
<p>No outcome specified.</p>	<p>Not applicable.</p>
<p>SERVICES AND WORKS CODE</p>	
<p>Section 1 - General</p>	
<p>PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p>	

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<p>AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.</p>	<ul style="list-style-type: none"> ✓ This development does not necessitate the need for a Stormwater quality management plan. ✓ Relevant stormwater conditions added by Development Engineer to ensure compliance with PO1.
<p>PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</p>	
<p>AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses :</p> <p>(a) wastewater type;</p> <p>(b) climatic conditions;</p> <p>(c) water quality objectives;</p> <p>(d) best-practice environmental management;</p> <p>and</p> <p>AO2.2 Wastewater is managed in accordance with a waste management hierarchy that:</p> <p>(a) avoids wastewater discharge to waterways; or</p> <p>(b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p>	<ul style="list-style-type: none"> ✓ This development does not necessitate the need for a Wastewater management plan. ✓ Relevant condition added by Development Engineer to ensure compliance with PO2.
<p>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.</p>	
<p>AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.</p>	<ul style="list-style-type: none"> ✓ This development does not necessitate the need for an Erosion and sediment control plan. ✓ Relevant conditions added by Development Engineer to ensure that during construction there is minimal impact on stormwater quality.
<p>PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p>	
<p>AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the postconstruction phase in Table 9.4.4.</p>	<ul style="list-style-type: none"> ✓ Relevant conditions added by Development Engineer to ensure compliance.
<p>Section 2 - Infrastructure</p>	
<p>PO5 Development is provided with infrastructure which:</p> <p>(a) conforms with industry standards for quality;</p> <p>(b) is reliable and service failures are minimised; and</p> <p>(c) is functional and readily augmented.</p>	
<p>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</p> <p>and</p> <p>AO5.2 Infrastructure is designed and constructed in accordance with the</p>	<ul style="list-style-type: none"> ✓ Not applicable – the subject site is located in the rural zone. ✓ Upgrade to current access required in accordance with relevant standards.

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standards contained in PSP1 – Design and Construction Standards.	
Section 3 – Vehicle Parking	
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	
<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. and</p> <p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>✓ Sufficient space on site for vehicle parking.</p> <p>Not required.</p> <p>✓ Relevant condition added by Development Engineer to ensure compliance with AO6.3</p>
Section 4 - Landscaping	
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	
<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>	Not applicable – No landscaping required given rural setting and existing vegetation on site.
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	
<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p>	Not applicable.
Section 5 – Filling and Excavation	
PO9 Development results in ground levels that retain:	
<p>(a) access to natural light;</p> <p>(b) aesthetic amenity;</p> <p>(c) privacy; and</p> <p>(d) safety.</p>	

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<p>AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. and AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. and AO9.3 Works do not occur on slopes over 15% in grade. and AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. and AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. and AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.</p>	<p>✓ Not cut and fill proposed. The proposal aims to retain the natural landform where possible.</p>
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	
<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>	<p>✓ Not cut or fill proposed.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	
<p>AO11.1 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.</p>	<p>✓ Relevant conditions added by Development Engineer to ensure compliance with AO11.1.</p>

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Local Categorising Instrument - Variation Approval

Not applicable.

Local Categorising Instrument - Temporary Local Planning Instrument

Not applicable.

Other Relevant Matters

Not applicable.

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Locality Plan



Figure 1 - Aerial Image (Source: SPP Mapping)

Aerial Plan



Figure 2 - Locality Plan (Source: IntraMaps)

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CONSULTATION:

Referral Agencies

Not applicable.

Other Referrals

INTERNAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Provided standard conditions relating to stormwater, services, access, water supply and wastewater.
Infrastructure Charges Unit	<p>Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of development that may trigger the issuing of an infrastructure charges notice are:-</p> <ul style="list-style-type: none"> a) Reconfiguring a lot; b) Making a material change of use; and c) Carrying out building work. <p>Refer to the Infrastructure Charges Notice attached as Attachment B.</p>

CONCLUSION:

The development has been assessed with regard to the assessment benchmarks as identified in the report. Where the development may not meet all the benchmarks it can be conditioned or advice given to ensure compliance. The proposal will allow for farm stay tourist activities to be conducted whilst allowing the agricultural use of the site to continue.

RECOMMENDATION:

It is recommended that the Code Assessment application for a Development Permit for 4 Short-term accommodation cabins and a Caretaker's residence on Maidenwell Upper Yarraman Road, Neumgna (described as Lot 4 SP231492) be approved subject to reasonable and relevant conditions pursuant to Section 50 of the Planning Act 2016.

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ATTACHMENTS

Nil

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Attachment A

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

The development application for:

Type of Approval	Material Change of Use – Development permit
Level of Assessment	Code
Application No	MCU22/0012
Name of Applicant	Firebreak Farm Retreat C/- Creative Planning Pty Ltd
Street Address	Lot 4 on Maidenwell Upper Yarraman Road, Neumgna
Real Property Address	Lot 4 on SP231492

On 17 August 2022 the above development was:

Approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposal generally complies with the rural zone code and services and works code.
- The proposal will allow for Farm stay tourist accommodation and will not stop the site from being used for agricultural activities.
- The proposal will not adversely impact the rural character and amenity.

2. Assessment Benchmarks

The following benchmarks apply to this development:

- Rural zone code
- Services and works code

Note: Each application submitted to Council is assessed individually on its own merit.

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Attachment B

INFRASTRUCTURE CHARGES NOTICE – STAGE 1

(Section 119 of the Planning Act 2016)

APPLICANT: Firebreak Farm Retreat
 C/- Creative Planning Pty Ltd
 PO Box 4584
 TOOWOOMBA EAST QLD 4350

APPLICATION: Material Change of Use (Development Permit) - Short-term accommodation (Stage 1)

DATE: 16/08/2022

FILE REFERENCE: MCU22/0012

AMOUNT OF THE LEVIED CHARGE: **\$0.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$0.00	Transport Network
\$0.00	Parks and Land for Community Facilities Network
\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 4 SP231492

SITE ADDRESS: Maidenwell Upper Yarraman Rd, Neumgna

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

Delegated Authority Report

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Accommodation (short term) 1 or 2 bed suite	2	cabins	\$861.00	CR Table 2.1	\$1,722.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use (3 or more bed house)	1	dwelling	\$2,410.00	CR Table 2.1	\$2,410.00

Delegated Authority Report

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Accommodation (short term) 1 or 2 bed suite	2	cabins	\$717.00	CR Table 2.1	\$1,434.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use (3 or more bed house)	1	dwelling	\$2,009.00	CR Table 2.1	\$2,009.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Accommodation (short term) 1 or 2 bed suite	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

Delegated Authority Report

INFRASTRUCTURE CHARGES NOTICE – STAGE 2

(Section 119 of the Planning Act 2016)

APPLICANT: Firebreak Farm Retreat
 C/- Creative Planning Pty Ltd
 PO Box 4584
 TOOWOOMBA EAST QLD 4350

APPLICATION: Material Change of Use (Development Permit) - Short-term accommodation (Stage 2)

DATE: 16/08/2022

FILE REFERENCE: MCU22/0012

AMOUNT OF THE LEVIED CHARGE: **\$3,156.00** **Total**

(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$1,722.00	Transport Network
\$1,434.00	Parks and Land for Community Facilities Network
\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 4 SP231492

SITE ADDRESS: Maidenwell Upper Yarraman Rd, Neumgna

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

Delegated Authority Report

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (3 or more bed)	1	dwelling	\$2,410.00	CR Table 2.1	\$2,410.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use (3 or more bed house) remainder of credit from Stage 1	1	dwelling	\$688.00	CR Table 2.1	\$688.00

Delegated Authority Report

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential Use (3 or more bed)	1	dwelling	\$2,009.00	CR Table 2.1	\$2,009.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use (3 or more bed house) remainder of credit from Stage 1	1	dwelling	\$575.00	CR Table 2.1	\$575.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Residential Use (3 or more bed)	\$0.00	\$0.00	\$1,722.00	\$1,434.00	\$0.00	\$3,156.00
Total	\$0.00	\$0.00	\$1,722.00	\$1,434.00	\$0.00	\$3,156.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

Delegated Authority Report

INFRASTRUCTURE CHARGES NOTICE – STAGE 3

(Section 119 of the Planning Act 2016)

APPLICANT: Firebreak Farm Retreat
 CI- Creative Planning Pty Ltd
 PO Box 4584
 TOOWOOMBA EAST QLD 4350

APPLICATION: Material Change of Use (Development Permit) - Short-term accommodation (Stage 3)

DATE: 16/08/2022

FILE REFERENCE: MCU22/0012

AMOUNT OF THE LEVIED CHARGE: **\$3,156.00** **Total**

(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$1,722.00	Transport Network
\$1,434.00	Parks and Land for Community Facilities Network
\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 4 SP231492

SITE ADDRESS: Maidenwell Upper Yarraman Rd, Neumgna

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

Delegated Authority Report

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Accommodation (short term) 1 or 2 bed suite	2	cabins	\$861.00	CR Table 2.1	\$1,722.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Delegated Authority Report

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Accommodation (short term) 1 or 2 bed suite	2	cabins	\$717.00	CR Table 2.1	\$1,434.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	CR Table 2.1	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Accommodation (short term) 1 or 2 bed suite	\$0.00	\$0.00	\$1,722.00	\$1,434.00	\$0.00	\$3,156.00
Total	\$0.00	\$0.00	\$1,722.00	\$1,434.00	\$0.00	\$3,156.00

* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.

Delegated Authority Report

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p> <p>Payment can be made at any of the following South Burnett Regional Council Offices:</p> <ul style="list-style-type: none"> • 69 Hart Street, Blackbutt, 4314; • 45 Glendon Street, Kingaroy, 4610; • 42 Stephens Street West, Murgon, 4605; • 48 Drayton Street, Nanango, 4615; • McKenzie Street, Wondai, 4606; or • via other methods identified on the Itemised Breakdown.
Enquiries	Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Delegated Authority _____

Date: _____

0.0 MINOR CHANGE TO AN EXISTING DEVELOPMENT APPROVAL (MCUI2015/0007) DATED 7 OCTOBER 2015 UNDER S81 OF THE PLANNING ACT 2016 FOR DEVELOPMENT DESCRIBED AS MATERIAL CHANGE OF USE DEVELOPMENT PERMIT FOR INTENSIVE ANIMAL KEEPIN INDUSTRY AND ERA (PIG KEEPING LESS THAN 5000SPU) ON LAND AT 708 WONDAI PROSTON ROAD HIVESVILLE QLD 4612 AND DESCRIBED AS LOTS 1 & 2 ON RP8429

File Number: MCU22/0015
Author: Senior Planning Officer
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER	<i>[Signature]</i>	4/8/22
GM	<i>[Signature]</i>	4/8/22
CEO		

PRECIS

Minor Change Application *s81 Planning Act 2016*– Material Change of Use Development Permit for Intensive Animal Industry (Pig Keeping less than 5000SPU) on land at 708 Wondai Proston Road, Hivesville QLD 4612 described as lot 1 & 2 on RP 8429

SUMMARY

The Applicant seeks a Minor Change under s81 of the Planning Act 2016.
 This minor change applications seeks to add additional sheds on the site for the approved animal keeping industry use. The additional sheds will not change the approved thresholds of SPUs.
 The change also proposes to regularise the existence of three (3) sheds on site that were not previously shown on the MCU approval but have been granted Building Works approvals by Council over time.
 No other changes to this development such as built form, traffic and parking etc. are proposed.

OFFICER’S RECOMMENDATION

ADMINISTRATION

- All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of use, unless otherwise stated.
- Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines and standards.
- All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland. Any concurrence agency conditions will apply in addition to these standard conditions.

PLANNING

- PLN 1 The development must be completed generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval. The conditions of MC2015/0007 and the approved plans and documents remain relevant to this change decision at all times.
- PLN 2 Maintain the approved development in accordance with the approved drawings and documents and any relevant subsequent approvals required by the conditions herein.
- PLN 3 Carry out the approved development in accordance with the approved plans listed below:

Delegated Authority

Date:

Blueprint Services	Drafting	Layout Plan	22-3161-TN Issue B	25 th May 2022
Blueprint Services	Drafting	Site Plan	22 -3161 -TN Issue B	25 th May 2022

ENGINEERING WORKS

- ENG1. Submit to Council, an Operational Work application for all civil works including earthworks (if applicable).
- ENG2. Complete all works required by the conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.
- ENG3. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council's standards; relevant design guides, Australian Standards.
- ENG4. Submit to Council, certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG5. Be responsible for the location and protection of, and full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.
- ENG6. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development

LAWFUL POINT OF DISCHARGE

- ENG7. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

EARTHWORKS - GENERAL

- ENG8. Earthworks per site involving cut or fill greater than 1m, or a nett quantity of material greater than 50m³, requires an Operational Work application.
- ENG9. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EARTHWORKS - RETAINING STRUCTURES AND BATTERS

- ENG10. Ensure retaining walls and earthworks batters designs do not adversely affect adjoining properties or services within the vicinity.
- ENG11. Ensure batters do not exceed a maximum slope of 25% (1 in 4).
- ENG12. Contain any batters wholly within the proposed development site. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG13. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
- ENG14. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto adjoining streets or stormwater systems, at no cost to Council.

Delegated Authority

Date:

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

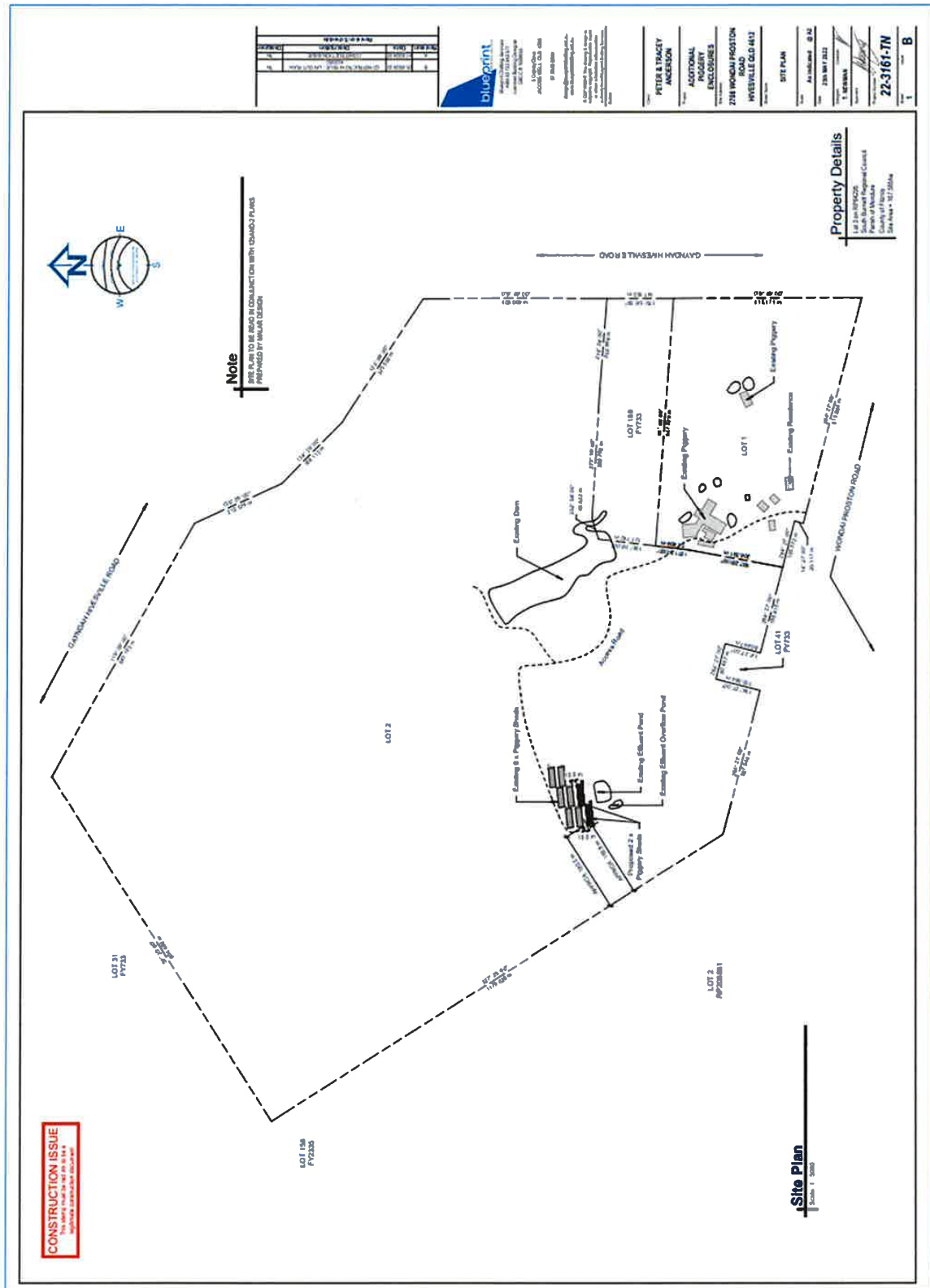
ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority

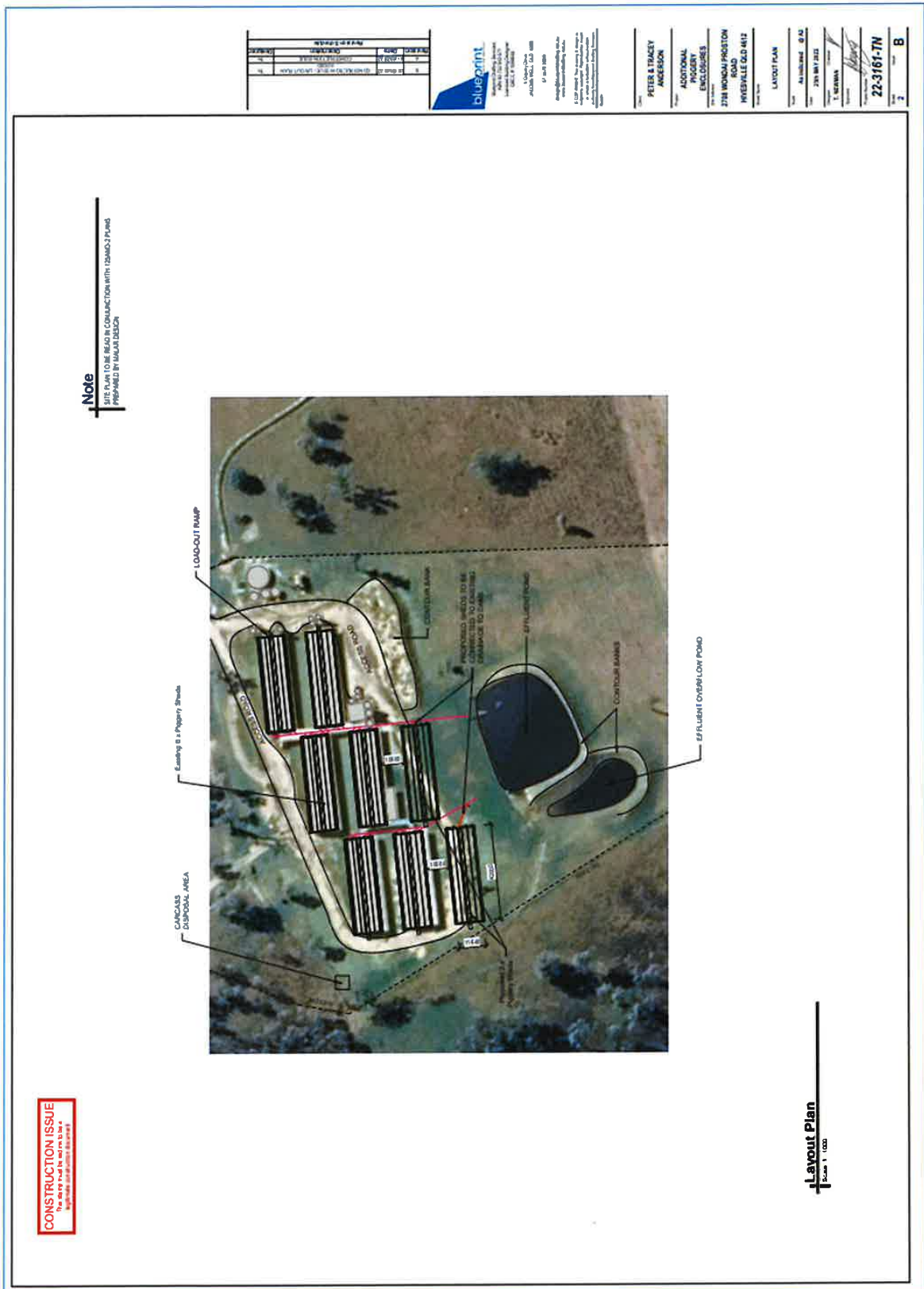
Date:

PROPOSAL PLAN



Delegated Authority

Date:



Delegated Authority

Date:

REPORT

Applicant: Anderlea Pork Pty Ltd C/- ONF Surveys
Owner: Peter John Anderson
Property Address: 708 WONDAI PROSTON ROAD, HIVESVILLE QLD 4612
Real Property Description: Lot 1 & 2 ON RP 8429

Approvals Sought: REQUEST FOR A MINOR CHANGE s79 TO A DEVELOPMENT APPROVAL – MATERIAL CHANGE OF USE MCU2015/0007

Proposal Description:

Planning Scheme: South Burnett Regional Planning Scheme 2017
Planning Scheme Zone: Rural
Area of Land: 167.58ha and 20.335ha
Existing Land Use: A dwelling house, feed silos and the existing piggery (six (6) sheds) has been established on site as shown on the attached site plan.

Surrounding Land Uses:

North	Rural - Agriculture and grazing
East	Rural - Agriculture and grazing
South	Rural - Agriculture and grazing
West	Rural - Agriculture and grazing

Services: Electricity, water and sewer
Access: Existing, no change.
Application Deemed Properly Made:
Acknowledgement Notice Issued: N/A
Further advice notice: N/A
Advice Response Received: N/A
Referrals Required/Received: N/A
Application Process: Change Application s81
Public Notification: N/A
Properly Made Submissions: N/A
Public Notice Compliance: N/A

Delegated Authority

Date:

1.0 INTRODUCTION

The existing approval authorised the use of the subject site for Intensive Animal Husbandry - Pig keeping establishing an Intensive Animal Industry Husbandry (Pig keeping, no more than 5000SPU) on the subject property. No limitations were condition on the number of sheds on site for the animal keeping process.

The current facility according to the Technical Memorandum submitted with this request prepared by Horizon Soil Science and Engineering also looks at increasing the proposed SPUs from 2500 SPU to 4000SPU on site. This remains within the approved thresholds of the current MCU DA Permit and the ERA permit. So there is no change to the approved SPUs and therefore the change focuses on the addition of new buildings on site only.

1.1 Relevant Approvals Summary

Development Applications Relevant	Details
MCU2015/0007 –	<ul style="list-style-type: none"> - Proposal to expand existing piggery from 2,522 SPU to 5,000 SPU - Expansion to occur on new vacant site - Approval was for construction of 1 new weaner shed, 1 grower shed and 1 finisher shed at new site. (details of proposal snipped from planning assessment report below). - DAF environmental authority response does not include plans or shed numbers - Application decided on 7 October 2015 with 4 years currency
<p>Stage 1 –</p> <ul style="list-style-type: none"> • Construct one (1) new weaner shed (approximately 40m x 11m) at the ‘Blue Ridge’ site to house weaner pigs from 6 weeks to 10 weeks of age; • Upgrade and widen the current access road to the proposed expansion site with an all-weather access road for pig transportation and feed deliveries; • Construction of two (2) effluent ponds – <ul style="list-style-type: none"> ○ Pond 1 – 2 megalitre dam, approximately 45m x 25m x 5m. All liquid waste from the ‘Blue Ridge’ piggery will drain to this pond; ○ Pond 2 – 2 megalitre dam, approximately 45m x 25m x 5m. To be used as a wet weather pond to capture excess effluent in periods of wet weather. <p>Stage 2 –</p> <ul style="list-style-type: none"> • Construct one (1) grower shed (approximately 50m x 13.5m) to house pigs from 30-65kg; and • Construct one (1) finisher shed (approximately 50m x 13.5m). to house pigs from 65-110kg 	
BLD2016/0202 –	<ul style="list-style-type: none"> - 4 x piggery shed note that the building approval granted 4 sheds however the MCU site plan showed only three (3) sheds - Low occupancy sheds - Approved 4th November 2016
BLD20/115 –	<ul style="list-style-type: none"> - Additional 2 piggery sheds note, no record of a change to MCU2015/0007 made (total 6 sheds on site) - Low occupancy sheds - 4 existing at new site

Delegated Authority

Date:

1.2 The Proposed Change

The proposed minor change involves the addition of two (2) additional sheds adjacent to the existing six (6) sheds on site. It is understood that Council's initial MCU decision only included a site plan with three (3) sheds for the approved <5000SPUs. During review of building approvals however, Council granted via BLD20/115 an additional 2 sheds to an existing 4 sheds. Giving the site 6 sheds in total. Whether or not planning advice was obtained at the time of this building approval that exempted these sheds from assessment under the current or previous planning Acts is unknown.

As such to clarify and give confirmation to the total six (6) existing sheds on site as approved structures for the purposes of the Material Change of Use development permit, all sheds, including the two (2) proposed, and the three (3) approved under MCU2015/0007 are all considered as part of this minor change application. This is notwithstanding the applicant only mentioning the request relating to two (2) new sheds only.

The installation of new sheds (to achieve 8 sheds in total on site), with no increase of SPUs is required to meet retailer requirements for Sow-stall free facilities which requires more space and greater floor area for animals farmed on site. AS such, the proposal for additional sheds will lower the SPU density per shed.

There are no changes required to effluent ponds or on-site treatment as a result of the additional buildings and any additional SPUs within the already approved thresholds.

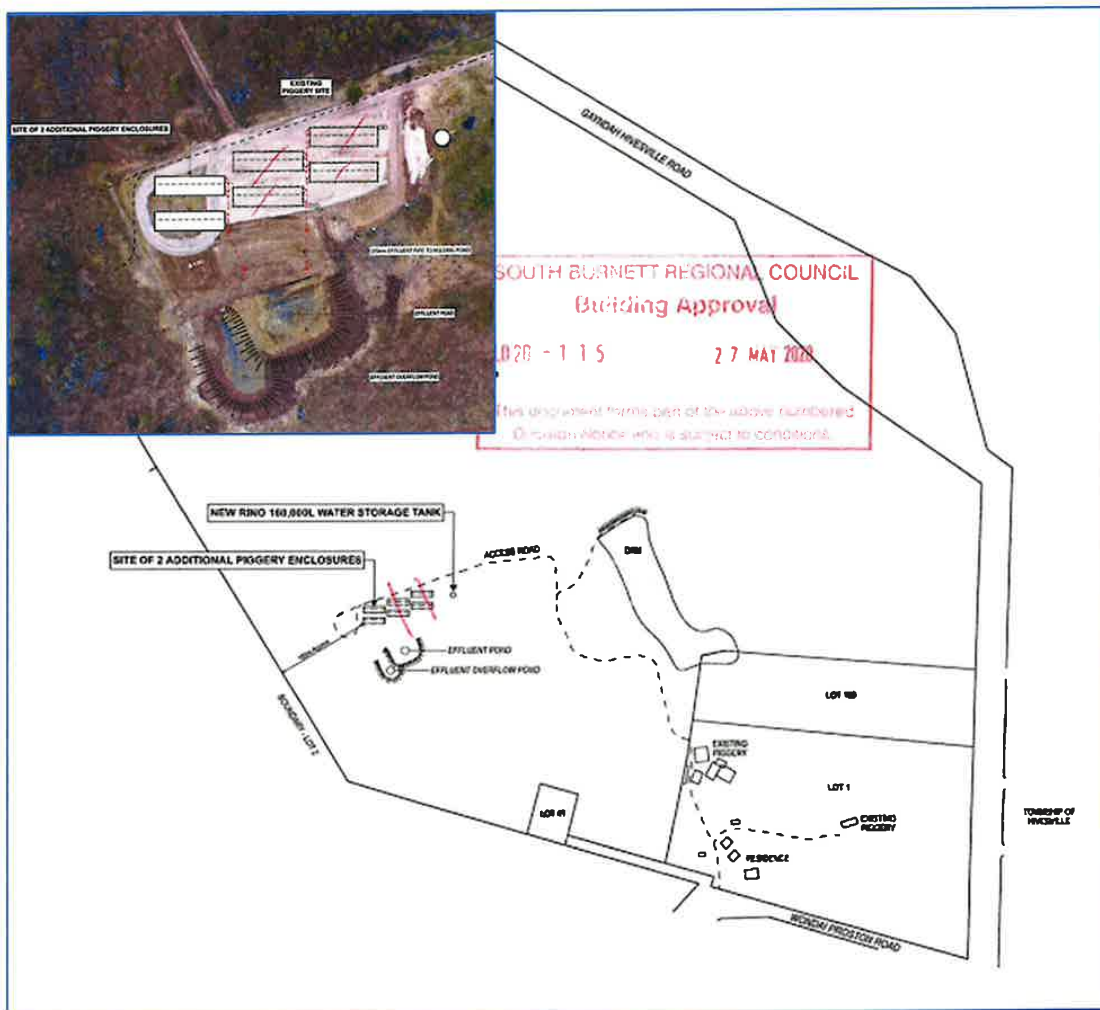
The associated environmentally relevant authority ERA 3- Pig Keeping - for more than 3500 but not more than 8000 standard pig units will not require amendment as part of this change.

The proposed minor change will maintain the rural character and amenity of the area as it will retain existing setbacks from potential sensitive receptors and frontage of the site. The separation distances will reduce the likelihood of noise and odour nuisance at sensitive receptors.

Delegated Authority

Date:

Figure 1 – Approved Site Plan (Building work approval BLD20/115)



Delegated Authority

Date:

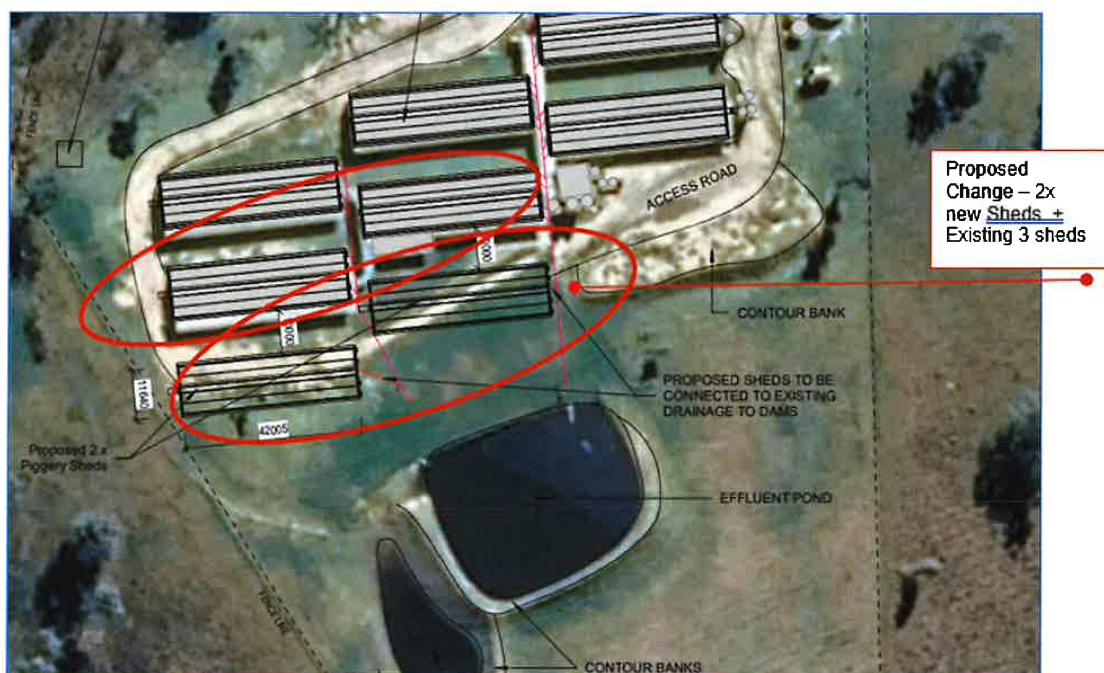


Figure 2 – Proposed Plans with New sheds

2.0 STATUTORY REQUIREMENTS

2.1 State and Local Planning Instruments

As the proposal is for a minor change, a review against the state and local planning instruments must be carried out insofar as the minor change criteria of the *Planning Act 2017* stipulates.

A minor change is a change application to a development approval as per s81 of *The Planning Act 2016*. A response to the minor change criteria is provided below.

Table 1. Assessment against Minor Change Criteria (*Planning Act 2016*, Schedule 2)

MINOR CHANGE CRITERIA	COMPLIES	RESPONSE
A minor change , for a development approval, means a change that would not—		
(i) result in a substantially different development; or	✓	The proposed change does not create or result in a substantially different development as it does not alter the nature of the existing approval.
if a development application for the development, including the change, were made when the change application is made would not cause—		
(A) the inclusion of prohibited development in the application; or	✓	The proposed change will not result in prohibited development.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	✓	There were no referral agencies for the original application and the proposed changes do not result in additional referrals.
(C) referral to extra referral agencies, other than to the chief executive; or	✓	The proposed changes do not require the application to be referred to extra referral agencies.

Delegated Authority

Date:

MINOR CHANGE CRITERIA	COMPLIES	RESPONSE
(D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or	✓	The proposed change would not cause a referral agency to assess the application against or have regard to the matters prescribed by regulation, other than matters the referral agency assessed the application against.
(E) public notification if public notification not required for the development application.	✓	The proposed changes do not change the level of assessment (Impact assessment)

The *Development Assessment Rules 2017 (Schedule 1)* provide guiding criteria in relation to 'substantially different development'. The proposed change is assessed against these criteria in **Table 2**.

Table 2. Assessment against Substantially Different Development Criteria (Development Assessment Rules 2017)

Substantially Different Development Criteria	Complies	Response
A change may be considered to result in a substantially different development if the proposed change:		
(a) involves a new use	✓	There are no additional uses proposed.
(b) results in the application applying to a new parcel of land	✓	The proposed change does not apply to a new parcel of land.
(c) dramatically changes the built form in terms of scale, bulk and appearance	✓	There will be no changes to the built form in terms of scale, bulk and appearance – the two new sheds are located on site at the edge of the footprint of existing sheds and between the existing effluent pond and contour banks. The sheds are not located forward of the closest building line to any public access road. The sheds will not be visible from public areas and are consistent with existing scale and character of the built form of the site. There are no other changes to the land of any particular assessment note. Internal connections to infrastructure will be made.
(d) changes the ability of the proposal to operate as intended	✓	The changes do not affect the approved land uses granted under other permits.
(e) removes a component that is integral to the operation of the development	✓	The change proposed does not involve the removal of any critical components of the development. Access and services to the approval with the changes remain the same.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	✓	The proposed change to the approval does not change the ultimate traffic or transport arrangements.
(g) introduces new impacts or increases the severity of known impacts	✓	There are no new impacts or increased impacts raised by the change to the internal or external environment. There are no requirements to augment existing effluent ponds to facilitate the development. Whilst there is also a change to the number of SPUs on site the numbers remain within the approved thresholds of the Development Permit for the Material Change of Use and the existing Environmentally Relevant Activity permit and Environmental Authority.

Delegated Authority

Date:

Substantially Different Development Criteria	Complies	Response
		There is no assessed additional or change impacts.
(h) removes an incentive or offset component that would have balanced a negative impact of the development	✓	There were no incentives or offsets as part of the original decision and there is no change because of this application.
(i) impacts on infrastructure provision.	✓	There will be no change or impacts on infrastructure provision as a result of this Minor Change application.

2.2 Other assessment notes – Overlays

The proposed changes (additional sheds) are located within a mapped bushfire hazard buffer area. Existing on site management practices, including building setbacks to hazardous vegetation, access to water supply for fire fighting purposes, and open and accessible vehicle access are all available and are considered to suitably address the mapped impact.

Areas adjacent to the watercourses mapped on site are subject to the flood hazard area of the Flood Hazard Overlay Map of the SBRC Planning Scheme. However, the proposal is well clear of the mapped flood hazard.

the north-western corner of the subject site is mapped as High ecological value waters on the Biodiversity Areas Overlay of the SBRC Planning Scheme. The proposal is well setback to the south of this feature and will not result in the discharge of wastewater to this watercourse.

the subject site is not mapped as containing Class A or Class B Agricultural Land Classification but is mapped as Important agricultural areas on the SPP Interactive Mapping Systems. The use is consistent with and important too rural industry and rural land productivity and is not in conflict with the scheme. The use is established and not reassessed as part of this s81 minor change. The additional buildings are not an issue in context with the overlay mapping.

In deciding whether the proposed changes are minor changes, having regard to the planning instruments and law in place at the time the Development Application was made and in light of the material provided for this application, the proposed changes, had they been included in the Development Application when it was originally made, would not have resulted in a change to the Development Approval the subject of the Development Application.

This application has assessed the planning instruments and law currently in force and the substantially different development tests set out in Schedule 1 of the Development Assessment Rules have been applied.

For the reasons outlined in the paragraphs above, the changes are a 'minor change' for the purpose of section 81 of the *Planning Act 2016*.

2.3 Infrastructure Charges

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Council's Development Engineer provided standard conditions.
Infrastructure Charges Unit	Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019. The types of development that may trigger the issuing of an infrastructure charges notice are:- a) Reconfiguring a lot; b) Making a material change of use; and

Delegated Authority

Date:

	<p>c) Carrying out building work.</p> <p>The current charge for this proposed development is \$19,056.00.</p> <p>Refer to the Infrastructure Charges Notice attached as Attachment C.</p>
--	---

2.4 Changes to Conditions and Plans of Approval

There are no necessary changes to any of the conditions of approval warranted. The existing conditions are to be Re-issued with the added new change plans listed below.

The approved plans below are in addition to the existing approved plans and conditions which remain relevant to this decision.

Blueprint Services	Drafting	Layout Plan	22-3161-TN Issue B	25 th May 2022
Blueprint Services	Drafting	Site Plan	22 -3161 -TN Issue B	25 th May 2022

3.0 CONCLUSION

It is recommended that the MINOR CHANGE APPLICATION *s81 Planning Act 2016*– Material Change of Use Development Permit for Intensive Animal Industry (Pig Keeping less than 5000SPU) on land at 708 WONDAI PROSTON ROAD, HIVESVILLE QLD 4612 described as Lot 1 & 2 ON RP 8429, be approved subject to reasonable and relevant conditions attached herein, for the following reasons:

- The Change Application constitutes a Minor Change under section 81 of the Planning Act 2016 and does not result in substantially different development.
- There are no new or different referral agencies applicable to the change;
- The proposed change to include additional sheds (resulting in a total of 8 sheds on site) and no change to the SPU thresholds of the existing approvals, do not alter the development outcome or result in new or additional external or internal impacts.
- The proposed change does not conflict with the current South Burnett Regional Council Planning Scheme 2017 or relevant State Planning Instruments.
- There are no new or additional impacts identified with regards to the change

Delegated Authority

Date:

ATTACHMENTS

- 1. Attachment A - Previous Decision Notice for MCU2015/0007**
- 2. Attachment B - Approved Plans**
- 3. Attachment C - Infrastructure Charges Notice**

Enquiries: David Heritage
 Phone: 07 4189 9100
 IR1438734 DH:JT

IDAS Development Application Decision Notice
 Sustainable Planning Act 2009
Material Change of Use
(Intensive animal husbandry – piggery expansion)

8 October 2015

Anderlea Pty Ltd ATF Anderlea Family Trust
 PO Box 267
 HIVESVILLE QLD 4612

Attention: Peter & Tracy Anderson

Dear Peter & Tracy

I refer to your Development Application for a Development Permit - Material Change of Use (Intensive animal husbandry – piggery expansion) at 2708 Wondai Proston Road & Gayndah Hivesville Road, Hivesville (and described as Lot 1 and Lot 2 on RP84295). The application was assessed and approved subject to conditions at its General Meeting held on Wednesday 7 October 2015.

The following schedule provides the relevant details.

1 REFERRAL AGENCY ASSESSMENT

Concurrence Agencies:

Agency	Decision	Date of Decision
Department of Infrastructure, Local Government & Planning	Approved subject to conditions	3 September 2015

Advice Agencies: Nil

2 CONDITIONS

Refer to Attachment A for Assessment Manager’s Conditions
 Refer to Attachment B for Department of Infrastructure, Local Government & Planning response

3 APPROVAL TYPE

Development Permit for Material Change of Use

4 FURTHER PERMITS/LICENCES REQUIRED

Development Permit for Operational Work
 Development Permit for Building Work

5 PROPERLY MADE SUBMISSIONS

One submission was made to the proposal. In accordance with Section 335 (l) of the SPA 2009, the name and address of the principal submitter for each properly made submission are as follows:

D W Steele & N G Duffy	Stumckes Road KINLEYMORE QLD 4612
------------------------	--------------------------------------

6 RIGHTS OF APPEAL

Details on rights of appeal are attached for your information and a Notice of Appeal can be accessed on <http://www.courts.qld.gov.au>

With a view to early completion of the appeal process, it is in your interest to advise Council of your acceptance of the approval and conditions or to lodge an Appeal at your earliest convenience – as pursuant to Division 5, s339 of the *Sustainable Planning Act 2009* the approval does not take effect until the completion of the applicants' Appeal Period.

The public submitter's appeal period (20 business days) begins after the applicant's appeal period lapses.

7 ADVICE

The *Sustainable Planning Act 2009* provides the opportunity to make representations about a matter in the decision notice. This opportunity is provided during the applicant's 20 business day appeal period. The purpose of this opportunity is to provide a mechanism for applicants and assessment manager to resolve disputes about conditions and other decision notice matters outside the formal appeal process.

Decision notice matters that can be negotiated are:

- the type of approval issued (eg. the issuing of a preliminary approval instead of a development approval)
- the length of the relevant period
- the conditions of approval
- the plans referred to in the approval
- the list of other development permits necessary to allow the development to be carried out; and
- the list of codes that may need to be complied with for self-assessable development.

8 ASSESSMENT MANAGER

South Burnett Regional Council.

Yours faithfully

Stan Taylor
GENERAL MANAGER – CORPORATE SERVICES

Enc

IDAS Application Decision Notice – Material Change of Use (Intensive animal husbandry)
Applicant: Anderlea Family Trust

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Page 2 of 21

ATTACHMENT A
ASSESSMENT MANAGER'S REPORT
SOUTH BURNETT REGIONAL COUNCIL

General

- GEN1. The subject site is to be developed generally in accordance with the plans and information submitted with the application unless otherwise amended by the following conditions:
- 'SITE PLAN', submitted a part of the information request response; and
 - 'PIGGERY EXPANSION FLOOR PLAN', submitted as a part of information request response.
- Note: The plan titles were added by Council for identification purposes only.*
- GEN2. All works, including the repair or relocation of services (Telstra, lighting) is to be completed at no cost to Council.
- GEN3. The applicant is required to maintain the site in a clean and orderly state at all times, clearing declared weeds and feral animals.
- GEN4. Dust prevention measures must be undertaken to ensure that dust does not cause a nuisance to occupiers of adjacent properties.
- GEN5. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

Compliance Assessment

- GEN6. All conditions of this approval are to be satisfied prior to Council issuing a Compliance Certificate for the commencement of the use, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.
- A Compliance Certificate fee will be charged, with payment required prior to Council approval of the associated documentation requiring compliance assessment.
- GEN7. The following development permits are to be obtained prior to commencement of works-
- Development Permit for Building Works; and
 - Development Permit for Operational Works.

RPEQ

- ENG 1. All engineering reports and designs submitted to Council for compliance assessment shall be certified by a Registered Professional Engineer of Queensland.
- ENG 2. An Operational Works application must be submitted for approval and approved by Council's General Manager of Infrastructure before any works may commence. All Operational works shall be supervised and certified by a Registered Professional Engineer of Queensland (RPEQ).

Roads and Access

- ENG 3. Property access shall be in accordance with the details in the Department of Transport & Main Roads Concurrence Agency response. In the event that the Department of Transport & Main Roads does not specify otherwise, property access shall be provided in accordance with the details in Table S2.7 – *Design and Construction Standards* of the Wondai Shire Council IPA Planning Scheme; and generally in accordance with the details on IPWEAQ standard Drawing No. SEQ R-051, Type C, except that the centre island is not required and the sum of dimensions W1 and W2 shall be the minimum value necessary to meet the swept path requirements of an articulated vehicle (AV), as defined in AS/NZS 2890.

ATTACHMENT A
ASSESSMENT MANAGER'S REPORT
SOUTH BURNETT REGIONAL COUNCIL

Earthworks

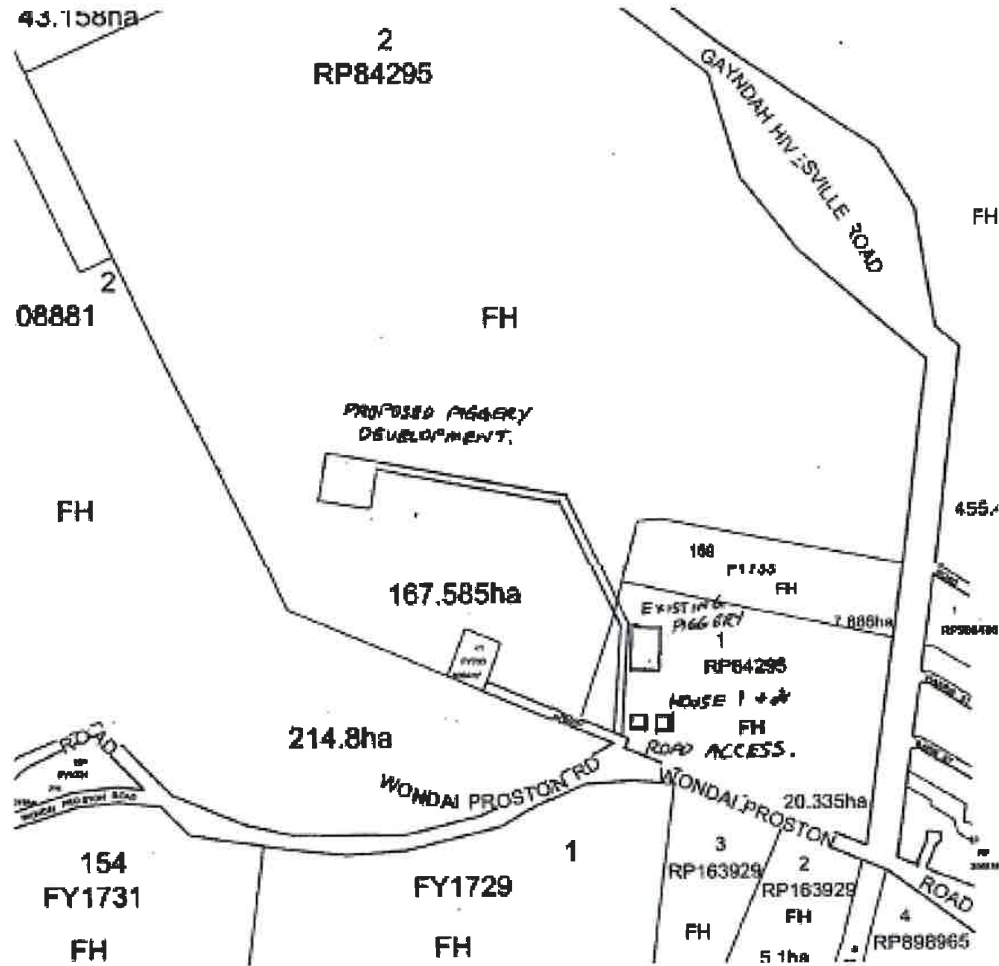
ENG 4. Proposed earthworks shall be done in accordance with the Wondai Shire Council IPA *Planning Scheme Part 3.2.2 Rural Locality Code – 015 (g) Earthworks* and in compliance with the *Queensland Development Code Part NMP 1.7 - Retaining Walls and Excavation And Filling*; and shall be undertaken under a separate Development Permit for Operational Works.

Advice

- ADV 1. *Section 341(1)(a) of the Sustainable Planning Act 2009* provides that, if this approval is not acted upon within the period of four (4) years the approval will lapse. Note that in accordance with *section 341(7)* a related approval may extend the relevant (currency) period.
- ADV 2. The applicant is advised that any proposed bunding may be subject to state government regulations of levee banks. Details are available from <https://www.dnrm.qld.gov.au/water/catchments-planning/levees>
- ADV 3. The applicant is advised that the *National Guidelines for beef cattle feedlots in Australia*, Appendix A indicates that the use of a design storm approach for the Waterbal model gives misleading results and that this methodology is therefore unacceptable. A continuous simulation is required to demonstrate the adequacy.
- ADV 4. Australian Pork Limited recommends use of Pigbal for more accurate assessment of piggery effluent treatment.
- ADV 5. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.
- ADV 6. Attached for your information is a copy of *Division 8 of the Sustainable Planning Act 2009* as regards Rights of Appeal. With respect to Appeal Rights of Applicants, the following is drawn to your attention—
- the applicant's Appeal Period commences upon receipt of this advice and expires twenty (20) business days thereafter.
 - should the applicant notify the Assessment Manager (Council) in writing of acceptance of the conditions of approval and that it is not intended to make an appeal, the Applicant's Appeal Period is at an end.

**ATTACHMENT A
ASSESSMENT MANAGER'S REPORT
SOUTH BURNETT REGIONAL COUNCIL**

Approved Plans

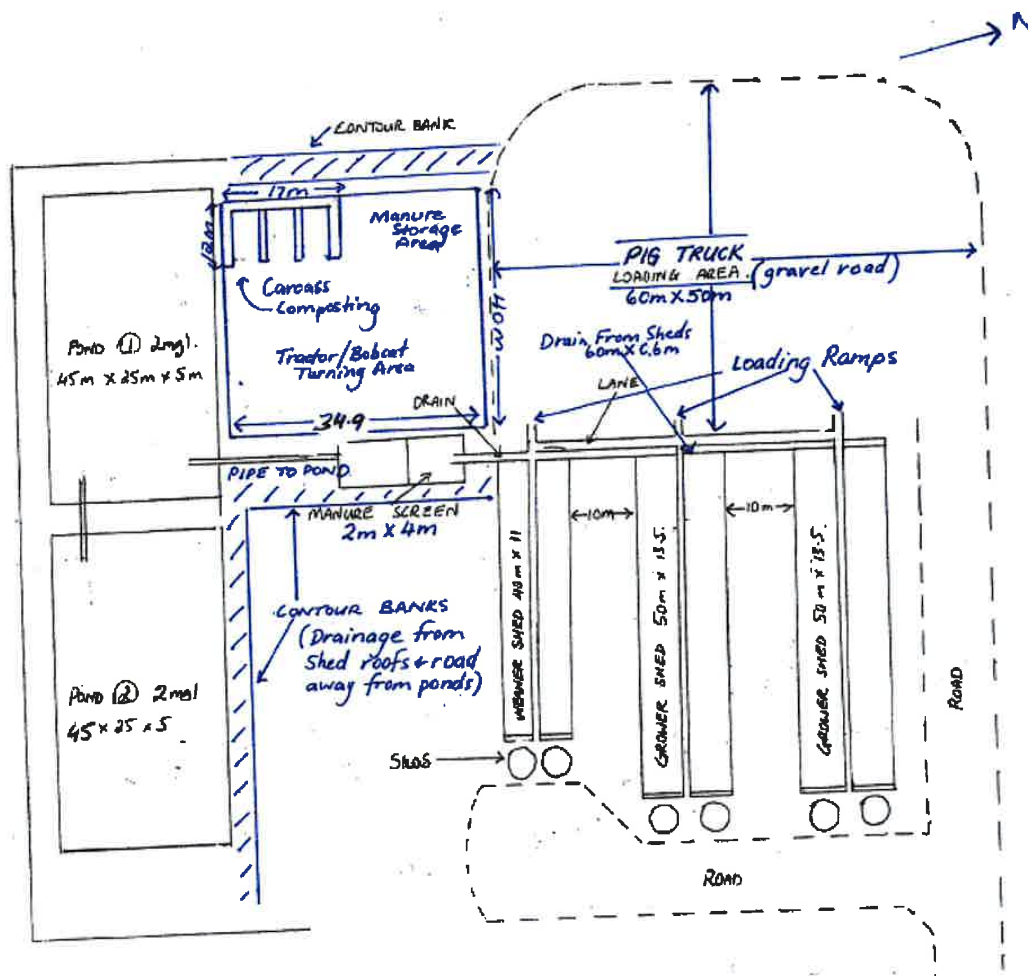


IDAS Application Decision Notice – Material Change of Use (Intensive animal husbandry)
Applicant: Anderlea Family Trust

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Document Set ID: 1517556
Version: 1, Version Date: 08/10/2015

**ATTACHMENT A
ASSESSMENT MANAGER'S REPORT
SOUTH BURNETT REGIONAL COUNCIL**



ATTACHMENT B
CONCURRENCE AGENCY
DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING

Department of Agriculture and Fisheries

Notice

Environmental Protection Act 1994

Decision about an application for an environmental authority

This notice is issued by the administering authority¹, pursuant to Chapter 5 of the Environmental Protection Act 1994.

To:

P J Anderson
PO Box 267
HIVESVILLE QLD 4612

Attention: Peter Anderson

Dear Mr Anderson

Our reference: QIWD0358

Decision about an application for an environmental authority

1. **Application details**

The application for an environmental authority, made by PJ Anderson was received by the administering authority on 11 May 2015.

The application reference number is: QIWD0358

Land description:

Lot 1 RP84295 and Lot 2 RP84295
2708 Wondai-Proston Road, Hivesville, Queensland

2. **Decision**

The administering authority has decided to approve the application with conditions that the applicant has not agreed to in writing.

3. **Review and appeal rights**

You may apply to the administering authority for a review of this decision within 10 business days after receiving this notice. You may also appeal against this decision to the Planning and Environment Court. Information about your review and appeal rights is attached to this notice. This information is guidance only and you may have other legal rights and obligations.

¹ The Department of Environment and Heritage Protection is the administering authority under the *Environmental Protection Act 1994*.

**ATTACHMENT B
CONCURRENCE AGENCY
DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING**

Notice

Decision about an application for an environmental authority



Signature

3 September 2015

Date

Mitchell Furness
Manager, Environmental Regulation
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:
Department of Agriculture and Fisheries
203 Tor St
TOOWOOMBA QLD 4350

Phone: 13 25 23
Fax: 07 4688 1192
Email: livestockregulator@daff.qld.gov.au

Attachments

Environmental authority (reference 2015-15)

Information sheet: Internal Review and Appeal to Planning and Environment Court (EM1866)

**ATTACHMENT B
CONCURRENCE AGENCY
DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING**

Department of Agriculture and Fisheries

Permit¹

Environmental Protection Act 1994

Environmental authority

This environmental authority is issued by the delegate of the administering authority under Chapter 5 of the Environmental Protection Act 1994.

Permit¹ number: 2015-15

Environmental authority takes effect when your related development application is approved

The first annual fee is payable within 20 business days of the effective date.

The anniversary date of this environmental authority is the same day each year as the effective date. Payment of the annual fee will be due each year on this day.

Environmental authority holder(s)

Name and Suitable Operator Reference	Registered address
P J Anderson Suitable operator reference: 702462	PO Box 267 HIVESVILLE QLD 4612

Environmentally relevant activity and location details

Environmentally relevant activity	Location
ERA 3 — Pig keeping (2) — keeping more than 3500 but not more than 8000 standard pig units	Lot 1 RP84295 and Lot 2 RP84295 2708 Wondai-Proston Road HIVESVILLE QLD

Additional information for holders of environmental authorities

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority is issued is a restatement of the ERA as defined by legislation at the time the approval is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an environmental authority as to the scale, intensity or manner of carrying out an ERA, then the conditions prevail to the extent of the inconsistency.

An environmental authority authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the authority specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (the Act).

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation



**ATTACHMENT B
CONCURRENCE AGENCY
DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING**

Environmental authority

Contaminated land

It is a requirement of the Act that if an owner or occupier of land becomes aware that a notifiable activity (as defined in Schedule 3 and Schedule 4) is being carried out on the land, or that the land has been, or is being, contaminated by a hazardous contaminant, the owner or occupier must, within 22 business days after becoming so aware, give written notice to the chief executive.



Signature

3 September 2015

Date

Mitchell Furness
Manager, Environmental Regulation
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries
Department of Agriculture and Fisheries
Animal Industries (J Block)
203 Tor St
TOOWOOMBA QLD 4350

Phone: 13 25 23
Fax: 07 4688 1192
Email: livestockregulator@daf.qld.gov.au

**ATTACHMENT B
CONCURRENCE AGENCY
DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING**

Environmental authority

Department of Agriculture and Fisheries

Obligations under the *Environmental Protection Act 1994*

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the Act, and the regulations made under the Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

Conditions of environmental authority

The environmentally relevant activity conducted at the location as described above must be conducted in accordance with the following site specific conditions of approval.

Agency interest: General	
Condition number	Condition
G1	Any breach of a condition of this environmental authority must be reported to the delegate of the administering authority within 24 hours of becoming aware of the breach and record full details of the breach and any subsequent actions.
G2	This environmental authority authorises you to conduct the activity listed above at the level specified.
G3	All reasonable and practicable measures must be taken to minimise the likelihood of environmental harm being caused.
G4	The activity must be undertaken in accordance with written procedures that: <ul style="list-style-type: none"> • identify potential risks to the environment from the activity during routine operations and emergencies • establish and maintain control measures that minimise the potential for environmental harm • ensure plant, equipment and measures are maintained in a proper and effective condition • ensure plant, equipment and measures are operated in a proper and effective manner • ensure that staff are trained and aware of their obligations under the <i>Environmental Protection Act 1994</i> • ensure that reviews of environmental performance are undertaken at least annually
G5	All information and records that are required by the conditions of this environmental authority must be kept for a period of at least 5 years.

M.A.

**ATTACHMENT B
CONCURRENCE AGENCY
DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING**

Environmental authority

G6	Storage of chemicals and fuels in bulk or in containers of greater than 15 litres must be within a secondary containment system and releases from the containment system controlled in a manner that prevents environmental harm.
G7	If you become aware of any adverse impact on an environmental value likely to have been caused by the operation of the activity , you must notify the delegate of the administering authority in writing of the full details of the adverse impact within 24 hours of becoming aware of the impact.
Agency interest: Air	
Condition number	Condition
A1	Odours or airborne contaminants which are noxious or offensive or otherwise unreasonably disruptive to public amenity or safety must not cause nuisance to any nuisance sensitive place or commercial place .
A2	Dust and particulate matter emissions must not exceed the following concentrations at any sensitive place or commercial place : a) dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 (or more recent editions), or b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.6 (or more recent editions)
Agency interest: Water	
Condition number	Condition
WT1	Other than as permitted within this authority, contaminants must not be released from the site to any waters or the bed and banks of any waters .
WT2	Contaminants must not be released to groundwater or at a location where they are likely to release to groundwater .
WT3	Contaminants must not be released to surface waters.

M.A.

**ATTACHMENT B
CONCURRENCE AGENCY
DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING**

Environmental authority

Agency interest: Noise						
Condition number	Condition					
N1	Noise from the activity must not exceed the levels identified in Table 3 – Noise limits and the associated requirements at any nuisance sensitive place or commercial place.					
	Table 3 – Noise limits					
	Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays	
		7am-6pm	6pm-10pm	10pm-7am	9am-6pm	6pm-10pm 10pm-9am
		Noise measured at a nuisance sensitive place				
	$L_{Aeq,adj,T}$	Background +5	Background +3	Background +3	Background +5	Background +3 Background +3
	$MaxL_{pA,T}$	Background +10	Background +8	Background +5	Background +10	Background +8 Background +5
		Noise measured at a commercial place				
	$L_{Aeq,adj,T}$	Background +10	Background +8	Background +5	Background +10	Background +8 Background +5
	$MaxL_{pA,T}$	Background +15	Background +13	Background +10	Background +15	Background +13 Background +10
Agency interest: Land						
Condition number	Condition					
L1	Any release of contaminants generated by the activity to land must not cause environmental harm.					
L2	Before surrendering this environmental authority the site must be rehabilitated to achieve a safe, stable, non-polluting landform.					
Agency interest: Waste						
Condition number	Condition					
WS1	All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.					
WS2	Any release or utilisation of waste products generated by the activity must not cause environmental harm.					

END OF PERMIT

**ATTACHMENT B
CONCURRENCE AGENCY
DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING**

Environmental authority

Attachments

NIL

Definitions

Key terms and/or phrases used in this document are defined in this section and **bolded** throughout this document. Applicants should note that where a term is not defined, the definition in the *Environmental Protection Act 1994* (the Act), its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

activity means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

administering authority means the Department of Environment and Heritage Protection or its successor or predecessors.

background means noise, measured in the absence of the noise under investigation, as $L_{Aeq,T}$ being the A-weighted sound pressure level exceeded for 90 percent of the time period of not less than 15 minutes, using Fast response.

commercial place means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

delegate of the administering authority means an officer of the Department of Agriculture and Fisheries (DAF) or its successor as cited by the administering authority.

environmental nuisance (the Act) is unreasonable interference or likely interference with an **environmental value** caused by—

- a) aerosols, fumes, light, noise, odour, particles or smoke; or
- b) an unhealthy, **offensive** or unsightly condition because of contamination; or
- c) another way prescribed by regulation.

environmental value (the Act) is—

- a) a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety; or
- b) another quality of the environment identified and declared to be an **environmental value** under an environmental protection policy or regulation.

$L_{Aeq,adj,T}$ means the adjusted A weighted equivalent continuous sound pressure level measures on fast response, adjusted for tonality and impulsiveness, during the time period T, where T is measured for a period no less than 15 minutes when the activity is causing a steady state noise, and no shorter than one hour when the approved activity is causing an intermittent noise.

$MaxL_{pA,T}$ means the maximum A-weighted sound pressure level measured over a time period T of not less than 15 minutes, using Fast response.

measures has the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.

noxious means harmful or injurious to health or physical well-being.

offensive means causing offence or displeasure; is unreasonably disagreeable to the sense; disgusting, nauseous or repulsive.

prescribed contaminants means contaminants listed within Schedule 9 of the Environmental Protection Regulation 2008.

**ATTACHMENT B
CONCURRENCE AGENCY
DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING**

Environmental authority

release of a contaminant into the environment includes:

1. to deposit, discharge, emit or disturb the contaminant; and
2. to cause or allow the contaminant to be deposited, discharged, emitted or disturbed; and
3. to fail to prevent the contaminant from being deposited, discharged emitted or disturbed; and
4. to allow the contaminant to escape; and
5. to fail to prevent the contaminant from escaping.

sensitive place includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

- a) a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- b) a motel, hotel or hostel; or
- c) a kindergarten, school, university or other educational institution; or
- d) a medical centre or hospital; or
- e) a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 1992* or a World Heritage Area; or
- f) for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2008.

waters includes all or any part of a river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water in natural or artificial watercourses, bed and banks of a watercourse, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater.

you means the holder of the environmental authority.

**ATTACHMENT B
CONCURRENCE AGENCY
DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING**



Information sheet

Environmental Protection Act 1994

Internal review and appeal to Planning and Environment Court

This information sheet forms part of an information notice under the Environmental Protection Act 1994. It gives a summary of the process for review and appeal to the Planning and Environment Court under the Environmental Protection Act 1994 (EP Act) and subordinate legislation. Refer to ss. 519-539 and Schedule 2 of the Environmental Protection Act for complete information about the process for internal review and appeal to the Planning and Environment Court.

Introduction

The EP Act provides for a right of internal review and appeal against certain decisions made under the EP Act. Decisions that can be reviewed or appealed are listed in Schedule 2 of the EP Act and within certain sections of the regulations and subordinate legislation¹ made under the EP Act. The EP Act also provides that a dissatisfied person for a review decision, other than those listed in Part 1 of Schedule 2 of the EP Act², may appeal the decision to the Planning and Environment Court (the Court).

Summary of the process for internal review and appeal to the Court

Chapter 11, Part 3 of the EP Act

Division 1 — Interpretation

Section 519 Original decisions

- 1) A decision mentioned in Schedule 2 is an 'original decision'.
- 2) A decision under an environmental protection policy or regulation that the policy or regulation declares to be a decision to which this part applies is also an 'original decision'.

Section 520 Dissatisfied person

This section nominates the dissatisfied person for an original or review decision.

Division 2 — Internal review of decisions

Section 521 Procedure for review

- 1) A dissatisfied person may apply for a review of an original decision.
- 2) The application must—
 - a) be made in the approved form to the administering authority within—
 - i) 10 business days³ after the day on which the person receives notice of the original decision or the administering authority is taken to have made the decision (the 'review date'); or
 - ii) the longer period the authority in special circumstances allows; and
 - b) be supported by enough information to enable the authority to decide the application.

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ATTACHMENT B
CONCURRENCE AGENCY
DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING

Information sheet

Internal review and appeal to Planning and Environment Court

- 3) On or before making the application, the applicant must send the following documents to the other persons who were given notice of the original decision—
 - a) notice of the application (the 'review notice');
 - b) a copy of the application and supporting documents.
- 4) The review notice must inform the recipient that submission on the application may be made to the administering authority within five business days (the submission period) after the application is made to the authority.
- 5) If the administering authority is satisfied the applicant has complied with subsection (2) and (3), the authority must, within the decision period—
 - a) review the original decision;
 - b) consider any submissions properly made by a recipient of the review notice; and
 - c) make a decision (the 'review decision') to—
 - i) confirm or revoke the original decision; or
 - ii) vary the original decision in a way the administering authority considers appropriate.
- 6) The application does not stay (i.e. suspend or stop) the original decision.
- 7) The application must not be dealt with by—
 - a) the person who made the original decision; or
 - b) a person in a less senior office than the person who made the original decision.
- 8) Within 10 business days after making the review decision, the administering authority must give written notice of the decision to the applicant and persons who were given notice of the original decision.
- 9) The notice must—
 - a) include the reasons for the review decision; and
 - b) inform the persons of their right of appeal against the decision.
- 10) If the administering authority does not comply with subsections (5) or (8), the authority is taken to have made a decision confirming the original decision.
- 11) Subsection (7) applies despite the *Acts Interpretation Act 1954*, section 27A.
- 12) This section does not apply to an original decision made by—
 - a) for a matter, the administration and enforcement of which has been devolved to a local government, the local government itself or the chief executive officer of the local government personally; or
 - b) for another matter — the chief executive personally.
- 13) Also, this section does not apply to an original decision to issue a clean-up notice.
- 14) In this section—

'decision period' means—

 - a) if a submission is received within the submission period—15 business days after the administering authority receives the application; or

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Internal review and appeal to Planning and Environment Court

- b) if no submissions are received within the submission period—10 business days after the administering authority receives the application.

Section 522 Stay of operation of particular original decisions

- 1) If an application is made for review of an original decision mentioned in Schedule 2, Part 1 or 2, the applicant may immediately apply for a stay of the decision to—
 - a) for an original decision mentioned in Schedule 2, Part 1—the Land Court; or
 - b) for an original decision mentioned in Schedule 2, Part 2—the Court.
- 2) The Land Court or the Court may stay the decision to secure the effectiveness of the review and any later appeal to the Land Court or the Court.
- 3) A stay may be given on conditions the Land Court or the Court considers appropriate and has effect for the period stated by the Land Court or the Court.
- 4) The period of a stay must not extend past the time when the administering authority reviews the decision and any later period the Land Court or the Court allows the applicant to enable the applicant to appeal against the review decision.

Division 4 — Appeals to Court

Section 531 Who may appeal

- 1) A dissatisfied person who is dissatisfied with a review decision may appeal against the decision to the Court.
- 2) However, the following review decisions cannot be appealed against to the Court—
 - a) a review decision to which subdivision 1⁴ applies;
 - b) a review decision that relates to an original decision mentioned in Schedule 2, Part 3⁵.
- 3) The chief executive may appeal against another administering authority's decision (whether an original or review decision) to the Court.
- 4) A dissatisfied person who is dissatisfied with an original decision to which s. 521 does not apply may appeal against the decision to the Court.

Section 532 How to start appeal

- 1) An appeal is started by—
 - a) filing written notice of appeal with the registrar of the Court; and
 - b) complying with rules of court applicable to the appeal.
- 2) The notice of appeal must be filed—
 - a) if the appellant is the chief executive—within 33 business days after the decision is made or taken to have been made; or
 - b) if the appellant is not the chief executive—within 22 business days after the day the appellant receives notice of the decision or the decision is taken to have been made.
- 3) The Court may at any time extend the period for filing the notice of appeal.
- 4) The notice of appeal must state fully the grounds of the appeal and the facts relied on.

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Internal review and appeal to Planning and Environment Court

Section 533 Appellant to give notice of appeal to other parties

- 1) Within 8 business days after filing the notice of appeal, the appellant must serve notice of the appeal on—
 - a) if the appellant is the chief executive—all persons who were given notice of the original decision; or
 - b) if the appellant is not the chief executive—the other persons who were given notice of the original decision.
- 2) The notice must inform the persons that, within 10 business days after service of the notice of appeal, they may elect to become a respondent to the appeal by filing in the Court a notice of election under rules of court.

Section 534 Persons may elect to become respondents to appeal

A person who properly files in the Court a notice of election becomes a respondent to the appeal.

Section 535 Stay of operation of decisions

- 1) The Court may grant a stay of a decision appealed against to secure the effectiveness of the appeal.
- 2) A stay may be granted on conditions the Court considers appropriate and has effect for the period stated by the Court.
- 3) The period of a stay must not extend past the time when the Court decides the appeal.
- 4) An appeal against a decision does not affect the operation or carrying out of the decision unless the decision is stayed.

Section 535A Stay of decision to issue a clean-up notice

- 5) This section applies to an application under section 535 for a stay of a decision to issue a clean-up notice.
- 6) In deciding the application, the Court must have regard to—
 - a) the quantity and quality of contamination of the environment that is likely to be caused if the stay is granted; and
 - b) the proximity of the place at or from which the contamination incident is happening or happened to a place with environmental values that may be adversely affected by the contamination.

Section 536 Hearing procedures

- 1) The procedure for an appeal is to be in accordance with the rules of court applicable to the appeal or, if the rules make no provision or insufficient provision, in accordance with directions of the judge.
- 2) An appeal is by way of rehearing, unaffected by the administering authority's decision.

Section 537 Assessors

If the judge hearing an appeal is satisfied the appeal involves a question of special knowledge and skill, the judge may appoint one or more assessors to help the judge in deciding the appeal.

Section 538 Appeals may be heard with planning appeals

- 1) This section applies if—
 - a) a person appeals against an administering authority's decision (whether an original or review decision)—

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Internal review and appeal to Planning and Environment Court

- i) to refuse to accredit an environmental risk management plan (ERMP); or
 - ii) about an application for an environmental authority for a prescribed ERA; and
 - b) a person appeals against the assessment manager's decision under the *Sustainable Planning Act 2009* about a planning or development matter for the premises to which the ERMP or the application for the authority relates.
- 2) The Court may order—
- a) the appeals to be heard together or one immediately after the other; or
 - b) one appeal to be stayed until the other has been decided.
- 3) This section applies even though the parties, or all of the parties, to the appeals are not the same.

Section 539 Powers of Court on appeal

- 1) In deciding an appeal, the Court may—
- a) confirm the decision appealed against; or
 - b) vary the decision appealed against; or
 - c) set aside the decision appealed against and make a decision in substitution for the decision set aside.
- 2) If on appeal the Court acts under subsection (1)(b) or (c), the decision is taken, for this Act (other than this part), to be that of the administering authority.

¹ The original decisions under the subordinate legislation are subject to change. As at 31 March 2013 they are listed in:

- Regulation 110 of the Environmental Protection Regulation 2008; and
- Regulation 68C of the Environmental Protection (Waste Management) Regulation 2000.

² An appeal may be made to the Land Court for original decisions in Part 1 of Schedule 2.

³ Under the *Environmental Protection Act 1994* "business days does not include a business day that occurs during the period starting on 20 December in a year and ending on 5 January in the following year".

⁴ Subdivision 1 is about appeals to the Land Court.

⁵ Original decisions mentioned in Schedule 2, Part 3 are original decisions for internal review only.

Appeal Rights
Sustainable Planning Act 2009
IDAS Development Application

The following is an extract from the
Sustainable Planning Act 2009

Division 8 Appeals to court relating to development applications and approvals

461 Appeals by applicants

- (1) An applicant for a development application may appeal to the court against any of the following—
- (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
- (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 Appeals by submitters—general

- (1) A submitter for a development application may appeal to the court only against—
- (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
- (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
- (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

464 Appeals by advice agency submitters

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—

- (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
- (b) any part of the approval relating to the assessment manager's decision under section 327.

(3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.

(4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

465 Appeals about decisions relating to extensions for approvals

(1) For a development approval given for a development application, a person to whom a notice is given under section 389, other than a notice for a decision under section 386(2), may appeal to the court against the decision in the notice.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Also, a person who has made a request under section 383 may appeal to the court against a deemed refusal of the request.

(4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

466 Appeals about decisions relating to permissible changes

(1) For a development approval given for a development application, the following persons may appeal to the court against a decision on a request to make a permissible change to the approval—

- (a) if the responsible entity for making the change is the assessment manager for the application—
 - (i) the person who made the request; or
 - (ii) an entity that gave a notice under section 373 or a pre-request response notice about the request;
- (b) if the responsible entity for making the change is a concurrence agency for the application—the person who made the request.

(2) The appeal must be started within 20 business days after the day the person is given notice of the decision on the request under section 376.

(3) Also, a person who has made a request under section 369 may appeal to the court against a deemed refusal of the request.

(4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

467 Appeals about changing or cancelling conditions imposed by assessment manager or concurrence agency

(1) A person to whom a notice under section 378(9)(b) giving a decision to change or cancel a condition of a development approval has been given may appeal to the court against the decision in the notice.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: Anderlea Pork Pty Ltd
 C/- ONF Surveyors
 PO Box 896
 KINGAROY QLD 4610

APPLICATION: Change the number of piggery sheds to eight (8) without exceeding the approved 5000SPU

DATE: 03/08/2022

FILE REFERENCE: MCU22/0015

AMOUNT OF THE LEVIED CHARGE: **\$19,056.00** **Total**
(Details of how these charges were calculated are shown overleaf)

	\$0.00	Water Supply Network
	\$0.00	Sewerage Network
	\$19,056.00	Transport Network
	\$0.00	Parks and Land for Community Facilities Network
	\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 1 RP 84295 & Lot 2 RP 84295

SITE ADDRESS: 2708 Wondai Proston Road
 HIVESVILLE QLD 4612

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Other Industry (Rural Industry) Piggery – 2 new sheds (489m2 x 2)	978	GFA	\$8.00	CR Table 2.2	\$7,824.00
Other Industry (Rural Industry) Piggery – 3 existing sheds (468m2 x 3)	1,404	GFA	\$8.00	CR Table 2.2	\$11,232.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
N/A	-	-	\$0.00	-	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Other Industry (Rural Industry) Piggery – additional sheds	\$0.00	\$0.00	\$19,056.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$19,056.00	\$0.00	\$0.00	\$0.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p> <p>Payment can be made at any of the following South Burnett Regional Council Offices:</p> <ul style="list-style-type: none">• 69 Hart Street, Blackbutt, 4314;

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

Delegated Authority _____

Date: _____

0.0 REQUEST FOR NEGOTIATED DECISION - RECONFIGURATION OF A LOT (1 LOT INTO 8 LOTS) AT 42 BOAT MOUNTAIN ROAD, MURGON (AND DESCRIBED AS LOT 1 ON RP150175)

File Number: RAL22/0005
Author: Senior Planning Officer
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER	<i>[Signature]</i>	18/8/22
GM	<i>[Signature]</i>	23/8/22
CEO	<i>[Signature]</i>	24.8.2022

PRECIS

Request to make change representations on the Decision for RAL22/0005 under section 75 of the *Planning Act 2016*.

SUMMARY

Request for a Changed (Negotiated) Decision Notice dated 18 May 2022 by the applicant in relation to conditions of approval for a Code assessable development in the Rural Residential Zone (RR1 Precinct) for Reconfiguring a Lot 1 lot into 8 lots in two (2) stages and new access road, over land at 42 Boat Mountain Road MURGON.

OFFICER'S RECOMMENDATION

The request for amended conditions GEN2 and GEN3 are supported in part as follows.

The amendments that are part of Council's decision relate to the requirement to amend the road design from a T-head to a cul-de-sac road design in accordance with Council's standards, and ensure that Stage 1 lots (2, 3 and 4) all obtain access from the new internal access roads, and not directly from Boat Mountain Rd.

In relation to representations, it is recommended to:

- A. Agree to change condition/s - GEN2 to refer only to the need for a cul-de-sac head redesign; and
- B. Do not agree with the applicant's representations on GEN 3 however decide to amend the condition to reflect an amended outcome for access via easements for all new lots in Stage 1 until new roads are provided for Stage 2.

CONDITIONS AMENDED

GENERAL

GEN2. Prior to commencement of any site works for Stage 1, submit for Council endorsement, a revised plan of subdivision with a revised cul-de-sac head; AND detailing the amendments as required by condition GEN 3 for new lot accesses.

GEN 3. Stage 1 - New Lot Access

1. Provide an access easement over lot 1 to allow access for lots 2, 3, and 4. The easement granting access for Lot 3 and 4 to be extinguished at the commencement of Stage 2 with the construction of the new road. The easement granting access to Lot 2 to be extinguished upon construction of a future road servicing any future development on the balance Lot 1.
11. Access to Lot 1 to be a minimum of 16m wide plus truncations. Accesses to Lot 3 and 4 to be minimum of 16m wide (combined) plus truncations.
111. No direct road access to Boat Mountain Road is permitted.

Advice: Council will include a property notice restricting direct access to Boat Mountain Road on the property file.

Delegated Authority _____

Date: _____

Conditions reproduced with amendments included below:-

OFFICER'S RECOMMENDATION

The application be approved subject to the submission of a revised plan of subdivision as per the plan amendments in red and the conditions of this approval.

The amendments relate to the requirement to amend the road design from a T-head to a cul-de-sac road design in accordance with Council's standards, and ensure that Stage 1 lots (2, 3 and 4) all obtain access from the new internal access road to be provided in Stage 1.

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Ref no.	Revised	Date
Proposed Subdivision	ONF Surveyors	10159P/1	(Refer to GEN2 & GEN 3)	14/01/2022

GEN2. Prior to commencement of any site works for Stage 1, submit for Council endorsement, a revised plan of subdivision with a revised cul-de-sac head; AND detailing the amendments as required by condition GEN 3 for new lot accesses.

GEN 3. Stage 1 - New Lot Access

1. Provide an access easement over lot 1 to allow access for lots 2, 3, and 4. The easement granting access for Lot 3 and 4 to be extinguished at the commencement of Stage 2 with the construction of the new road. The easement granting access to Lot 2 to be extinguished upon construction of a future road servicing any future development on the balance Lot 1.
11. Access to Lot 1 to be a minimum of 16m wide plus truncations. Accesses to Lot 3 and 4 to be minimum of 16m wide (combined) plus truncations.
111. No direct road access to Boat Mountain Road is permitted.

Advice: Council will include a property notice restricting direct access to Boat Mountain Road on the property file.

GEN4. The development herein approved may not start until the following development permits have been issued and complied with as required:

- Development Permit for Operational Works (Site Works, road widening, kerb and channel and associated drainage, landscaping, access driveways, water supply and sewerage discharge sludge collection and removal, stormwater disposal).

STAGED DEVELOPMENT PERIOD

GEN5. All stages must be completed within six (6) years of the development approval starting to have effect.

GEN6. The development (including landscaping, parking, driveway and other external spaces) shall be maintained in accordance with the approved plans, subject to and modified by any conditions of this approval.

STAGED DEVELOPMENT PERIOD- RAL

GEN7. The currency period for this development approval for reconfiguring a lot is six (6) years after the development approval starts to have effect. The development approval will lapse unless the survey plan for Stage 1 of the development required to be given to Council for approval is provided within this period.

Delegated Authority _____

Date: _____

LAPSE OF STAGED DEVELOPMENT STAGED APPROVAL- RAL

GEN8. The development approval will also lapse if the survey plans for the remaining stages i.e., Stage 2 required to be given to Council for approval are not provided within six (6) years after the development approval starts to have effect.

ALL STAGES

RAL1. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

RAL2. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

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

RAL3. Prior to sealing the Plan of Survey the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Act Regulation 2017*.

RAL4. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

VALUATION FEES

RAL5. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$48.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

ENGINEERING WORKS

ENG1. Submit to Council, an Operational Work application for all works that will become Council infrastructure including roadworks, stormwater, water supply, and earthworks, and accesses.

ENG2. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.

ENG3. Undertake Engineering designs and construction in accordance with the Planning Scheme, Austroads design standards, relevant Australian Standards, and relevant design manuals.

ENG4. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

ENG5. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG6. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for

Delegated Authority

Date:

public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG7. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM) to all downstream properties including road reserves and the like for design storms of ARI2, ARI5, ARI10, ARI20 and ARI50.
- ENG8. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG9. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG10. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

WATER SUPPLY

- ENG11. Connect the development to Council's reticulated water supply network, and extend the network as required to service the new lots.
- ENG12. Design and construct all works in accordance with Council's requirements as set out in the "WWROC Design and Construction Standards, and relevant development standards used by Council.
- ENG13. Install a separate water service connection to each lot as per Council's standards.

ON-SITE WASTEWATER DISPOSAL

- ENG14. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with AS 1547 and the Queensland Plumbing and Wastewater Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

VEHICLE ACCESS

- ENG15. For each lot, design and construct a gravelled driveway and a crossover having a minimum width of 4 metres and vehicle turnout in accordance with Council's Standard Drawing No. 00049 from the new internal access roads only. Access to new lots shall not be provided directly to Boat Mountain Road.

ROADWORKS - INTERNAL/NEW ROADS

- ENG 16. Design and construct new roads on proposed plants of development as an "Access Street", in accordance with Council's Planning Scheme, relevant Austroads' Standards, and more specifically, include the following:
- a. a minimum road reserve width of 16 metres;
 - b. a minimum carriageway width of 6 metres constructed using a compacted gravelled pavement and Double/Double bitumen seal, with flush kerb and table drains;
 - c. provision for stormwater drainage, line marking, tapers to existing/new road pavements, signage, street lighting associated with the required road works and road reserve transitions between existing and proposed roads;
 - d. cul-de-sac ends with a minimum 9 metre radius to the bulb end and a minimum 18 metre approach curve, all measured to the invert of kerb and channel and designed in accordance with the requirements of the applicable Planning Scheme and Council's adopted standards.

Delegated Authority

Date:

- ENG17. At the intersection of Boat Mountain Road, and the new proposed road, provide a Austroads BAR standard intersection treatment as a minimum.
- ENG18. If required, construct a temporary gravelled surfaced turnaround to accommodate the turning movements of Council's refuse collection vehicle (HRV), where temporary dead ends are provided at stage boundaries.

TELECOMMUNICATION

- ENG19. Design and provide telecommunications to all lots within the development.

ELECTRICITY

- ENG20. Design and provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.
- ENG21. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.
- ENG22. Submit electrical plans for Council's review prior to Council's endorsement of the Survey Plan. Be responsible to check and ensure that electrical drawings do not conflict with the civil engineering design.

EARTHWORKS - GENERAL

- ENG23. Earthworks per site involving cut or fill greater than 1 metre in height and quantity of material greater than 50m³), requires an Operational Work application.
- ENG24. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG25. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
- ENG26. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

ADVICE

- ADV1. The approved plan, Proposed Subdivision prepared by ONF surveys, is subject to amendments and red and conditions of this approval.

DEVELOPER INCENTIVE

- ADV2. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2023. Eligible development under this scheme is required to be completed by 31 December 2023.

For further information or application form please refer to the rules and procedures available on Council's website.

HERITAGE

- ADV3. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the

Delegated Authority _____

Date: _____

associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

APPEAL RIGHTS

ADV4. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

INFRASTRUCTURE CHARGES

ADV5. Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 119 of the *Planning Act 2016*.

PERMIT TO WORK ON COUNCIL ROADS

ADV6. The applicant must submit a completed *Permit to Work on Council Roads Application* available from <http://www.southburnett.qld.gov.au> for approval by Council before commencing and works within the Council road reserve (i.e., in this case, the required property access).

Delegated Authority

Date:

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority

Date:

LOCALITY DETAILS

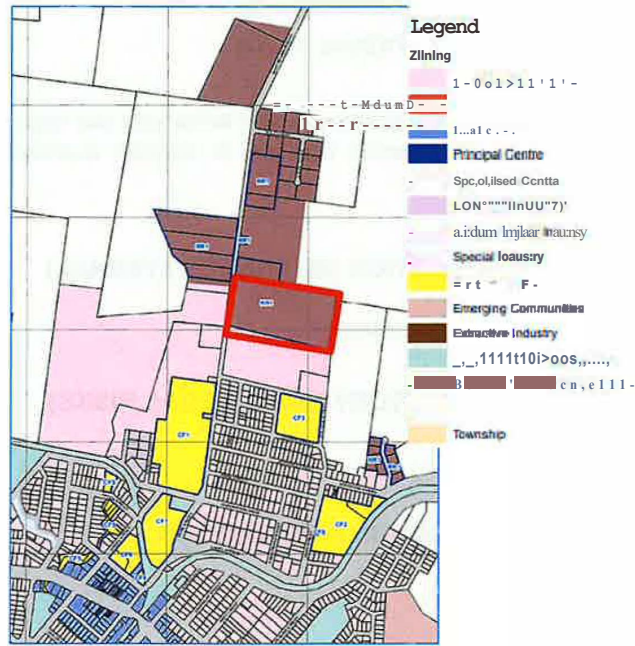


Figure 1 - Locality Plan (Source: IntraMaps)

AERIAL IMAGERY

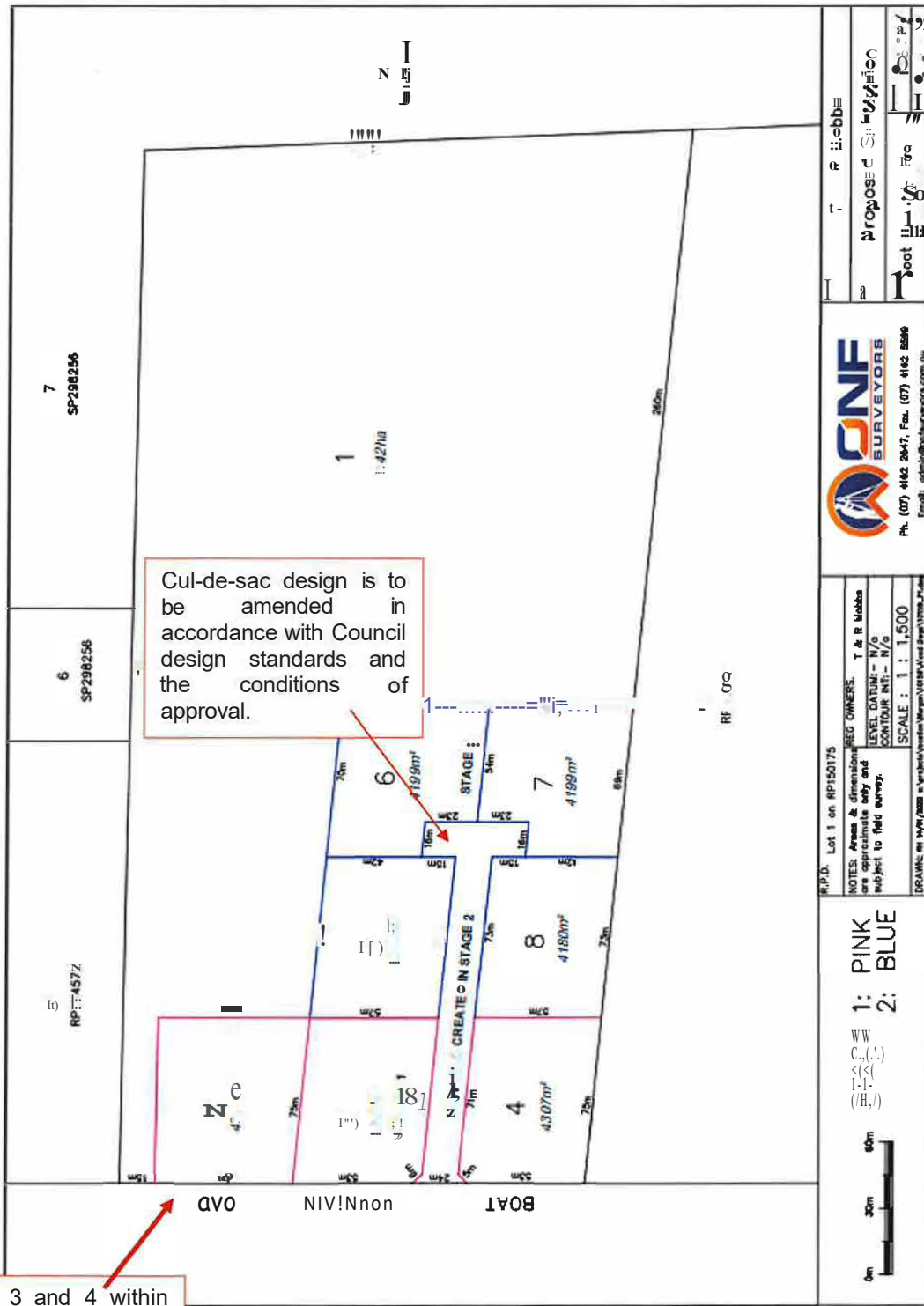


Figure 2 - Aerial Image (Source: Qld Globe)

Delegated Authority


Date:

DECISION PLAN (as amended in red by South Burnett Council)



Cul-de-sac design is to be amended in accordance with Council design standards and the conditions of approval.

Lots 2, 3 and 4 within Stage 1 must take access from a new internal access road provided in Stage 1.


ONE SURVEYORS
 Ph: (07) 4182 2847, Fax: (07) 4182 2598
 Email: admin@onesurveyors.com.au

T & R Hubbs
 LEVEL DATUM - N/A
 CONTOUR INT - N/A
 SCALE: 1 : 1,500
 DRAWN BY: MPM/MSB in AutoCAD
 DATE: 12/09/2022

1: PINK
 2: BLUE

0m 30m 60m

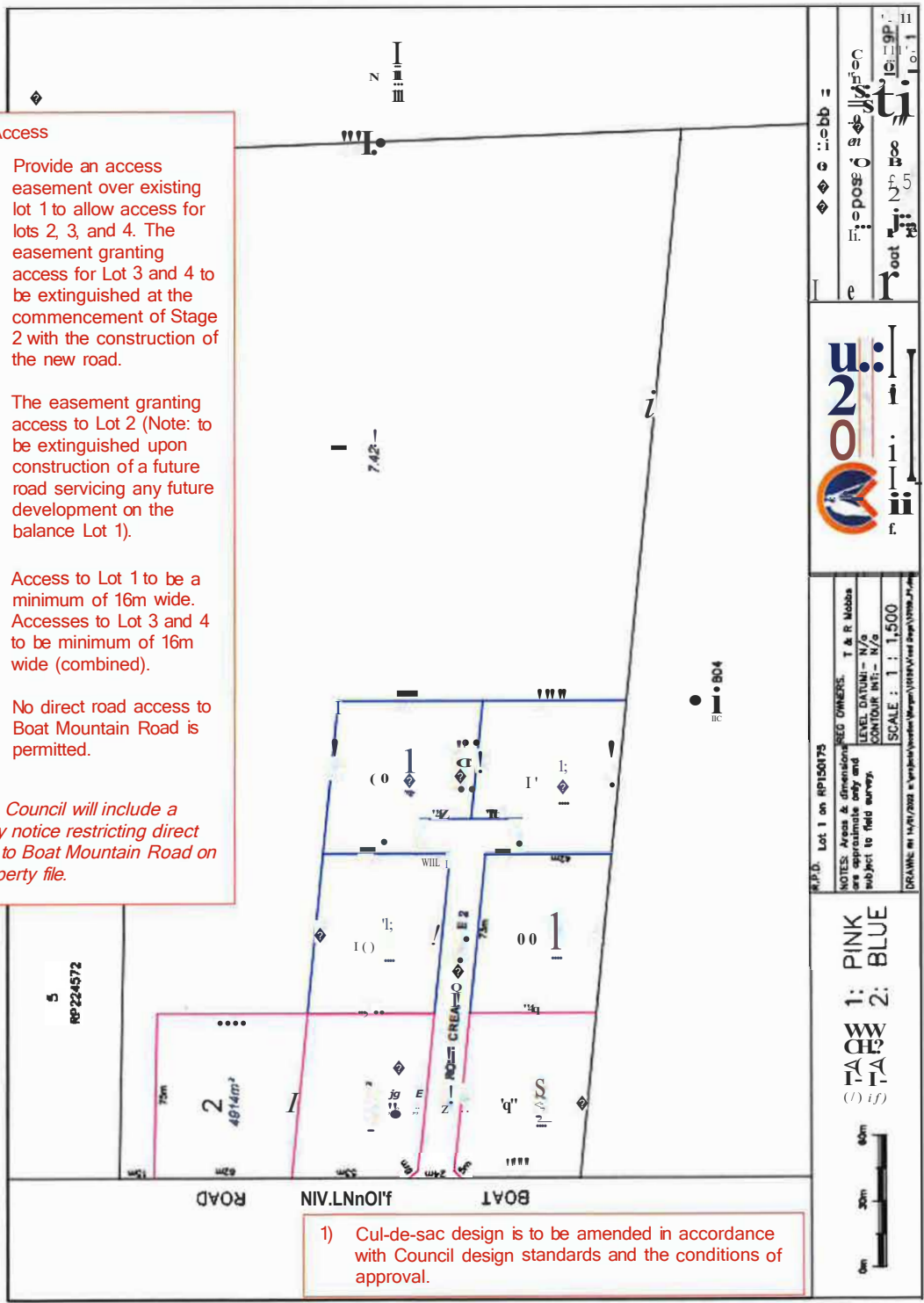
Delegated Authority

Date:

CHANGED DECISION PLAN (as amended in red by Council)

- 2) Lot Access
 - I. Provide an access easement over existing lot 1 to allow access for lots 2, 3, and 4. The easement granting access for Lot 3 and 4 to be extinguished at the commencement of Stage 2 with the construction of the new road.
 - II. The easement granting access to Lot 2 (Note: to be extinguished upon construction of a future road servicing any future development on the balance Lot 1).
 - III. Access to Lot 1 to be a minimum of 16m wide. Accesses to Lot 3 and 4 to be minimum of 16m wide (combined).
 - IV. No direct road access to Boat Mountain Road is permitted.

Advice: Council will include a property notice restricting direct access to Boat Mountain Road on the property file.



1) Cul-de-sac design is to be amended in accordance with Council design standards and the conditions of approval.

Delegated Authority _____

Date: _____

Report - Negotiated Decision

Council on 17 May 2022, decided to issue the following type of approval:

Development Permit for a Reconfiguring a Lot (1 lot into 8 lots and new road) in two (2) stages.

Representations are made with regards to changing condition/s - **GEN2 and GEN3**.

APPL/CATION SUMMARY	
Applicant:	Trevor and Rebecca Mobbs C/ ONF surveyors
Owner:	As above
Type of Application:	Reconfiguring a Lot Development Permit
Street Address:	42 Boat Mountain Road MURGON
RP Description:	Lot 1 on RP150175
State Referral Agencies:	NIL
Referred Internal Specialists:	Engineering

The following table outlines the proposed development:

PROPOSED DEVELOPMENT																					
Proposed Development:	<p>It is proposed to reconfigure (subdivide) the subject site into eight (8) lots over two stages to be used for rural residential living. The size of the proposed lots is shown below table with the minimum lot size for the RR 1 Precinct being 4000sqm.</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="2">STAGE 1</th> </tr> </thead> <tbody> <tr> <td>Lot 1</td> <td>7.42ha</td> </tr> <tr> <td>Lot 2</td> <td>4914m</td> </tr> <tr> <td>Lot 3</td> <td>4307sqm</td> </tr> <tr> <td>Lot 4</td> <td>4307sqm</td> </tr> <tr> <th colspan="2">STAGE 2</th> </tr> <tr> <td>Lot 5</td> <td>4181sqm</td> </tr> <tr> <td>Lot 6</td> <td>4199sqm</td> </tr> <tr> <td>Lot 7</td> <td>4199sqm</td> </tr> <tr> <td>Lot 8</td> <td>4180sqm</td> </tr> </tbody> </table>	STAGE 1		Lot 1	7.42ha	Lot 2	4914m	Lot 3	4307sqm	Lot 4	4307sqm	STAGE 2		Lot 5	4181sqm	Lot 6	4199sqm	Lot 7	4199sqm	Lot 8	4180sqm
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Lot 5	4181sqm																				
Lot 6	4199sqm																				
Lot 7	4199sqm																				
Lot 8	4180sqm																				
Variations Sought:	None																				
Level of Assessment:	Code Assessment																				

The following table describes the key development parameters for the proposal:

RECONFIGURING A LOT	DEVELOPMENT PARAMETERS
Number of Proposed Lots	8 lots in 2 stages
Size of Proposed Lots	See above table
Easements	None as part of the original development
Covenants	none

SITE DETAILS:

Delegated Authority _____

Date: _____

SITE AND LOCALITY DESCRIPTION	
Land Area:	10.77Ha
Existing Use of Land:	dwelling house on rural residential land with associated outbuildings and sealed driveway to Boat Mountain Road along the northern boundary
Road Frontage:	Boat Mountain Road
Significant Site Features:	<p>The subject site is located approximately 200m north of the urban edge of the Murgon Township defined by Wallace Street and approximately 1.4km from the centre of Murgon Township.</p> <p>There are no remnant vegetation or Matter of State Environmental Significance (MSES) or Wildlife habitat mapped over the site.</p> <p>The subject site is not mapped as subject to Bushfire Hazard.</p> <p>The subject site is within the MN-NBZ-02 Rural Residential Declared Water Supply Service Area with the water reticulation line along the frontage of the site. This line will require extension to service stage 2 of the development.</p> <p>The subject site is not included in the Declared Sewer Supply Area for Muroon.</p>
Topography:	The subject site is relatively flat with a low ridge roughly located within the center of the subject site generally following a north south direction effectively dividing the subject site into an eastern and western drainage catchment.
Surrounding Land Uses:	<p>The northern boundary of the subject site adjoins smaller rural residential lots with the formal rural residential estate along Holz Court located approximately 700m north of the subject site. Land to the west of the proposal is currently vacant and has been reconfigured to provide for rural residential purposes on larger lots.</p> <p>North- Rural and Rural residential East - Rural land South- Low density residential West- Rural residential / Boat Mountain Rd</p>

APPLICANT REPRESENTATIONS ON THE DECISION

The applicant does not accept the changes in red and as conditioned in GEN3 as an alternative arrangement for access to proposed Lot 2 as it is suggested it will impact on the privacy of the existing development (lot 1) and create an unacceptable access arrangement. The applicant is agreeable to increase the width of the frontage of Proposed Lot 1 to 16m to accommodate a future new road, to provide for the further subdivision of proposed Lot 1, should it be proposed in future.

The applicant maintains that access to proposed Lot 2 from Boat Mountain Road can be provided and complies with the relevant assessment benchmark while maintaining safe sight distances and adequate separation from the existing two access location from Lot 4 SP245795 and Lot 5 SP245795.

Delegated Authority

Date:

COUNCIL DECISION CONDITIONS	APPLICANT REPRESENTATIONS ON CONDITIONS (provided in red)
<p>GEN 2. Prior to commencement of any site works for Stage 1, submit for approval, a revised plan of subdivision for Council endorsement, an amended lot layout that provides lots 2, 3 and 4 access from the new internal access road only, designed in accordance with Council's standards consistent with the outcomes for the Rural Residential Zone and Zone precinct of the South Burnett Planning Scheme 2017 and the Subdivision Code.</p>	<p>GEN2. Prior to commencement of any site works for Stage 1, submit for Council endorsement, a revised plan of subdivision with a revised cul-de-sac head provide an access easement at the intersection location of the proposed new road for Stage 2 for a distance of 10m so that access for each new lot can be provided at the lot boundary for proposed Lots 3 and 4. The access easement will be extinguished at the commencement of Stage 2 and in accordance with the South Burnett Planning Scheme 2017 Services and Works Code and Council engineering standards.</p>
<p>GEN3. Prior to commencement of any site works for Stage 1, submit for approval, a revised plan of subdivision for Council endorsement, an amended lot layout that provides lots 2, 3 and 4 access from the new internal access road only, designed in accordance with Council's standards consistent with the outcomes for the Rural Residential Zone and Zone precinct of the South Burnett Planning Scheme 2017 and the Subdivision Code. Road design is to be in accordance with Council's standards and the ENG conditions 15, 16, 17 and 18 of this approval.</p>	<p>GEN3. Prior to commencement of any site works for Stage 1, submit for approval, a revised plan of subdivision for Council endorsement, an amended lot layout that provides a frontage of 16m for proposed Lot 1. Access to proposed Lot 2 from Boat Mountain Road must be located at the northern lot boundary of proposed Lot 2. lots 2, 3 and 4 access from the new internal access road only, designed in accordance with Council's standards consistent with the outcomes for the Rural Residential Zone and Zone precinct of the South Burnett Planning Scheme 2017 and the Subdivision Code. Road design is to be in accordance with Council's standards and the ENG conditions 15, 16, 17 and 18 of this approval.</p>

ASSESSMENT OF REPRESENTATIONS:

The applicant's representations on condition GEN 3 are supported only in part. The condition is amended as per Engineering feedback on the negotiated decision below. Condition GEN 2 is amended to only refer to the cul-de-sac head redesign required and as per the existing condition.

GEN 2 AMENDED CONDITION RECOMMENDATION

GEN2. Prior to commencement of any site works for Stage 1, submit for Council endorsement, a revised plan of subdivision with a revised cul-de-sac head; AND detailing the amendments as required by condition GEN 3 for new lot accesses.

GEN 3 AMENDED CONDITION RECOMMENDATION

1. Provide an access easement over lot 1 to allow access for lots 2, 3, and 4. The easement granting access for Lot 3 and 4 to be extinguished at the commencement of Stage 2 with the construction of the new road. The easement granting access to Lot 2 to be extinguished upon construction of a future road servicing any future development on the balance Lot 1.
11. Access to Lot 1 to be a minimum of 16m wide. Accesses to Lot 3 and 4 to be minimum of 16m wide (combined).

Delegated Authority _____

Date: _____

111. No direct road access to Boat Mountain Road is permitted.

Advice: Council will include a property notice restricting direct access to Boat Mountain Road on the property file.

These amendments maintain the Council's reasons for approval and reflects consideration of the applicants' representations to provide a simpler and convenient access arrangement by way of conditions and amendments in red on the plan are made to reflect the changed condition.

All other conditions remain relevant to the changed (negotiated) development decision.

Assessment Benchmarks Pertaining to the change representations

Reconfiguring a Lot Code	
<p>PO10 The design and construction of new roads: (a) Maintain safe and efficient access to the transport network; (b) Creates integrated neighbourhoods; and (c) Are constructed to a standard that is commensurate with the intended use of allotments.</p>	<p>Proposed Lot 1 is considered a rear lot. The existing driveway and access to Boat Mountain Rd will be maintained in the proposed 15m wide access.</p> <p>The proposal does not create an interconnected neighborhood by providing connections to the southern low density residential land. A connection north is not required.</p> <p>The rural residential arrangement is considered supportable in this context in Murgon. A road connection to the Low density residential land to the south would not be consistent with the rural residential locality and amenity intended for the zone and the precinct at the current stage of subdivision. Where land develops further to include the balance of Lot 1, a minor structure plan with new road layout is anticipated that provides connection to residential land to the south that would permit through access from the accesses achieved as part of this application and thus limit the creation of new/additional accesses to Boat Mountain Road.</p> <p>The subdivision as presented is generally consistent with surrounding or nearby development in the same zone and zone precinct.</p> <p>All allotments are of a scale consistent with the zone and precinct requirements and apart from the existing access for the existing dwelling will take access from a new internal road as amended by assessment and conditions.</p> <p>There are no identified safety or transport impacts resulting from the proposed access arrangements where the access is modified in accordance with the conditions 1 and 2 of this approval.</p> <p>Amendments in red and conditions of approval are included for a revised cul-de-sac arrangement as a T-head design is not consistent with the planning scheme requirements</p>

Delegated Authority _____

Date: _____

NEGOTIATED DECISION CONSULTATION:

INTERNAL REFERRAL SPECIALIST	RESPONSE
Development Engineer	<p>The application was referred internally to Council's development engineer.</p> <p>Comments from initial assessment noted that the lot layout for stage 2 is to be amended to include a cul-de-sac design that meets Council's standards.</p> <p>A new internal road, proposed for Stage 2 with a 16m wide road reserve will provide access to proposed Lots 5 to 8 and will be constructed in accordance with the relevant engineering standards. The proposed new lots will be connected to Council's reticulated water supply.</p> <p>All the proposed lots will rely on on-site wastewater disposal that will be provided as part of the building work approval process for new dwellings.</p> <p>a) For Stage 1: Create lots 2, 3, and 4 with the balance Lot 1. Provide an access easement over lot 1 to allow access for lots 2, 3, and 4. The easement granting access for Lot 3 and 4 to be extinguished at the commencement of Stage 2 with the construction of the new road. The easement granting access to Lot 2 to be extinguished upon construction of a future road servicing any future development on the balance Lot 1.</p> <p>b) Access to Lot 1 to be a minimum of 16m wide. Accesses to Lot 3 and 4 to be minimum of 16m wide (combined).</p> <p>c) No direct road access to Boat Mountain Road is permitted.</p> <p>Advice: Council will include a property notice restricting direct access to Boat Mountain Road on the property file.</p>
Infrastructure Charges Unit	No changes are required for the issued Adopted Infrastructure Charges Notices as part of this negotiated decision.

RECOMMENDATION:

It is recommended that an amended Decision be issued reflecting changes to conditions GEN2 and GEN3 and the approved plan of layout as amended in red (revised), for this code assessable application for a Development Permit for Reconfiguring a lot (1 lot into 8 lots) at 42 Boat Mountain Road MURGON (and described as Lot 1 on RP150175) be approved subject to reasonable and relevant conditions pursuant to Section 60 of the *Planning Act 2016*.

Delegated Authority _____

Date: _____

ATTACHMENTS

1. **Attachment A - Statement of Reasons**
2. **Attachment B - Infrastructure Charges Stage 1**
3. **Attachment C - Infrastructure Charges Stage 2**

ATTACHMENT A-STATEMENT OF REASONS

NOTICE ABOUT NEGOTIATED DECISION-STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

SITE DETAILS	
Applicant:	Trevor and Rebecca Mobbs C/ ONF surveyors
Proposal:	Development Permit for Reconfiguring a Lot 1 lot into 8 lots
Proposed Date:	10 February 2022
Street Address:	42 Boat Mountain Road MURGON
RP Description:	Lot 1 on RP150175
Assessment Type:	Code assessment
Number of Submissions:	None applicable
ISSUE	<ul style="list-style-type: none"> - New road access design is not in accordance with Council requirements and so conditions are included to submit a revised plan of layout with a revised cul-de-sac head in accordance with Council's planning scheme standards. - The submitted plan of layout amended in red is revised to reflect amendments to condition GEN2 and GEN3.
Decision:	Approved
Decision Date:	15 August 2022

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

South Burnett Regional Council Planning Scheme 2017

- Rural Residential Zone Code
- Reconfiguring a Lot Code
- Services & Works Code

2. Reasons for the Negotiated Decision

The reasons for this decision are:

- The proposal is consistent with the overall outcomes for the rural residential zone and the precinct of the zone.
- The proposal is not subject to constraints by mapped overlays that would otherwise have an impact on the proposal.
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements for infrastructure and servicing delivery standards.
- The proposal presents no conflicts with the assessment benchmarks that cannot be addressed by the amended conditions and amendments in red on the approved plan

relating to access for each of the new lots proposed and to limit direct access to Boat Mountain Road, protecting the amenity and character of the zone.

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply as per the amended conditions within this negotiated decision notice.

Note: Each application submitted to Council is assessed individually on its own merit.

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: TJ & RJ Mobbs
C/- O'Reilly Nunn Favier - ONF Surveyors
PO Box896
KINGAROY QLD 4610

APPLICATION: Reconfiguration of a Lot - Subdivision (1 lot into 8 lots and new road) over two stages - Stage 1

DATE: 03/05/2022

FILE REFERENCE: RAL22/0005

AMOUNT OF THE LEVIED CHARGE: **\$42,783.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$29,526.00	Water Supply Network
\$0.00	Sewerage Network
\$7,230.00	Transport Network
\$6,027.00	Parks and Land for Community Facilities Network
\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: RAL22/0005

SITE ADDRESS: 42 Boat Mountain Road, Murgon

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot- When South Burnett Regional Council approves the Plan of Subdivision.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (1 into 4)	4	allotments	\$9,842.00	CR Table 2.3	\$39,368.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Previous lawful use (Existing Lot)	1	allotment	\$9,842.00	CR Table 2.3	\$9,842.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (1 into 4)	4	allotments	\$2,410.00	CR Table 2.3	\$9,640.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Previous lawful use (Existing Lot)	1	allotment	\$2,410.00	CR Table 2.3	\$2,410.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (1 into 4)	4	allotments	\$2,009.00	CR Table 2.3	\$8,036.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Previous lawful use (Existing Lot)	1	allotment	\$2,009.00	CR Table 2.3	\$2,009.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (1 into 4)	\$29,526.00	\$0.00	\$7,230.00	\$6,027.00	\$0.00	\$42,783.00
Total	\$29,526.00	\$0.00	\$7,230.00	\$6,027.00	\$0.00	\$42,783.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate(\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p>

¹3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 - Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: TJ & RJ Mobbs
 C/- O'Reilly Nunn Favier - ONF Surveyors
 PO Box 896
KINGAROY QLD 4610

APPLICATION: Reconfiguration of a Lot - Subdivision (1 lot into 8 lots and new road) over two stages - Stage 2 (4 lots)

DATE: 03/05/2022

FILE REFERENCE: RAL22/0005

AMOUNT OF THE LEVIED CHARGE: **\$57,044.00** **Total**
(Details of how these charges were calculated are shown overleaf)

	\$39,368.00	Water Supply Network
	\$0.00	Sewerage Network
	\$9,640.00	Transport Network
	\$8,036.00	Parks and Land for Community Facilities Network
	\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: RAL22/0005

SITE ADDRESS: 42 Boat Mountain Road, Murgon

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot- When South Burnett Regional Council approves the Plan of Subdivision.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (1 into 4)	4	allotments	\$9,842.00	CR Table 2.3	\$39,368.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (1 into 4)	4	allotments	\$2,410.00	CR Table 2.3	\$9,640.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (1 into 4)	4	allotments	\$2,009.00	CR Table 2.3	\$8,036.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (1 into 4)	\$39,368.00	\$0.00	\$9,640.00	\$8,036.00	\$0.00	\$57,044.00
Total	\$39,368.00	\$0.00	\$9,640.00	\$8,036.00	\$0.00	\$57,044.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate(\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p>

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 - Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

Delegated Authority _____

Date: _____

0.0 OPERATIONAL WORKS (WATER AND SEWERAGE INFRASTRUCTURE) AT 1 - 5 HART STREET, BLACKBUTT (AND DESCRIBED AS LOT 2 ON SP 313159)

File Number: OPW22/0011
Author: Engineering Contractor, Planning & Land Management
Authoriser: Chief Executive Officer

APPROVED BY	SIGNATURE	DATE
MANAGER	<i>[Signature]</i>	18/8/22
GM	<i>[Signature]</i>	18/8/22
CEO	<i>[Signature]</i>	19-08-2022

PRECIS

Operational Works (Water and Sewerage Infrastructure) at 1 - 5 Hart Street, Blackbutt (and described as Lot 2 on SP 313159).

SUMMARY

- Application for Operational Work for Water and Sewer at 1-5 Hart St, Blackbutt - Lot 204 CSH1931;
- An Operational Work application is required to satisfy the Conditions of Approval for RAL18/0031;
- The proposed Operational Work is approved with conditions.
- These conditions are seen to be in accordance with South Burnett Regional Council Planning Scheme 2017, development guidelines and best practices.

OFFICER'S RECOMMENDATION

It is recommended that Council approve the development application for Operational Work for Water and Sewer Infrastructure on land described as Lot 204 CSH1931 and situated at 1-5 Hart St, Blackbutt, subject to the following conditions:

GENERAL

- ENG 1 Compliance with the plans and specifications submitted with Development Application OPW22/0011, approval conditions, all Council Planning Scheme Policies and Reconfiguration of a Lot Approval No. RAL18/0031.
- ENG 2 This approval extends to Engineering works for Water and Sewer Infrastructure as detailed and is conditional upon a set of "Issued for Construction" drawings, amended if required by the conditions of this approval, being submitted to Council for endorsement, prior to pre-start meeting.
- ENG 3 Undertake all approved works and works required by conditions of this development approval at no cost to Council.
- ENG 4 Submit to Council for approval, an Inspection and Test Plan certified by a suitably qualified Engineer (RPEQ – Civil) prior to commencement of any work and prior to any pre-start meeting.
- ENG 5 Pay to Council, inspection fees based on Council's Fees and Charges current at the time of commencement of works and based on the estimated project cost as estimated or accepted by Council prior to the pre-start meeting.
- ENG 6 Ensure that supervision of all construction works are carried out by a suitably qualified and experienced Engineer (RPEQ).

Delegated Authority

Date:

ENG 7 Adhere to the following hours of construction unless otherwise approved in writing by Council:

Monday to Saturday:	6.30am to 6.30pm	Noise permitted
Monday to Sunday:	6.30pm to 6.30am	No noise permitted
Sunday and Public Holidays:		No noise permitted

Do not conduct work or business that causes audible noise from or on the site outside the above hours.

ENG 8 Be responsible to carry out Work Health and Safety legislative requirements.

ENG 9 Ensure all work sites are maintained in a clean, orderly state at all times.

ENG 10 Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility of South Burnett Regional Council by a licensed regulated waste disposal contractor.

ENG 11 Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG 12 Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development, immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.

ENG 13 Submit to Council, a Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements, prior to Council's endorsement of the Plan of Survey.

ENG 14 Works are to be constructed generally in accordance with the specification requirements outlined in Aus-Spec #1 and the IPWEAQ Standard Drawings unless otherwise approved by South Burnett Regional Council.

DEVELOPMENT WORKS

ENG 15 Maintain erosion and sedimentation controls at all times during the course of the project and the ensuing defects liability period. Council Officers will inspect and assess the sediment and erosion control measures and temporary fencing implemented, and any alterations and/or supplementary works required must be incorporated.

ENG 16 Implement measures to prevent site vehicles tracking sediment and other pollutants from the site onto adjoining streets during the course of the project, and to prevent dust nuisance during construction and the ensuing defects liability period.

ENG 17 Be responsible for protecting nearby property owners from dust pollution arising from construction and maintenance of the works required by this approval, and comply with any lawful instructions from the Assessment Manager if, in his opinion, a dust nuisance exists.

Delegated Authority _____

Date: _____

ENG 18 Waste material as a result of demolition work and excavation work must not be used as fill as described within the *Waste Reduction and Recycling Act 2011*.

SEWERAGE

ENG 19 Construct sewerage networks in accordance with the *WBBROC Design and Construction Standards*, Council Specifications, and Customer Service Standards.

ENG 20 Conduct vacuum testing, cleaning and CCTV video inspection to a Council approved standard.

ENG 21 Provide Council's Engineering Services with a minimum of 2 working days notice when any temporary stoppages to sewage flow are expected.

ENG 22 All live works associated with sewerage must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).

ENG 23 Construct house connection branches in accordance with Council's Standard Drawing current at the time of commencement of construction.

ENG 24 Mark house connection branches with a single vertical PVC electrical conduit (or similar material) 40mm in diameter and 2,000mm long, placed at the invert of the HCB and brought to surface, and mark with the Words "*Sewer Connection 2 M*".

WATER SUPPLY

ENG 25 Construct water supply networks in accordance with the *WBBROC Design and Construction Standards*, Council Specifications, and Customer Service Standards.

ENG 26 All live works associated with water must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).

ENG 27 Install valve markers and hydrant markers including RPMs on the completed roads to Council's standards.

ENG 28 Water mains are to conform to a minimum Class 16 pipe and ensure construction works are completed, cleaned, tested, chlorinated and swabbed in accordance with the *SEQ Design and Construction Standards* prior to connection to existing Council mains.

ENG 29 Provide fire hydrants in all new roads at intervals of not more than 80 metres.

ENG 30 Provide property connections in accordance with Council's Water Service Connection Standard Drawing. Ensure services are:

- (a) terminated with an approved stop tap in accordance with the Standard Drawing;
- (b) "live" during water main testing and shall be left live after construction; and
- (c) "open" for testing at the on-maintenance inspection.

Delegated Authority

Date:

ENG 31 Do not keep any external water services interrupted for more than a cumulative total of three hours during development works, and a minimum of five (5) days notice of any interruptions must be provided to Council and any relevant consumers.

INSPECTIONS AND TESTING

ENG 32 Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.

ENG 33 Provide Council with a minimum of two clear working days notice to undertake compulsory inspections and meetings at the following stages:

- (a) Pre-start meeting with Council, Contractor, Supervising Engineer and developer;
- (b) Water: in accordance with Council's Minimum Requirements for Water and Sewerage Works, and:
 - (i) prior to backfilling of each water main;
 - (ii) prior to backfilling of each water connection point;
 - (iii) prior to connection of any works to the reticulated water supply systems;
 - (iv) at the time of super-chlorination works and swabbing of mains; and
 - (v) at the time of any testing of each and every water main;
- (c) Sewer: in accordance with Council's Minimum Requirements for Water and Sewerage Works, and:
 - (i) prior to backfilling of each sewer main;
 - (ii) prior to backfilling of each property connection point;
 - (iii) prior to connection of any works to the existing sewer network;
 - (iv) at the time of any testing of each and every sewer main; and
 - (v) at the time of CCTV inspection to facilitate Council's acceptance of the works on and off-maintenance;
- (d) prior to back filling road crossings;
- (e) at the point of completion of all works before placing on-maintenance; and
- (f) at the point of requesting Council to accept the works off-maintenance.

ENG 34 Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work or as described in the application prior to Council's endorsement of the Survey Plan. Undertake any further inspection, testing or analysis required, due to failure of work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity (where applicable).

ENG 35 Uncover all works covered prior to inspection to allow inspection by Council at Council's sole discretion.

ENG 36 Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction, and Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers must be considered to be a condition of approval and undertaken by the Principal Contractor.

Delegated Authority

Date:

ENG 37 Where complete or incomplete works under this approval adversely affect adjoining properties, Council land, roads or other infrastructure, Council requires by notice, works to be completed.

ENG 38 Undertake any works for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

ENG 39 Submit to Council, a written request to place constructed works on-maintenance or off-maintenance from the developer's certifying Engineer stating that all approved works have been completed and are ready for Council inspection.

ENG 40 Submit to Council, a Closed Circuit Television (CCTV) inspection for all sewer works undertaken by an accredited provider at on and off-maintenance. A certified copy of the report including a disk or storage device is to be submitted to Council for review and endorsement prior to Council's acceptance of the works on or off-maintenance.

ENG 41 Pay to Council, a maintenance bond of 5% of the cost of the operational work as estimated or accepted by Council, prior to commencement of the on-maintenance period.

ENG 42 Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from commencement of the on-maintenance period. Undertake any necessary maintenance or repairs to non-conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity within the maintenance period.

ENG 43 The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. In the event that the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is suitably undertaken to Council's satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.

ENG 44 The on-maintenance period commences only when Council provides written confirmation that all of the following are completed:

- (a) satisfactory completion of all works and conditions of Operational Work approval including associated Reconfiguring a Lot approval;
- (b) provision of all necessary test and quality audit requirements;
- (c) lodgement with Council, of certification from an RPEQ that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
- (d) lodgement of a maintenance bond of 5% of the cost of the operational work as accepted by Council;
- (e) submission of "As Constructed" data in the required format; and

AS CONSTRUCTED INFORMATION

ENG 45 Submit to Council within 10 working days of completion of the operational work, suitable "As Constructed" drawings in hard copy and AutoCAD format and on GDA Zone 56 co-

Delegated Authority _____

Date: _____

ordinates. The “As Constructed” drawings or data capture methods as required by Council must be certified by a Registered Professional Engineer of Queensland (RPEQ) on every drawing and shall be to an appropriate electronic format and standard as required by Council’s Infrastructure Services General Manager.

ENG 46 Provide “As Constructed” data for the following elements, where applicable:

- (a) sewerage;
- (b) water supply;

The approval is subject to construction being undertaken in accordance with the Approved Plans prepared by WC Designs as listed below:

Drawing No./ Revision	Drawing/Plan Title	Date
WCD-221035-100 B	Drawing Index & Locality Plan	29 June 2022
WCD-221035-101 B	Standard Water Notes	29 June 2022
WCD-221035-102 B	Water Services Layout Plan	29 June 2022
WCD-221035-103 B	Standard Wastewater Notes	29 June 2022
WCD-221035-104 B	Wastewater Services Layout Plan	29 June 2022
WCD-221035-105 B	Service Details	29 June 2022

ADVICE NOTES

The applicant be advised that:

- (a) Prior to commencement of the use or endorsement of the survey plan as applicable, the applicant shall contact Council to arrange a Development Compliance Inspection.
- (b) The applicant must ensure compliance with environmental conditions whether required to hold an Environmental Authority or not. These include, but are not limited to water quality, air quality, noise levels, waste waters, lighting and visual quality as a result of any activity or by-product or storage of materials within the confines of the building(s) and property boundaries.
Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.
- (c) The *Aboriginal Cultural Heritage Act 2003* (ACHA) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:
 - (i) is not negated by the issuing of this development approval;
 - (ii) applies on all land and water, including freehold land;
 - (iii) lies with the person or entity conducting an activity; and
 - (iv) if breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the

Delegated Authority

Date:

ACHA. The applicant should contact DATSIP's Cultural Heritage Co-ordination Unit on telephone (07) 3224 2070 for further information on the responsibilities of developers under the ACHA.

- (d) The **relevant period** for the development approval (Operational Work) shall be **two (2) years** starting the day the approval is granted or takes effect. In accordance with Section 85(1)(c) of the *Planning Act 2016* (PA), the development approval for Operational Work lapses if the development does not substantially start within the abovementioned **relevant period**.

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 86 of PA and before the development approval lapses under Section 85 of the PA.

- (e) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- (f) The relevant Planning Scheme for this Development Permit is the South Burnett Regional Council Planning Scheme 2017. All references to the Planning Scheme and Schedules within these conditions refer to the above Planning Scheme.

Delegated Authority

Date:

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority

Date:

PROPOSAL PLAN

1-5 HART STREET, BLACKBUTT WATER AND WASTEWATER APPLICATION

LOT 2 on SP313159
for
ADRIAN BETTWIESER

DRAWING INDEX

Drawing No	Description
WCD-221035-101	Drawing Index & Locality Plan
101	Standard Water Plans
102	Water Services Layout Plan
103	Standard Wastewater Plans
104	Wastewater Services Layout Plan
105	Service Details

DEVELOPMENT SITE

LOCALITY PLAN

PROPERTY DESCRIPTION
LOT 2 on SP313159

COUNCIL REF: RAL 18/0031

Client: Adrian Bettwieser
Project: 1-5 Hart Street, Blackbutt QLD 4314
Date: 23/09/2022

CNE SURVEYS

ADRIAN BETTWIESER

BE PLANT HIRE

wc designs

25/150 James Street, Cairns QLD 4870
P 07 4222 2015 | F 07 4222 2016
W www.wcdesigns.com.au | E info@wcdesigns.com.au

1-5 HART STREET
BLACKBUTT QLD 4314

DATE: 23/09/2022

WCD-221035-100 | B

NO.	DATE	BY	DESCRIPTION
1	23/09/2022	AD	ISSUED FOR PERMIT

VEGETATION PROTECTION

- THE VEGETATION PROTECTION AREA SHALL INCLUDE THE RUBBER OR HARDWOOD GRUBS CONNECTED WITH 1.5 METRE TANGS COARSELY SPACED AND ARRANGED SPACELY FROM THE PROTECTED AREA. THESE SHALL BE PLANTED TO THE FULL DEPTH TO CONSTRUCT AN ATM BARRIER FOR CONSTRUCTION.
- ALL EXISTING VEGETATION SHALL BE PROTECTED BY TEMPORARY FENCING TO PREVENT THE ENTRY OF VEHICLES AND OTHER EQUIPMENT.
- THE ROOTS SHALL BE TRIMMED UNDER RATHER THAN REMOVED IN THE EVENT OF ROOT DAMAGE. MAKE A RECORD OF THE TRIMMED ROOTS AND TREAT THE SOIL WITH A SUITABLE FERTILISER. CONTACT COUNCIL FOR FURTHER ADVICE IN THIS REGARD.
- METROPOLITAN TREE SERVICES SHALL BE CONTACTED BY CONSULTANT ON BEHALF OF THE CLIENT TO OBTAIN TREE REMOVAL QUOTES AND PERMITS.
- ACCESS SHALL BE RESTRICTED TO PREVENT TRACKS ON THE PATH OF VEGETATION.
- TRUCKS LOCATED ALONG THE PAVEMENT SHALL BE TRANSPORTED FROM TO CONSTRUCTION OR REPLACED IF DESTROYED.

SOIL MANAGEMENT

- TOPSOIL AND SUBSOIL SHALL BE STOCKPILED SEPARATELY.
- SOIL STOCKPILES SHALL BE COVERED WITH A SUITABLE TARP OR COVER TO PREVENT THE LOSS OF FERTILISER AND TO PREVENT THE SOIL FROM BEING BLOWN AWAY BY THE WIND.
- SOIL SHALL BE STORED TO PREVENT RUNOFF FROM ENTERING THE STORMWATER SYSTEM. IN SOME SITUATIONS, SLOPED AND STABILISED BARRIERS MAY BE REQUIRED TO PREVENT SOIL FROM ENTERING THE STORMWATER SYSTEM.

CREEK CROSSINGS

- SEALING OF CREEK CROSSINGS SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
- APPROPRIATE BARRIERS SHALL BE INSTALLED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
- NO SOIL SHALL BE STOCKPILED WITHIN OR NEAR THE CREEK.

REHABILITATION

- THE DISTURBED SOIL SHALL BE REHABILITATED TO ITS ORIGINAL CONDITION.
- THE FENCING SHALL BE TO BE REMOVED AND THE SOIL TO BE REHABILITATED TO ITS ORIGINAL CONDITION.
- ALL EXISTING VEGETATION SHALL BE LEFT IN PLACE UNLESS OTHERWISE SPECIFIED BY THE CONSULTANT. SLOPES SHOULD BE STABILISED USING APPROPRIATE EROSION CONTROL MEASURES.
- ALL FENCING SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.

SAFETY

THE DESIGN AND CONSTRUCTION OF THE WORKS SHALL COMPLY WITH ALL RELEVANT STANDARDS AND LEGISLATION.

WATER RETICULATION NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS FOR WATER SUPPLY AND WASTEWATER SERVICES.
- UNLESS SPECIFIED OTHERWISE, ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- ADAPT UP OF EXISTANT PERMANENT LEVELS.
- COVER ON MAINS FROM PERMANENT LEVEL TO BE AS SPECIFIED ON DRAWING.
- CONDUITS TO BE INSTALLED IN ACCORDANCE WITH RELEVANT STANDARDS.
- A WAITER AFTER BURIED AT THE DEVELOPING COST IS TO BE INSTALLED AT THE SERVICE POINT ON EACH LOT IN ACCORDANCE WITH STANDARD DRAWINGS FOR THE LOCALITY.
- ALL CONCRETE FOOTPATHS TO BE CLEAR OF WATER MAINS.
- ALL EXISTING MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS OF THE LOCALITY.
- TEST CONNECTIONS TO BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWINGS FOR THE LOCALITY.
- THE CONSTRUCTION OF THE WATER RETICULATION WORK SHALL BE TO BE SUPERVISED BY AN ENGINEER AND TO BE COMPLETED WITHIN THE PERIOD OF TIME SPECIFIED IN THE CONTRACT.
- IF ANY TYPE OF MATERIALS OR METHODS ARE USED THAT ARE NOT SPECIFIED IN THE CONTRACT, THE CLIENT SHALL BE ADVISED IN WRITING AND APPROVED BY THE CLIENT BEFORE PROCEEDING.

ASSET REGISTER - WATER RETICULATION

WATER	DIAMETER	MATERIAL	DEPTH	LENGTH	LOCATION
SEWER	150mm	PE 100	1.0m	100m	LOT 2
WATER	150mm	PE 100	1.0m	100m	LOT 2

NOTE: ALL WORK SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND LEGISLATION. CONTACT THE CONSULTANT FOR FURTHER ADVICE.

PROPERTY DESCRIPTION
LOT 2 on SP313159

COUNCIL REF: RAL 18/0031

Client: Adrian Bettwieser
Project: 1-5 Hart Street, Blackbutt QLD 4314
Date: 23/09/2022

CNE SURVEYS

ADRIAN BETTWIESER

BE PLANT HIRE

wc designs

25/150 James Street, Cairns QLD 4870
P 07 4222 2015 | F 07 4222 2016
W www.wcdesigns.com.au | E info@wcdesigns.com.au

1-5 HART STREET
BLACKBUTT QLD 4314

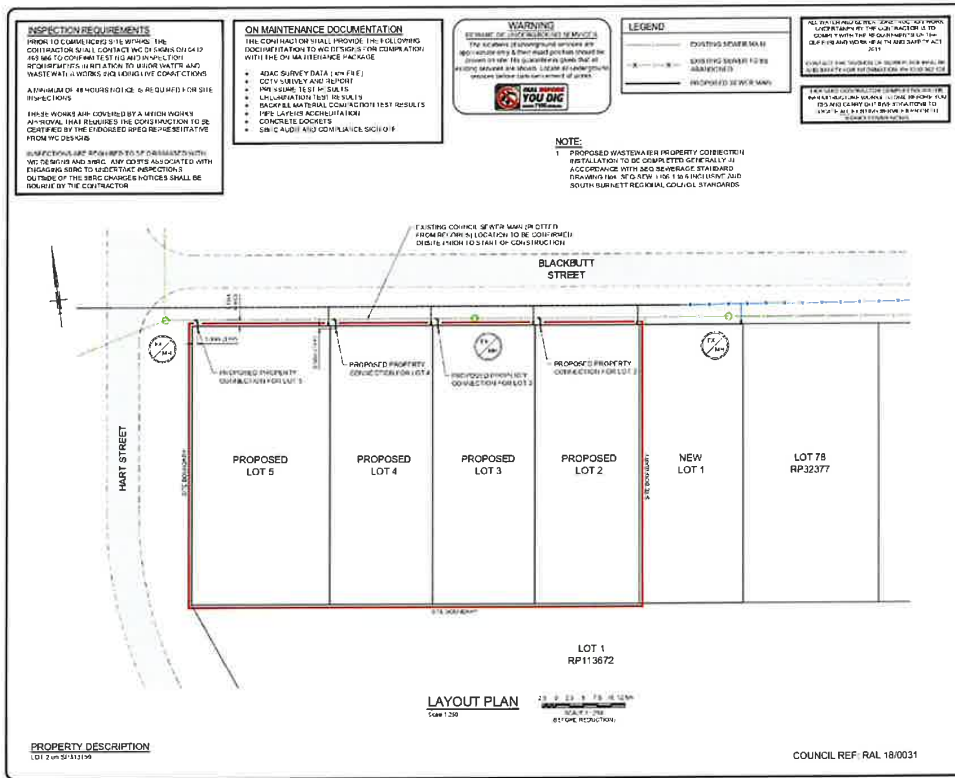
DATE: 23/09/2022

WCD-221035-101 | B

NO.	DATE	BY	DESCRIPTION
1	23/09/2022	AD	ISSUED FOR PERMIT

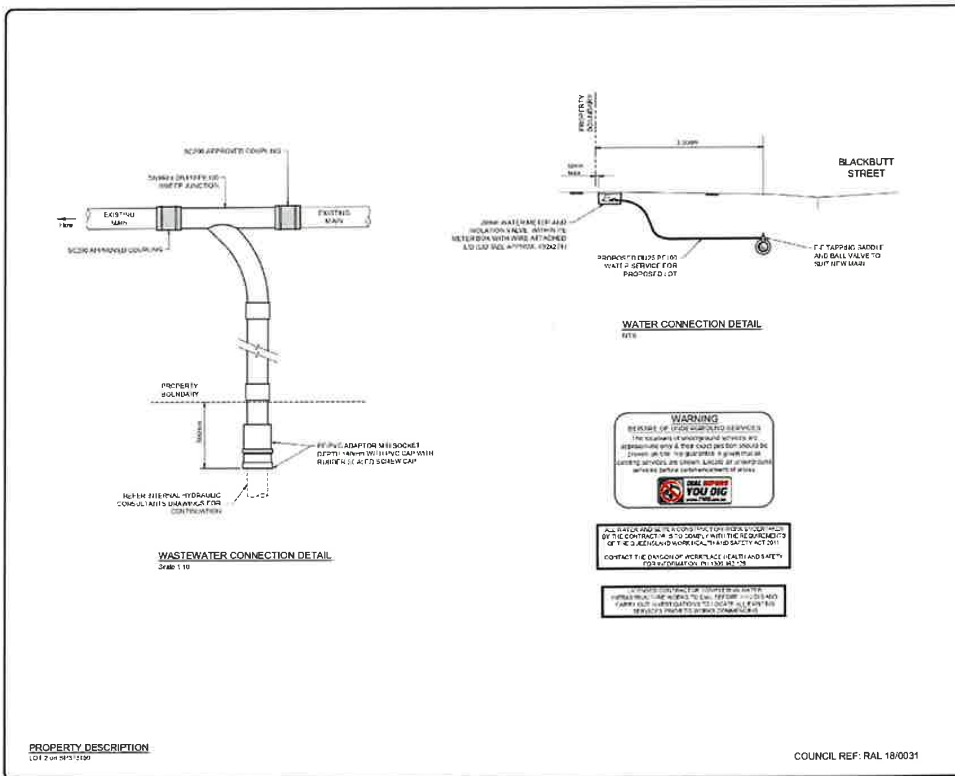
Delegated Authority

Date:



ADRIAN BETTWIESER

 2/4 Collins Street, Carlton VIC 3053
 P 03 9422 2333 F 03 9422 2333
 www.wcdesigns.com.au
 1-5 HART STREET
 BLACKBUTT QLD 4314
 OPERATIONAL WORKS
 WASTEWATER SERVICE
 LAYOUT PLAN
 RAL 18/0031
 DATE: 22 JUN 2022
 WCD-221035-104 B



ADRIAN BETTWIESER

 2/4 Collins Street, Carlton VIC 3053
 P 03 9422 2333 F 03 9422 2333
 www.wcdesigns.com.au
 1-5 HART STREET
 BLACKBUTT QLD 4314
 OPERATIONAL WORKS
 WASTEWATER SERVICE
 LAYOUT PLAN
 RAL 18/0031
 DATE: 22 JUN 2022
 WCD-221035-105 B

Delegated Authority

Date:

REPORT

The applicant seeks approval for Operational Work (Water supply and Sewer), associated with Reconfiguring a Lot approval RAL18/0031.

APPLICATION SUMMARY	
Applicant:	WC Designs Pty Ltd
Proposal:	Operational Work (Water & Sewer)
Properly Made Date:	13/7/2022
Street Address:	1-5 Hart St, Blackbutt
RP Description:	Lot 204 CSH1931
Assessment Type:	Code
Number of Submissions:	N/A
State Referral Agencies:	N/A
Referred Internal Specialists:	Infrastructure – Water & Wastewater

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION				
Land Area:	4,174 m2			
Existing Use of Land:	Residential			
Road Frontage:	Hart St/ Blackbutt Crows Nest Road			
Road/s	Road Hierarchy			
Hart St Blackbutt - Crows Nest Road	Urban Access State Controlled			
Easements	Nil			
Significant Site Features:	Nil			
Topography:	Flat			
Surrounding Land Uses:	Land Use	Zone/Precinct		
North	Residential			
South	Residential			
East	Residential			
West	Residential			
Services:	Water, Sewer, Road			

Background / Site History

APPLICATION NO.	DECISION AND DATE
RAL18/0013	Approved - 4 February 2019

ASSESSMENT:

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.3. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.3
-------------------------	--

Delegated Authority

Date:

Zone:	Low Density Residential
Precinct:	N/A
Consistent/Inconsistent Use:	N/A
Assessment Benchmarks:	Service & Works Code

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

Service & Works Code

Performance outcomes	Assessment benchmarks
General	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses : (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.
<ul style="list-style-type: none"> • <i>No changes to stormwater</i> • <i>No wastewater discharge is proposed.</i> 	
Infrastructure	
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.

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Date:

Performance outcomes	Assessment benchmarks
<ul style="list-style-type: none"> Infrastructure designed in accordance with PSP1- Design & Construction Standards 	
<p>Vehicle parking</p>	
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
<ul style="list-style-type: none"> Not Applicable 	
<p>Landscaping</p>	
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>
<ul style="list-style-type: none"> Not Applicable 	

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Performance outcomes	Assessment benchmarks
Filling and excavation	
<p>PO9 Development results in ground levels that retain:</p> <ul style="list-style-type: none"> (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety. 	<p>AO9.1 The depth of:</p> <ul style="list-style-type: none"> (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. <p>and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO9.6 Filling or excavation for the purpose or retention of water:</p> <ul style="list-style-type: none"> (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>AO11.1 Following filling or excavation:</p> <ul style="list-style-type: none"> (a) the premises: <ul style="list-style-type: none"> (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: <ul style="list-style-type: none"> (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.
<ul style="list-style-type: none"> • <i>No excavation or filling proposed.</i> 	
All operational work subject to an overlay	
Biodiversity overlay	
<p>PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a</p>

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Date:

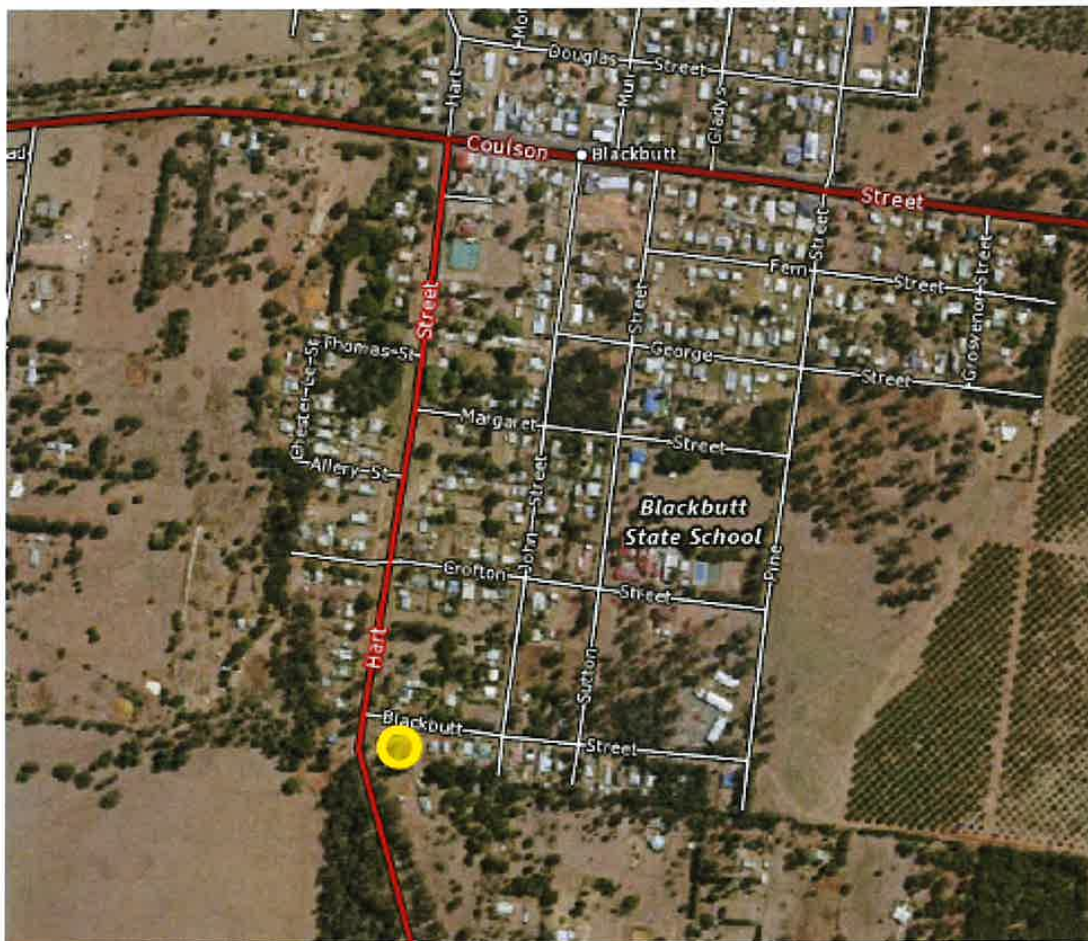
Performance outcomes	Assessment benchmarks
	suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
<ul style="list-style-type: none"> • <i>Not Applicable</i> 	
Flood hazard overlay	
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³ in the area identified on Overlay Map 03; (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<ul style="list-style-type: none"> • <i>Not Applicable</i> 	
Regional infrastructure overlay	
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.
<ul style="list-style-type: none"> • <i>Site is not near any existing easements</i> 	

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Performance outcomes	Assessment benchmarks
Water catchments overlay	
<p>PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.</p>	<p>AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>
<ul style="list-style-type: none"> • Site is not within a water supply catchment 	

Locality Plan



Delegated Authority

Date:

Figure 1 - Aerial Image (Source: Qld Globe)

Aerial Plan

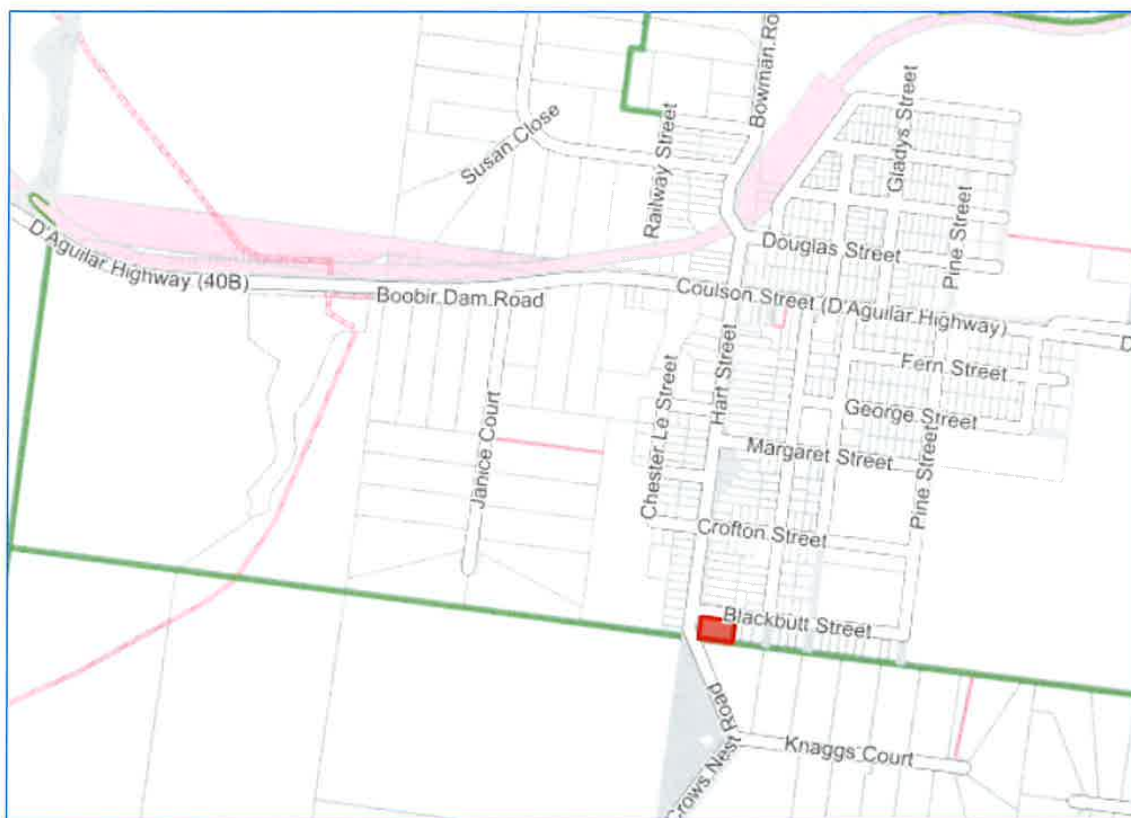


Figure 2 - Locality Plan (Source: IntraMaps)

Delegated Authority _____ Date: _____

CONSULTATION:

Referral Agencies

N/A

Other Referrals

INTERNAL SPECIALIST	REFERRAL	REFERRAL / RESPONSE
Infrastructure Department		Water & Wastewater – No identified issues

CONCLUSION:

The proposed development has been assessed against the requirements of the South Burnett Regional Council Planning Scheme 2017. It is considered that the proposed development generally complies with the requirements of the Planning Scheme and as such, the applicant should be provided with a Development Permit. The Development Permit should contain the conditions detailed in the Officer’s Recommendation in order to ensure that the proposal complies with the South Burnett Regional Council Planning Scheme 2017.

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Date:

ATTACHMENTS

Nil

Delegated Authority _____ Date: _____

0.0 OPERATIONAL WORKS FOR EARTHWORKS, STORMWATER, ROADWORKS AND ACCESS AT 4 SCOTT STREET, WONDAI (AND DESCRIBED AS 800 ON SP332471)

File Number: OPW22/0008
Author: Engineering Contractor, Planning & Land Management
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER	<i>[Signature]</i>	16/8/22
GM	<i>[Signature]</i>	16/8/22
CEO	<i>[Signature]</i>	17-8-2022

PRECIS

Operational Works for Earthworks, Stormwater, Roadworks and Access at 4 Scott Street, Wondai (and described as 800 on SP332471)

SUMMARY

- Application for Operational Work for Earthworks, Roadworks, Stormwater, Water, Access, Sewer, Footpath, and Carparking at 4 Scott St Wondai - Lot 800 on SP332471;
- An Operational Work application is required to satisfy the Conditions of Approval for MCU20/0020;
- The proposed Operational Work is approved with conditions.
- These conditions are seen to be in accordance with South Burnett Regional Council Planning Scheme 2017, development guidelines and best practices.

OFFICER’S RECOMMENDATION

- ENG 1 Compliance with the plans and specifications submitted with Development Application OPW22/0008, approval conditions, all Council Planning Scheme Policies and Material Change of Use Approval No. MCU20/0020.
- ENG 2 This approval extends to Engineering works, Earthworks, Roadworks, Stormwater, Water, Access, Sewer, Footpath, and Carparking as detailed, and is conditional upon a set of "Issued for Construction" drawings, amended if required by the conditions of this approval, being submitted to Council for endorsement, prior to pre-start meeting.
- ENG 3 Undertake all approved works and works required by conditions of this development approval at no cost to Council.
- ENG 4 Submit to Council for approval, an Inspection and Test Plan certified by a suitably qualified Engineer (RPEQ – Civil) prior to commencement of any work and prior to any pre-start meeting.
- ENG 5 Pay to Council, inspection fees based on Council's Fees and Charges current at the time of commencement of works and based on the estimated project cost as estimated or accepted by Council prior to the pre-start meeting.
- ENG 6 Ensure that supervision of all construction works are carried out by a suitably qualified and experienced Engineer (RPEQ).
- ENG 7 Adhere to the following hours of construction unless otherwise approved in writing by Council:

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Monday to Saturday:	6.30am to 6.30pm	Noise permitted
Monday to Sunday:	6.30pm to 6.30am	No noise permitted
Sunday and Public Holidays:		No noise permitted

Do not conduct work or business that causes audible noise from or on the site outside the above hours.

- ENG 8 Be responsible to carry out Work Health and Safety legislative requirements.
- ENG 9 Ensure all work sites are maintained in a clean, orderly state at all times.
- ENG 10 Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility of South Burnett Regional Council by a licensed regulated waste disposal contractor.
- ENG 11 Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG 12 Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development, immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.
- ENG 13 Submit to Council, a Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements, prior to commencement of the use.
- ENG 14 Works are to be constructed generally in accordance with the specification requirements outlined in Aus-Spec #1 and the IPWEAQ Standard Drawings unless otherwise approved by South Burnett Regional Council.

ROADWORKS

- ENG 15 Provide temporary signage and traffic control for construction in dedicated road reserves in accordance with Part 3 (Works on Roads) of Manual of Uniform Traffic Control Devices (MUTCD) - Department of Transport and Main Roads.
- ENG 16 Install and/or modify all street signs and linemarking to suit the new works in accordance with the MUTCD. Install new or relocated signage using V-Lok installation system. All new signage shall be Class 1 retro-reflective material to AS1743.
- ENG 17 Submit to Council for approval, a Traffic Management Plan prior to commencement of any works involving closing of Council roads or working on or adjacent to existing roads.
- ENG 18 The Traffic Management Plan and Work Method Statements in accordance with the *Work Health and Safety Act 2011* requirements shall be maintained on-site at all times.

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STORMWATER

ENG 19 The proposed stormwater pipe from the site, and outlet into Dingo Creek is not approved. Prior to the pre-start meeting for the works, submit a revised stormwater management arrangement for Council approval.

Comment: The proposed arrangement traverses a Council Reserve and would require Native Title to be extinguished. An alternative solution would be to outlet the stormwater at an open drain at the end of Ivory Street, or detaining the stormwater on site and discharging to kerb.

ENG 20 Provide a Closed Circuit Television (CCTV) inspection undertaken by an accredited provider, of all underground stormwater drainage and interallotment drainage.

ENG 21 Ensure that earthworks and fill on the subject land do not lead to ponding of stormwater or actionable nuisance and ensure that the development and adjoining properties, drain freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.

ENG 22 Do not concentrate stormwater onto adjoining properties.

ENG 23 Provide appropriate energy dissipation and scour protection measures at stormwater outlets.

DEVELOPMENT WORKS

ENG 24 Access for trucks and other heavy machinery during construction phase are not permitted to enter or exit the site via Ivory Street.

ENG 25 Maintain erosion and sedimentation controls at all times during the course of the project and the ensuing defects liability period. Council Officers will inspect and assess the sediment and erosion control measures and temporary fencing implemented, and any alterations and/or supplementary works required must be incorporated.

ENG 26 Implement measures to prevent site vehicles tracking sediment and other pollutants from the site onto adjoining streets during the course of the project, and to prevent dust nuisance during construction and the ensuing defects liability period.

ENG 27 Be responsible for protecting nearby property owners from dust pollution arising from construction and maintenance of the works required by this approval, and comply with any lawful instructions from the Assessment Manager if, in his opinion, a dust nuisance exists.

ENG 28 Waste material as a result of demolition work and excavation work must not be used as fill as described within the *Waste Reduction and Recycling Act 2011*.

EARTHWORKS

ENG 29 Supervise bulk earthworks to Level 1 or Level 2 as applicable, and have a frequency of field density testing carried out in accordance with Table 8.1 of AS3798.

ENG 30 Contain cut or fill batters wholly within the subject land. Do not place fill on adjacent properties without providing Council with written permission from the respective property owner(s).

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ENG 31 Do not store plant or material on adjoining lands without written permission from the respective property owner(s).

ENG 32 Do not use contaminated material as fill on the site. Undertake any filling using inert materials only, with a maximum particle size of 75mm.

ENG 33 Ensure open drains and fill platforms are constructed with a longitudinal grade on no less than 0.1%.

ENG 34 Submit to Council, the following for approval in the event it is proposed to import material to or export material from the site, prior to commencement of the work:

- (a) details of the location of any material to be sourced for fill including the volume of fill to be moved from any particular source site;
- (b) details of the final location for any material to be exported from the site from excavations including the volume to be moved to any particular site; and
- (c) the proposed haulage route(s) and truck sizes for carting of the material.

Note: Further Development Applications may be required to be submitted to and approved by Council for sites proposed to import material from or export material to, or conditions may be applied to any sites endorsed in accordance with this condition, eg submit a Traffic Management Plan to Council for acceptance, or rehabilitation of the site. Any required approvals are to be in place prior to commencement of the work.

This approval does not extend to any material proposed to be imported to or exported from the site:

- (d) other than from or to site(s) that have a current Development Approval enabling them to export/accept any material; or
- (e) the material is being exported to and accepted at a licensed Council refuse facility.

SEWERAGE

ENG 35 Construct sewerage networks in accordance with the *WBBROC Design and Construction Standards*, Council Specifications, and Customer Service Standards.

ENG 36 Conduct vacuum testing, cleaning and CCTV video inspection to a Council approved standard.

ENG 37 Provide Council's Engineering Services with a minimum of 2 working days notice when any temporary stoppages to sewage flow are expected.

ENG 38 All live works associated with sewerage must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).

ENG 39 Provide a new plumbing connection for the shop via a new jump up, or direct connection to existing SewerPit2.

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CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

ENG 40 Prior to pre-start meeting, submit to Council for endorsement, a Construction and Nuisance Management Plan for the approved development works for the site. The Plan is to cover, but not be limited to the following:

- a) air quality management;
- b) noise and vibration management;
- c) storm water quality management;
- d) erosion and sediment management;
- e) waste management;
- f) complaint management;
- g) community awareness;
- h) preparation of site work plans;
- i) workers' car parking arrangements; and
- j) traffic control during works.

ENG 41 Implement the approved Construction and Nuisance Management Plan at all times during construction of the development.

ENG 42 Ensure a legible copy of the approved Construction and Nuisance Management Plan is available on site at all times during construction and earthworks.

INSPECTIONS AND TESTING

ENG 43 Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.

ENG 44 Provide Council with a minimum of two clear working days notice to undertake compulsory inspections and meetings at the following stages:

- (a) Pre-start meeting with Council, Contractor, Supervising Engineer and developer;
- (b) Sewer: in accordance with Council's Minimum Requirements for Water and Sewerage Works, and:
 - (i) prior to backfilling of each sewer main;
 - (ii) prior to backfilling of each property connection point;
 - (iii) prior to connection of any works to the existing sewer network;
 - (iv) at the time of any testing of each and every sewer main; and
 - (v) at the time of CCTV inspection to facilitate Council's acceptance of the works on and off-maintenance;
- (c) Stormwater:
 - (i) prior to backfilling of any stormwater drainage works; and
 - (ii) at the time of CCTV inspection to facilitate Council's acceptance of the works on and off-maintenance;
- (d) Structural steel inspection prior to pouring of any structural concrete including cast in-situ stormwater and sewer manholes and gully pits;
- (e) prior to back filling road crossings;
- (f) following preparation and compaction of road sub-grade;

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- (g) following placement and compaction of each road pavement layer and prior to laying of the next pavement layer or surfacing layer;
- (h) of the finished pavement surface prior to any bitumen primer-seal or prime or asphalt surfacing;
- (i) at the point of completion of all works before placing on-maintenance; and
- (j) at the point of requesting Council to accept the works off-maintenance.

ENG 45 Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work or as described in the application prior to commencement of the use. Undertake any further inspection, testing or analysis required, due to failure of work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity (where applicable).

ENG 46 Uncover all works covered prior to inspection to allow inspection by Council at Council's sole discretion.

ENG 47 Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction, and Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers must be considered to be a condition of approval and undertaken by the Principal Contractor.

ENG 48 Where complete or incomplete works under this approval adversely affect adjoining properties, Council land, roads or other infrastructure, Council requires by notice, works to be completed.

ENG 49 Undertake any works for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

ENG 50 Submit to Council, a written request to place constructed works on-maintenance or off-maintenance from the developer's certifying Engineer stating that all approved works have been completed and are ready for Council inspection.

ENG 51 Submit to Council, a Closed Circuit Television (CCTV) inspection for all underground stormwater drainage, and sewerage works undertaken by an accredited provider at on and off-maintenance. A certified copy of the report including a disk or storage device is to be submitted to Council for review and endorsement prior to Council's acceptance of the works on or off-maintenance.

ENG 52 Pay to Council, a maintenance bond of 5% of the cost of the operational work as estimated or accepted by Council, prior to commencement of the on-maintenance period.

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ENG 53 Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from commencement of the on-maintenance period. Undertake any necessary maintenance or repairs to non-conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity within the maintenance period.

ENG 54 The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. In the event that the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is suitably undertaken to Council’s satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.

ENG 55 The on-maintenance period commences only when Council provides written confirmation that all of the following are completed:

- (a) satisfactory completion of all works and conditions of Operational Work approval including associated Material Change of Use approval;
- (b) provision of all necessary test and quality audit requirements;
- (c) lodgement with Council, of certification from an RPEQ that the works have been undertaken in accordance with the approved plans and specifications and to Council’s requirements;
- (d) lodgement of a maintenance bond of 5% of the cost of the operational work as accepted by Council;
- (e) submission of “As Constructed” data in the required format; and
- (f) compliance with the conditions of approval for any Operational Work and associated Material Change of Use approval and any other approvals on the subject site.

AS CONSTRUCTED INFORMATION

ENG 56 Submit to Council within 10 working days of completion of the operational work, suitable “As Constructed” drawings in hard copy and AutoCAD format and on GDA Zone 56 coordinates. The “As Constructed” drawings or data capture methods as required by Council must be certified by a Registered Professional Engineer of Queensland (RPEQ) on every drawing and shall be to an appropriate electronic format and standard as required by Council’s Infrastructure Services General Manager.

ENG 57 Provide “As Constructed” data for the following elements, where applicable:

- (a) sewerage;
- (b) roadworks; and
- (c) stormwater drainage.

The approval is subject to construction being undertaken in accordance with the Approved Plans prepared by Contour Consulting Engineers as listed below:

Drawing No./ Revision	Drawing/Plan Title	Date
2594 01 C 100 Rev B	Site Plan & Drawing Schedule	12/5/22

Delegated Authority

Date:

2594 01 C 110 Rev B	General Construction Notes	12/5/22
2594 01 C 200 Rev B	Sediment & Erosion Control Technical Notes	12/5/22
2594 01 C 210 Rev B	Sediment & Erosion Control Typical Details	12/5/22
2594 01 C 300 Rev B	Site Grading and Drainage Plan	12/5/22
2594 01 C 400 Rev B	Site Pavement Plan	12/5/22
2594 01 C 410 Rev B	Site Pavement Details (Sheet 1)	12/5/22
2594 01 C 411 Rev B	Site Pavement Details (Sheet 2)	12/5/22
2594 01 C 420 Rev B	Miscellaneous Details	12/5/22
2594 01 C 500 Rev B	Proposed Sewer Relocation Long Sections	12/5/22
2594 01 C 600 Rev C	Site Setout and Linemarking Plan	25/5/22
2594 01 C 610 Rev B	Site Setout Coordinates	12/5/22

ADVICE NOTES

The applicant be advised that:

- (a) Prior to commencement of the use or endorsement of the survey plan as applicable, the applicant shall contact Council to arrange a Development Compliance Inspection.
- (b) The applicant must ensure compliance with environmental conditions whether required to hold an Environmental Authority or not. These include, but are not limited to water quality, air quality, noise levels, waste waters, lighting and visual quality as a result of any activity or by-product or storage of materials within the confines of the building(s) and property boundaries.

Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.

- (c) The *Aboriginal Cultural Heritage Act 2003* (ACHA) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:
 - (i) is not negated by the issuing of this development approval;
 - (ii) applies on all land and water, including freehold land;
 - (iii) lies with the person or entity conducting an activity; and
 - (iv) if breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP’s Cultural Heritage Co-ordination Unit on telephone (07) 3224 2070 for further information on the responsibilities of developers under the ACHA.

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- (d) The **relevant period** for the development approval (Operational Work) shall be **two (2) years** starting the day the approval is granted or takes effect. In accordance with Section 85(1)(c) of the *Planning Act 2016* (PA), the development approval for Operational Work lapses if the development does not substantially start within the abovementioned **relevant period**.

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 86 of PA and before the development approval lapses under Section 85 of the PA.

- (e) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- (f) The relevant Planning Scheme for this Development Permit is the South Burnett Regional Council Planning Scheme 2017. All references to the Planning Scheme and Schedules within these conditions refer to the above Planning Scheme.

Conclusion

The proposed development has been assessed against the requirements of the South Burnett Regional Council Planning Scheme 2017. It is considered that the proposed development generally complies with the requirements of the Planning Scheme and as such, the applicant should be provided with a Development Permit. The Development Permit should contain the conditions detailed in the Officer's Recommendation in order to ensure that the proposal complies with the South Burnett Regional Council Planning Scheme 2017.

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Date:

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority

Date:

SEDIMENT & EROSION CONTROL, TECHNICAL NOTES

GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSTALLED ON THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SEDIMENT AND EROSION CONTROL MEASURES AT THE END OF THE PROJECT.

LAND CLEARING

1. ALL CLEARING AND GRUBBING SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL CLEARING AND GRUBBING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
3. ALL CLEARING AND GRUBBING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

SITE ACCESS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SITE ACCESS MEASURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SITE ACCESS MEASURES THROUGHOUT THE DURATION OF THE PROJECT.

SOIL AND STOCKPILE MANAGEMENT

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SOIL AND STOCKPILE MANAGEMENT MEASURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SOIL AND STOCKPILE MANAGEMENT MEASURES THROUGHOUT THE DURATION OF THE PROJECT.

SITE MANAGEMENT

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SITE MANAGEMENT MEASURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SITE MANAGEMENT MEASURES THROUGHOUT THE DURATION OF THE PROJECT.

DRAINAGE CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL DRAINAGE CONTROL MEASURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.

SEDIMENT CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SEDIMENT CONTROL MEASURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.

SITE REHABILITATION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SITE REHABILITATION MEASURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SITE REHABILITATION MEASURES THROUGHOUT THE DURATION OF THE PROJECT.

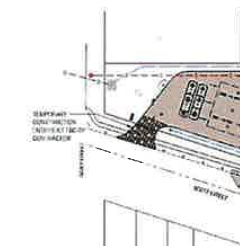
SITE MONITORING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SITE MONITORING MEASURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SITE MONITORING MEASURES THROUGHOUT THE DURATION OF THE PROJECT.

SITE MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SITE MAINTENANCE MEASURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SITE MAINTENANCE MEASURES THROUGHOUT THE DURATION OF THE PROJECT.

SEDIMENT CONTROL LAYOUT & CONCEPT PLAN (SEE ATTACHED DRAWING)



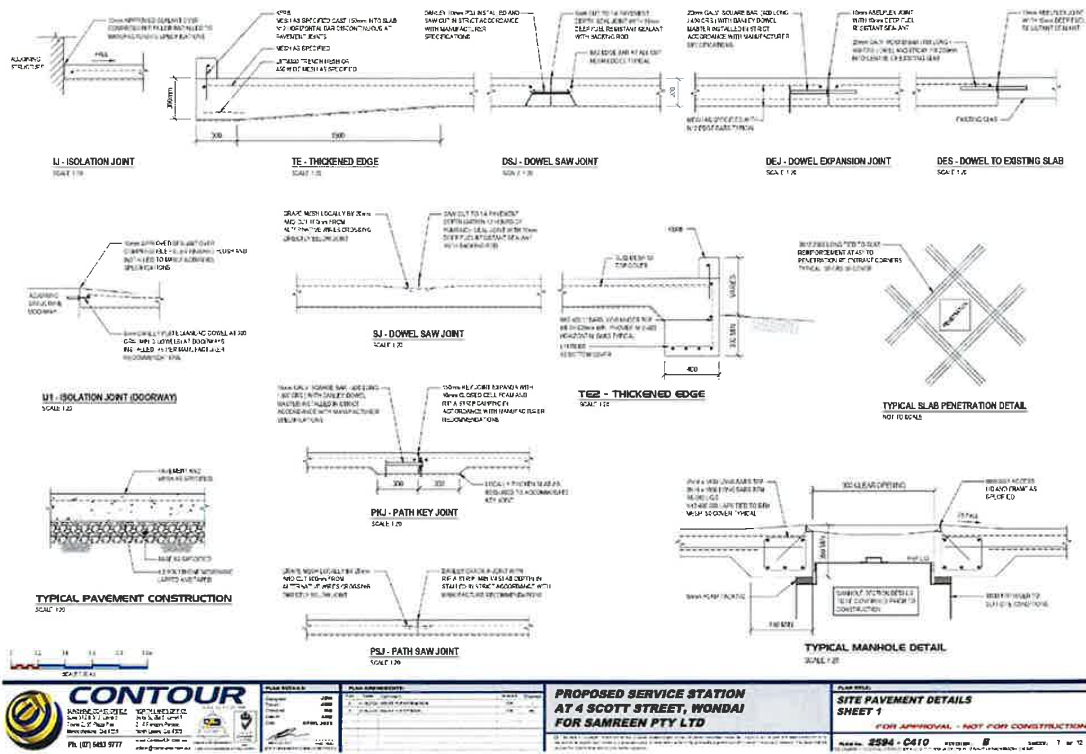
CONCEPT EROSION AND SEDIMENT CONTROL LAYOUT SCALE 1:10

<p>CONTOUR ENVIRONMENTAL CONSULTANTS 10/11 WINDYBUSH DRIVE WINDYBUSH QLD 4212 PH: (07) 5487 9777</p>	<p>PROPOSED SERVICE STATION AT 4 SCOTT STREET, WONDAI FOR SAMREEN PTY LTD</p>	<p>SEDIMENT & EROSION CONTROL TECHNICAL NOTES</p> <p>FOR APPROVAL - NOT FOR CONSTRUCTION</p> <p>DATE: 25/09/2022</p>
	<p>PROJECT NO: 2594 - C200</p> <p>REVISION: B</p> <p>SHEET: 1 OF 2</p>	

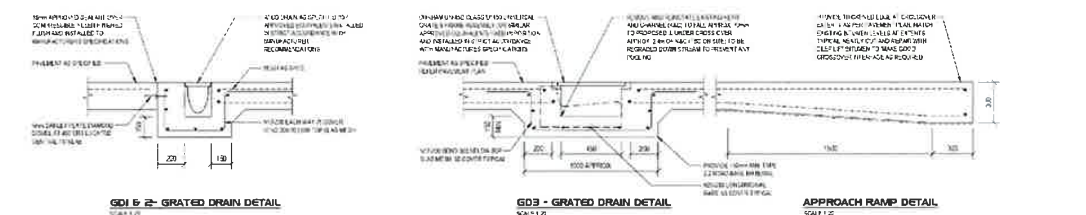
<p>CONTOUR ENVIRONMENTAL CONSULTANTS 10/11 WINDYBUSH DRIVE WINDYBUSH QLD 4212 PH: (07) 5487 9777</p>	<p>PROPOSED SERVICE STATION AT 4 SCOTT STREET, WONDAI FOR SAMREEN PTY LTD</p>	<p>SEDIMENT & EROSION CONTROL TECHNICAL DETAILS</p> <p>FOR APPROVAL - NOT FOR CONSTRUCTION</p> <p>DATE: 25/09/2022</p>
	<p>PROJECT NO: 2594 - C210</p> <p>REVISION: B</p> <p>SHEET: 1 OF 2</p>	

Delegated Authority

Date:



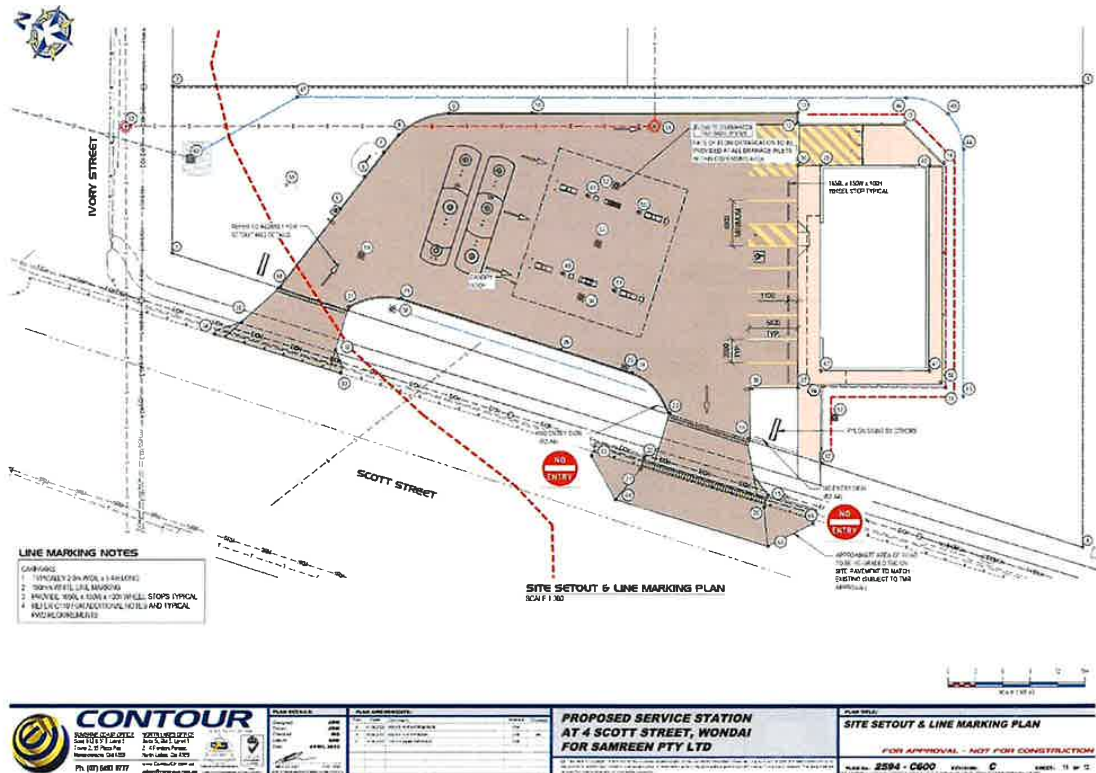
<p>CONTOUR CIVIL ENGINEERING 1/111 WINDYBUSH ROAD WINDYBUSH NSW 2150 PH: (02) 9489 9777</p>	<p>PROPOSED SERVICE STATION AT 4 SCOTT STREET, WONDAL FOR SAMREEN PTY LTD</p>	<p>CLIENT: SAMREEN PTY LTD PROJECT: SERVICE STATION AT 4 SCOTT STREET, WONDAL DATE: 23/09/22</p>	<p>PROJECT NO: 2584 - C410 VERSION: B SHEET: 1 OF 2</p>
		<p>FOR APPROVAL - NOT FOR CONSTRUCTION</p>	



<p>CONTOUR CIVIL ENGINEERING 1/111 WINDYBUSH ROAD WINDYBUSH NSW 2150 PH: (02) 9489 9777</p>	<p>PROPOSED SERVICE STATION AT 4 SCOTT STREET, WONDAL FOR SAMREEN PTY LTD</p>	<p>CLIENT: SAMREEN PTY LTD PROJECT: SERVICE STATION AT 4 SCOTT STREET, WONDAL DATE: 23/09/22</p>	<p>PROJECT NO: 2584 - C411 VERSION: B SHEET: 1 OF 2</p>
		<p>FOR APPROVAL - NOT FOR CONSTRUCTION</p>	

Delegated Authority

Date:



LINE MARKING NOTES
 CARPINGS
 1. UNPAVED 2. ON PAVEMENT 3. ON ASPHALT
 2. 100% COVER ALL LINES, MARKINGS
 3. 100% COVER 4. 100% + 20% SPALL STOPS TYPICAL
 4. 100% COVER 5. 100% + 20% SPALL STOPS TYPICAL
 5. 100% COVER 6. 100% + 20% SPALL STOPS TYPICAL
 6. 100% COVER 7. 100% + 20% SPALL STOPS TYPICAL
 7. 100% COVER 8. 100% + 20% SPALL STOPS TYPICAL

SITE SETOUT & LINE MARKING PLAN
 SCALE 1:50

<p>CONTOUR SURVEYING & CIVIL ENGINEERING 100/101 WONDAI STREET WONDAI VIC 3269 Ph: (08) 8483 8777</p>	<p>PLAN DETAILS</p> <p>Project Name: PROPOSED SERVICE STATION AT 4 SCOTT STREET, WONDAI FOR SAMREEN PTY LTD Client: SAMREEN PTY LTD Date: 28/09/2022 Scale: 1:50</p>	<p>PROPOSED SERVICE STATION AT 4 SCOTT STREET, WONDAI FOR SAMREEN PTY LTD</p>	<p>SITE SETOUT & LINE MARKING PLAN</p>
			<p>FOR APPROVAL - NOT FOR CONSTRUCTION</p> <p>Drawn: 2594 - C600 Revision: C Sheet: 11 of 12</p>

POINT SETOUT			POINT SETOUT			POINT SETOUT			POINT SETOUT		
PT No.	EASTING	NORTHING	PT No.	EASTING	NORTHING	PT No.	EASTING	NORTHING	PT No.	EASTING	NORTHING
1	36742.948	72684.925	17	36742.948	72684.925	32	36742.948	72684.925	47	36742.948	72684.925
2	36742.948	72684.925	18	36742.948	72684.925	33	36742.948	72684.925	48	36742.948	72684.925
3	36742.948	72684.925	19	36742.948	72684.925	34	36742.948	72684.925	49	36742.948	72684.925
4	36742.948	72684.925	20	36742.948	72684.925	35	36742.948	72684.925	50	36742.948	72684.925
5	36742.948	72684.925	21	36742.948	72684.925	36	36742.948	72684.925	51	36742.948	72684.925
6	36742.948	72684.925	22	36742.948	72684.925	37	36742.948	72684.925	52	36742.948	72684.925
7	36742.948	72684.925	23	36742.948	72684.925	38	36742.948	72684.925	53	36742.948	72684.925
8	36742.948	72684.925	24	36742.948	72684.925	39	36742.948	72684.925	54	36742.948	72684.925
9	36742.948	72684.925	25	36742.948	72684.925	40	36742.948	72684.925	55	36742.948	72684.925
10	36742.948	72684.925	26	36742.948	72684.925	41	36742.948	72684.925	56	36742.948	72684.925
11	36742.948	72684.925	27	36742.948	72684.925	42	36742.948	72684.925	57	36742.948	72684.925
12	36742.948	72684.925	28	36742.948	72684.925	43	36742.948	72684.925	58	36742.948	72684.925
13	36742.948	72684.925	29	36742.948	72684.925	44	36742.948	72684.925	59	36742.948	72684.925
14	36742.948	72684.925	30	36742.948	72684.925	45	36742.948	72684.925	60	36742.948	72684.925
15	36742.948	72684.925	31	36742.948	72684.925	46	36742.948	72684.925	61	36742.948	72684.925
16	36742.948	72684.925	32	36742.948	72684.925	47	36742.948	72684.925	62	36742.948	72684.925

<p>CONTOUR SURVEYING & CIVIL ENGINEERING 100/101 WONDAI STREET WONDAI VIC 3269 Ph: (08) 8483 8777</p>	<p>PLAN DETAILS</p> <p>Project Name: PROPOSED SERVICE STATION AT 4 SCOTT STREET, WONDAI FOR SAMREEN PTY LTD Client: SAMREEN PTY LTD Date: 28/09/2022 Scale: 1:50</p>	<p>PROPOSED SERVICE STATION AT 4 SCOTT STREET, WONDAI FOR SAMREEN PTY LTD</p>	<p>SITE SETOUT COORDINATES</p>
			<p>FOR APPROVAL - NOT FOR CONSTRUCTION</p> <p>Drawn: 2594 - C610 Revision: B Sheet: 12 of 12</p>

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REPORT

The applicant seeks approval for Operational Work – Earthworks, Roadworks, Stormwater, Water, Access, Sewer, Footpath, and Carparking for a service station at 4 Scott St, Wondai – Lot 800 on SP332471– OPW22/0008.

APPLICATION SUMMARY	
Applicant:	SJS Fuels Pty Ltd C/- Project Urban
Proposal:	Operational Work (Earthworks, Roadworks, Stormwater, Water, Access, Sewer, Footpath)
Properly Made Date:	17/6/2022
Street Address:	4 Scott Street, Wondai
RP Description:	Lot 800 on SP332471
Assessment Type:	Code
Number of Submissions:	N/A
State Referral Agencies:	N/A
Referred Internal Specialists:	Infrastructure Services (Water & Wastewater)

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION				
Land Area:	0.3457 Ha			
Existing Use of Land:	Vacant			
Road Frontage:	Scott St/Ivory St			
Road/s	Road Hierarchy			
Scott St	State Controlled Road			
Easements	N/A			
Significant Site Features:	Nil			
Topography:	Westerly Slope			
Surrounding Land Uses:	Land Use	Zone/Precinct		
North	Residential			
South	Reserve (Park)			
East	Commercial			
West	Residential			
Services:	Road, Water, Sewer			

Background / Site History

APPLICATION NO.	DECISION AND DATE
MCU20/0020	Approved – 20/08/2021

ASSESSMENT:**Framework for Assessment**Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- The *Planning Regulation 2017*

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- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.4. The following sections relate to the provisions of the Planning Scheme.

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

Service & Works Code

Performance outcomes	Assessment benchmarks
General	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses : (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.
<ul style="list-style-type: none"> • Stormwater from the site to pass through a Stormwater Treatment Device prior to discharge. • No wastewater discharge is proposed. 	

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Performance outcomes	Assessment benchmarks
Infrastructure	
<p>PO5 Development is provided with infrastructure which:</p> <ul style="list-style-type: none"> (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented. 	<p>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</p> <p>and</p> <p>AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
<ul style="list-style-type: none"> • <i>All services provided to the existing site</i> 	
Vehicle parking	
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
<ul style="list-style-type: none"> • <i>8 car parking spaces provided</i> 	
Landscaping	
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>
<ul style="list-style-type: none"> • <i>Landscaping not part of this application</i> 	

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Performance outcomes	Assessment benchmarks
Filling and excavation	
<p>PO9 Development results in ground levels that retain:</p> <ul style="list-style-type: none"> (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety. 	<p>AO9.1 The depth of:</p> <ul style="list-style-type: none"> (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. <p>and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO9.6 Filling or excavation for the purpose or retention of water:</p> <ul style="list-style-type: none"> (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>AO11.1 Following filling or excavation:</p> <ul style="list-style-type: none"> (a) the premises: <ul style="list-style-type: none"> (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: <ul style="list-style-type: none"> (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.
<ul style="list-style-type: none"> • Excavation and filling to carried out in accordance with AS3798 	
All operational work subject to an overlay	
Biodiversity overlay	
<p>PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a</p>

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Performance outcomes	Assessment benchmarks
	suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
<ul style="list-style-type: none"> • <i>Not Applicable</i> 	
Flood hazard overlay	
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³ in the area identified on Overlay Map 03; (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<ul style="list-style-type: none"> • <i>100 yr flood event impacts lower portion of the site. Development does not change land form or flooding impacts.</i> 	
Regional infrastructure overlay	
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.
<ul style="list-style-type: none"> • <i>Site is not near any existing easements</i> 	

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Date:

Performance outcomes	Assessment benchmarks
Water catchments overlay	
<p>PO18 There are no significant adverse effects on the water quality of the Region’s drinking water supply.</p>	<p>AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>
<ul style="list-style-type: none"> • Site is not within a water supply catchment 	

Locality Plan

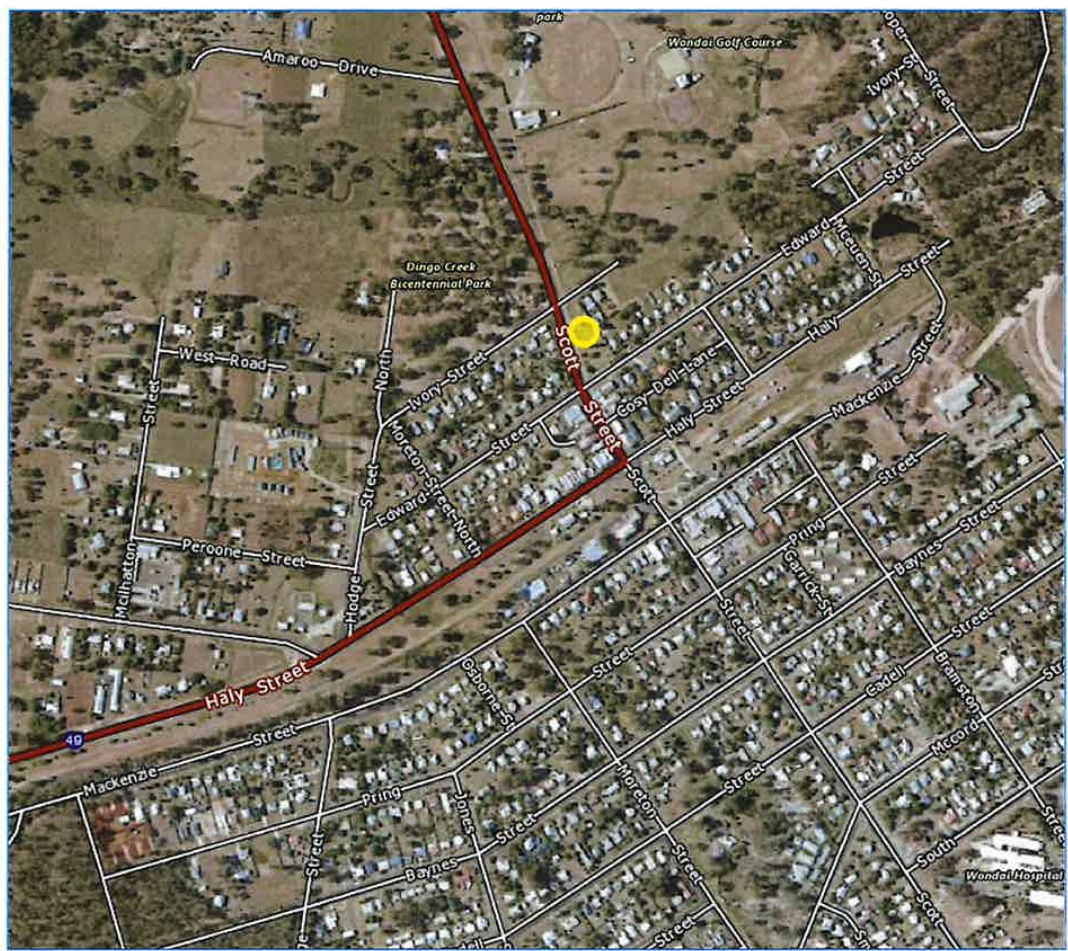


Figure 1 - Aerial Image (Source: Qld Globe)

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Date:

Aerial Plan

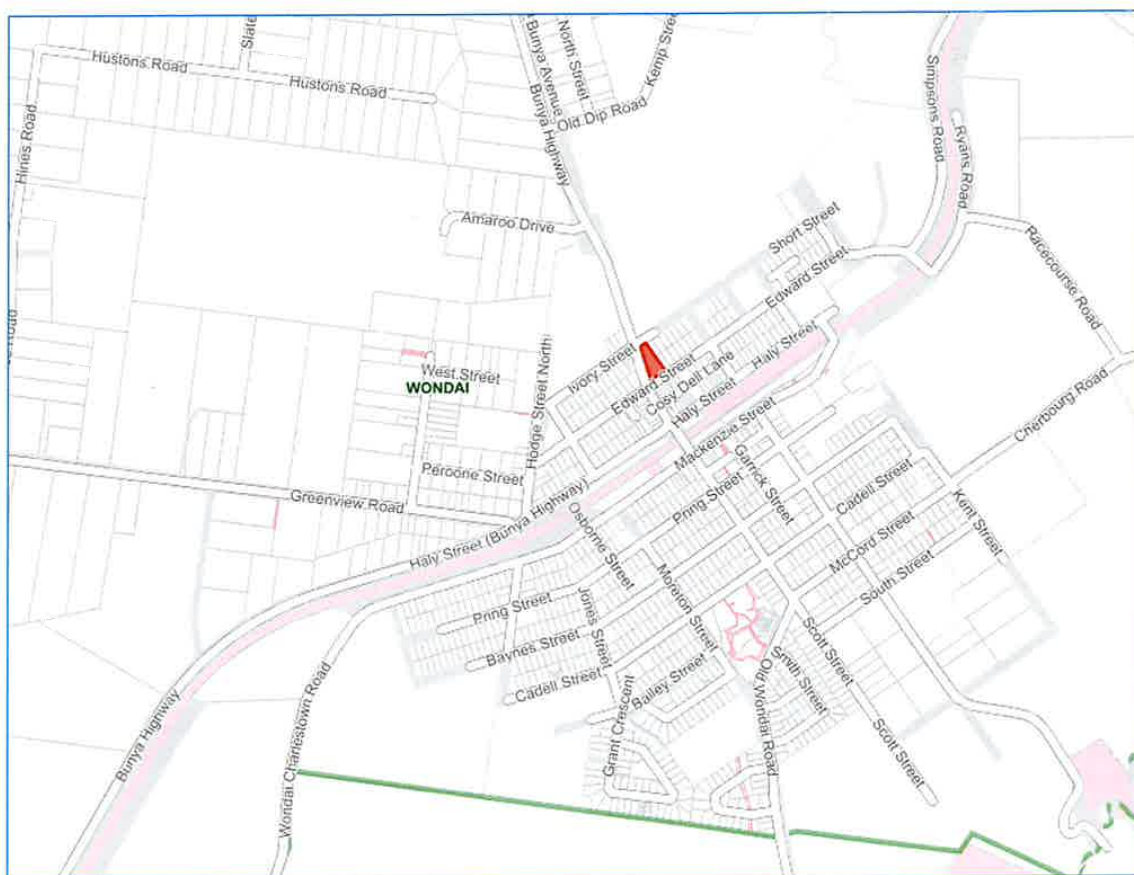


Figure 2 - Locality Plan (Source: IntraMaps)

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Date: _____

CONSULTATION:

Referral Agencies

No Referral Agencies

Other Referrals

INTERNAL SPECIALIST	REFERRAL	REFERRAL / RESPONSE
Infrastructure Charges Unit		Changes to the Sewer Network are acceptable.

CONCLUSION:

The proposed development has been assessed against the requirements of the South Burnett Regional Council Planning Scheme 2017. It is considered that the proposed development generally complies with the requirements of the Planning Scheme and as such, the applicant should be provided with a Development Permit. The Development Permit should contain the conditions detailed in the Officer's Recommendation in order to ensure that the proposal complies with the South Burnett Regional Council Planning Scheme 2017.

RECOMMENDATION:

It is recommended that Council approve the development application for Operational Work for Earthworks, Roadworks, Stormwater, Water, Access, Sewer, Footpath, and Carparking on land described as Lot 800 on SP332471 and situated at 4 Scott St Wondai.

Delegated Authority

Date:

ATTACHMENTS

Nil

Delegated Authority _____

Date: _____

0.0 OPERATIONAL WORKS - EARTHWORKS AT 34 WILLIAM STREET, KINGAROY (AND DESCRIBED AS LOT 100 ON SP153314) - APPLICANT: BASEUP BUILDING C/- ATC ENGINEERS & PROJECT MANAGERS

File Number: OPW22/0006

Author: Administration Officer, Planning & Land Management

Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER		4/8/22
GM		4/8/22
CEO		

PRECIS

Operational Works - Earthworks at 34 William Street, Kingaroy (and described as Lot 100 on SP153314) - Applicant: Baseup Building C/- ATC Engineers & Project Managers

SUMMARY

- Application for Operational Work for Earthworks, Stormwater, Access, Sewer, and Carparking for Multiple Dwellings at 34 William Street, Kingaroy – Lot 100 SP153314;
- An Operational Work application is required to satisfy the Conditions of Approval for MCU18/0013;
- The proposed Operational Work is approved with conditions.
- These conditions are seen to be in accordance with South Burnett Regional Council Planning Scheme 2017, development guidelines and best practices.

OFFICER’S RECOMMENDATION

It is recommended that Council approve the development application for Operational Work for Earthworks, Stormwater, Access, Sewer, and Carparking for Multiple Dwellings at 34 William Street, Kingaroy *on land described as* Lot 100 SP153314, subject to the following conditions:

GENERAL

ENG 1 Compliance with the plans and specifications submitted with Development Application OPW22/0006, approval conditions, all Council Planning Scheme Policies and Material Change of Use Approval No. MCU18/0013.

- (a) This approval extends to Engineering works for , Earthworks, Stormwater, Access, Sewer, and Carparking as detailed, and is conditional upon a set of “Issued for Construction” drawings, amended if required by the conditions of this approval, being submitted to Council for endorsement, prior to pre-start meeting.

ENG 2 Undertake all approved works and works required by conditions of this development approval at no cost to Council.

ENG 3 Submit to Council for approval, an Inspection and Test Plan certified by a suitably qualified Engineer (RPEQ – Civil) prior to commencement of any work and prior to any pre-start meeting.

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ENG 4 Pay to Council, inspection fees based on Council's Fees and Charges current at the time of commencement of works and based on the estimated project cost as estimated or accepted by Council prior to the pre-start meeting.

ENG 5 Ensure that supervision of all construction works are carried out by a suitably qualified and experienced Engineer (RPEQ).

ENG 6 Adhere to the following hours of construction unless otherwise approved in writing by Council:

Monday to Saturday:	6.30am to 6.30pm	Noise permitted
Monday to Sunday:	6.30pm to 6.30am	No noise permitted
Sunday and Public Holidays:		No noise permitted

Do not conduct work or business that causes audible noise from or on the site outside the above hours.

ENG 7 Be responsible to carry out Work Health and Safety legislative requirements.

ENG 8 Ensure all work sites are maintained in a clean, orderly state at all times.

ENG 9 Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility of South Burnett Regional Council by a licensed regulated waste disposal contractor.

ENG 10 Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG 11 Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development, immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.

ENG 12 Submit to Council, a Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements.

ENG 13 Works are to be constructed generally in accordance with the specification requirements outlined in Aus-Spec #1, WBBROC, and the IPWEAQ Standard Drawings unless otherwise approved by South Burnett Regional Council.

STORMWATER

ENG 14 Provide stormwater management generally in accordance with the Stormwater Management Plan prepared by ATC Consulting Engineers & Project Managers, Revision 3.0, dated 28 May 2022, subject to detailed design and except as altered by conditions of this development approval.

ENG 15 The infiltration trench shall be finished flush with the ground, as this area has been designated as Communal Open Space for the development. The surface material shall be suitably permeable so as it allow adequate infiltration, or additional drainage pits installed.

Delegated Authority

Date:

ENG 16 Ensure that earthworks and fill on the subject land do not lead to ponding of stormwater or actionable nuisance and ensure that the development and adjoining properties, drain freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.

ENG 17 Do not concentrate stormwater onto adjoining properties.

DEVELOPMENT WORKS

ENG 18 Maintain erosion and sedimentation controls at all times during the course of the project and the ensuing defects liability period. Council Officers may inspect and assess the sediment and erosion control measures and temporary fencing implemented, and any alterations and/or supplementary works required must be incorporated.

ENG 19 Implement measures to prevent site vehicles tracking sediment and other pollutants from the site onto adjoining streets during the course of the project, and to prevent dust nuisance during construction and the ensuing defects liability period.

ENG 20 Be responsible for protecting nearby property owners from dust pollution arising from construction and maintenance of the works required by this approval, and comply with any lawful instructions from the Assessment Manager if, in his opinion, a dust nuisance exists.

ENG 21 Waste material as a result of demolition work and excavation work must not be used as fill as described within the *Waste Reduction and Recycling Act 2011*.

EARTHWORKS

ENG 22 Supervise bulk earthworks to Level 1 or Level 2 as applicable, and have a frequency of field density testing carried out in accordance with Table 8.1 of AS3798.

ENG 23 Contain cut or fill batters wholly within the subject land. Do not place fill on adjacent properties without providing Council with written permission from the respective property owner(s).

ENG 24 Do not store plant or material on adjoining lands without written permission from the respective property owner(s).

ENG 25 Do not use contaminated material as fill on the site. Undertake any filling using inert materials only, with a maximum particle size of 75mm.

ENG 26 Ensure open drains and fill platforms are constructed with a longitudinal grade on no less than 0.1%.

ENG 27 Submit to Council, the following for approval in the event it is proposed to import material to or export material from the site, prior to commencement of the work:

- (a) details of the location of any material to be sourced for fill including the volume of fill to be moved from any particular source site;
- (b) details of the final location for any material to be exported from the site from excavations including the volume to be moved to any particular site; and
- (c) the proposed haulage route(s) and truck sizes for carting of the material.

Delegated Authority

Date:

Note: Further Development Applications may be required to be submitted to and approved by Council for sites proposed to import material from or export material to, or conditions may be applied to any sites endorsed in accordance with this condition, eg submit a Traffic Management Plan to Council for acceptance, or rehabilitation of the site. Any required approvals are to be in place prior to commencement of the work.

This approval does not extend to any material proposed to be imported to or exported from the site:

- (d) other than from or to site(s) that have a current Development Approval enabling them to export/accept any material; or
- (e) the material is being exported to and accepted at a licensed Council refuse facility.

SEWERAGE

ENG 28 Construct sewerage networks in accordance with the *WBBROC Design and Construction Standards*, Council Specifications, and Customer Service Standards.

ENG 29 Provide Council's Engineering Services with a minimum of 2 working days notice when any temporary stoppages to sewage flow are expected.

ENG 30 All live works associated with sewerage must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).

ENG 31 Construct house connection branches in accordance with Council's Standard Drawing current at the time of commencement of construction.

ENG 32 Mark house connection branches with a single vertical PVC electrical conduit (or similar material) 40mm in diameter and 2,000mm long, placed at the invert of the HCB and brought to surface, and mark with the Words "*Sewer Connection 2 M*".

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

ENG 33 Prior to pre-start meeting, submit to Council for endorsement, a Construction and Nuisance Management Plan for the approved development works for the site. The Plan is to cover, but not be limited to the following:

- (i) air quality management;
- (ii) noise and vibration management;
- (iii) storm water quality management;
- (iv) erosion and sediment management;
- (v) waste management;
- (vi) complaint management;
- (vii) community awareness;
- (viii) preparation of site work plans;
- (ix) workers' car parking arrangements; and
- (x) traffic control during works.

ENG 34 Implement the approved Construction and Nuisance Management Plan at all times during construction of the development.

Delegated Authority _____

Date: _____

ENG 35 Ensure a legible copy of the approved Construction and Nuisance Management Plan is available on site at all times during construction and earthworks.

INSPECTIONS AND TESTING

ENG 36 Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.

ENG 37 Provide Council with a minimum of two clear working days notice to undertake compulsory inspections and meetings at the following stages:

- (a) Pre-start meeting with Council, Contractor, Supervising Engineer and developer;
- (b) Sewer:
 - (i) prior to backfilling the new manhole;
 - (ii) prior to backfilling of each property connection point;
 - (iii) prior to connection of any works to the existing sewer network;
- (c) Structural steel inspection prior to pouring of any structural concrete including cast in-situ stormwater and sewer manholes and gully pits;
- (d) at the point of completion of all works before placing on-maintenance; and
- (e) at the point of requesting Council to accept the works off-maintenance.

ENG 38 Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work or as described in the application prior to commencement of the use. Undertake any further inspection, testing or analysis required, due to failure of work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity (where applicable).

ENG 39 Uncover all works covered prior to inspection to allow inspection by Council at Council's sole discretion.

ENG 40 Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction, and Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers must be considered to be a condition of approval and undertaken by the Principal Contractor.

ENG 41 Where complete or incomplete works under this approval adversely affect adjoining properties, Council land, roads or other infrastructure, Council requires by notice, works to be completed.

Delegated Authority

Date:

ENG 42 Undertake any works for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

ENG 43 Submit to Council, a written request to place constructed works on-maintenance or off-maintenance from the developer's certifying Engineer stating that all approved works have been completed and are ready for Council inspection.

ENG 44 Submit to Council, a Closed Circuit Television (CCTV) inspection for all underground stormwater drainage, interallotment drainage and sewerage works undertaken by an accredited provider at on and off-maintenance. A certified copy of the report including a disk or storage device is to be submitted to Council for review and endorsement prior to Council's acceptance of the works on or off-maintenance.

ENG 45 Pay to Council, a maintenance bond of 5% of the cost of the operational work as estimated or accepted by Council, prior to commencement of the on-maintenance period.

ENG 46 Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from commencement of the on-maintenance period. Undertake any necessary maintenance or repairs to non-conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity within the maintenance period.

ENG 47 The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. In the event that the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is suitably undertaken to Council's satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.

ENG 48 The on-maintenance period commences only when Council provides written confirmation that all of the following are completed:

- (a) satisfactory completion of all works and conditions of Operational Work approval including associated Material Change of Use approval;
- (b) provision of all necessary test and quality audit requirements;
- (c) lodgement with Council, of certification from an RPEQ that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
- (d) lodgement of a maintenance bond of 5% of the cost of the operational work as accepted by Council;
- (e) submission of "As Constructed" data in the required format; and
- (f) compliance with the conditions of approval for any Operational Work and associated Material Change of Use approval and any other approvals on the subject site.

AS CONSTRUCTED INFORMATION

ENG 49 Submit to Council within 10 working days of completion of the operational work, suitable "As Constructed" drawings in hard copy and AutoCAD format and on GDA Zone 56 co-

Delegated Authority _____

Date: _____

ordinates. The "As Constructed" drawings or data capture methods as required by Council must be certified by a Registered Professional Engineer of Queensland (RPEQ) on every drawing and shall be to an appropriate electronic format and standard as required by Council's Infrastructure Services General Manager.

ENG 50 Provide "As Constructed" data for the following elements, where applicable:

- (a) sewer;

The approval is subject to construction being undertaken in accordance with the Approved Plans prepared by ATC Consulting Engineers & Project Managers as listed below:

Drawing No./ Revision	Drawing/Plan Title	Date
G-101 A	General Layout Plan	13/4/22
G-102 A	General Notes	13/4/22
SE-101 A	Sediment & Erosion Control Layout Plan	13/4/22
E-101 A	Earthwork Layout Plan	13/4/22
E-102 A	Timber Retaining Wall Details – Sheet 1	13/4/22
W-101 A	Water Reticulation Layout Plans & Notes	13/4/22
W-102 A	Typical Details Sheet 1	13/4/22
W-103 A	Typical Details Sheet 1	13/4/22
S-101 A	Sewer Layout Plan, Notes & Typical Details	13/4/22
S-102 A	Sewer Longitudinal Section	13/4/22
S-103 A	Sewer Typical Details	13/4/22
D-101 A	Stormwater Drainage Layout Plan & Typical Details	13/4/22
C-101 A	Pavement Layout Plan & Typical Details	13/4/22

ADVICE NOTES

The applicant be advised that:

- (a) Prior to commencement of the use or endorsement of the survey plan as applicable, the applicant shall contact Council to arrange a Development Compliance Inspection.
- (b) The applicant must ensure compliance with environmental conditions whether required to hold an Environmental Authority or not. These include, but are not limited to water quality, air quality, noise levels, waste waters, lighting and visual quality as a result of any activity or by-product or storage of materials within the confines of the building(s) and property boundaries.

Delegated Authority

Date:

Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.

- (c) The *Aboriginal Cultural Heritage Act 2003* (ACHA) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:
- (i) is not negated by the issuing of this development approval;
 - (ii) applies on all land and water, including freehold land;
 - (iii) lies with the person or entity conducting an activity; and
 - (iv) if breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Co-ordination Unit on telephone (07) 3224 2070 for further information on the responsibilities of developers under the ACHA.

- (d) The **relevant period** for the development approval (Operational Work) shall be **two (2) years** starting the day the approval is granted or takes effect. In accordance with Section 85(1)(c) of the *Planning Act 2016* (PA), the development approval for Operational Work lapses if the development does not substantially start within the abovementioned **relevant period**.

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 86 of PA and before the development approval lapses under Section 85 of the PA.

- (e) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- (f) The relevant Planning Scheme for this Development Permit is the South Burnett Regional Council Planning Scheme 2017. All references to the Planning Scheme and Schedules within these conditions refer to the above Planning Scheme.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability

Delegated Authority _____

Date: _____

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority

Date:

PROPOSAL PLAN

MATERIAL CHANGE OF USE
PROPOSED 9 MULTIPLE DWELLING UNITS
OPERATIONAL WORKS DRAWINGS

GENERAL LAYOUT PLAN

LEGEND:
 - - - - - PROPOSED SEWER USE
 - - - - - PROPOSED WATER RETICULATION USE
 - - - - - PROPOSED STORMWATER USE
 - - - - - PROPOSED UNDERGROUND ELECTRICAL USE (BY ENGINEER)
 - - - - - PROPOSED UNDERGROUND COMMUNICATIONS USE

LOCALITY PLAN

SHEET LIST

DRAWING NUMBER	DRAWING NAME
0-01	GENERAL LAYOUT PLAN
0-02	GENERAL NOTES
0-03	SEWERAGE & STORMWATER CONTROL LAYOUT PLAN
0-04	OPERATIONAL WORKS PLAN
0-05	UNDERGROUND SERVICE DETAILS - SHEET 1
0-06	WATER RETICULATION LAYOUT PLAN & NOTES
0-07	TYPICAL DETAILS SHEET 1
0-08	TYPICAL DETAILS SHEET 2
0-09	SEWER LAYOUT PLAN, NOTES & TYPICAL DETAILS
0-10	SEWER CONNECTIONS, SECTIONS
0-11	SEWER TYPICAL DETAILS
0-12	STORMWATER DRAINAGE LAYOUT PLAN & TYPICAL DETAILS
0-13	STORMWATER LAYOUT PLAN & TYPICAL DETAILS

PROPOSED 9 MULTIPLE DWELLING UNITS
34 WILLIAM STREET
KIMMARNOY

BASELUP BUILDING

GENERAL LAYOUT PLAN

DATE: 21/09/22
 DRAWN BY: MCL/TJ01013
 CHECKED BY: MCL/TJ01013
 SCALE: 1:100
 PROJECT NUMBER: 21/09/22

Delegated Authority

Date:

SCOPE OF WORKS

SEE SPECIFIC NOTES FOR SUBMISSION AT LOT 100 WILLIAM STREET, MINGARODY 4010.

- 1. PREPARE CONSTRUCTION PERMITS FOR THE PROJECT.
- 2. PREPARE ALL NECESSARY DRAWINGS AND SPECIFICATIONS FOR THE PROJECT.
- 3. THE SCOPE OF THIS DESIGN IS LIMITED TO THE WORK, DESIGN, SPECIFICATIONS, PROVISIONS AND CONSTRUCTION OF THE PROJECT.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, STANDARDS AND CODES OF PRACTICE.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, STANDARDS AND CODES OF PRACTICE.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, STANDARDS AND CODES OF PRACTICE.
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- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, STANDARDS AND CODES OF PRACTICE.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, STANDARDS AND CODES OF PRACTICE.

GENERAL CIVIL NOTES

1. The Engineer will be responsible for the design and construction of the works shown on the site plan and the works shown on the site plan.

2. The Engineer will be responsible for the design and construction of the works shown on the site plan and the works shown on the site plan.

3. The Engineer will be responsible for the design and construction of the works shown on the site plan and the works shown on the site plan.

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10. The Engineer will be responsible for the design and construction of the works shown on the site plan and the works shown on the site plan.

CONCRETE CLASS AND THICKNESS

1. Concrete class and thickness shall be as specified in the drawings.

2. Concrete class and thickness shall be as specified in the drawings.

3. Concrete class and thickness shall be as specified in the drawings.

4. Concrete class and thickness shall be as specified in the drawings.

5. Concrete class and thickness shall be as specified in the drawings.

6. Concrete class and thickness shall be as specified in the drawings.

7. Concrete class and thickness shall be as specified in the drawings.

8. Concrete class and thickness shall be as specified in the drawings.

9. Concrete class and thickness shall be as specified in the drawings.

10. Concrete class and thickness shall be as specified in the drawings.

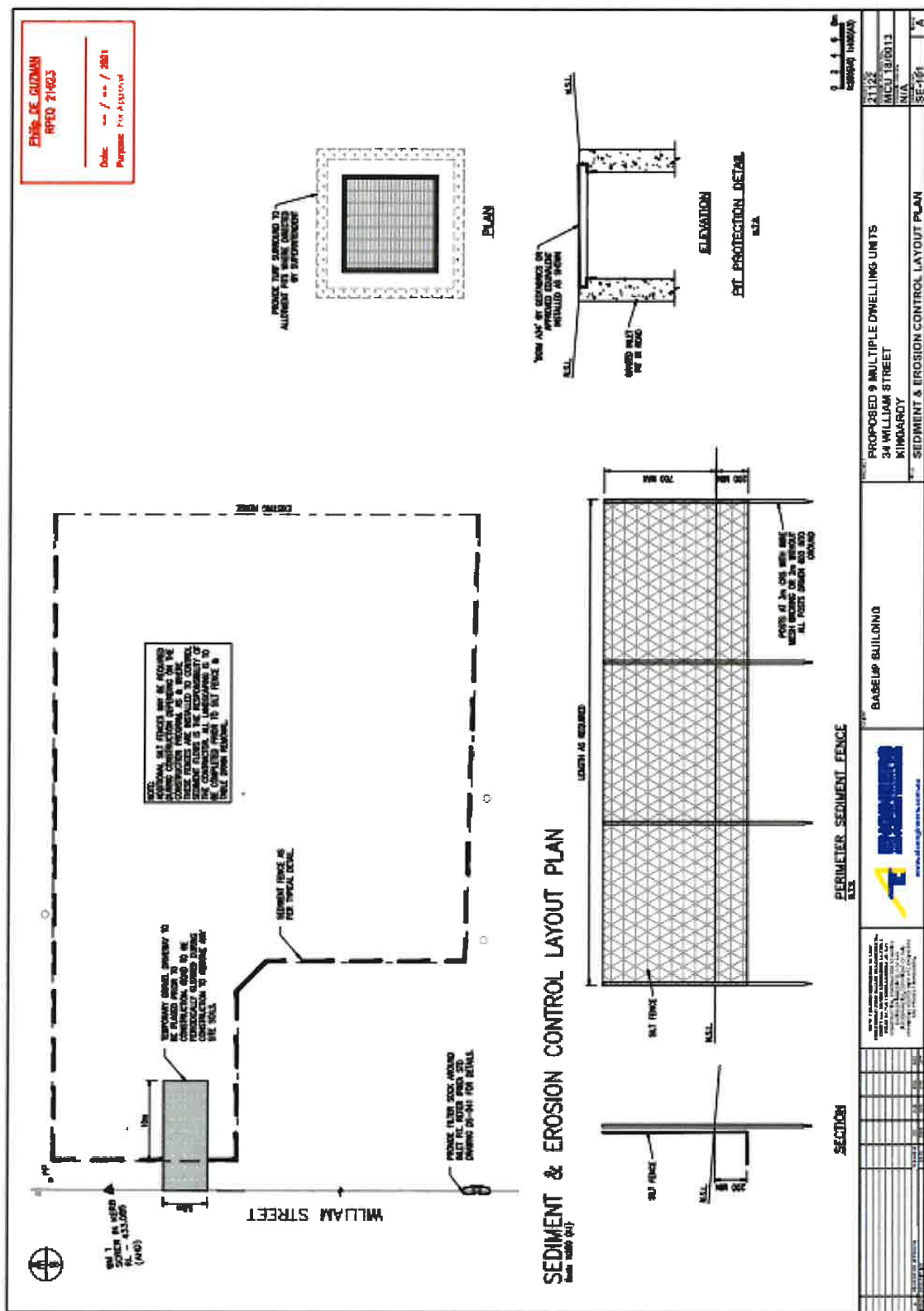
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BY: [Signature]

FOR APPROVAL

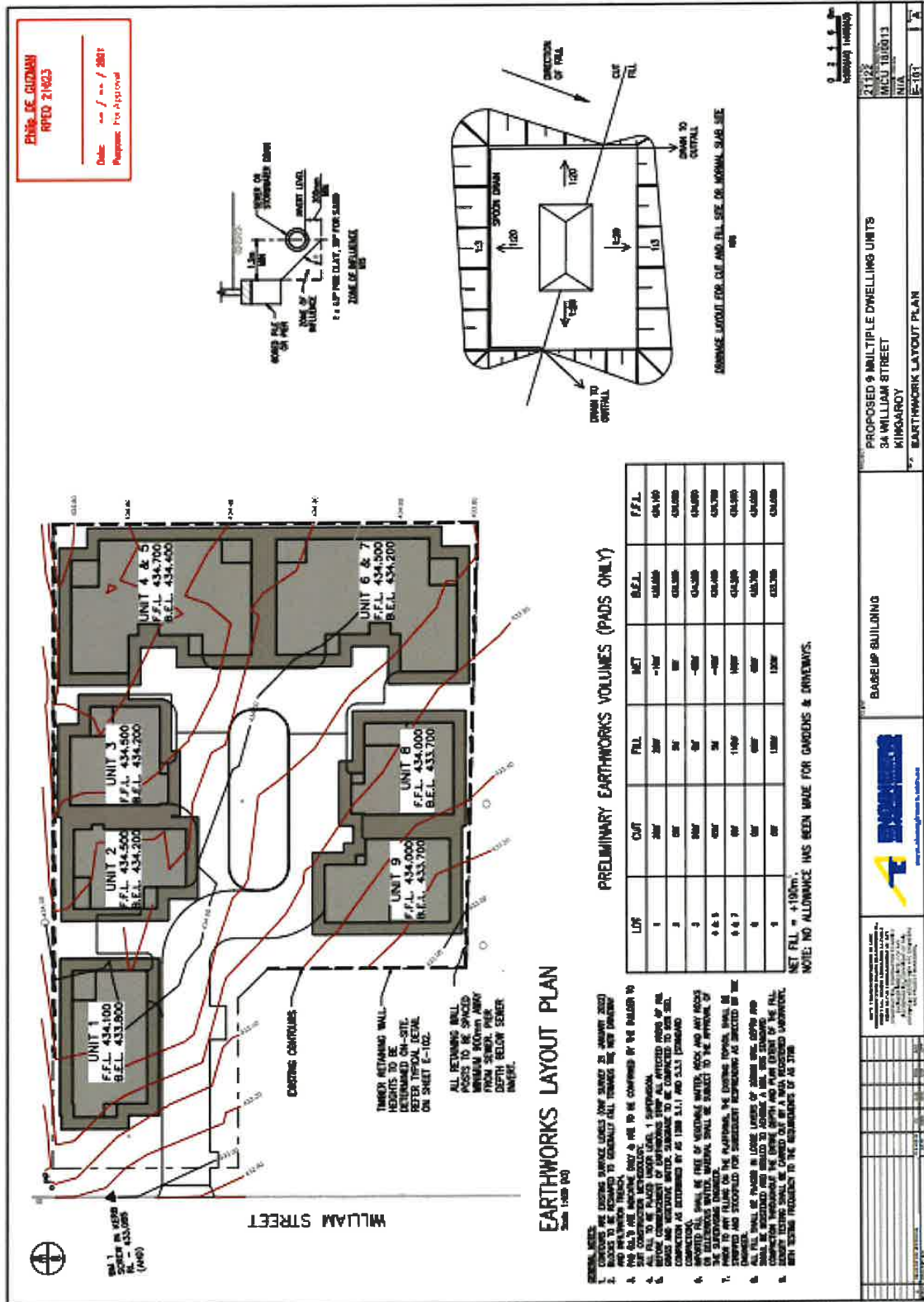
Delegated Authority

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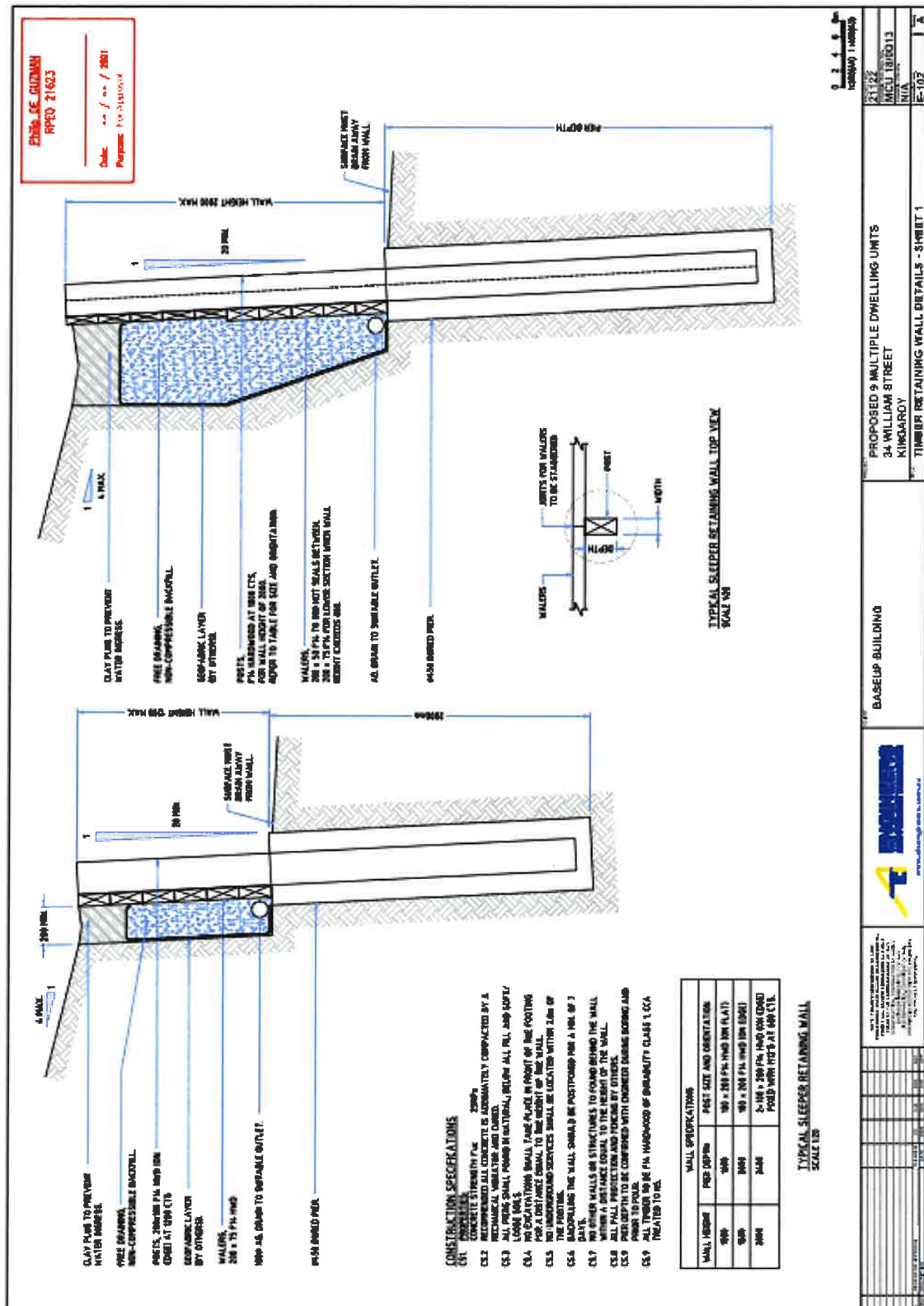
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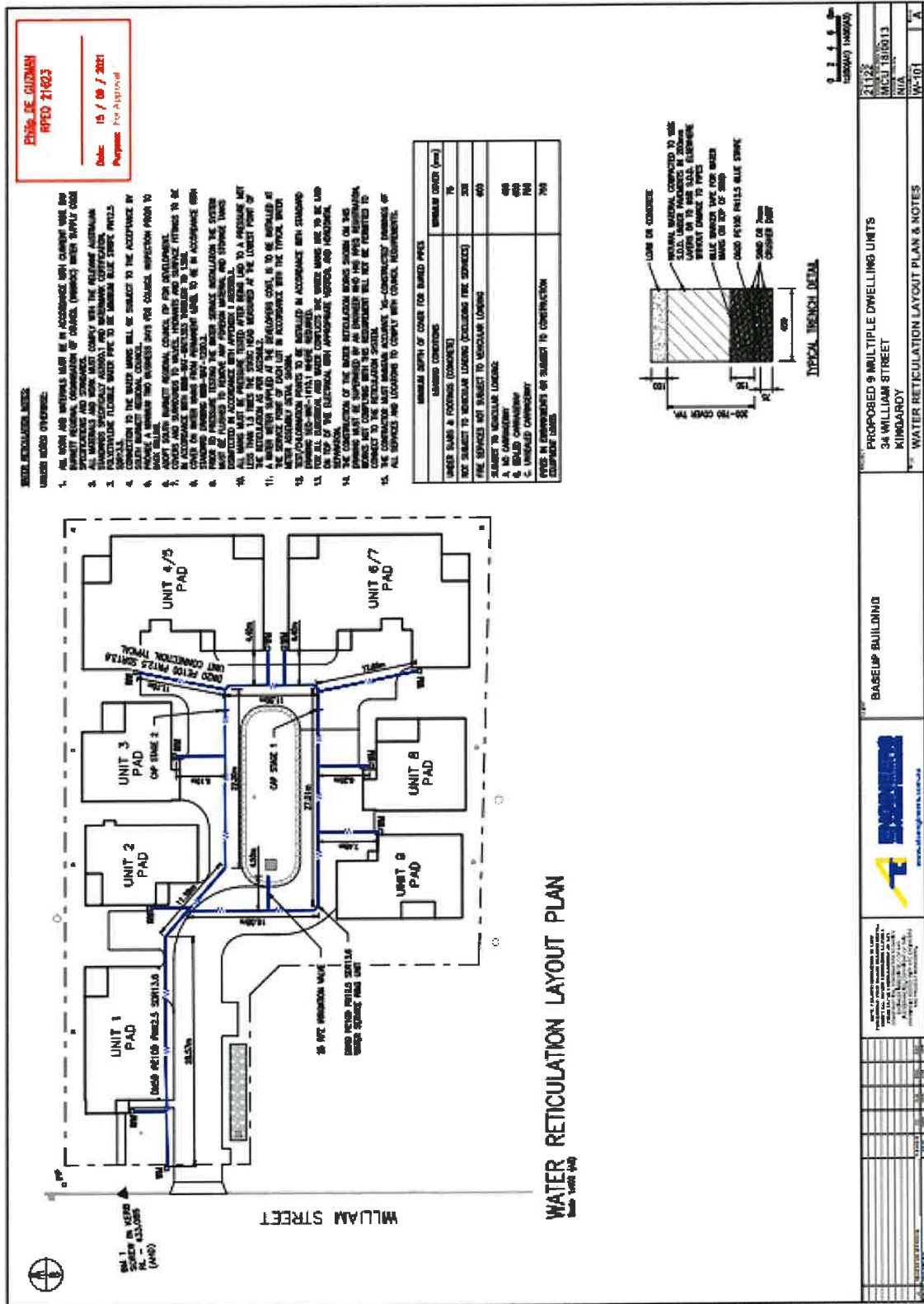
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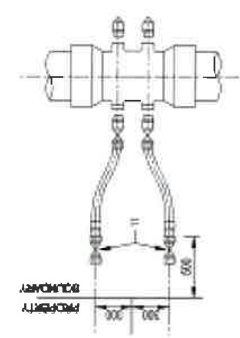
Delegated Authority

Date:



Delegated Authority

Date:



DEVELOPER RESPONSIBILITY IN GRC, GRC, NBRC & SBRC

11. 25mm x 25mm FEMALE / FIVE BRASS LOCKABLE BALL VALVE WITH HANDLE SEALED WITH DWG TAPE
12. GRC, NBRC, NBRC & GRC SHALL SUPPLY AND INSTALL METERS AND METER BOXES UPON APPLICATION AND PAYMENT BY PROPERTY OWNER

NOTES FOR GRC INSTALLATION:

1. ALL DIMENSIONS IN MILLIMETERS
2. MATERIAL FOR COPPER SHALL BE TYPE A COPPER PIPE TO AS1432 (COPPER ALLOW FITTINGS TO AS2681)
3. ORIENTATE METER PARALLEL TO OR AT RIGHT ANGLES TO THE FRONT BOUNDARY
4. BACKFLOW PREVENTION AS PER AS3000
5. CLEARANCE FROM GROUND TO TOP TO BE 300mm

6. PRE-TAPPED CONNECTIONS ONLY TO BE USED IN RESIDENTIAL SUBDIVISIONS (NOTING DWG REQUIRE OF APPROVAL)
7. RED PINK BLACK POLYETHYLENE PIPE WITH BLUE STRIPE IN ACCORDANCE WITH AS/NZ 4130
8. DEVELOPER CONSTRUCTED WORK TO BE CONTROLLED BY LICENSED PLUMBER
9. MINIMUM BENDING RADIUS FOR RED PIPE IS 15x DN
10. ANY PIPEWORK SHOWING SIGNS OF KINKING OR STRAIN FROM OVER BENDING WILL BE REJECTED

PHIL DE GILMAN
RPEO 21623

Date: 15 / 06 / 2021
Purpose: For Approval

PROPOSED 3 MULTIPLE DWELLING UNITS 34 WILLIAM STREET KINGSBURY	21123 RPEO 21623
BABELUP BUILDING	R/A
TYPICAL DETAILS SHEET 1	R/A-103

Delegated Authority

Date:

NOTES

- METERS MUST BE APPROVED BY UNITY WATER AND MEET THE REQUIREMENTS AND PERFORMANCE REQUIREMENTS OF:
 - AS 1565.1-2004 METERS FOR WATER SUPPLY PART 1; COLD WATER METERS.
 - METERS SHALL BE FACTORY FITTED WITH 2 INDEPENDENTLY ACTING NON-RETURN VALVES IN SERIES AT THE DOWNSTREAM END OF THE METER IN COMPLIANCE WITH:
 - AS 1565.3-2004 METERS FOR WATER SUPPLY PART 3; WATER METERS WITH INTEGRAL DUAL CHECK VALVES.
 - METERS CONSTRUCTED FROM COPPER ALLOYS SHALL BE DEZINCIFICATION RESISTANT AND COMPLY WITH AS 2345. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL COMPLY WITH AS/NZS 4120.
 - SERVICE PIPING SHALL BE DN25 MEL100 PH18 BLACK POLYETHYLENE PIPE WITH BLUE STRIPE IN ACCORDANCE WITH AS/NZS 4130.
 - ALL CONNECTIONS TO POLYETHYLENE PIPE SHALL BE APPROVED BRASS OR PLASTIC MECHANICAL FITTINGS.
 - ALL WATER INSTALLATIONS SHALL BE CARRIED OUT BY A LICENSED PLUMBER AND SHALL BE IN ACCORDANCE WITH RELEVANT BY-LAWS OF PLUMBING AND DRAINAGE ACT.
 - ALL PLUMBING FITTINGS SHALL BE GUNMETAL OR BRASS - DEZINCIFIED RESISTANT "DR" AND APPROVED TO AS 2855.
 - ALL BRASS FITTINGS SHALL HAVE MARKERS NAME OR MARK AND WATERMARK IMPRINTED ON SURFACE OF FITTING TO PROVE COMPLIANCE WITH AS 2855.
 - VALVES AT THE METER SHALL BE LEFT IN THE CLOSED POSITION AFTER CONSTRUCTION.
 - WATER SERVICES SHALL BE INSPECTED BY UNITY WATER INSPECTOR PRIOR TO BACKFILL.
 - BALL VALVE, WATER METER AND METER BOX SHALL BE APPROVED.
 - METER BOX LID SHALL HAVE NON SLIP PATTERN, LETTERING CAST INTO LID INDICATING "WATER METERS" AND BE BLACK IN COLOUR.
 - METER BOX LID SHALL BE LEFT SO THAT IT SITS FLUSH WITH TURF SURROUND.
 - TURF SURROUND SHALL EXTEND A MINIMUM OF 600 mm ON ALL SIDES OF METER BOX.
 - PROTECTIVE FABRIC SHALL BE Laid UNDERneath METER BOX TAPPED EACH SIDE AND AROUND PIPE TO PREVENT INGRESS OF SAND AND SOIL.

WATER METER DETAIL PLAN VIEW

WATER METER DETAIL SECTIONAL VIEW

FITTINGS SCHEDULE

ITEM	DESCRIPTION	NO OFF AS REQ
1	DN25 PERIOD PNB PIPE WITH BLUE STRIPE	1
2	20 mm x 25 mm PERALPPE BRASS LOCKABLE BALL VALVE WITH HANDLE (REFER NOTE 9)	1
3	CONNECTION KIT (COMPRSES OF 2MM20 BSP M/F BRASS UNIONS)	1
4	DN20 METER WITH DUAL CHECK VALVES (REFER NOTE 1)	1
5	DN25 PE TO DN20 MALE BRASS OR PLASTIC MECHANICAL CONNECTOR	1
6	PE METER BOX WITH LID (REFER NOTE 9)	1

ES&O DE DUDMAN
REF: 21423

Date: 15 / 09 / 2021
Prepared For Approval

21123
N/A
94-103

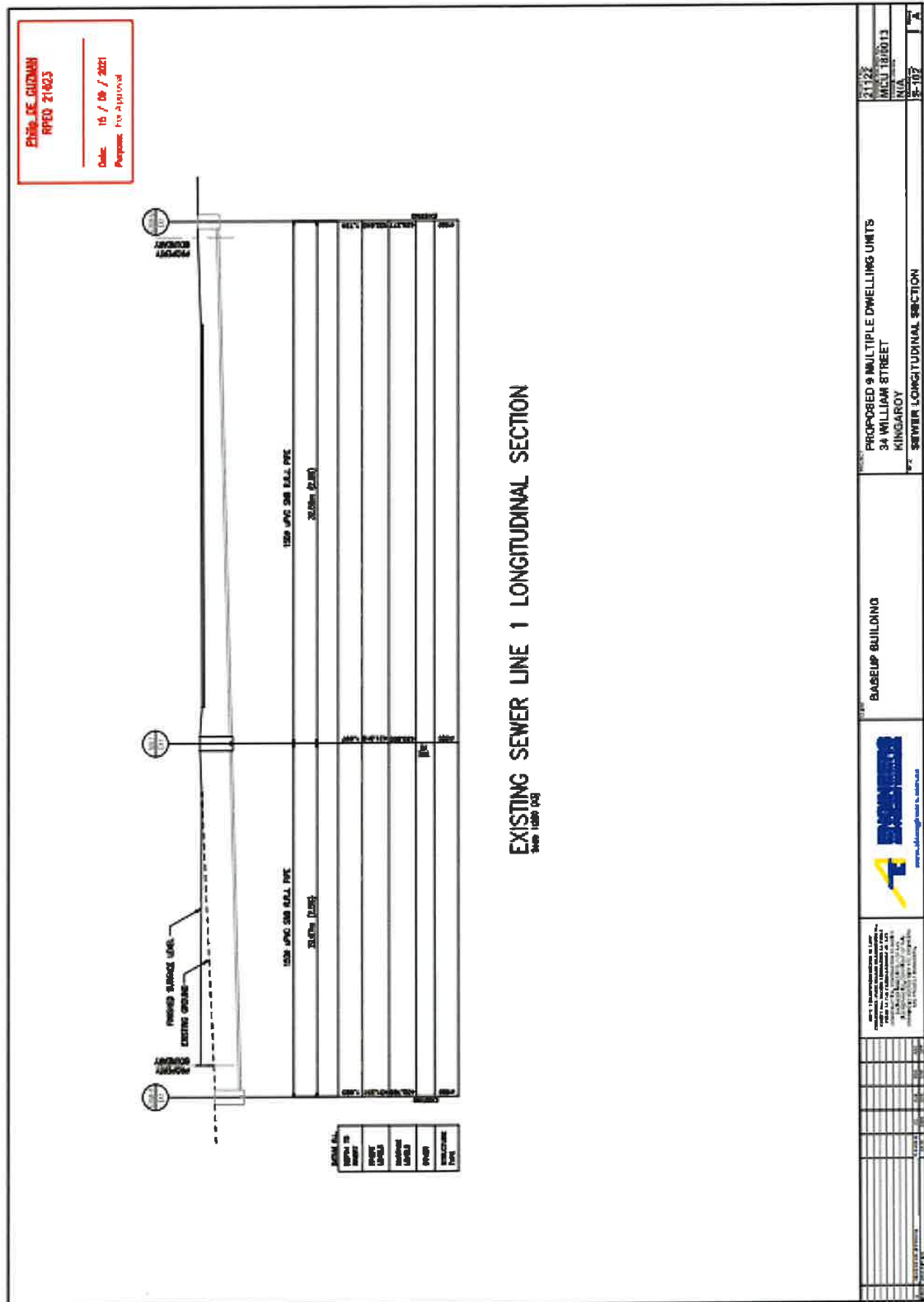
PROPOSED 9 MULTIPLE DWELLING UNITS
34 WILLIAM STREET
KIMBERDY
TYPICAL DETAILS SHEET 3

BASELIP BUILDING

www.kimberdy.com.au

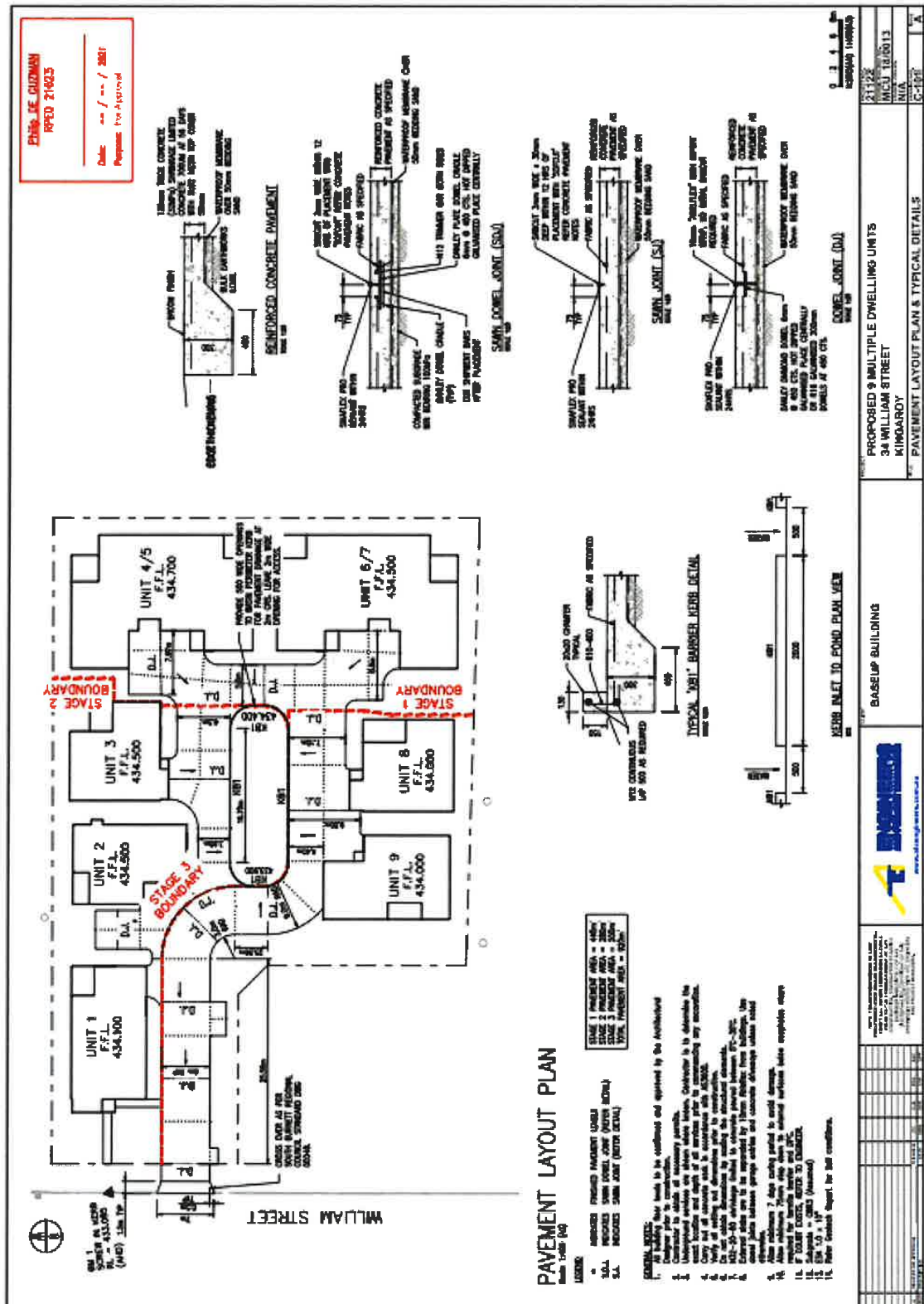
Delegated Authority

Date:



Delegated Authority

Date:



Delegated Authority _____

Date: _____

REPORT

The applicant seeks approval for a Operational Work – Earthworks, Stormwater, Access, Sewer, and Carparking.

APPLICATION SUMMARY	
Applicant:	Baseup Building C/- ATC Engineers and Project Managers
Proposal:	Earthworks
Properly Made Date:	22 April 2022
Street Address:	34 William Street
RP Description:	100 SP153314
Assessment Type:	Code
Number of Submissions:	N/A
State Referral Agencies:	N/A
Referred Internal Specialists:	Infrastructure Services (Water & Wastewater)

Delegated Authority

Date:

Background / Site History

APPLICATION NO.	DECISION AND DATE
MCU18/0013	Approval – 29 July 2019

ASSESSMENT:

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- The *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

Service & Works Code

Performance outcomes	Assessment benchmarks
General	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses : (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.

Delegated Authority

Date:

Performance outcomes	Assessment benchmarks
<ul style="list-style-type: none"> • <i>ATC Stormwater Management Report approved and conditioned. Quality improvements not required.</i> • <i>No wastewater discharge is proposed.</i> 	
Infrastructure	
<p>PO5 Development is provided with infrastructure which:</p> <ul style="list-style-type: none"> (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented. 	<p>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</p> <p>and</p> <p>AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
<ul style="list-style-type: none"> • <i>All services provided to the existing site.</i> • <i>New infrastructure design per PSP1 – Design and Construction Standards by RPEQ.</i> 	
Vehicle parking	
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
<ul style="list-style-type: none"> • <i>Parking provided in accordance with PSP1 – Design and Construction Standards.</i> • <i>Access to be constructed in accordance with PSP1 – Design and Construction Standards.</i> 	
Landscaping	
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>
<ul style="list-style-type: none"> • <i>Not Applicable to Operational Work application.</i> 	

Delegated Authority

Date:

Performance outcomes	Assessment benchmarks
Filling and excavation	
<p>PO9 Development results in ground levels that retain:</p> <ul style="list-style-type: none"> (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety. 	<p>AO9.1 The depth of:</p> <ul style="list-style-type: none"> (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. <p>and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO9.6 Filling or excavation for the purpose or retention of water:</p> <ul style="list-style-type: none"> (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>AO11.1 Following filling or excavation:</p> <ul style="list-style-type: none"> (a) the premises: <ul style="list-style-type: none"> (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: <ul style="list-style-type: none"> (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.
<ul style="list-style-type: none"> • <i>No significant excavation or filling. Earthworks conditioned in accordance with AS3798.</i> 	
All operational work subject to an overlay	
Biodiversity overlay	
<p>PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a</p>

Delegated Authority

Date:

Performance outcomes	Assessment benchmarks
	suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
<ul style="list-style-type: none"> • <i>Not Applicable</i> 	
Flood hazard overlay	
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³ in the area identified on Overlay Map 03; (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<ul style="list-style-type: none"> • <i>Not Applicable</i> 	
Regional infrastructure overlay	
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.
<ul style="list-style-type: none"> • <i>Site is not near any existing easements</i> 	

Delegated Authority

Date:

Performance outcomes	Assessment benchmarks
Water catchments overlay	
<p>PO18 There are no significant adverse effects on the water quality of the Region’s drinking water supply.</p>	<p>AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>
<ul style="list-style-type: none"> • Site is not within a water supply catchment 	

Locality Plan

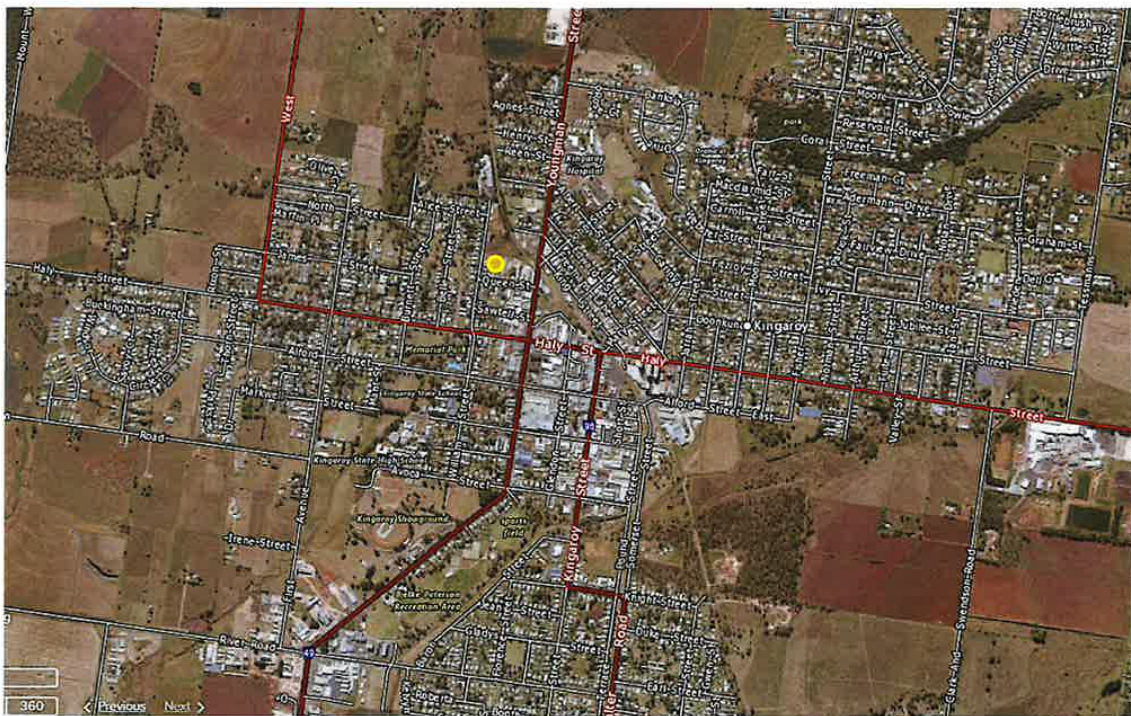


Figure 1 - Aerial Image (Source: Qld Globe)

Aerial Plan

Delegated Authority

Date:

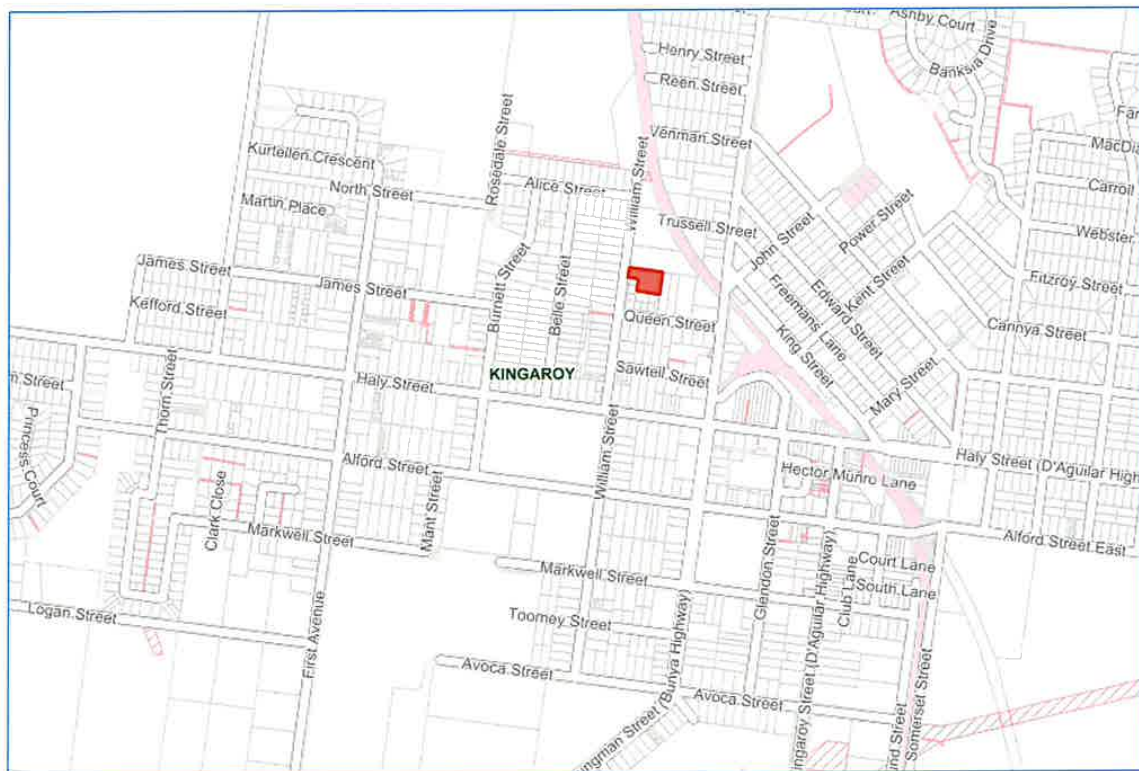


Figure 2 - Locality Plan (Source: IntraMaps)

Delegated Authority _____

Date: _____

CONSULTATION:

Referral Agencies

Not Applicable

Other Referrals

INTERNAL SPECIALIST	REFERRAL	REFERRAL / RESPONSE
Infrastructure Charges Unit		No issues identified

CONCLUSION:

The proposed development has been assessed against the requirements of the South Burnett Regional Council Planning Scheme 2017. It is considered that the proposed development generally complies with the requirements of the Planning Scheme and as such, the applicant should be provided with a Development Permit. The Development Permit should contain the conditions detailed in the Officer's Recommendation in order to ensure that the proposal complies with the South Burnett Regional Council Planning Scheme 2017.

RECOMMENDATION:

It is recommended that Council approve the development application for Operational Work for Earthworks, Stormwater, Access, Sewer, and Carparking for Multiple Dwellings at 34 William Street, Kingaroy *on land described as Lot 100 SP153314*.

Delegated Authority _____

Date: _____

ATTACHMENTS

Nil

Delegated Authority _____

Date: _____

0.0 OPERATIONAL WORKS FOR ROADWORKS, EARTHWORKS, SIGNAGE, LANDSCAPING, WATER INFRASTRUCTURE, SEWERAGE INFRASTRUCTURE, STORMWATER & DRAINAGE WORKS AT 61 -79 TESSMANN'S ROAD, KINGAROY (AND DESCRIBED AS LOT 29 ON SP130868)

File Number: OPW22/0010

Author: Engineering Contractor, Planning & Land Management

Authoriser: Chief Executive Officer

SIGNATURE	DATE
MANAGER <i>[Signature]</i>	27/7/22
GM <i>[Signature]</i>	27/7/22
CEO <i>[Signature]</i>	27/7/22

PRECIS

Operational works for Roadworks, Earthworks, Signage, Landscaping, Water Infrastructure, Stormwater & Drainage Works at 61 -79 Tessmanns Road, Kingaroy (and described as Lot 29 on SP130868)

SUMMARY

- Application for Operational Work for Roadworks, Earthworks, Water Infrastructure, Stormwater & Drainage at 61-79 Tessmanns Rd, Kingaroy - Lot 29 SP130868;
- An Operational Work application is required to satisfy the Conditions of the subdivision Approval (IR1182147) of the development;
- The proposed Operational Work is approved with conditions.
- These conditions are seen to be in accordance with South Burnett Regional Council Planning Scheme 2017, development guidelines and best practices.

OFFICER'S RECOMMENDATION

It is recommended that Council approve the development application for Operational Work for Roadworks, Earthworks, Water Infrastructure, Stormwater & Drainage on land described as Lot 29 SP130868 and situated at 61-79 Tessmanns Rd, Kingaroy, subject to the following conditions:

GENERAL

- ENG 1 Compliance with the plans and specifications submitted with Development Application OPW22/0010, approval conditions, all Council Planning Scheme Policies and Reconfiguration of a Lot Approval – IR1182147.
- ENG 2 Undertake all approved works and works required by conditions of this development approval at no cost to Council.
- ENG 3 Submit to Council for approval, an Inspection and Test Plan certified by a suitably qualified Engineer (RPEQ – Civil) prior to commencement of any work and prior to any pre-start meeting.
- ENG 4 Pay to Council, inspection fees based on Council's Fees and Charges current at the time of commencement of works and based on the estimated project cost as estimated or accepted by Council prior to the pre-start meeting.
- ENG 5 Ensure that supervision of all construction works are carried out by a suitably qualified and experienced Engineer (RPEQ).
- ENG 6 Adhere to the following hours of construction unless otherwise approved in writing by Council:

Delegated Authority

Date:

Monday to Saturday:	6.30am to 6.30pm	Noise permitted
Monday to Sunday:	6.30pm to 6.30am	No noise permitted
Sunday and Public Holidays:		No noise permitted

Do not conduct work or business that causes audible noise from or on the site outside the above hours.

- ENG 7 Be responsible to carry out Work Health and Safety legislative requirements.
- ENG 8 Ensure all work sites are maintained in a clean, orderly state at all times.
- ENG 9 Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility of South Burnett Regional Council by a licensed regulated waste disposal contractor.
- ENG 10 Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG 11 Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development, immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.
- ENG 12 Submit to Council, a Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements, prior to Council's endorsement of the Plan of Survey.
- ENG 13 Works are to be constructed generally in accordance with the specification requirements outlined in Aus-Spec #1 and the IPWEAQ Standard Drawings unless otherwise approved by South Burnett Regional Council.

ROADWORKS

- ENG 14 Submit to Council for approval, final pavement designs certified by an RPEQ to Austroads' Guide to Pavement Design standards after stripping of topsoil and assessment of soaked sub-grade CBR values, and using an ESA's or design traffic based on traffic engineering predictions.
- ENG 15 Ensure fill placed under the road formation in embankment situations is compacted to achieve 98% standard compaction. Testing and supervision of such fill must be in accordance with the testing requirements of EDROC and at Level 2 Supervision of AS3798.
- ENG 16 Ensure that backfilling of road crossings with an insitu material to subgrade level is compacted to achieve 97% standard compaction.
- ENG 17 Base gravel is to be Type 3, Subtype 2 material or higher quality. Provide recently undertaken compliance testing from the stockpile used for the project for materials from non-certified Quarries by Council.
- ENG 18 Sub-base gravel is to be Type 3, Subtype 4 material or a natural ridge gravel where approved by Council. Provide recently undertaken compliance testing from the stockpile used for the project for materials from Quarries non-certified by Council.
- ENG 19 Surface all new roads and road widenings with a minimum nominal 30mm thickness of AC10 asphalt over a bitumen prime or as approved otherwise by Council. Submit to Council for approval, a surfacing design prepared by an RPEQ - Civil, a minimum of 48 hours prior to commencement of the surfacing works.
- ENG 20 Provide temporary signage and traffic control for construction in dedicated road reserves in accordance with Part 3 (Works on Roads) of Manual of Uniform Traffic Control Devices (MUTCD) - Department of Transport and Main Roads.

Delegated Authority _____

Date: _____

- ENG 21 Install and/or modify all street signs and linemarking to suit the new works in accordance with the MUTCD. Install new or relocated signage using V-Lok installation system. All new signage shall be Class 1 retro-reflective material to AS1743.
- ENG 22 Submit to Council for approval, a Traffic Management Plan prior to commencement of any works involving closing of Council roads or working on or adjacent to existing roads.

STORMWATER

- ENG 23 Ensure that earthworks and fill on the subject land do not lead to ponding of stormwater or actionable nuisance and ensure all lots drain freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.
- ENG 24 Do not concentrate stormwater onto adjoining properties.
- ENG 25 Provide appropriate energy dissipation and scour protection measures at stormwater outlets.

DEVELOPMENT WORKS

- ENG 26 Maintain erosion and sedimentation controls at all times during the course of the project and the ensuing defects liability period. Council Officers will inspect and assess the sediment and erosion control measures and temporary fencing implemented, and any alterations and/or supplementary works required must be incorporated.
- ENG 27 Implement measures to prevent site vehicles tracking sediment and other pollutants from the site onto adjoining streets during the course of the project, and to prevent dust nuisance during construction and the ensuing defects liability period.
- ENG 28 Be responsible for protecting nearby property owners from dust pollution arising from construction and maintenance of the works required by this approval, and comply with any lawful instructions from the Assessment Manager if, in his opinion, a dust nuisance exists.
- ENG 29 Waste material as a result of demolition work and excavation work must not be used as fill as described within the *Waste Reduction and Recycling Act 2011*.

EARTHWORKS

- ENG 30 Supervise bulk earthworks to Level 1 or Level 2 as applicable, and have a frequency of field density testing carried out in accordance with Table 8.1 of AS3798.
- ENG 31 Contain cut or fill batters wholly within the subject land. Do not place fill on adjacent properties without providing Council with written permission from the respective property owner(s).
- ENG 32 Do not store plant or material on adjoining lands without written permission from the respective property owner(s).
- ENG 33 Do not use contaminated material as fill on the site. Undertake any filling using inert materials only, with a maximum particle size of 75mm.
- ENG 34 Ensure open drains and fill platforms are constructed with a longitudinal grade on no less than 0.1%.

WATER SUPPLY

- ENG 35 Construct water supply networks in accordance with the *WBBROC Design and Construction Code*, Council Specifications, and Customer Service Standards.

Delegated Authority

Date:

- ENG 36 All live works associated with water must be performed by South Burnett Regional Council (or under the supervision of a South Burnett Regional Council Officer if considered appropriate).
- ENG 37 Install valve markers and hydrant markers including RPMs on the completed roads to Council's standards.
- ENG 38 Water mains are to conform to a minimum Class 16 pipe and ensure construction works are completed, cleaned, tested, chlorinated and swabbed in accordance with the WBBROC *Design and Construction Code* prior to connection to existing Council mains.
- ENG 39 Provide property connections in accordance with Council's Water Service Connection Standards. Ensure services are:
- (a) terminated with an approved stop tap in accordance with the Standard Drawing;
 - (b) "live" during water main testing and shall be left live after construction; and
 - (c) "open" for testing at the on-maintenance inspection.
- ENG 40 Do not keep any external water services interrupted for more than a cumulative total of three hours during development works, and a minimum of five (5) days notice of any interruptions must be provided to Council and any relevant consumers.

CONSTRUCTION AND NUISANCE MANAGEMENT PLAN

- ENG 41 Prior to pre-start meeting, submit to Council for endorsement, a Construction and Nuisance Management Plan for the approved development works for the site. The Plan is to cover, but not be limited to the following:
- (i) air quality management;
 - (ii) noise and vibration management;
 - (iii) storm water quality management;
 - (iv) erosion and sediment management;
 - (v) waste management;
 - (vi) complaint management;
 - (vii) community awareness;
 - (viii) preparation of site work plans;
 - (ix) workers' car parking arrangements; and
 - (x) traffic control during works.
- ENG 42 Implement the approved Construction and Nuisance Management Plan at all times during construction of the development.
- ENG 43 Ensure a legible copy of the approved Construction and Nuisance Management Plan is available on site at all times during construction and earthworks.

INSPECTIONS AND TESTING

- ENG 44 Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.
- ENG 45 Provide Council with a minimum of two clear working days notice to undertake compulsory inspections and meetings at the following stages:
- (a) Pre-start meeting with Council, Contractor, Supervising Engineer and developer;
 - (b) Water: in accordance with Council's Minimum Requirements for Water and Sewerage Works, and:

Delegated Authority _____ Date: _____

- i. prior to backfilling of each water main;
 - ii. prior to backfilling of each water connection point;
 - iii. prior to connection of any works to the reticulated water supply systems;
 - iv. at the time of super-chlorination works and swabbing of mains; and
 - v. at the time of any testing of each and every water main;
- (c) Stormwater:
- vi. prior to backfilling of any stormwater drainage works;
- (d) Road:
- vii. following preparation and compaction of road sub-grade;
 - viii. following placement and compaction of each road pavement layer and prior to laying of the next pavement layer or surfacing layer;
 - ix. of the finished pavement surface prior to any bitumen primer-seal or prime or asphalt surfacing;
- (e) at the point of completion of all works before placing on-maintenance; and
- (f) at the point of requesting Council to accept the works off-maintenance.

ENG 46 Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work or as described in the application prior to Council's endorsement of the Survey Plan. Undertake any further inspection, testing or analysis required, due to failure of work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity (where applicable).

ENG 47 Uncover all works covered prior to inspection to allow inspection by Council at Council's sole discretion.

ENG 48 Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction, and Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers must be considered to be a condition of approval and undertaken by the Principal Contractor.

ENG 49 Where complete or incomplete works under this approval adversely affect adjoining properties, Council land, roads or other infrastructure, Council requires by notice, works to be completed.

ENG 50 Undertake any works for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

ENG 51 Submit to Council, a written request to place constructed works on-maintenance or off-maintenance from the developer's certifying Engineer stating that all approved works have been completed and are ready for Council inspection.

ENG 52 Pay to Council, a maintenance bond of 5% of the cost of the operational work as estimated or accepted by Council, prior to commencement of the on-maintenance period.

ENG 53 Maintain all works that will become Council infrastructure for a period of 12 months (maintenance period) from commencement of the on-maintenance period. Undertake any necessary maintenance or repairs to non-conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity within the maintenance period.

Delegated Authority

Date:

ENG 54 The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such works considered by Council as necessary, to rectify any non-compliant works and to protect public safety. In the event that the bond is insufficient to address the non-compliant works, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is suitably undertaken to Council's satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.

ENG 55 The on-maintenance period commences only when Council provides written confirmation that all of the following are completed:

- (a) satisfactory completion of all works and conditions of Operational Work approval including associated Reconfiguring a Lot approval;
- (b) provision of all necessary test and quality audit requirements;
- (c) lodgement with Council, of certification from an RPEQ that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements;
- (d) lodgement of a maintenance bond of 5% of the cost of the operational work as accepted by Council;
- (e) submission of "As Constructed" data in the required format; and

AS CONSTRUCTED INFORMATION

ENG 56 Submit to Council within 10 working days of completion of the operational work, suitable "As Constructed" drawings in hard copy and AutoCAD format and on GDA Zone 56 co-ordinates. The "As Constructed" drawings or data capture methods as required by Council must be certified by a Registered Professional Engineer of Queensland (RPEQ) on every drawing and shall be to an appropriate electronic format and standard as required by Council's Infrastructure Services General Manager.

ENG 57 Provide "As Constructed" data for the following elements, where applicable:

- (a) water supply;
- (b) roadworks; and
- (c) stormwater drainage.

ENG 58 The approval is subject to construction being undertaken in accordance with the Approved Plans prepared by ATC Consulting Engineers & Project Managers as listed below:

Drawing No./ Revision	Drawing/Plan Title	Date
C-100 B	Cover Sheet and Drawing List	14/7/2022
C-101 B	Site Layout Plan	14/7/2022
C-102 B	Typical Sections & Details	14/7/2022
C-103 B	Road and Culdesac Plan & Setout Details	14/7/2022
C-104 B	Longitudinal Details	14/7/2022
C-105 B	CL01 Cross Sections	14/7/2022
C-106 B	CDS01 Cross Sections	14/7/2022
C-107 B	Stormwater Drainage Plan & Details	14/7/2022

Delegated Authority

Date:

C-108 B	Retaining Wall Plan Typical Details	14/7/2022
C-109 B	Water Reticulation Plan & Details	14/7/2022
C-110 B	Erosion & Sediment Control Plan	14/7/2022

ADVICE NOTES

The applicant be advised that:

- (a) Prior to commencement of the use or endorsement of the survey plan as applicable, the applicant shall contact Council to arrange a Development Compliance Inspection.
- (b) The applicant must ensure compliance with environmental conditions whether required to hold an Environmental Authority or not. These include, but are not limited to water quality, air quality, noise levels, waste waters, lighting and visual quality as a result of any activity or by-product or storage of materials within the confines of the building(s) and property boundaries.

Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.

- (c) The *Aboriginal Cultural Heritage Act 2003* (ACHA) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:
 - (i) is not negated by the issuing of this development approval;
 - (ii) applies on all land and water, including freehold land;
 - (iii) lies with the person or entity conducting an activity; and
 - (iv) if breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP’s Cultural Heritage Co-ordination Unit on telephone (07) 3224 2070 for further information on the responsibilities of developers under the ACHA.

- (d) The **relevant period** for the development approval (Operational Work) shall be **two (2) years** starting the day the approval is granted or takes effect. In accordance with Section 85(1)(c) of the *Planning Act 2016* (PA), the development approval for Operational Work lapses if the development does not substantially start within the abovementioned **relevant period**.

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 86 of PA and before the development approval lapses under Section 85 of the PA.

- (e) Council is to be indemnified against any claims arising from works carried out by the applicant on Council’s property.
- (f) The relevant Planning Scheme for this Development Permit is the South Burnett Regional Council Planning Scheme 2017. All references to the Planning Scheme and Schedules within these conditions refer to the above Planning Scheme.

Delegated Authority _____

Date: _____

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

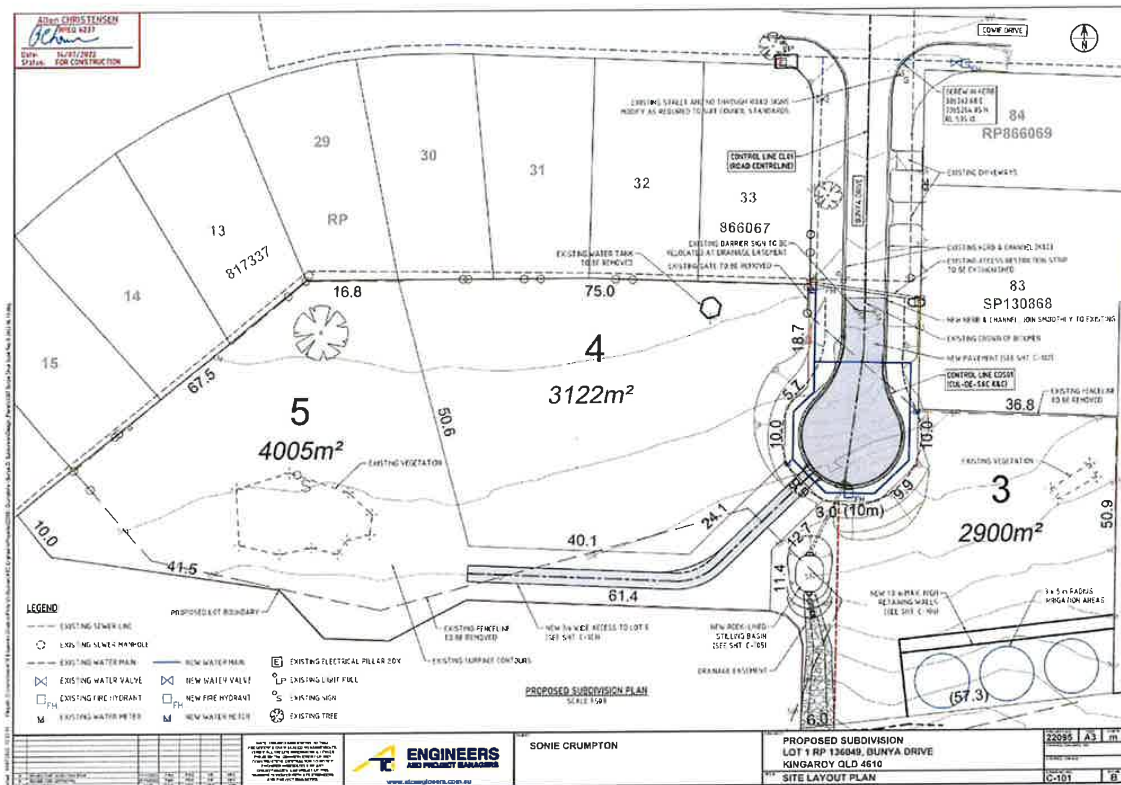
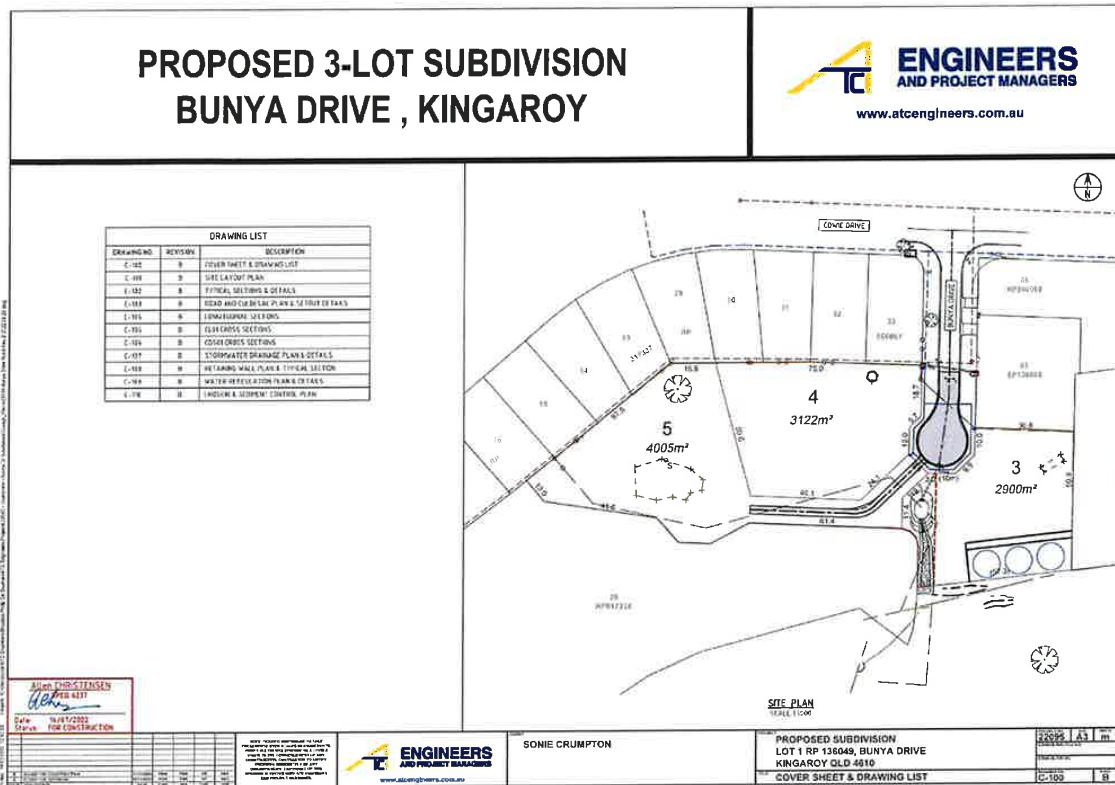
ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority

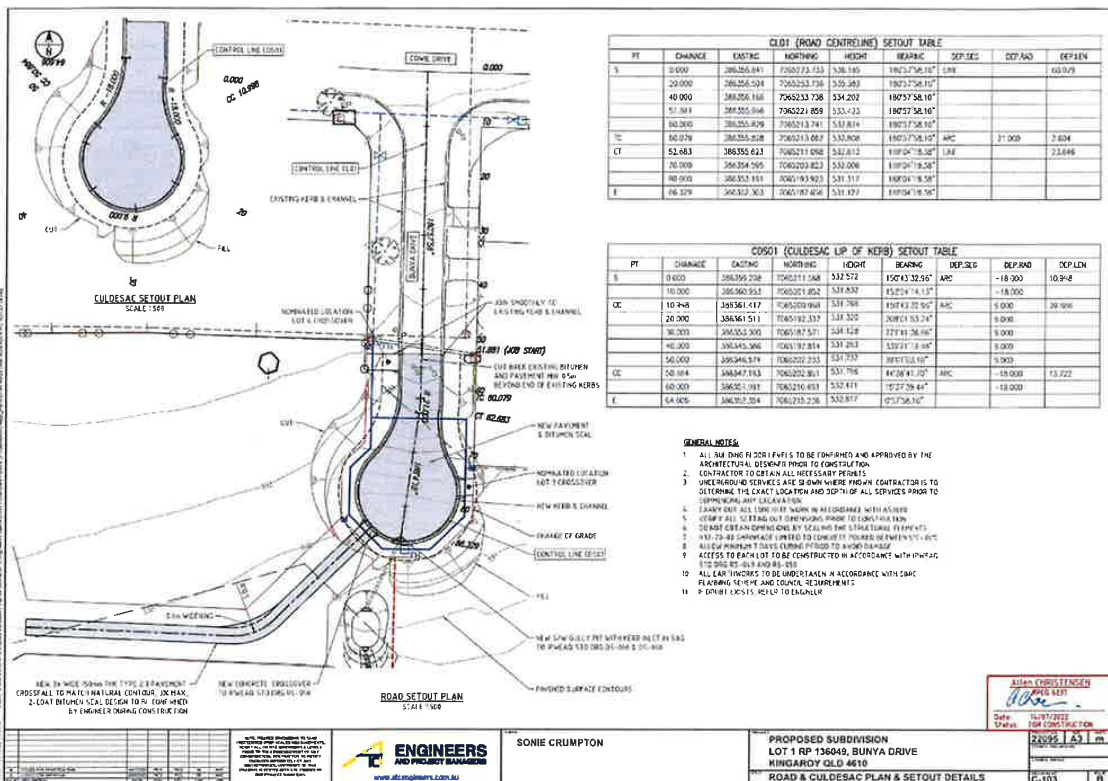
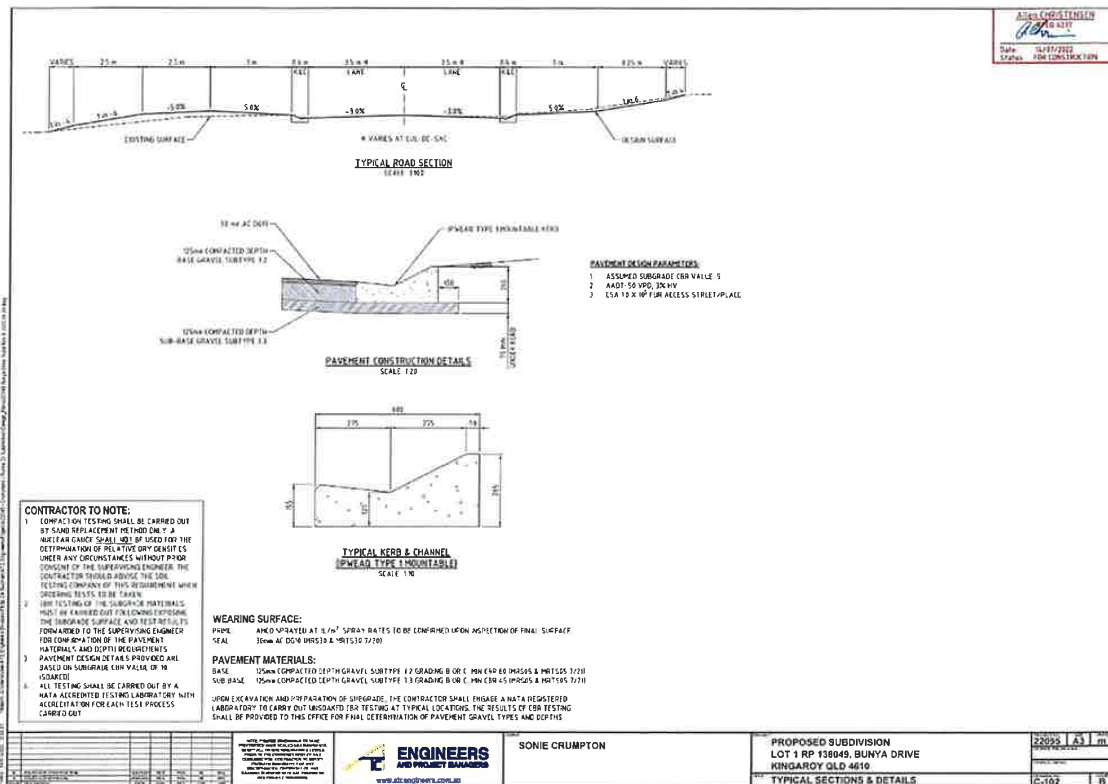
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PROPOSAL PLAN



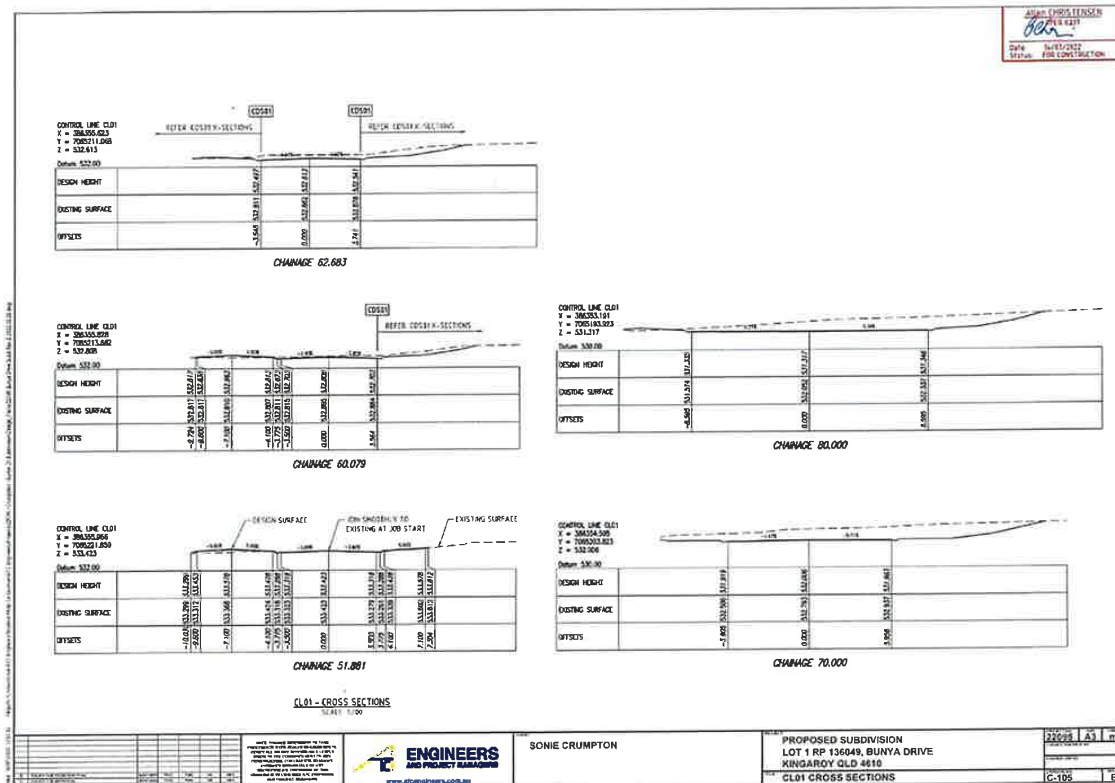
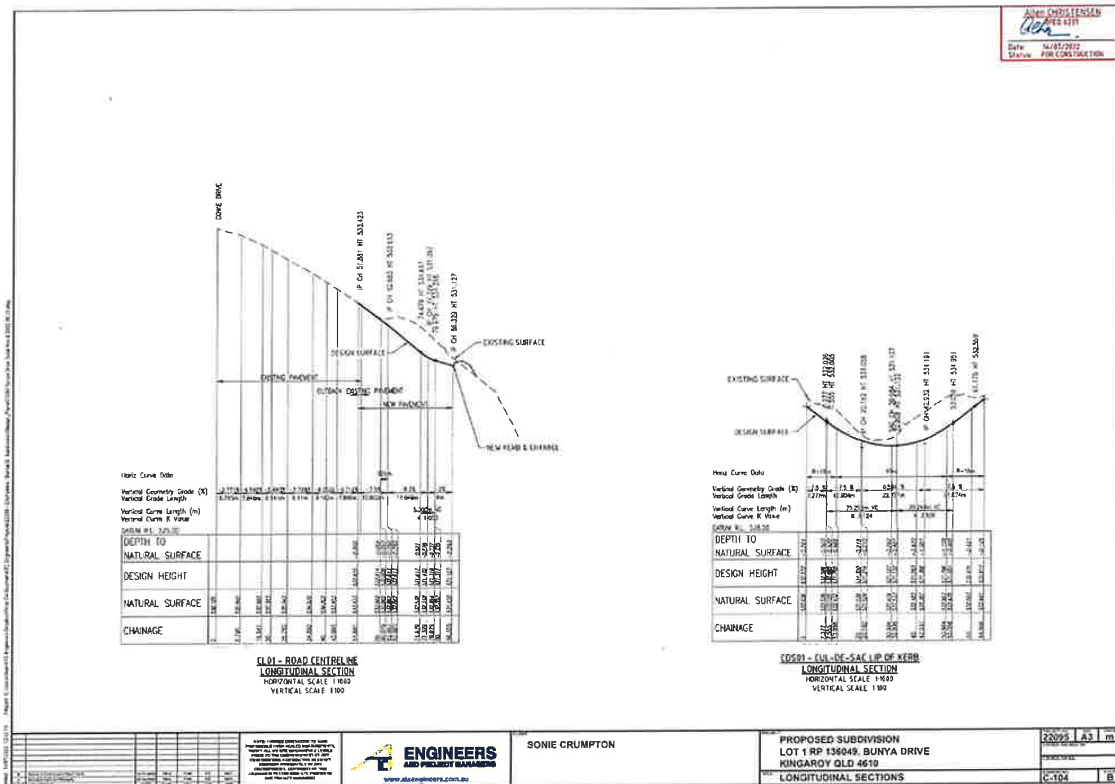
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Date:



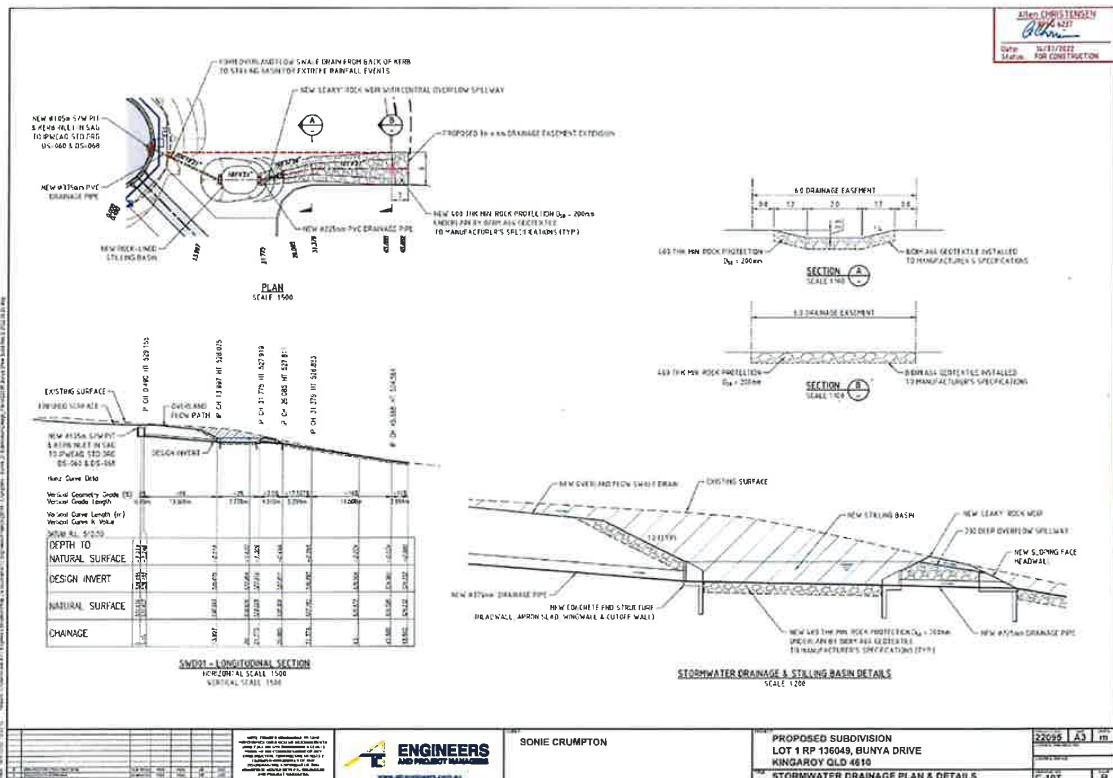
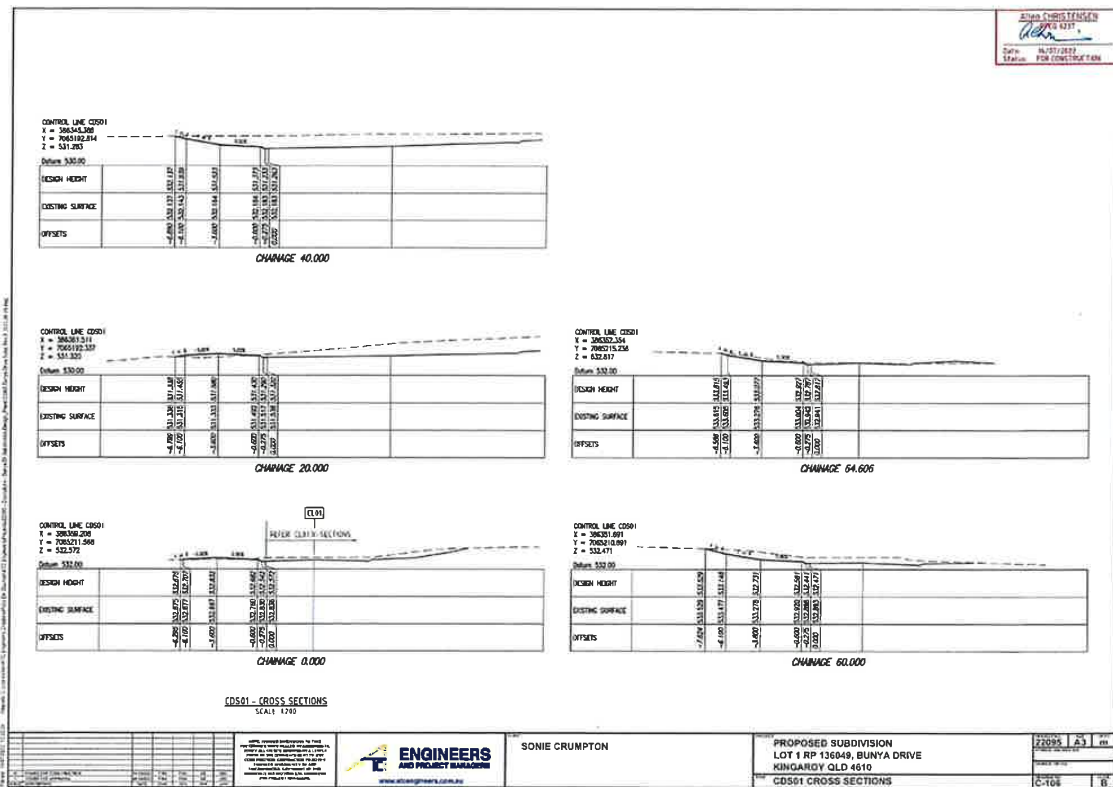
Delegated Authority

Date:



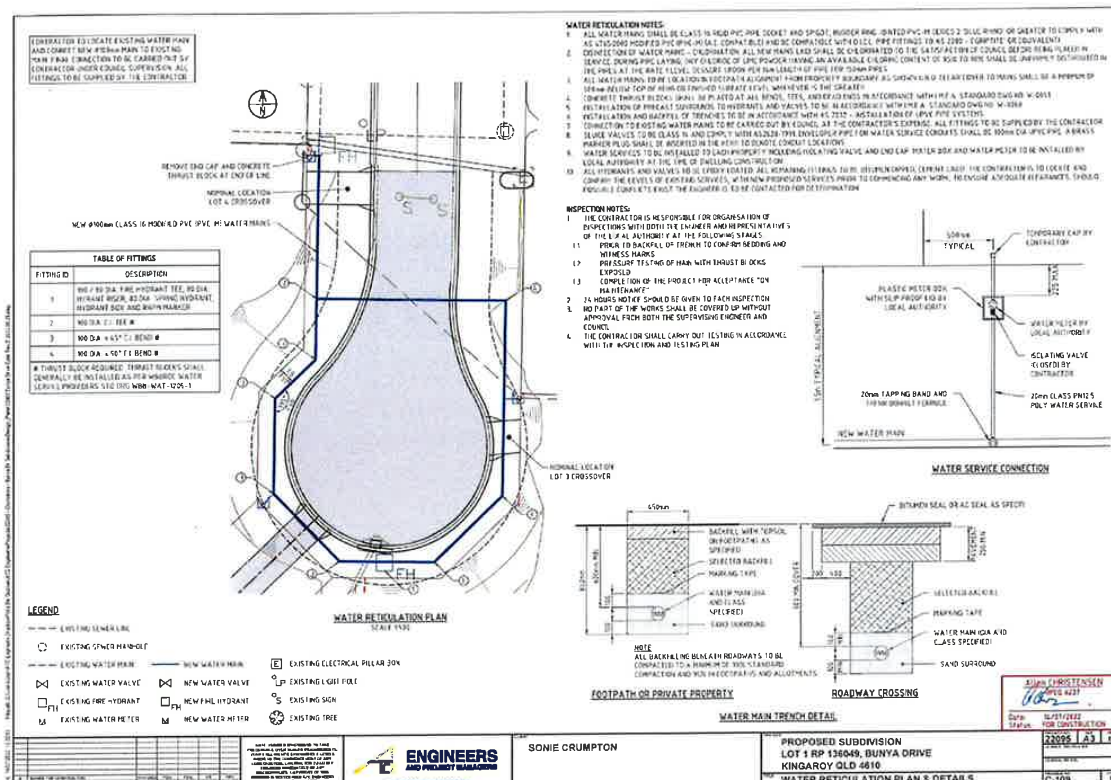
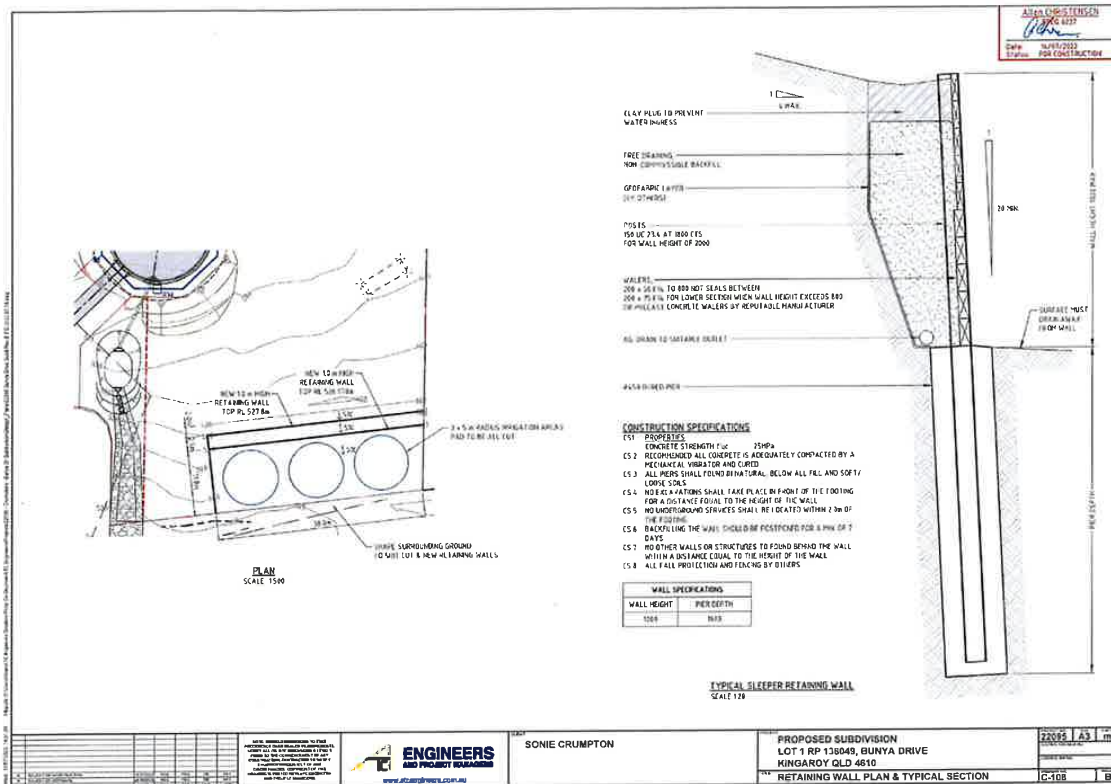
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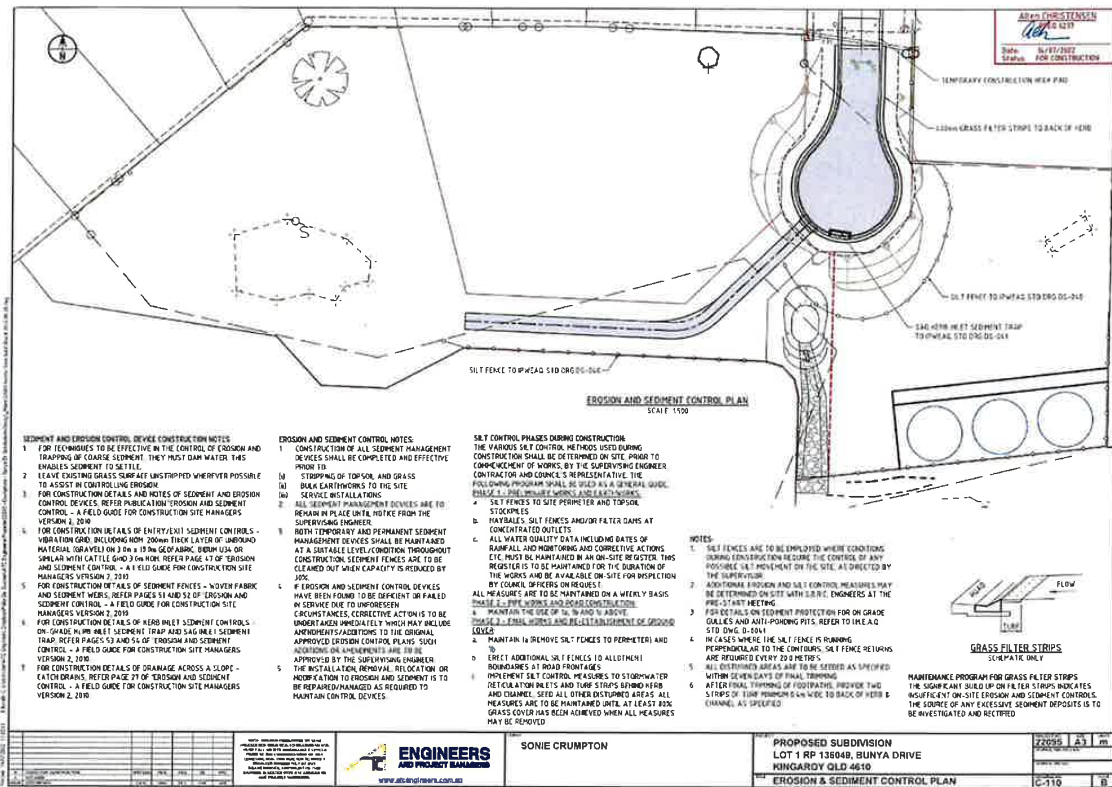
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Date:



Delegated Authority

Date:



Delegated Authority

Date:

REPORT

The applicant seeks approval for a development permit for operational work - (Roadworks, Earthworks, Water Infrastructure, Stormwater & Drainage Works).

APPLICATION SUMMARY	
Applicant:	G Crumpton & Sons & Co Pty Ltd C/- ATC Engineers
Proposal:	Operational Work (Roadworks, Earthworks, Water Infrastructure, Stormwater & Drainage Works)
Properly Made Date:	9/6/2022
Street Address:	61-79 Tessmanns Rd, Kingaroy
RP Description:	Lot 29 SP130868
Assessment Type:	Code
Referred Internal Specialists:	SBRC Water & Wastewater Dept.

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION			
Land Area:	7.723 ha		
Existing Use of Land:	Vacant		
Road Frontage:	Bunya Drive		
Road/s	Road Hierarchy		
Bunya Drive	Residential Street		
Easements	Drainage Easement proposed		
Significant Site Features:	Nil		
Topography:	Falls in a southerly direction		
Surrounding Land Uses:	Land Use	Zone/Precinct	
North	Low Density Residential		
South	Vacant – Rural Residential Zone		
East	Rural Residential Zone		
West	Open Space		
Services:	Water and Road		

Background / Site History

APPLICATION NO.	DECISION AND DATE
	Reconfiguration of a Lot approval was given on the 22 January 2014 – Council Ref IR1182147

ASSESSMENT:

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- The *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Delegated Authority _____

Date: _____

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.3. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.4
Strategic Framework Land Use Category:	N/A
Zone:	Rural Residential
Precinct:	N/A
Consistent/Inconsistent Use:	Consistent
Assessment Benchmarks:	Service & Works Code

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

Assessment Against the Service & Works Code

Performance outcomes	Assessment benchmarks
General	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses : (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.
<ul style="list-style-type: none"> • Stormwater to be discharges to adjacent property via easement. • Onsite wastewater discharge is proposed subject to plumbing application. 	

Delegated Authority

Date:

Performance outcomes	Assessment benchmarks
Infrastructure	
<p>PO5 Development is provided with infrastructure which:</p> <ul style="list-style-type: none"> (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented. 	<p>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</p> <p>and</p> <p>AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
<ul style="list-style-type: none"> • All services (except sewer) provided to the existing site. Infrastructure Services (Water and Wastewater) agreed to this arrangement. 	
Vehicle parking	
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>
<ul style="list-style-type: none"> • N/A 	
Landscaping	
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>
<ul style="list-style-type: none"> • N/A 	

Delegated Authority

Date:

Performance outcomes	Assessment benchmarks
Filling and excavation	
<p>PO9 Development results in ground levels that retain:</p> <ul style="list-style-type: none"> (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety. 	<p>AO9.1 The depth of:</p> <ul style="list-style-type: none"> (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. <p>and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO9.6 Filling or excavation for the purpose or retention of water:</p> <ul style="list-style-type: none"> (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>AO11.1 Following filling or excavation:</p> <ul style="list-style-type: none"> (a) the premises: <ul style="list-style-type: none"> (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: <ul style="list-style-type: none"> (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.
<ul style="list-style-type: none"> • <i>Filling and Excavation conditioned to be in accordance with AS3798, and no stormwater nuisance created.</i> 	
All operational work subject to an overlay	
Biodiversity overlay	
<p>PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO12.3 Where development within an area identified on Overlay Map 05 is</p>

Delegated Authority

Date:

Performance outcomes	Assessment benchmarks
	unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.
<ul style="list-style-type: none"> • <i>Not Applicable</i> 	
Flood hazard overlay	
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15.1 Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³ in the area identified on Overlay Map 03; (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
<ul style="list-style-type: none"> • <i>Not Applicable</i> 	
Regional infrastructure overlay	
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.
<ul style="list-style-type: none"> • <i>Site is not near any existing easements</i> 	

Delegated Authority

Date:

Performance outcomes	Assessment benchmarks
Water catchments overlay	
<p>PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.</p>	<p>AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>
<ul style="list-style-type: none"> • <i>Site is not within a water supply catchment</i> 	

Locality Plan

Delegated Authority

Date:



Figure 1 - Aerial Image (Source: Qld Globe)

Aerial Plan

Delegated Authority

Date:



Figure 2 - Locality Plan (Source: IntraMaps)

Delegated Authority

Date:

CONSULTATION:

Referral Agencies

Councils Water and Wastewater section was consulted regarding wastewater disposal as the proposed lots are not sewers and cannot be sewerred without a new pump station. The proposed lots will have on-site wastewater disposal facilities, and will not be in the declared sewer area.

CONCLUSION:

The proposed development has been assessed against the requirements of the South Burnett Regional Council Planning Scheme 2017. It is considered that the proposed development generally complies with the requirements of the Planning Scheme and as such, the applicant should be provided with a Development Permit. The Development Permit should contain the conditions detailed in the Officer's Recommendation in order to ensure that the proposal complies with the South Burnett Regional Council Planning Scheme 2017.

Delegated Authority

Date:

ATTACHMENTS

Nil

Delegated Authority

Date:

RECONFIGURATION OF A LOT – BOUNDARY REALIGNMENT (3 LOTS INTO 2) AT 16 HENDERSON ROAD, NEUMGA (AND DESCRIBED AS LOT 120 ON FY810, LOT 123 ON FY956 & LOT 69 ON FY1292) - APPLICANT: WARREN & PETA SCHLOSS C/- ONF SURVEYORS

File Number: RAL22/0025
Author: Planning Officer
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
MANAGER	<i>[Signature]</i>	11/8/22
GM	<i>[Signature]</i>	11/8/22
CEO	<i>[Signature]</i>	11.08.2022

PRECIS

Reconfiguration of a Lot – Boundary Realignment (3 Lots into 2) at 16 Henderson Road, Neumga (and described as Lot 120 on FY820, Lot 123 on FY956 & Lot 69 on FY1292) – Applicant: Warren & Peta Schloss C/- ONF Surveyors

SUMMARY

- The application seeks approval for a Development Permit for Reconfiguring a Lot – Boundary Realignment (3 into 2 lots).
- Lot configuration as follows:
 - Total area of existing lot 120 is 45 hectares.
 - Total area of existing lot 123 is 44.5 hectares.
 - Total area of existing lot 69 is 4,047m².
 - Proposed lot 1 is 3.13 hectares.
 - Proposed lot 2 is 86.7 hectares.
- Existing Lot 120 contains agricultural land and a dwelling house with associated sheds.
- Existing Lot 123 and Lot 69 are vacant and used for agricultural activities.
- Proposed lot 1 will contain the existing dwelling house and sheds.
- Proposed lot 2 will be vacant and will continue to be used for agricultural activities.
- The boundary realignment aims to consolidate the agricultural land onto proposed Lot 2 and separate the existing dwelling house onto proposed Lot 1.
- Existing Lot 120 gains access from Henderson Road and existing lot 123 and Lot 69 do not have formal accesses.
- Proposed Lot 1 will maintain the existing access.
- Proposed Lot 2 will require a new access from Ryan Reagon Road.
- The subject site is located in the Rural Zone of the South Burnett Regional Council Planning Scheme.
- Boundary Realignment development applications are subject to code assessment.
- The development application is assessed against the relevant codes of the South Burnett Regional Council Planning Scheme. Relevant codes including:
 - Reconfiguring a lot code;
 - Rural zone Code;
 - Services and works code.
- No information request was issued by Council.
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply (refer attachment A – Statement of Reasons).
- Application recommended for approval subject to reasonable and relevant conditions.

OFFICER’S RECOMMENDATION

That Council approve the development permit for a Reconfiguring a lot for a boundary realignment (3 into 2 lots) at 16 Henderson Road, Neumga (and described as Lot 120 on FY820, Lot 123 on FY956 & Lot 69 on FY1292) – Applicant: Warren & Peta Schloss C/- ONF Surveyors.

Delegated Authority

Date:

GENERAL

GEN1. The development must be completed and maintained generally in accordance with the approved plans and documents and any amendments arising through conditions to this development approval:

Drawing Title	Prepared by	Ref No.	Rev.	Date
Proposed Subdivision	ONF Surveyors	10549P/1 Sheet 1 of 1	-	09/06/2022

GEN2. All works, including the repair or relation of services (Telstra, lighting) is to be completed at no cost to Council.

APPROVED USE

GEN3. The approved development is Reconfiguring a lot (Boundary realignment) as shown on the approved plans.

COMPLIANCE

GEN4. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

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

OUTSTANDING FEES

GEN5. Prior to sealing of Survey Plan the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Regulation 2017*.

SURVEY MARKS

RAL1. Prior to the submission of the Survey Plan to Council, the applicant is to reinstate survey marks and install new survey marks in their correct position in accordance with the Survey Plan, and the work is to be certified in writing by a Licensed Surveyor.

VALUATION FEES

RAL2. Payment of *Department of Natural Resources and Mines* valuation fee that will result from the issue of split valuations prior to Council sealing the Survey Plan. The contribution is currently assessed at \$96.00 (2 x \$48.00); however, the actual amount payable will be based on Council's Register of Regulatory & Cost-Recovery Fees and the rate applicable at the time of payment.

PLANNING

RAL3. All development involving the emission of noise, odour and dust from ongoing uses, building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the *Environmental Protection Act 1994*.

Timing: As indicated.

PROPERTY BOUNDARIES

RAL4. All existing on-site structure, dams and sewerage treatment facilities including transpiration and irrigation areas are to be relocated so as not to cross the proposed property boundary.

ENGINEERING WORKS

ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.

Delegated Authority

Date:

ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Standard Drawings, relevant Australian Standards, and relevant design manuals.

ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

ENG6. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

ENG7. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

VEHICLE ACCESS

ENG8. Design and construct an access to proposed Lot 2 in accordance with Council's Standard Drawing 00049, including sight distance requirements and drainage culvert if required.

ADVICE

ADV1. Section 85 (1)(b)(i) of the *Planning Act 2016* provides that, if this approval is not acted upon within the period of 12 months the approval will lapse.

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

Delegated Authority

Date:

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

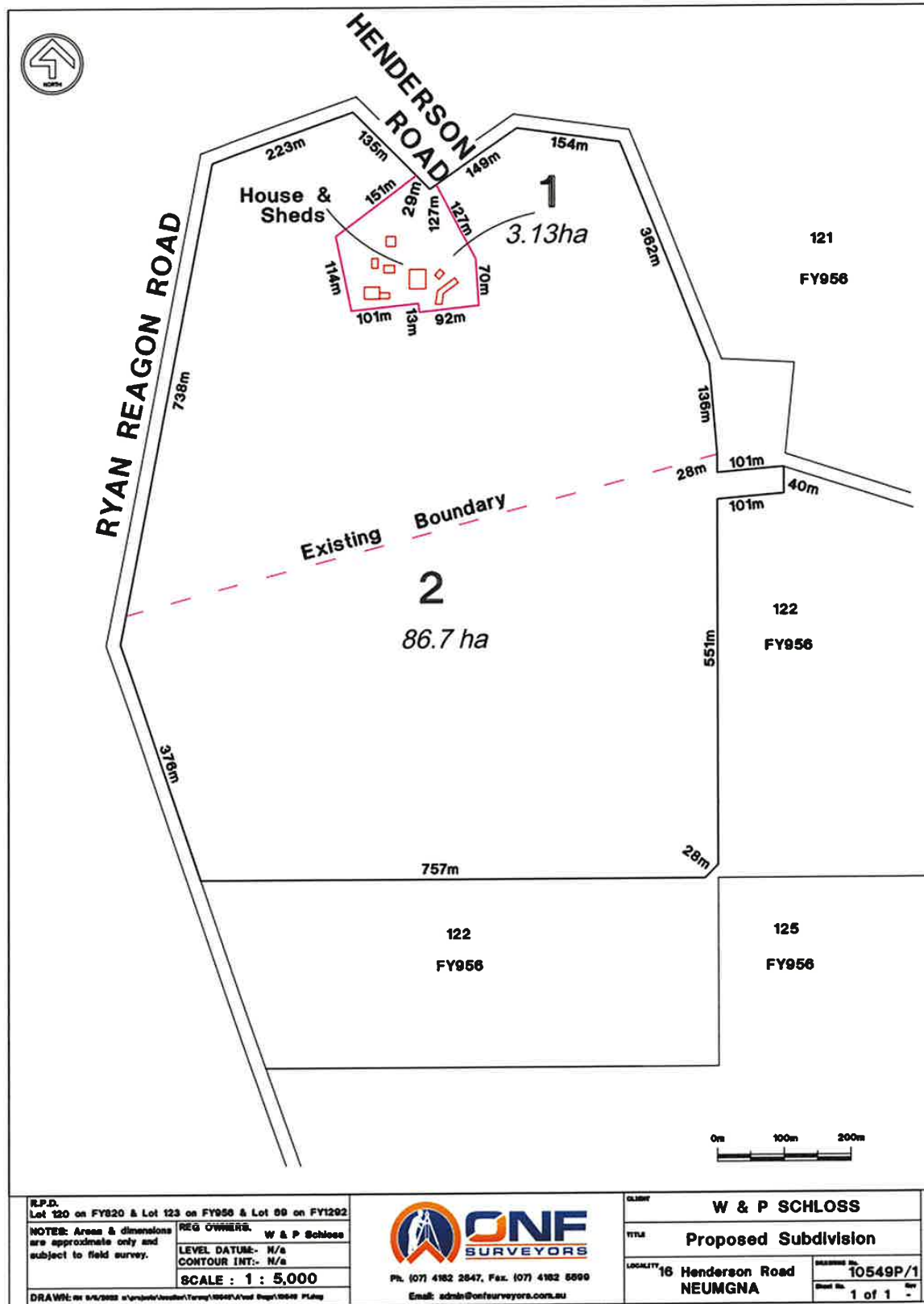
ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

Delegated Authority

Date:

PROPOSAL PLAN



Delegated Authority _____

Date: _____

REPORT

The applicant seeks approval for a Reconfiguring a Lot – Boundary realignment (3 lots into 2 lots).

APPLICATION SUMMARY	
Applicant:	Warren & Peta Schloss C/- ONF Surveyors
Proposal:	Boundary Realignment – 3 into 2 lots
Properly Made Date:	15 June 2022
Street Address:	16 Henderson Road, Neumga
RP Description:	Lot 120 on FY820 Lot 123 on FY956 Lot 69 on FY1292
Assessment Type:	Code assessment
Number of Submissions:	N/A
State Referral Agencies:	N/A
Referred Internal Specialists:	Development Engineer

The following table describes the key development parameters for the proposal:

DEVELOPMENT PARAMETERS	
Number of Proposed Lots	Two (2)
Size of Proposed Lots	Lot 1= 3.13ha Lot 2 = 86.7ha
Easements	N/A
Covenants	N/A

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION	
Land Area:	Existing Lot 120 = 45 hectares Existing Lot 123 = 44.5 hectares Existing Lot 69 = 4,047m ²
Existing Use of Land:	Existing dwellings & outbuildings Agricultural activities
Road Frontage:	Henderson Road Ryan Reagon Road
Road/s	Road Hierarchy
Henderson Road	Access Minor
Ryan Reagon Road	Access Secondary
Easements	N/A
Significant Site Features:	Nil
Topography:	Sloping
Surrounding Land Uses:	Land Use
North	Rural
South	Rural and Rural Living
East	Rural and State Forest

Delegated Authority _____

Date: _____

West	National Park
Services:	<ul style="list-style-type: none"> • Electricity • Telecommunications

Background / Site History

APPLICATION NO.	DECISION AND DATE
	N/A

ASSESSMENT:

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- The *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the Planning Regulation 2017

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Nil.
WBB Regional Plan Designation:	N/A

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.4. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.4
Strategic Framework Land Use Category:	Rural
Zone:	Rural
Precinct:	Nil
Consistent/Inconsistent Use:	Consistent
Assessment Benchmarks:	Rural zone Code Reconfiguring a lot Code Services and works Code

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

Delegated Authority

Date:

ACCEPTABLE OUTCOME	ASSESSMENT MANAGER'S RESPONSE
RURAL ZONE CODE	
Section 1 - General	
PO1 Development maintains rural amenity and character.	
<p>AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. and AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the Environmental Protection (Air) Policy 1997 or the Environmental Protection (Noise) Policy 1997.</p>	<p>✓ The existing buildings are more than 95m from their closest road frontage. There are no new buildings proposed.</p> <p>✓ There are no new uses proposed as a part of this application. The development will not disrupt the rural amenity and character of the surrounding area.</p>
PO2 Development does not jeopardise the rural production capacity of the Zone.	
<p>Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes –</p> <p>AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – (a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. and AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	<p>✓ This application is for a boundary realignment and is therefore not subject to the minimum lot sizes in Table 8.4.2. The boundary realignment will consolidate the agricultural land onto proposed lot 2.</p> <p>N/A</p> <p>N/A – This development application does not necessitate the need for an Agricultural sustainability report.</p>

Item

Page 8

Delegated Authority

Date:

PO3 Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.	
<p>AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation.</p> <p>and</p> <p>AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features.</p> <p>and</p> <p>AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas</p>	<p>✓ The subject site is predominately cleared and used for agricultural activities and the proposal does not involve any change to the environmental characteristics of the site.</p> <p>N/A – No new uses proposed.</p> <p>N/A – No new uses proposed.</p>
PO4 Development is not exposed to risk from natural hazard relating to land slip.	
<p>AO4.1 Uses and associated works are confined to slopes not exceeding:</p> <p>(a) 15% for residential uses;</p> <p>(b) 10% for treated effluent disposal areas;</p> <p>(c) 6% for non-residential uses.</p>	N/A – No new uses or works are proposed.
PO5 Development is adequately serviced.	
<p>AO5.1 A 45kl water tank is provided for consumption purposes.</p> <p>and</p> <p>AO5.2 On-site sewage treatment is provided.</p> <p>and</p> <p>AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p>	<p>✓ The existing dwelling on site has existing services which include water tanks, on-site sewerage, electricity and telecommunications.</p> <p>✓ Relevant conditions added to ensure compliance.</p>
PO6 Development is located and designed to ensure that land uses are not exposed to:	
<p>(a) Areas that pose a health risk from previous activities; and</p> <p>(b) Unacceptable levels of contaminants.</p>	
<p>AO6.1 Development does not occur:</p> <p>(a) In areas that pose a health risk from previous activities; and</p> <p>(b) On sites listed on the Contaminated Land Register or Environmental Management Register.</p> <p>or</p>	<p>✓ The property is not listed on the CLR or EMR. No new uses are proposed as a part of this boundary realignment application.</p>

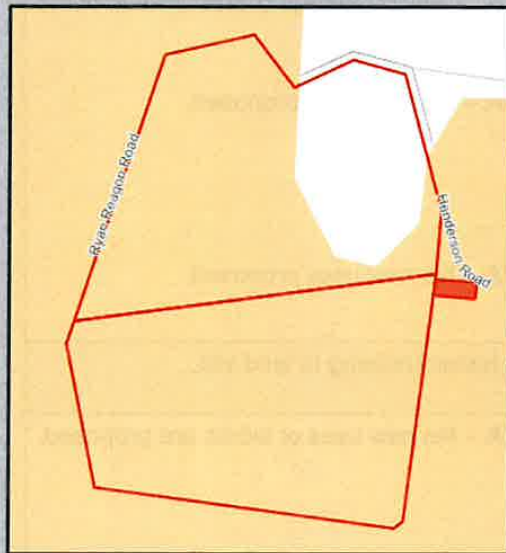
Delegated Authority

Date:

AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.

Section 6 – For development affected by one or more overlays

Agricultural land Overlay



Agricultural Land Classification	
<input checked="" type="checkbox"/>	A
<input checked="" type="checkbox"/>	B

PO15 The productive capacity and utility of agricultural land for rural activities is maintained.

AO15.1 The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).

or

AO15.2 The proposal is necessary for the efficient production and processing of a crop grown in the area.

or

AO15.3 The proposal provides an alternate productive rural activity that supports regionally significant industry.

or

AO15.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –

(a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and

✓ The subject site is within the Class B Agricultural land area overlay. Existing lots are used for agricultural activities. The boundary realignment will result in a larger more viable farming unit. No new uses are proposed.

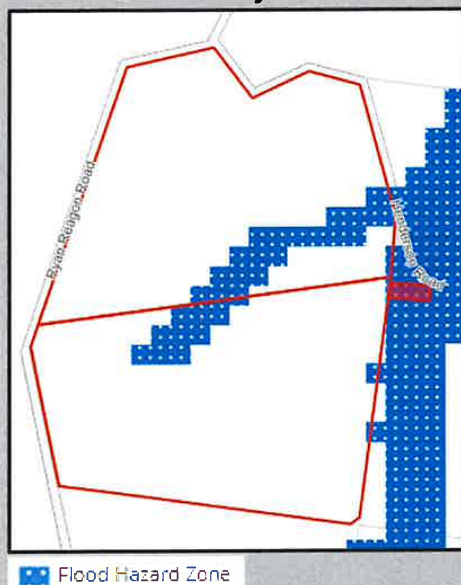
N/A – This development application does not necessitate the need for an agricultural sustainability report.

Delegated Authority

Date:

(b) There is sufficient water for the proposed activity; and
 (c) The allotment is capable of being connected to reticulated electricity; and
 (d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.
 and
AO15.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.

Flood hazard overlay



PO28 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.

AO28.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.
 and
AO28.2 New buildings are not located within the area identified on Overlay Map 03;
 or
AO28.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:
 (a) Habitable floor levels - 500mm;

✓ The proposed new boundaries are not located within the Flood hazard overlay. Proposed lot 1 will be 3.13ha and is located outside of the flood hazard overlay. Proposed lot 2 will be 86.7ha and includes a small area within the flood hazard overlay, however, there is of sufficient space outside of the flood area for the existing use to continue.

N/A - All of the existing buildings are outside of the nominated flood hazard area.

Delegated Authority

Date:

<p>(b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. and AO28.4 Building work below the nominated flood level allows for the flow through of flood water at ground level: (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. and AO28.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions. and AO28.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>	<p>There are no new buildings proposed as a part of the development application.</p>
<p>PO29 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	
<p>AO29.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of onsite flood storage capacity and contain within the site any changes to depth/duration / velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.</p>	<p>N/A – There are no works proposed as a part of this boundary realignment application.</p>
<p>PO30 Development avoids the release of hazardous materials into floodwaters.</p>	
<p>AO30.1 Materials manufactured or stored on site are not hazardous in nature. or AO30.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>	<p>✓ The existing buildings are located outside of the flood hazard area.</p>

Date:

Delegated Authority

<p>PO31 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p>	
No outcome specified.	N/A
<p>RECONFIGURING A LOT CODE</p>	
<p>Section 1 – Boundary realignment</p>	
<p>PO1 The boundary realignment:</p> <p>(a) results in lots that are consistent with the established subdivision pattern of the local area;</p> <p>(b) maintains or improves the utility of the lots;</p> <p>(c) does not create a situation where the use or buildings on the resulting lots become unlawful.</p>	
<p>AO1.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2, except where the reconfiguration is boundary realignment and the outcome is preferable to the current allotment configuration.</p> <p>and</p> <p>AO1.2 The utility of the lots is maintained or improved where:</p> <p>(a) a frontage to depth ratio exceeds that of the existing allotments;</p> <p>(b) access is provided to an allotment that previously had no access or an unsuitable access;</p> <p>(c) an existing boundary encroachment by a building or areas is corrected;</p> <p>and</p> <p>AO1.3 The realignment does not result in a building contravening the setback, standards required by this Planning Scheme or relevant building regulations.</p> <p>and</p> <p>AO1.4 The realignment results in a larger lot that is a more viable farming unit.</p>	<ul style="list-style-type: none"> ✓ The reconfiguration is a boundary realignment. The proposed new boundary will consolidate the agricultural land onto Proposed lot 2 and separate the existing house and sheds onto Proposed lot 1. ✓ The utility of the lots are improved given that existing lot 123 and lot 69 do not have formal accesses. ✓ All existing buildings meet the required setback to the proposed new boundaries. No new buildings are proposed. ✓ The boundary realignment results in a larger more viable farming unit.
<p>PO2 The boundary realignment facilitates the creation or consolidation of a viable farming unit.</p>	
<p>AO2.1 Where covered by the Overlay Map 08:</p> <p>(a) new lot boundaries enhance viable farming units; and</p> <p>(b) the boundaries ensure that a new dwelling is not on agricultural land. and</p> <p>(c) the reconfiguration satisfies the acceptable outcomes in section 6 of the Rural Zone code.</p>	<ul style="list-style-type: none"> ✓ The boundary realignment creates a larger more viable farming unit. ✓ No new dwellings are proposed.
<p>Section 4 – All reconfiguring a lot subject to an overlay</p>	
<p>Agricultural land overlay</p>	
<p>PO16 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	

Delegated Authority

Date:

<p>AO16.1 In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making); or AO16.2 In the Rural zone only, a Farm management plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced.</p>	<p>✓ No additional allotments are proposed.</p> <p>✓ The proposal consolidate the agricultural land onto proposed lot 2, increasing the productivity of the allotment. Thus, a Farm management plan is not necessary as a part of this development application.</p>
<p>Flood hazard overlay</p>	
<p>PO20 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	
<p>AO20.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p>	<p>✓ Discussed above.</p>
<p>PO21 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	
<p>AO21.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.</p>	<p>✓ Discussed above – There are no works associated with the proposed boundary realignment.</p>
<p>SERVICES AND WORKS CODE</p>	
<p>Section 1 - General</p>	
<p>PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p>	
<p>AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.</p>	<p>N/A - This development application does not necessitate the need for a stormwater quality management plan.</p>

Item

Delegated Authority

Date:

PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	
<p>AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses :</p> <ul style="list-style-type: none"> (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; <p>and</p> <p>AO2.2 Wastewater is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. 	<p>N/A - This development application does not necessitate the need for a wastewater management plan.</p>
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	
<p>AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.</p>	<p>N/A - This development application does not necessitate the need for an erosion and sediment control plan.</p>
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow	
<p>AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.</p>	<p>N/A - This development application does not necessitate the need for stormwater flow control measures.</p>
Section 2 - Infrastructure	
PO5 Development is provided with infrastructure which:	
<ul style="list-style-type: none"> (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented. 	
<p>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</p> <p>and</p> <p>AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>N/A – The property is located in the rural zone.</p> <p>✓ Relevant conditions added to ensure compliance.</p>
Section 3 – Vehicle parking	
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	

Delegated Authority

Date:

<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. and AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. and AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. and AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>N/A - This development application does not necessitate the need for vehicle parking.</p>
<p>Section 4 - Landscaping</p>	
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	
<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. and AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable. and AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>	<p>N/A - This development application does not necessitate the need for landscaping.</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	
<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping. and AO8.2 Species selection avoids non-invasive plants.</p>	<p>N/A - This development application does not necessitate the need for landscaping.</p>
<p>Section 5 – Filling and excavation</p>	
<p>PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.</p>	

Delegated Authority

Date:

<p>AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. and AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. and AO9.3 Works do not occur on slopes over 15% in grade. and AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. and AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. and AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.</p>	<p>N/A – No cut or fill is proposed as a part of the boundary realignment application.</p>
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	
<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>	<p>N/A – No cut or fill is proposed as a part of this boundary realignment application.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	
<p>AO11.1 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.</p>	<p>N/A – No cut or fill is proposed as a part of this boundary realignment application.</p>

Delegated Authority

Date:

Local Categorising Instrument - Variation Approval

Not applicable.

Local Categorising Instrument - Temporary Local Planning Instrument

Not applicable.

Other Relevant Matters

Not applicable.

Delegated Authority

Date:

Locality Plan



Figure 1 - Aerial Image (Source: Qld Globe)

Delegated Authority

Date:

Aerial Plan

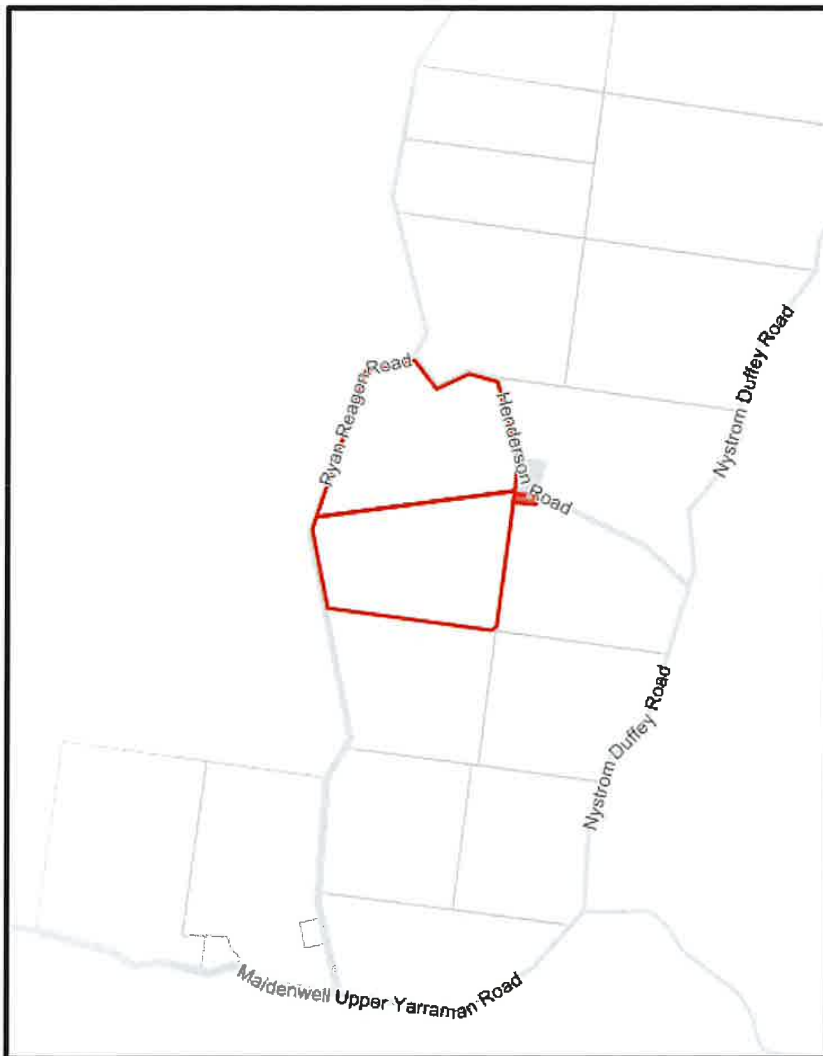


Figure 2 - Locality Plan (Source: IntraMaps)

Delegated Authority _____ Date: _____

CONSULTATION:

Referral Agencies

Not applicable.

Other Referrals

INTERNAL SPECIALIST	REFERRAL	REFERRAL / RESPONSE
Development Engineer		Council's Development Engineer provided standard engineering conditions.
Infrastructure Charges Unit		Refer to Infrastructure Charges Notice attached as Attachment B.

CONCLUSION:

The proposed development has been assessed with regard to the applicable assessment benchmarks as identified within the report. The proposal generally complies with the Assessment Benchmarks of the Rural zone code, Reconfiguring a lot code and Services and works code within the South Burnett Regional Council Planning Scheme.

RECOMMENDATION:

It is recommended that the Reconfiguring a lot application (3 lots into 2 lots) at 16 Henderson Road, Neumga (and described as lot 120 on FY830, Lot 123 on FY956 & Lot 69 on FY1292) be approved subject to the reasonable and relevant conditions pursuant to Section 60 of the *Planning Act 2016*.

Delegated Authority _____

Date: _____

ATTACHMENTS

Nil

Delegated Authority _____

Date: _____

Attachment A

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

The development application for:

Type of Approval	Reconfiguring a lot – Development permit
Level of Assessment	Code
Application No	RAL22/0025
Name of Applicant	Warren & Peta Schloss C/- ONF Surveyors
Street Address	16 Henderson Road, Neumga
Real Property Address	Lot 120 on FY820 Lot 123 on FY956 Lot 69 on FY1292

On 10 August 2022 the above development was:

Approved in full, with conditions.

1. Reasons for the Decision

The reasons for this decision are:

- The proposal does not introduce any additional lots;
- The proposed boundary realignment will result in a larger more viable farming unit;
- The property will continue to be used for agricultural activities.

2. Assessment Benchmarks

The following benchmarks apply to this development:

- Reconfiguring a lot code
- Rural zone code
- Services and works code

Note: Each application submitted to Council is assessed individually on its own merit.

Delegated Authority

Date:

Attachment B

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: Warren and Peta Schloss
 C/- O'Reilly Nunn Favier - ONF Surveyors
 PO Box 896
 KINGAROY QLD 4610

APPLICATION: Boundary Realignment – 3 Lots into 2

DATE: 10/08/2022

FILE REFERENCE: RAL22/0025

AMOUNT OF THE LEVIED CHARGE: **\$0.00** **Total**

(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$0.00	Transport Network
\$0.00	Parks and Land for Community Facilities Network
\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 120 FY820, Lot 123 FY956, Lot 69 FY1292

SITE ADDRESS: 16 Henderson Rd, Neumga

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

Delegated Authority _____

Date: _____

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (3 into 2)	2	allotments	\$2,410.00	CR Table 2.3	\$4,820.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use (3 lots)	3	allotments	\$2,410.00	CR Table 2.3	\$7,230.00

Delegated Authority _____

Date: _____

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (3 into 2)	2	allotments	\$2,009.00	CR Table 2.3	\$4,018.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use (3 lots)	3	allotments	\$2,009.00	CR Table 2.3	\$6,027.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (3 into 2)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

Delegated Authority

Date:

INFORMATION NOTICE

Authority and Reasons for Charge This Infrastructure Charges Notice has been given in accordance with section 119 of the *Planning Act 2016* to support the Local government's long-term infrastructure planning and financial sustainability.

Appeals Pursuant to section 229 and Schedule 1 of the *Planning Act 2016* a person may appeal an Infrastructure Charges Notice. Attached is an extract from the *Planning Act 2016* that details your appeal rights.

Automatic Increase Provision of charge rate (\$) An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.

However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.

GST The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the *Planning Act 2016* are GST exempt.

Making a Payment This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.

To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.

An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au

Payment can be made at any of the following South Burnett Regional Council Offices:

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

20.2 LIST OF CORRESPONDENCE PENDING COMPLETION OF ASSESSMENT REPORT**File Number:** 28/09/2022**Author:** Senior Planner**Authoriser:** Chief Executive Officer**PRECIS**

List of correspondence pending completion of assessment report

SUMMARY

Reports pending completion of assessment

OFFICER'S RECOMMENDATION

That the List of Correspondence pending completion of Assessment Report be received.

REPORT**Reconfiguration of a lot (RAL) applications**

1. RAL22/0011 – Easement associated with MCU22/0004 at 79 Zerners Road MURGON
2. RAL22/0013 – Reconfiguration of a Lot – Subdivision (1 Lot into 20 Lots and New Road) at Fairway Drive NANANGO
3. RAL22/0015 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 23 Anita Road BLACKBUTT
4. RAL22/0017 – Reconfiguration of a Lot – Subdivision (1 Lot into 4 Lots and 2 Access Easements) at 23-25 Millis Way NANANGO
5. RAL22/0019 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 73 Griffin Road BLACKBUTT
6. RAL22/0021 – Reconfiguration of a Lot – Subdivision (1 lot into 4 lots) at 4 Gilliland Crescent, BLACKBUTT NORTH
7. RAL22/0022 – Reconfiguration of a Lot – Subdivision (1 Lot into 8 Lots and an access easement within proposed lot 5) at 197 Taylors Road, KINGAROY
8. RAL22/0023 – Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots) at 58 Malar Road, BOOIE
9. RAL22/0024 – Reconfiguration of a Lot - Boundary Realignment – 3 Lots into 3 at 431 Gesslers Road, OAKDALE
10. RAL22/0025 – Reconfiguration of a Lot - Boundary Realignment – 3 Lots into 2 at 16 Henderson Road, NEUMGNA
11. RAL22/0026 – Reconfiguration of a Lot – Subdivision (1 lot into 3 lots) at 163 Bowman Road, BLACKBUTT NORTH
12. RAL22/0027 – Reconfiguration of a Lot – Subdivision (1 lot into 31 lots) at Kelvyn Street, KINGAROY (Not yet properly made)
13. RAL22/0028 – Reconfiguration of a lot – Subdivision (1 Lot into 2 Lots) at 1304 Wattlegrove Road, WATTLEGROVE
14. RAL22/0029 – Reconfiguration of a lot – Subdivision (1 Lot into 23 Lots) at McGinley Road, NANANGO
15. RAL22/0030 – Reconfiguration of a lot – Subdivision (1 Lot into 7 Lots over two (2) stages) at 31 Heights Road, GLAN DEVON

16. RAL22/0031 – Reconfiguration of a lot – Boundary Realignment (2 lots into 2 lots) at Borcherts Hill Road & Bunya Highway, MURGON
17. RAL22/0032 – Reconfiguration of a lot – Boundary Realignment (6 lots into 5 lots) at 12 Arthur Street East, NANANGO

Material Change of Use (MCU) Applications

1. MCU20/0017 – Material Change of Use – Service Station/Food & Drink Outlet/Showroom at Rogers Drive KINGAROY
2. MCU21/0001 – Material Change of Use – Service Station, Food & Drink Outlet & Shop at 81 Haly Street WONDAI
3. MCU21/0017 – Material Change of Use – Expansion of the existing piggery (57,000SPU) at 592 Morgans Road, WINDERA (and described as Lot 49 on MZ555 & Lot 203 on SP251979)
4. MCU21/0019 – Other Change to Existing Approval - Material Change of Use (Master Planned Community and Development Permit for Reconfiguration of a lot (1 lot into 6 lots plus parkland dedication) at Corner Bunya Highway & Taylors Road KINGAROY
5. MCU21/0023 – Child-care Centre at 101 Alford Street KINGAROY
6. MCU22/0002 – Extractive Industry Development (Sand Quarry) which include extraction areas, processing area and haul-roads at 309 Quarry Road CORNDALE
7. MCU22/0004 – Extractive Industry and Easement at 79 Zerners Road MURGON
8. MCU22/0009 – Intensive Animal Industry at 97 Schloss Road CUSHNIE
9. MCU22/0011 – Motorsport and Ancillary Facilities and Caretakers' Residence and ERA (63) for Sewerage Treatment at Lewis Duff Road BALLOGIE
10. MCU22/0016 – Medium impact industry (New workshop (joinery, producing less than 500 tonnes per year), ancillary showroom and office at 4 Knowles Street, NANANGO
11. MCU22/0017 – Re-sited Secondary Dwelling at 80 King Street, NANANGO
12. MCU22/0018 – Agricultural supplies store and Special Industry (Manufacturing fertiliser) and concurrent ERA 7 (Chemical Manufacturing) at 107 River Road, KINGAROY
13. MCU22/0020 – Other change to proposed Medium Impact Industry development that formed stage 2 of the original development approval at 5 Cornish Street, KINGAROY
14. MCU22/0021 – Material Change – Granny flat at 65 Hazeldean Road, SOUTH NANANGO

Operational Works (OPW) Applications

1. OPW22/0007 – Operation Works – Road Work at Mondure Wheatlands Road MONDURE
2. OPW22/0012 – Operational works – Roadworks, Stormwater and Earthworks at Oliver Road, NANANGO

ATTACHMENTS

Nil

21 QUESTIONS ON NOTICE

Nil

**22 PORTFOLIO – RURAL SERVICES, NATURAL RESOURCE MANAGEMENT,
PLANNING & COMPLIANCE SERVICES**

Nil

23 CONFIDENTIAL SECTION

OFFICER'S RECOMMENDATION

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*:

23.1 Development opportunities – Pound Street, Kingaroy

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.

23.2 Financial Hardship Rates Application – Assessment Number 40642-00000-000

This matter is considered to be confidential under Section 254J - d 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 rating concessions.

23.3 Undetected Water Leak - Assessment 12459-00000-000 and undetected water leak report

This matter is considered to be confidential under Section 254J - d 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 rating concessions.

23.4 Sale of Land for Overdue Rates Update and Auction Date

This matter is considered to be confidential under Section 254J - i 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 a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State..

24 CLOSURE OF MEETING