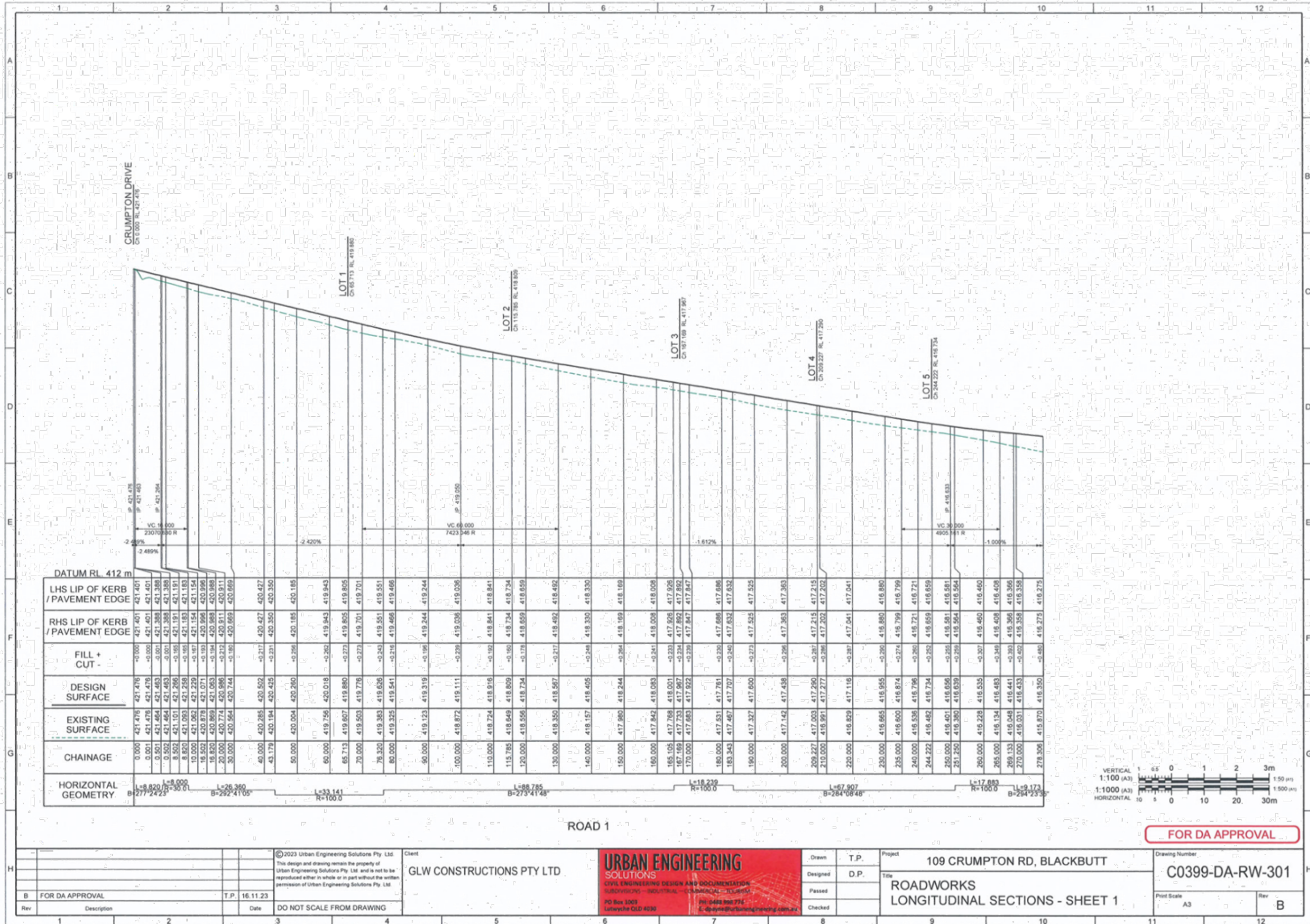
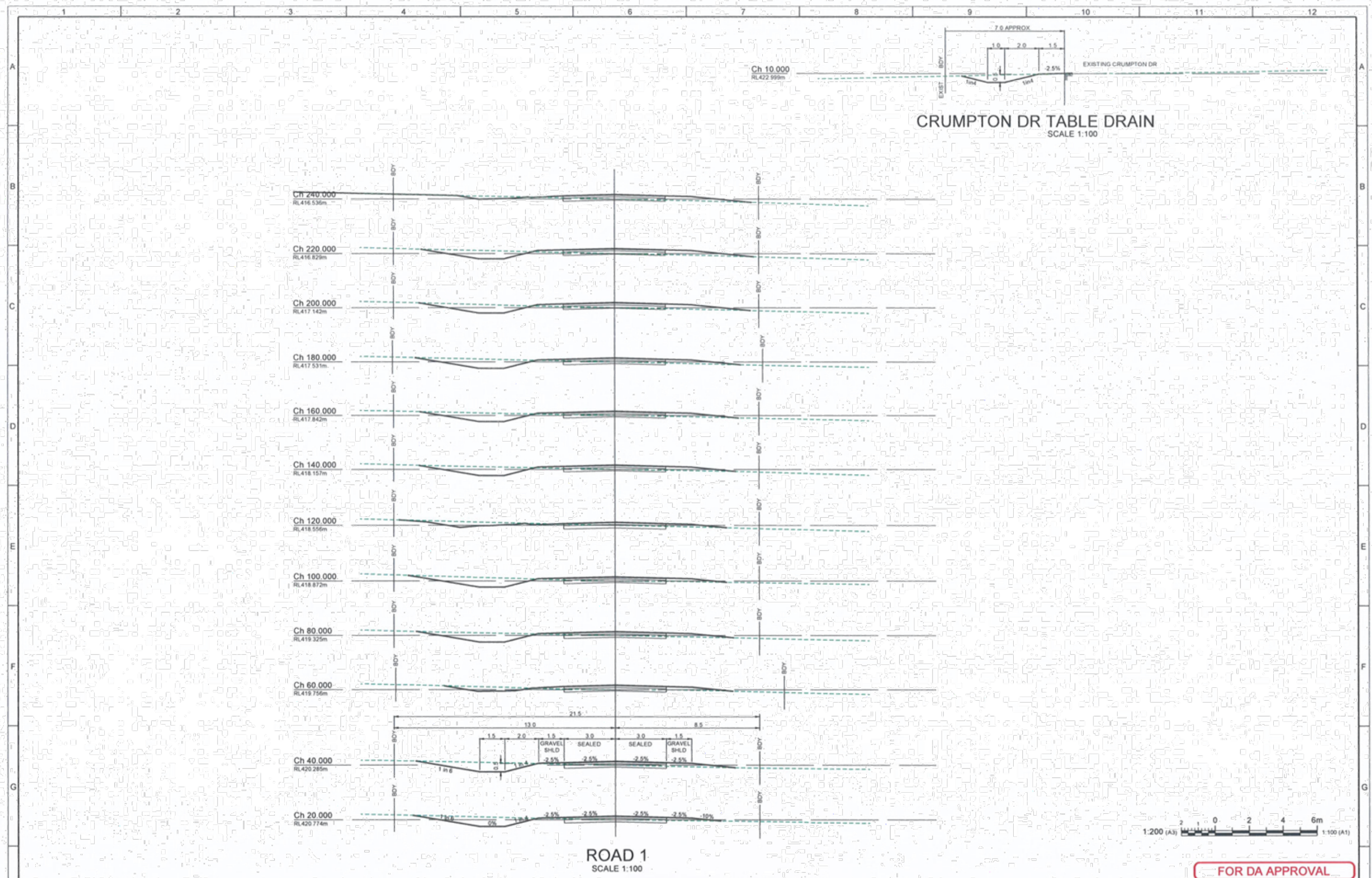


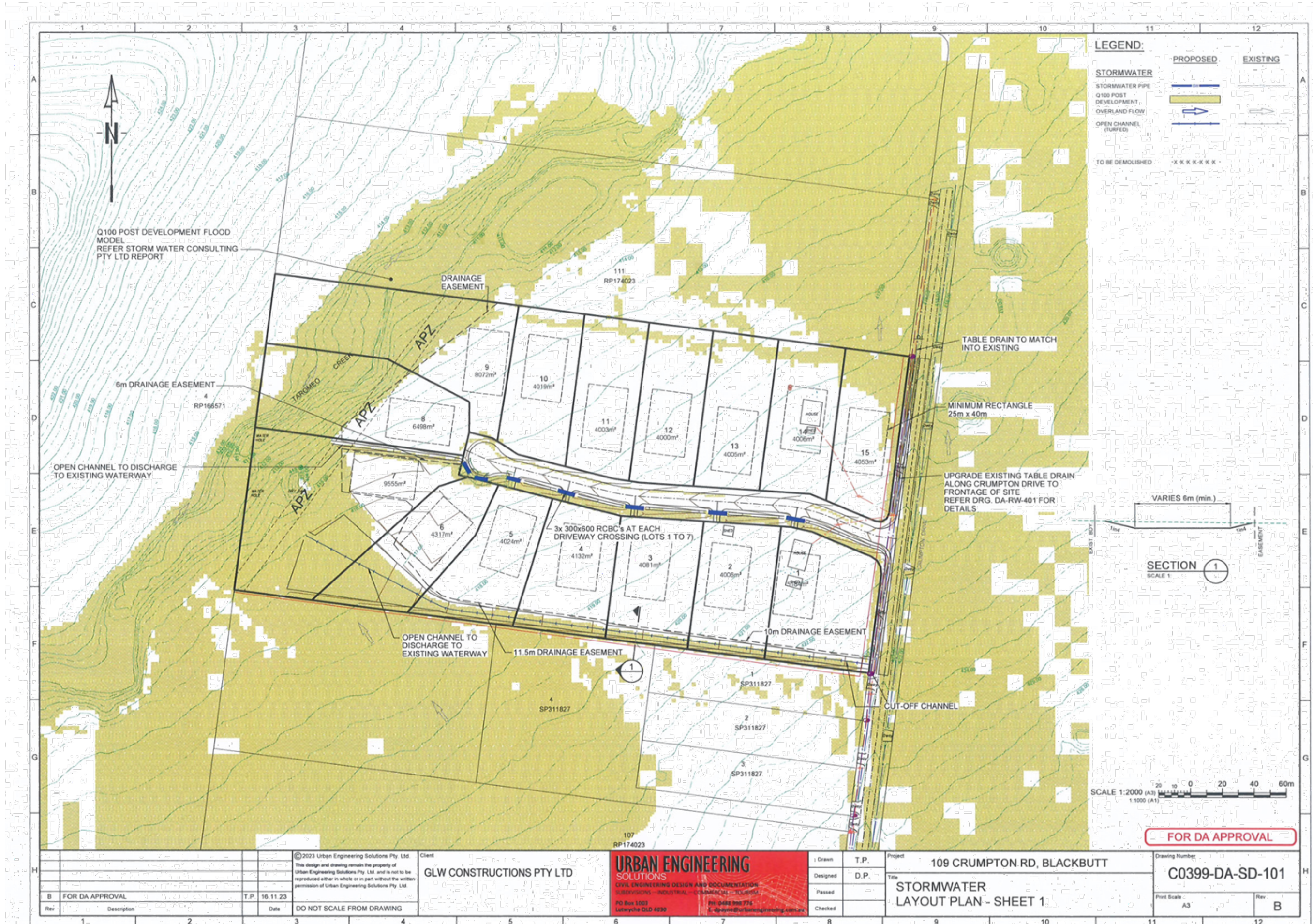
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Rev: 1 Description: FOR DA APPROVAL Date: 16.11.23	DO NOT SCALE FROM DRAWING					





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B FOR DA APPROVAL T.P. 16.11.23			URBAN ENGINEERING SOLUTIONS CIVIL ENGINEERING DESIGN AND DOCUMENTATION SUBSIDIARIES - SOUTH AUSTRALIA - QUEENSLAND PO Box 1593 Lutwyche QLD 4235 Ph: 0498 998 775 E: @urban@urbansolutions.com.au		Designed D.P.		Title ROADWORKS CROSS SECTIONS - SHEET 1		Print Scale A3		Rev B
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Rev Description Date					Checked						



Rev	Description	Date
B	FOR DA APPROVAL	T.P. 16.11.23

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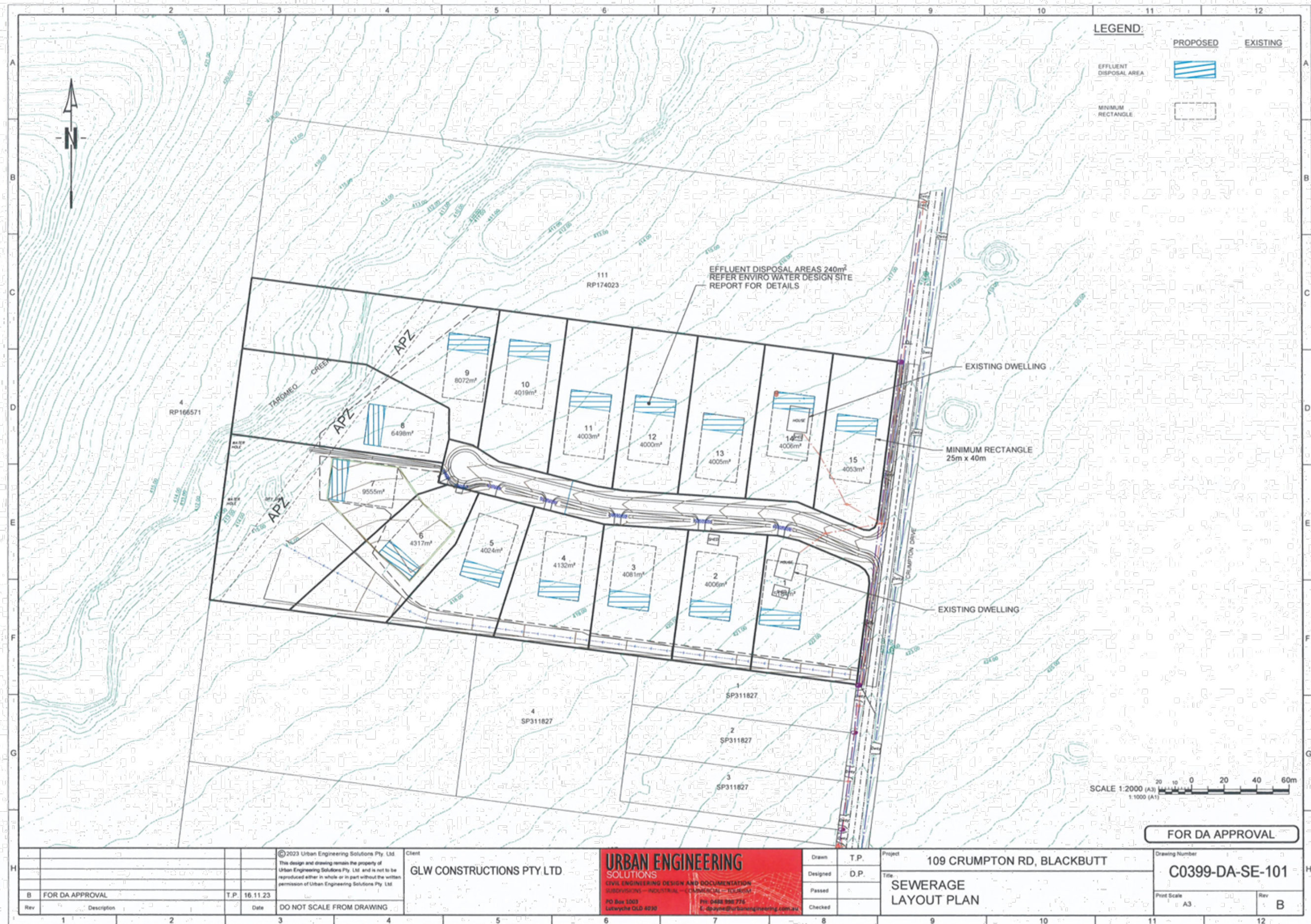
Client
GLW CONSTRUCTIONS PTY LTD

URBAN ENGINEERING SOLUTIONS
 CIVIL ENGINEERING DESIGN AND DOCUMENTATION
 SUBDIVISIONS - INDUSTRIAL - COMMERCIAL - TOURISM
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 E: info@urbanengineering.com.au

Drawn T.P.
 Designed D.P.
 Passed
 Checked

Project **109 CRUMPTON RD, BLACKBUTT**
 Title **STORMWATER LAYOUT PLAN - SHEET 1**

Drawing Number: **C0399-DA-SD-101**
 First Scale: A3
 Rev: B



17.4 SELECTIVE INSPECTION PROGRAM - BUILDING AND PLUMBING WORKS IN THE HIVESVILLE TOWNSHIP**File Number:** 06-03-2024**Author:** Acting General Manager Liveability**Authoriser:** Chief Executive Officer**PRECIS**

Selective Inspection Program in accordance with the *Local Government Act 2009*.

SUMMARY

The *Local Government Act 2009* provides for Council to approve a Selective Inspection Program enabling staff to proactively investigate compliance with the legislation, in particular, unauthorised and unsafe building works, and plumbing works in the Hivesville Township.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council approve a Selective Inspection Program for properties within the Hivesville Township of the South Burnett Regional Council's jurisdiction in accordance with section 134 of the *Local Government Act 2009*, to monitor compliance with the requirements of the *Planning Act 2016*, *Building Act 1975*, and the *Plumbing and Drainage Act 2018*, more specifically unauthorised and unsafe building works and plumbing works.

The Selective Inspection Program will be conducted between the hours of 8.00am and 4.00pm Monday to Friday, commencing on 3 June 2024 and concluding on 30 August 2024.

FINANCIAL AND RESOURCE IMPLICATIONS

There may be a corresponding increase in both development applications and revenue based upon the number of unlawful building works and plumbing works. Although this may result in a subsequent impact on staff workloads, it may offset the expense of resourcing this initiative.

There are no financial or resource implications of not undertaking this Selective Inspection Program.

LINK TO CORPORATE/OPERATIONAL PLAN

Enhancing Liveability and Lifestyle - Elevate the South Burnett region to be recognised as a "Community of choice".

- EC14 Develop and implement a systematic programme for non-compliant commercial properties and residential living arrangements that pose significant health and safety risks.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

There will be notification mailed out to each property owner. Media releases and social media posts will also be issued.

In accordance with section 134 of the *Local Government Act 2009*, Council must give the public notice of the approval of an inspection program, at least 14 days, but not more than 28 days, before the approved inspection program starts.

Information packs containing building and plumbing forms and checklists will also be made to every property owner included in the Selective Inspection Program.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Certain structures such as dwelling houses, sheds and shipping containers require an approval for building works and/or plumbing works, in accordance with State legislation. This selective inspection program seeks to proactively check to see if property owners in the Hivesville Township are complying with their obligations in respect to authorised and safe development.

South Burnett Regional Council's in accordance with section 134 of the *Local Government Act 2009*, can implement a selective inspection program to monitor compliance with the requirements of the *Planning Act 2016*, *Building Act 1975*, and the *Plumbing and Drainage Act 2018*.

Councils Authorised Persons has the powers to enter a property under the authority of an approved selective inspection program.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

There are no Policy / Local law Delegation implications.

ASSET MANAGEMENT IMPLICATIONS

There are no Council Asset Management Implications.

REPORT

To ensure all building and plumbing works are authorised and safe, certain structures such as dwelling houses, sheds and shipping containers require an approval for building works and/or plumbing works, in accordance with State legislation. It is recommended that Council undertake an approved Selective Inspection Program of properties within the Hivesville Township within the South Burnett Regional Council's jurisdiction in accordance with section 134 of the *Local Government Act 2009*.

The Hivesville Locality (refer to **Attachment 1**) was chosen for the Selective Inspection Program (SIP) based on Council Officer's observations of unauthorised, unsafe and apparent unhealthy development observed during routine inspections in that area. This is supported by a desktop analysis (i.e. Intramaps imagery and building records data) that confirms over 30% of the structures within the SIP area are unauthorised prior to any site inspections being conducted. (refer to **Attachment 2**).

While the proposed SIP covers the entire Hivesville Locality, it is intended to limit inspections to properties within the Hivesville Township area. To allow effective and efficient implementation of the program, the Hivesville Township is divided into three (3) smaller inspection areas (refer to **Attachment 3**).

It is proposed that the SIP incorporates an amnesty period of three (3) months is for property owners who willingly seek and obtain the appropriate approval/s from Council, or another approval authority, for unauthorised development identified on their property. The amnesty period is proposed to operate for the full duration of the SIP and will be clearly specified as part of the notification to the public.

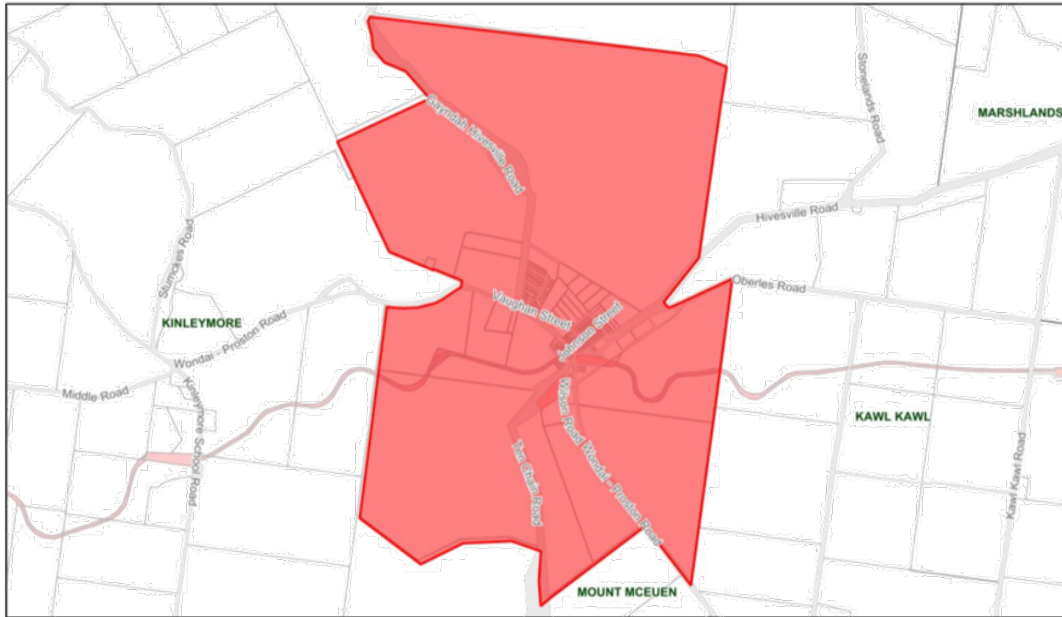
Additionally, Council may wish to consider offering a reduction, consolidation, or waiver of fees to encourage property owners to seek and obtain the appropriate approval/s to regularise unauthorised development. Initially, it is proposed that non-statutory letters (informal letters) will be used where possible in the first instance to work cooperatively with property owners, rather than statutory letters (i.e. formal letters required for enforcement action). The exception to this approach will be where matters of public health or safety are involved.

The SIP will be conducted between the hours of 8.00am and 4.00pm Monday to Friday, commencing on 3 June 2024 and concluding on 30 August 2024.

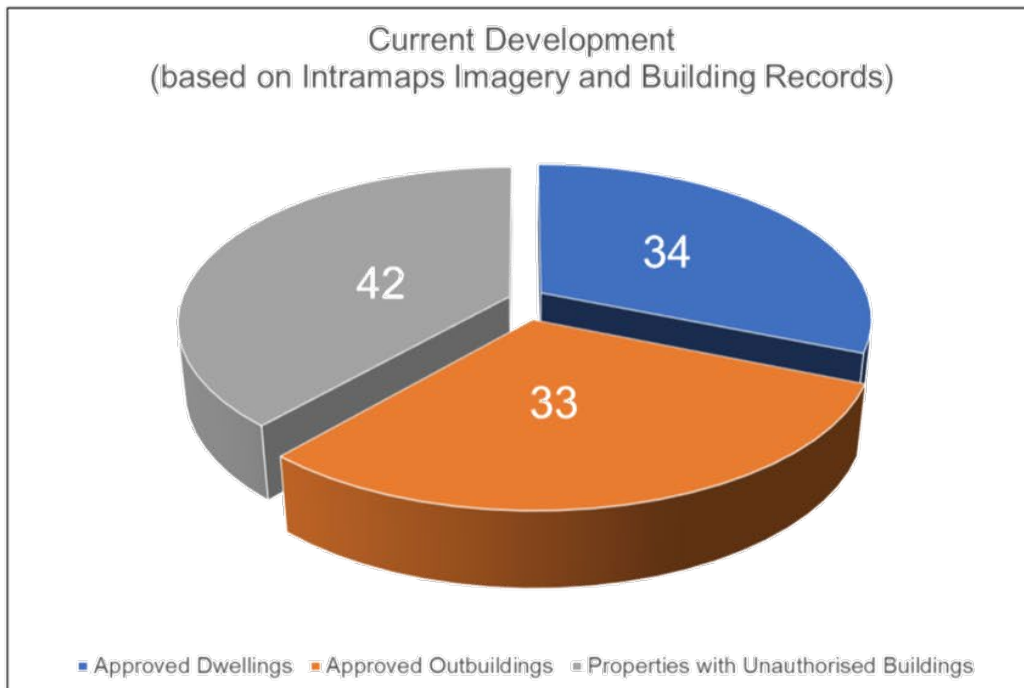
ATTACHMENTS

1. **Attachment 1 - Hivesville Locality Map**
2. **Attachment 2 - Unauthorised Structures Hivesville**
3. **Attachment 3 - Hivesville Township - Inspection Area Maps**

Hivesville Locality Map



Unauthorised Structures Hivesville – Statistics



Unauthorised Structures Hivesville – Examples



Unauthorised Dwelling with non-compliant effluent disposal



Unsightly unauthorised development

Hivesville Township – Inspection Area Maps

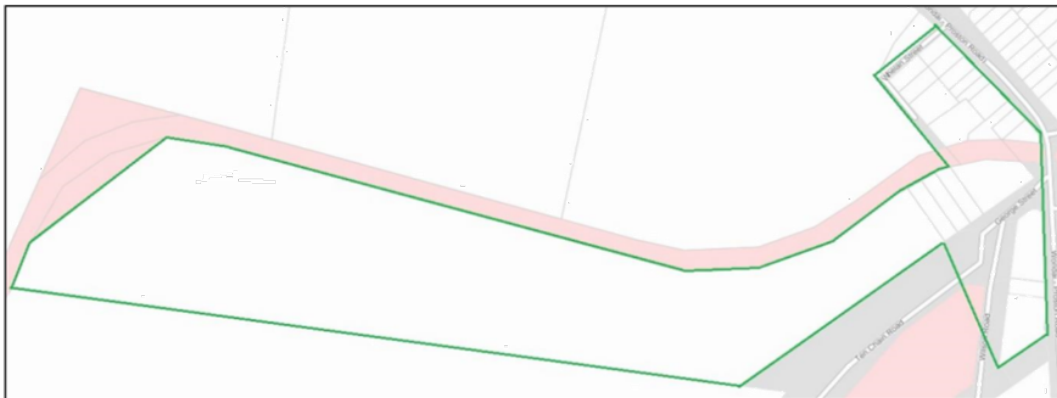
Hivesville East



The Hivesville East Area comprises properties on the following streets:

- Hivesville Road; Johnson Street; Keleher Street; Main Street; Mary Street; Starr Street; and Webb Street.

Hivesville South



The Hivesville South area comprises properties on the following streets:

- George Street; Main Street; Ten Chain Road; and Whelan Street.

Hivesville West



The Hivesville West area comprises properties on the following streets:

- Barr Street; Fuller Street; Gayndah Hivesville Road; Gwen Street; Harris Street; Vaughan Street; and Wondai Proston Road.

18 QUESTIONS ON NOTICE**18.1 QUESTION ON NOTICE - PIGGERY ROAD UPGRADES****File Number:** 06-03-2024**Author:** Engineering Contractor, Development Services**Authoriser:** Chief Executive Officer

The following question on notice was received from Councillor Cr Duff.

Question

Is there an update on when upgrades to Morgans Road and Kratzmanns Road will occur as the roads are commonly used for the Piggery?

Response

The roadworks have still not yet commenced. In the middle of 2023, TMR did some works on the Gayndah Rd to the approaches to the Kratzmanns Rd intersection. The TMR works on the approach to the Gayndah Rd/Kratzmanns Rd intersection may have altered the design levels required at the intersection, hence the intersection design needs to be reviewed. The applicant has completed a survey early last week to determine what design changes are required, and the design is currently being re-assessed by the applicants engineers (ATC Consulting Engineers and Project Managers). Any redesign may have to go back to TMR once the scope is known. Construction start date will depend on the amount of redesign (if any) is required.

It is understood that the contractor is still ready to proceed with construction once the design issues are sorted. The status of the commencement of the roadworks is being monitored.

RECOMMENDATION

That the response to the question regarding the status of the roadworks raised by Councillor Duff be received and noted.

ATTACHMENTS**Nil**

18.2 QUESTION ON NOTICE - INFRASTRUCTURE

File Number: 06.03.2024

Author: Coordinator Infrastructure Services

Authoriser: Chief Executive Officer

The Infrastructure Department has received the below Question on Notice.

Questions

1. Has there been any progress in arranging a meeting with Acting Director General of Department of Regional Development, Manufacturing and Water (DRDMW), Linda Dobe?

Response

Please refer to attachments for the responses.

RECOMMENDATION

That the response to the questions on notice from be received and noted.

ATTACHMENTS

1. Question on Notice - March Responses

Infrastructure Questions on Notice Responses – March.

Question on notice from Councillor Schumacher:

- 1. Has there been any progress in arranging a meeting with Acting Director General of Department of Regional Development, Manufacturing and Water (DRDMW), Linda Dobe?**

Final draft deputation completed, awaiting confirmation of appointment.

18.3 QUESTION ON NOTICE - FACILITIES AND PARKS**File Number: 06.03.2024****Author: Land Investigations Officer****Authoriser: Chief Executive Officer**

The Facilities and Parks Department has received the below Question on Notice.

Questions

1. Would we look at putting the road where the road reserve is rather than selling blocks of land?

Response

It is not economically feasible to relocate the road to the existing unformed road reserve. We are investigating resurveying the land and opening road where the current physical road exists and closing the unformed section of road and reconfiguring the residential allotments to include this newly closed section of road. This should result in the same number of residential titles and correcting the road alignment issue at a economically viable cost.

RECOMMENDATION

That the response to the questions on notice from be received and noted.

ATTACHMENTS

1. **Aerial**

AERODROME ROAD, TAABINGA

Lot 201-2 & 213 on T3621

35°7'S 151°49'58"E

26°35'7"S 151°50'



35°16'S 151°49'58"E

26°35'16"S 151°50'

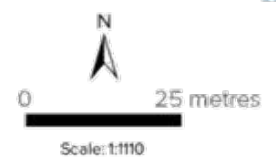
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For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



VEROURONG ROAD, TADDINGA

at 201-2 & 213 on T3621

 Legend

 Attribution

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Address	Cities and Towns	Green bridges
	o	≡≡
Land parcel	Railway	Bridges
 Parcel	≡	≡
Land parcel - gt 1 ha	Railway station	Tunnels
 Parcel		..
Land parcel - gt 10 ha	Roads and tracks	
 Parcel	<ul style="list-style-type: none">  Motorway  Highway  Secondary  Connector  Local  Restricted Access Road  Mall  Busway  Bikeway  Restricted Access Bikeway  Walkway  Restricted Access Walkway  Non-vehicular Track  Track  Restricted Access Track  Ferry  Proposed Thoroughfare 	
Property		
		
Land parcel - gt 1000 ha		
 Parcel		
Land parcel label		
Land parcel label - gt 1 ha		
Land parcel label - gt 10 ha		
Land parcel label - gt 1000 ha		

19 INFORMATION SECTION

Nil

20 CONFIDENTIAL SECTION

Nil

21 CLOSURE OF MEETING