

**AGENDA FOR ORDINARY MEETING
TO BE HELD IN COUNCIL CHAMBERS, BUNDABERG
ON TUESDAY 06 JUNE 2017, COMMENCING AT 11.00 AM**

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**Item****06 June 2017****Item Number:**

E1

File Number:

.

Part:

FINANCE

Portfolio:

Organisational Services

Subject:

Financial Summary as at 3 May 2017

Report Author:

Anthony Keleher, Chief Financial Officer

Authorised by:

Christopher Joosen, Acting General Manager Organisational Services

Link to Corporate Plan:

Our People, Our Business - 3.1 A sustainable financial position.

Background:

In accordance with Section 204 of the *Local Government Regulation 2012* a Financial Report must be presented to Council on a monthly basis. The attached Financial Report contains the Financial Summary and associated commentary as at 3 May 2017.

Consultation:

John Kelly, Sustainable Finance Manager; Financial Services Team

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

There appear to be no financial or resource implications.

Risk Management Implications:

There appears to be no risk management implications.

Communications Strategy:

Communications Team consulted. A Communication Strategy is:

 Not required Required

Attachments:

- 1 Financial Summary as at 3 May 2017

Recommendation:

That the Financial Summary as at 3 May 2017 (as detailed on the 19 pages appended to this report) – **be noted by Council.**

Financial Summary
as at 03 May 2017

Progress check - 84%	Council			General			Waste			Wastewater			Water		
	Actual YTD	Adopted Budget	% Act/ Bud	Actual YTD	Adopted Budget	% Act/ Bud	Actual YTD	Adopted Budget	% Act / Bud	Actual YTD	Adopted Budget	% Act/ Bud	Actual YTD	Adopted Budget	% Act/ Bud
Recurrent Activities															
<i>Revenue</i>															
General Rates and Utility Charges	139,866,424	142,359,000	98%	73,460,713	75,895,000	97%	14,059,759	14,053,000	100%	26,474,240	26,470,000	100%	25,871,712	25,941,000	100%
Less: Discounts and pensioner remissions	(7,836,802)	(7,821,000)	100%	(7,265,656)	(7,244,000)	100%	(194,583)	(195,000)	100%	(211,968)	(213,000)	100%	(164,595)	(169,000)	97%
	132,029,622	134,538,000	98%	66,195,057	68,651,000	96%	13,865,176	13,858,000	100%	26,262,272	26,257,000	100%	25,707,117	25,772,000	100%
Fees and Charges	19,736,923	23,842,124	83%	14,758,134	18,205,183	81%	3,569,794	4,073,441	88%	666,072	740,500	90%	742,923	823,000	90%
Interest Revenue	2,580,294	3,316,000	78%	883,154	1,315,000	67%	138,764	93,000	149%	646,554	857,000	75%	911,822	1,051,000	87%
Grants, Subsidies & Donations	8,986,826	12,210,639	74%	8,983,124	12,192,951	74%	3,702	-	-	-	17,688	0%	-	-	-
Sale of Developed Land Inventory	96,100	75,100	128%	96,100	75,100	128%	-	-	-	-	-	-	-	-	-
Total Recurrent Revenue	163,429,765	173,981,863	94%	90,915,569	100,439,234	91%	17,577,436	18,024,441	98%	27,574,898	27,872,188	99%	27,361,862	27,646,000	99%
<i>Expenses</i>															
Employee, Material and Services Costs	88,329,070	117,792,823	75%	60,145,519	81,464,712	74%	11,217,314	14,730,650	76%	7,929,778	10,192,299	78%	9,036,459	11,405,162	79%
Finance Costs	3,313,935	4,816,463	69%	1,415,054	1,823,000	78%	809,764	1,446,463	56%	913,164	1,209,000	76%	175,953	338,000	52%
Depreciation	43,513,029	47,657,395	91%	32,722,395	35,885,794	91%	1,033,235	1,127,166	92%	5,005,431	5,460,470	92%	4,751,968	5,183,965	92%
Total Recurrent Expenditure	135,156,034	170,266,681	79%	94,282,968	119,173,506	79%	13,060,313	17,304,279	75%	13,848,373	16,861,769	82%	13,964,380	16,927,127	82%
Operating Surplus	28,273,731	3,715,182		(3,367,399)	(18,734,272)		4,517,123	720,162		13,726,525	11,010,419		13,397,482	10,718,873	
<i>Transfers to</i>															
Restricted Capital Cash	(1,488,754)	2,511,246	-59%	-	-	-	(1,488,754)	(1,488,754)	100%	-	4,000,000	0%	-	-	-
NCP Transfers	1	-	-	(13,189,923)	(14,389,008)	92%	(1,482,230)	(1,616,978)	92%	6,702,347	7,311,651	92%	7,969,807	8,694,335	92%
Total Transfers	(1,488,753)	2,511,246	-59%	(13,189,923)	(14,389,008)	92%	(2,970,984)	(3,105,732)	96%	6,702,347	11,311,651	59%	7,969,807	8,694,335	92%
Movement in Unallocated Surplus	29,762,484	1,203,936		9,822,524	(4,345,264)		7,488,107	3,825,894		7,024,178	(301,232)		5,427,675	2,024,538	
Unallocated Surplus (Deficit) brought forward from prior year(s)	879,083	879,083	100%	(10,409,604)	(10,409,604)	100%	-	-	-	-	-	-	11,288,687	11,288,687	100%
Unallocated Surplus (Deficit)	30,641,567	2,083,019		(587,080)	(14,754,868)		7,488,107	3,825,894		7,024,178	(301,232)		16,716,362	13,313,225	
Capital Activities															
<i>Council's Capital Expenditure (Excludes Donated Assets)</i>															
Council Expenditure on Non-Current Assets	53,444,563	95,516,244	56%	31,116,496	60,454,608	51%	293,569	551,759	53%	19,748,770	31,096,959	64%	2,285,728	3,412,918	67%
Loan Redemption	3,901,879	5,376,000	73%	2,526,057	3,456,000	73%	316,978	442,000	72%	858,886	1,200,000	72%	199,958	278,000	72%
Total Capital Expenditure	57,346,442	100,892,244	57%	33,642,553	63,910,608	53%	610,547	993,759	61%	20,607,656	32,296,959	64%	2,485,686	3,690,918	67%
Cash opening balance (incl. investments)	94,357,604	94,357,604													
Cash closing balance (incl. investments)	127,007,357	70,427,900													

Please note Year to Date (YTD) Budget is the 2016/2017 3rd Quarter Revised Budget

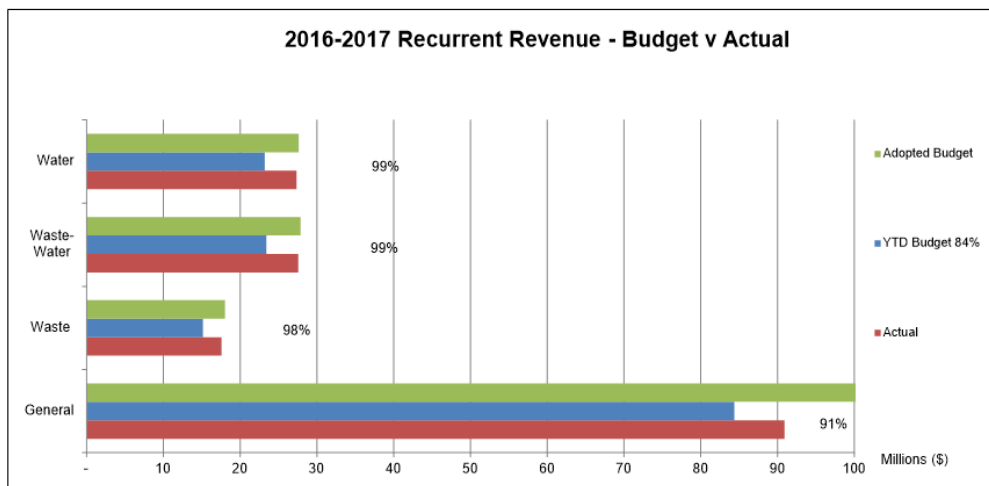
Further to the Financial Summary Report as at 3 May 2017, the following key features are highlighted.

Budget Update

- The 3rd quarter budget revision was adopted on 26 April 2017 and uploaded into Authority on 27 April 2017. The updated budget figures are reflected in this month's report.
- Input for the 3 Year Capital Forecast 2017/2018 has been finalised. Council has reviewed the 2017/18 capex budget and reduced this to a proposed capital expenditure of \$100m, however with the reallocation of 2016/17 projects into next year (following the 3rd quarter budget review) there is now proposed capital spend of \$130m in 2017/18 for councils consideration.
- Input for the Operational Budget 2017/2018 closed on 24 February 2017. Council workshops are now completed to finalise the operational revenues and expenditure for the 2017/18 budget. The operational budget is currently being prepared for the Mayor to present to council.
- The Phase 2 Budget Preparation Document 2017/2018 was distributed to Managers on 28 February for explanations of variances between the 2016/2017 budget and the 2017/2018 budget. These are now complete and have been presented to Council to assist them in the preparation of the 2017/18 Budget.

Recurrent Revenue

- Net Rates and Utility Charges revenue is currently following the normal pattern of income for Council during a financial year, with the rates having been levied for the 2nd half of the year and the revenue YTD at 98% of budget. The General Fund is sitting lower than expected at 96%. This is due to Council expecting to receive around \$2.3 million in prepayments prior to the end of financial year.
- Interest revenue across funds is influenced by the amount of cash held within the Business Units at a point in time. The General Fund amount excludes interest earned from current Term Deposits and At Call funds, which accounts for the discrepancy between budget and actuals. Interest earned on At Call funds is receipted at the beginning of each month, for the month prior. Term Deposit interest is receipted upon maturity.
- Operating Grants and subsidies received to date include the first three quarterly Financial Assistance Grants, State Library Queensland Grants, Home and Community Care services grants, First Start Funding Grant, Works for Queensland Funding and Fuel Tax Credits.



Recurrent Expenditure

There are 3 main expense items which form the "Total Recurrent Expenditure" for Council.

a) Employee, Materials and Services Costs

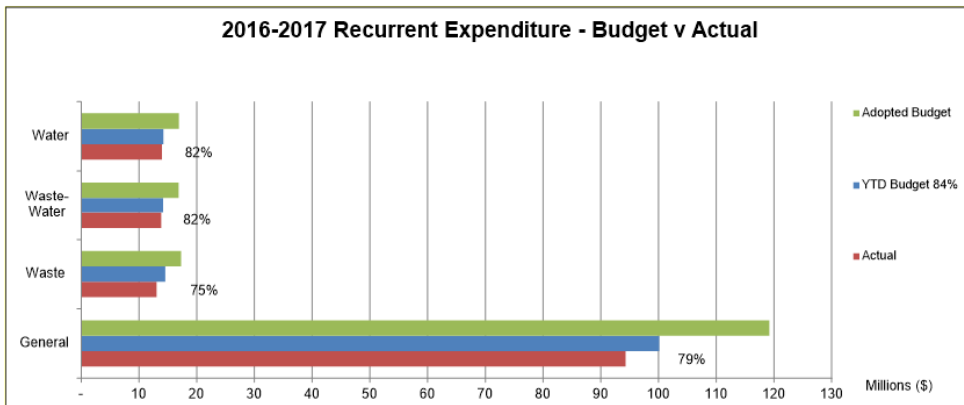
In assessing this month's expenditure, it is reasonable to expect the Employee, Materials and Services costs to be sitting around 84%. As at the date of this report the expenditure for the whole of Council is at 75%. The difference represents actual expenditure incurred not yet being reflected in the finance system. This will be corrected via end of year adjustments at June 30.

b) Finance Costs

Finance Costs largely consist of interest paid on Council loans. These payments are made quarterly. Overall, the Finance Costs are lower than the year to date budget. This is predominately due to the finance costs associated with the landfill restoration provision not yet being recognised in the waste fund.

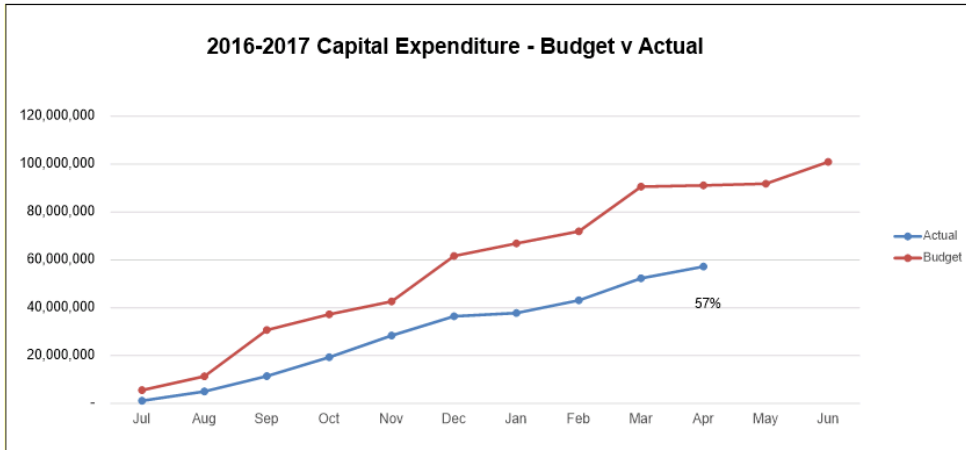
c) Depreciation

The budgeted depreciation expenditure is apportioned evenly across the 12 months of the year and is processed every month. The depreciation amount for April and May has been processed and the overall expenditure is as expected. Actual depreciation will be accurately captured once the asset valuations are finalised later in the financial year.



Capital Expenditure

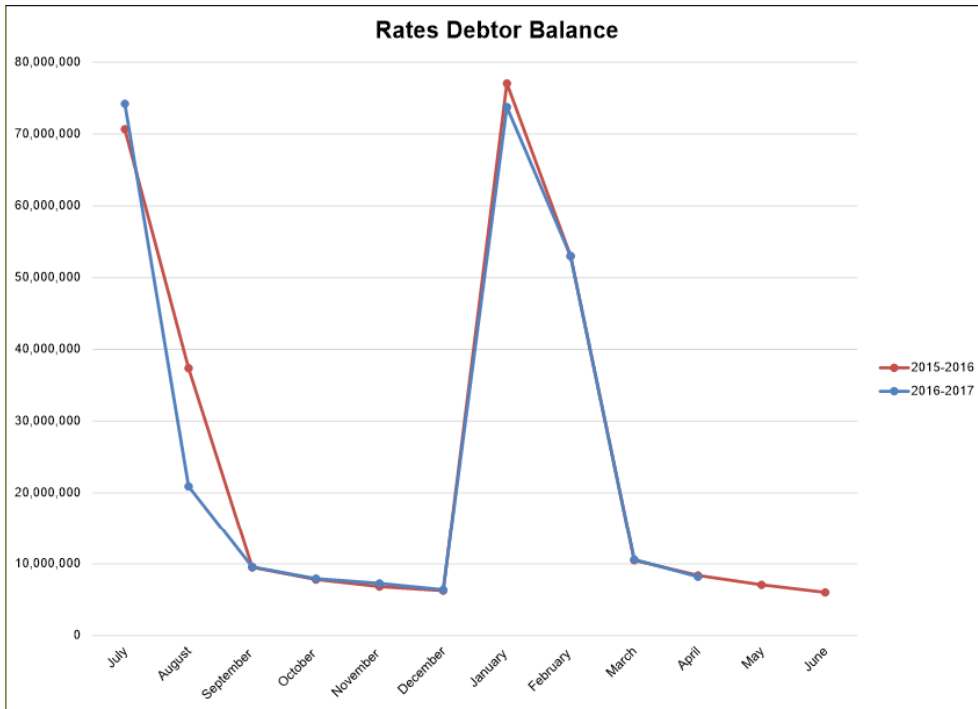
- Capital Expenditure is currently at 57% of the budget, an increase of 12% from 31 March 2017.
- It is anticipated that there will be significant contractual payments made in the month of June for projects such as Rubyanna Wastewater Treatment Plant, Multiplex Stage 2 and Road Rehabilitation Works. For more information on Capital Expenditure projects please refer to the Project reports herein.



Revenue Statistics

Rates Debtor

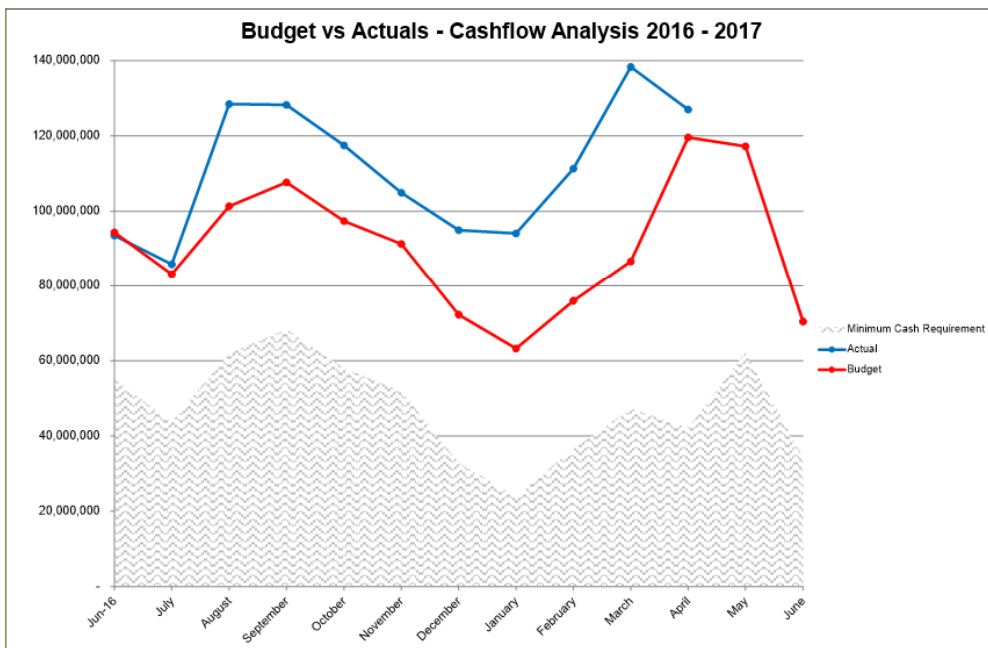
- Council's Rates were levied in July and February this financial year.
- As at 30 April 2017 the Rates Debtor balance sits at \$8.2 million. This is slightly lower than the balance at 30 April 2016. This is primarily due to the changes in debt management. We anticipate the outstanding amount in the future to be lower than in previous years.



- Outstanding rates are sitting at 5.35% compared with 5.74% at 30 April 2016.

Cash Flow

- The cash balance as at 30 April 2017 was \$127 million, a decrease of \$11 million from 31 March 2017. This is consistent with the expected decrease in cash in the final few months of the financial year.
- The actual cash balance is significantly more than the budgeted cash balance due to a year-to-date underspend on capital projects.
- Council's restricted cash at 30 April totals \$93 million. Therefore unrestricted cash currently totals \$34 million.
- Restricted cash comprises the following components:
 - Grants \$10.6 million
 - Infrastructure Charges \$18 million
 - Reserves \$64.4 Million
- Council is undertaking several major projects during this financial year and beyond, and will require appropriate cash levels in order to cover expenditure on these projects.
- The current cash balance is significantly higher than the estimated minimum cash balance required by Council. Consequently, no short-term liquidity issues are foreseeable.



2017 Financial Year**A Year to Date Summary of Capital Projects, with a budget exceeding \$500,000**

Department	Project Description	Status *	Monitor (Descriptor)	Budget	2017 FY YTD Actuals	% Spend	Est Final Cost 2017	\$ Variance	Comments	
Water and Wastewater	Coral Cove Sewer - Deering Place Innes Park - New Sewer Pump Station & Pressure Main	*	Costs have been finalised	440,000	447,144	102%	446,259	6,259	Quarter 1 Changes - Budget increased by \$405,000 to reprovion funds from 2016 to 2017. Quarter 2 Changes - New work orders created for Pebble Beach due to capitalisation requirements. Revised Budget Requests submitted to reprovion \$880,000 to Coral Cover Sewer, \$40,000 to easement negotiations, and \$55,000 revenue to developer contribution.	
	Coral Cove Sewer - Pebble Beach Drive New Pump Station, Rising Main and Gravity Main	✓	Contracts have been awarded to Berajondo. Construction has commenced and due to be completed June 2017.	910,000	439,071	48%	910,000	-	Quarter 2 Changes - Revised Budget Request submitted to reprovion \$880,000 from budget work order to project work order. Quarter 3 Changes - Revised Budget Request submitted to increase budget from \$880,000 to \$910,000.	
				<i>Subtotal</i>	<i>1,350,000</i>	<i>886,215</i>	<i>66%</i>	<i>1,356,259</i>	<i>6,259</i>	
	Rubyanna STP - Design & Construction of Plant	✓	All offsite pipe work is complete. Approximately 80% of structural concrete is complete. Several of the water retaining structures are currently being water tested.	21,700,000	13,058,305	60%	21,700,000	-	Quarter 2 Changes - Revised Budget Request submitted to reprovion \$115,000 from budget work order to project work order. Additionally, current financial year budget reduced by \$6,000,000 and reprovioned into the 2017/18 budget in line with Contractor Cashflow. Quarter 3 Changes - Revised Budget Request submitted to reprovion \$5,151,000 into the 2017/18 budget in line with Contractor Cashflow.	
	Project Administration and Control (All Stages)	✓	Work is ongoing	200,000	107,108	54%	200,000	-	Quarter 2 Changes - Revised Budget Request submitted to reprovion \$115,000 from budget work order to project work order.	
	Rubyanna River Outfall for Rubyanna WWTP	●	All land based work is now complete. Marine work forecast to be complete mid May.	4,300,000	4,084,770	95%	4,300,000	-	Quarter 3 Changes - Revised Budget Request submitted to reprovion \$950,000 from project work order to budget work order.	
				<i>Subtotal</i>	<i>26,200,000</i>	<i>17,250,182</i>	<i>66%</i>	<i>26,200,000</i>	<i>-</i>	
	Gin Gin Water Treatment Plant Upgrade	✓	Internal delivery, completion expected May 2017	369,000	263,058	71%	369,000	-	Quarter 1 Changes - Budget increased by \$219,000 to reprovion funds from 2016 into 2017.	
	Mellifont Street Water Pump Station (to transfer Treated Water to Kalkie WTP)	✓	Internal delivery, completion expected June 2017	480,000	178,678	37%	480,000	-	Quarter 2 Changes - Revised Budget Request submitted to reprovion \$121,000 from the project work order to the budget work order. Quarter 3 Changes - Revised Budget Request submitted to reduce current budget from \$529,000 to \$480,000.	
	Mellifont Street Water Pump Station - Generator	✓	Generator has been installed.	121,000	108,815	90%	121,000	-	Quarter 2 Changes - Revised Budget Request submitted to reprovion \$121,000 from the project work order to the budget work order.	
			<i>Subtotal</i>	<i>601,000</i>	<i>287,493</i>	<i>48%</i>	<i>601,000</i>	<i>-</i>		

2017 Financial Year**A Year to Date Summary of Capital Projects, with a budget exceeding \$500,000**

Department	Project Description	Status *	Monitor (Descriptor)	Budget	2017 FY YTD Actuals	% Spend	Est Final Cost 2017	\$ Variance	Comments
	Woodgate Vacuum Sewer Extension	✓	Design and Construct Tender was let. Tender was not awarded. Method of Service Delivery to be amended to Design and Construction to be done separately. Design has commenced and will be completed in September 2017. Construction will occur next financial year.	280,000	30,789	11%	280,000	-	Quarter 3 Changes - Revised Budget Request submitted to reprovision \$1,120,000 into the 2017/18 budget.
	Belle Eden Gravity Main Construction	✓	Project commencement pending development of site and subject to finalising sewerage infrastructure solutions for the area. Project has been reprogrammed for 2017/18	-	-	0%	-	-	Quarter 3 Changes - Revised Budget Request submitted to reprovision \$1,000,000 into the 2017/18 budget.
	Hughes Road/ Blain Street, Bargara - Reticulation Renewal - SPS Gravity Main Conversion to Rising Main	✓	Construction is ongoing due to be completed May 2017	650,000	425,616	65%	650,000	-	Quarter 3 Changes - Revised Budget Request submitted to increase current budget from \$600,000 to \$650,000.
	Port Water Infrastructure	★	Costs have been finalised	361,301	361,301	100%	361,301	-	Quarter 3 Changes - Revised Budget Request submitted to reprovision \$50,000 from budget work order to project work order and reduce current budget by \$88,699.
	Port Water Infrastructure	✓	Resident connections to be finalised.	50,000	-	0%	50,000	-	Quarter 3 Changes - Revised Budget Request submitted to reprovision \$50,000 from budget work order to project work order.
	<i>Subtotal</i>			<i>411,301</i>	<i>361,301</i>	<i>88%</i>	<i>411,301</i>	<i>-</i>	
	Water Service Restoration (Water Hydrants)	✓	Project to be undertaken annually until standards are met in relation to water hydrant requirements.	515,000	412,426	80%	515,000	-	Quarter 1 Changes - Budget increased by \$515,000 from the approved Program Budget
	Port Sewerage Infrastructure - Installation of Gravity Reticulation System	✓	Design complete. Project estimated cost reduced by adopting a more cost effective option. Tender currently advertised. Construction expected to commence in June.	180,000	65,944	37%	180,000	-	Quarter 1 Changes - Budget increased by \$700,000 from the approved Program Budget. Quarter 3 Changes - Revised Budget Request submitted to reduce budget from \$700,000 to \$180,000.

2017 Financial Year**A Year to Date Summary of Capital Projects, with a budget exceeding \$500,000**

Department	Project Description	Status *	Monitor (Descriptor)	Budget	2017 FY YTD Actuals	% Spend	Est Final Cost 2017	\$ Variance	Comments
Major Projects	Bundaberg Showgrounds Development - Multi-Use Sport and Community Centre (Multiplex) - Stage 1	✓	Construction is Practical Complete awaiting financial completion.	11,196,276	10,959,352	98%	11,196,276	-	Quarter 1 Changes - Budget increased by \$1,600,000 to reprovion funds from 2016 to 2017. Quarter 3 Changes - Revised Budget Request submitted to reduce the current budget by \$350,000.
	Bundaberg Showgrounds Development - Multi-Use Sport and Community Centre (Multiplex) - Stage 2	✓	Tender awarded to Murchie Constructions. Construction has commenced and is expected to be completed October 2017. Concrete tilt panels and structural steel are currently in progress.	3,100,000	738,711	24%	3,100,000	-	Quarter 3 Changes - Revised Budget Request submitted to reduce the current budget by \$1,900,000.
	<i>Subtotal</i>			14,296,276	11,698,063	82%	14,296,276	-	
Information Systems	Corporate Applications - Core Systems Replacement Program	✓	The five shortlisted vendors for Enterprise Asset Management (EAM) have now completed their onsite presentations. The project Evaluation Panel are completing their evaluations in late May following on from the product demonstrations. Recommendation to Council for tender award will follow shortly after.	1,445,960	-	0%	1,445,960	-	Quarter 1 Changes - Budget increased by \$146,826 to reprovion funds from 2016 into 2017. Quarter 2 Changes - Budget decreased by \$30,000 to operational work order to fund CIO Operation Expense for Project Manager. Quarter 2 Changes- Budget decreased by \$225,000 to reprovion from capital work order to non-capital work order. Quarter 2 Changes- Budget decreased by \$10,000 to reprovion from capital work order to equipment work order. Quarter 2 Changes -Budget decreased by \$62,000 to reprovion from capital work order to non-capital work order. Quarter 3 Changes - Budget decreased by \$90,000 to reprovion from capital work order to non-capital work order. Quarter 3 Changes - Reprovion \$2,500,000 into 2017/2018 financial year. Quarter 3 Changes - Budget Increase by \$6,134.
	Corporate Applications - Rugged Tablets (2) - Proof of Concept - Core Systems Replacement Project	★	Costs have been finalised	10,000	10,000	100%	10,000	-	Quarter 1 Changes - Budget increased by \$10,000 to reprovion from capital work order to non-capital work order.
	<i>Subtotal</i>			1,455,960	10,000	100%	1,455,960	-	

2017 Financial Year**A Year to Date Summary of Capital Projects, with a budget exceeding \$500,000**

Department	Project Description	Status *	Monitor (Descriptor)	Budget	2017 FY YTD Actuals	% Spend	Est Final Cost 2017	\$ Variance	Comments	
Roads and Drainage	Kay McDuff Drive Extension	✓	Tender has been awarded to Berajondo. Construction has commenced in January 2017. Construction is due to be completed in June 2017.	1,000,000	520,554	52%	1,000,000	-	Quarter 3 Changes - Revised Budget Request submitted to reprovision \$1,200,000 from budget work order to project work order.	
	Winfield Road Widening	✓	Tender has been awarded to Stabilised Pavements of Australia. Construction due to commence June 2017. Council Day Labour Crews completed preliminary works.	1,150,000	302,142	26%	1,150,000	-		
	Monduran Bridge	✓	Construction completion will be delayed until June due to water releases from Monduran Dam. Project savings have been achieved due to competitive tenders.	2,200,000	1,891,942	86%	2,200,000	-	Quarter 2 Changes - Revised Budget Request submitted for Quarter 2 to reprovision \$550,000 from budget work order to project work order. Quarter 3 Changes - Revised Budget Required submitted to reduce current budget by \$370,000.	
	Monduran Road Approach Road on East Side of Kolan River	✓	Construction has commenced in March 2017 to be completed in June.	550,000	80,212	15%	550,000	-	Quarter 2 Changes - Revised Budget Request submitted for Quarter 2 to reprovision \$550,000 from budget work order to project work order.	
				<i>Subtotal</i>	<i>2,750,000</i>	<i>1,972,153</i>	<i>72%</i>	<i>2,750,000</i>	<i>-</i>	
	Eggmolesse Street	✓	Tender has been awarded to Devcon. Construction commenced in January 2017. Construction is due to be completed September 2017.	2,200,000	859,800	39%	2,200,000	-	Quarter 2 Changes - Revised Budget Request submitted for Quarter 2 to increase current year budget by \$100,000 due to tender price. Quarter 3 Changes - Revised Budget Required submitted to reduce current budget by \$700,000 and reprovision into the 2017/18 financial year.	
	Thabeban Stormwater Drainage Scheme - Stage 1B	★	Costs have been finalised.	436,643	436,643	100%	436,643	-	Quarter 2 Changes - Revised Budget Request submitted for Quarter 2 to reprovision \$932,586 from budget work order to project work order.	
	Thabeban Stormwater Drainage Scheme Stage 2	★	Costs have been finalised	446,697	446,697	100%	446,697	-	Quarter 2 Changes - Revised Budget Request submitted for Quarter 2 to reprovision \$932,586 from budget work order to project work order. Quarter 3 Changes - Revised Budget Request submitted for Quarter 2 to reprovision \$485,888 from budget work order to project work order.	
	Thabeban Stormwater Drainage Scheme Stage 3	✓	Currently being designed.	700,000	13,070	2%	700,000	-	Quarter 3 Changes - Revised Budget Request submitted to reprovision \$485,888 from budget work order to project work order and \$164,112 from Program Budget.	
				<i>Subtotal</i>	<i>1,583,340</i>	<i>896,410</i>	<i>57%</i>	<i>1,583,340</i>	<i>-</i>	

2017 Financial Year**A Year to Date Summary of Capital Projects, with a budget exceeding \$500,000**

Department	Project Description	Status *	Monitor (Descriptor)	Budget	2017 FY YTD Actuals	% Spend	Est Final Cost 2017	\$ Variance	Comments
	Winfield Road Construction - Rocky Point Road Turnoff to Boat Ramp	✓	Work is Practically Complete awaiting financial completion.	701,000	693,711	99%	701,000	-	Quarter 2 Changes - Revised Budget Request submitted for Quarter 2 to reprovision \$11,000 from budget work order to project work order. Quarter 3 Changes - Revised Budget Request submitted to reduce current budget by \$38,000.
Parks, Sport & Natural Areas	Christsen Park - Redevelopment	✓	Costs have been finalised for Stage 1. Amenities Completed and in use. 4 Double Shelters with BBQ's completed and commissioned. Playground installed in April and awaiting finalisation of softfall.	851,078	496,489	58%	851,078	-	Quarter 1 Changes - Expenditure and Revenue Budget increased by \$401,078 in line with approved Stronger Regions funding.
	Nanning Garden Upgrade - Bundaberg Botanic Gardens	✓	Construction commenced in February 2017. Pavillion Roof removed, paving and tiling materials ordered. Expected completion date 30th June 2017.	1,189,098	126,575	11%	1,189,098	-	

Indicator	Status	Indicator Meaning
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- | | |
|--|--|
| <ul style="list-style-type: none"> ✓ On track ★ Completed ● Monitor Action ✘ Required | <ul style="list-style-type: none"> Initiative is proceeding to plan with no indication of future impediments Initiative has been completed Progress is not as expected but action is being/has been taken and is expected to be on track within the next quarter or financial year Progress is significantly behind schedule or is rated 'closely monitor'. Decisive action is required to get back on track |
|--|--|

Please note that completed projects may still have outstanding costs

Moderate + High Governance Projects - Life to Date

A Life to Date Summary of Moderate + High Governance Projects, with a budget exceeding \$500,000 over the life of the works

Department	Project Description	Capital/Non-Capital	Status *	Monitor (Descriptor)	Original Budget	Current Budget	LTD Actuals	Est Final Cost	Comments
Water and Wastewater	Coral Cove Sewer - Deering Place Innes Park - New Sewer Pump Station & Pressure Main	Capital	★	Costs have been finalised	2,700,000	2,568,127	2,575,270	2,574,386	
	Coral Cove Sewer - Deering Place Innes Park - New Sewer Pump Station & Pressure Main	Capital	★	Developer Contribution complete	(949,061)	(925,694)	(925,694)	(925,694)	
	Coral Cove Sewer - Pebble Beach Drive New Pump Station, Rising Main and Gravity Main	Capital	✓	Contracts have been awarded to Berajondo. Construction has commenced and due to be completed June 2017.	-	910,000	439,071	910,000	
	Coral Cove Sewer - Pebble Beach Drive New Pump Station, Rising Main and Gravity Main	Capital	★	Developer Contribution is complete	-	(55,000)	(55,000)	(55,000)	
	Coral Cove Sewer - Easement Negotiations and compensation	Non Capital	✓	Work is ongoing	-	40,000	17,251	40,000	
				<i>Cost to Council</i>	1,750,939	2,537,432	2,050,898	2,543,692	
	Rubyanna STP - Design & Construction of Plant	Capital	✓	All offsite pipe work is complete. Approximately 80% of structural concrete is complete. Several of the water retaining structures are currently being water tested.		52,861,589	21,877,584	52,861,589	
	Purchase of Land	Capital	★	Costs have been finalised		2,667,537	2,667,536	2,667,537	
	Rubyanna SPS Concept Study	Non Capital	★	Costs have been finalised		53,700	53,700	53,700	
	Project Administration and Control (All Stages)	Capital	✓	Work is ongoing		1,005,000	807,052	1,005,000	
	Non Capital Costs for Design and Construction of Plant	Non Capital	●	Work is ongoing		231,000	233,365	233,365	
	Rubyanna STP - Trunk Pipelines Concept Design & Survey	Capital	★	Costs have been finalised	95,726,237	7,057,331	7,057,331	7,057,331	
	Rubyanna River Outfall for Rubyanna WWTP	Capital	●	All land based work is now complete. Marine work forecast to be complete mid May.		4,564,971	4,301,556	4,564,971	
	Rubyanna WWTP Pipelines - Springhill Road to RWWTP	Capital	★	Costs have been finalised		487,880	487,880	487,880	
	Rubyanna WWTP Pipelines - Darnell Street Sewerage Cutting	Capital	★	Costs have been finalised		321,020	321,020	321,020	
	Decommissioning of East Bundaberg WWTP	Non Capital	✓	Expression of Interest has closed. Received one submission. Currently drafting a Feasibility Study to present to Council for consideration by the end of the financial year.		1,800,000	8,417	1,800,000	
				<i>Cost to Council</i>	95,726,237	71,050,028	37,815,441	71,052,393	
	Gin Gin Water Treatment Plant Upgrade	Capital	✓	Internal delivery, completion expected May 2017	1,100,000	1,167,193	1,061,251	1,167,193	
	Mellifont Street Water Pump Station (to transfer Treated Water to Kalkie WTP)	Capital	✓	Internal delivery, completion expected June 2017	700,000	530,768	229,447	530,768	
	Mellifont Street Water Pump Station - Generator	Capital	✓	Generator has been installed.	-	121,000	108,815	121,000	

Moderate + High Governance Projects - Life to Date

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Department	Project Description	Capital/Non-Capital	Status *	Monitor (Descriptor)	Original Budget	Current Budget	LTD Actuals	Est Final Cost	Comments
				<i>Cost to Council</i>	700,000	651,768	338,261	651,768	
	Woodgate Vaccum Sewer Extension	Capital	✓	Design and Construct Tender was let. Tender was not awarded. Method of Service Delivery to be amended to Design and Construction to be done separately. Design has commenced and will be completed in September 2017. Construction will occur next financial year.	1,300,000	280,000	30,789	1,400,000	
	Belle Eden Gravity Main Construction	Capital	✓	Project commencement pending development of site and subject to finalising sewerage infrastructure solutions for the area. Project has been reprogrammed for 2017/18	1,000,000	-	-	-	
	Hughes Road/ Blain Street, Barga - Reticulation Renewal - SPS Gravity Main Conversion to Rising Main	Capital	✓	Construction is ongoing due to be completed May 2017	600,000	655,230	430,845	655,230	
	Port Water Infrastructure	Capital	★	Costs have been finalised	750,000	756,526	756,526	756,526	
	Port Water Infrastructure	Capital	✓	Resident connections to be finalised.	-	-	-	50,000	
				<i>Cost to Council</i>	750,000	756,526	756,526	806,526	
	Water Service Restoration (Water Hydrants)	Capital	✓	Project to be undertaken annually until standards are met in relation to water hydrant requirements.	-	516,237	413,663	856,526	
	Port Sewerage Infrastructure - Installation of Gravity Reticulation System	Capital	✓	Design complete. Project estimated cost reduced by adopting a more cost effective option. Tender currently advertised. Construction expected to commence in June.	-	180,000	65,944	180,000	

Moderate + High Governance Projects - Life to Date

A Life to Date Summary of Moderate + High Governance Projects, with a budget exceeding \$500,000 over the life of the works

Department	Project Description	Capital/Non-Capital	Status *	Monitor (Descriptor)	Original Budget	Current Budget	LTD Actuals	Est Final Cost	Comments
Major Projects	Bundaberg Showgrounds Development - Multi-Use Sport and Community Centre (Multiplex) - Stage 1	Capital	✓	Construction is Practical Complete awaiting financial completion.	9,500,000	15,843,005	15,606,081	15,843,005	
	Intersections and Internal Roads	Capital	★	Costs have been finalised.	3,115,118	3,115,118	3,115,118	3,115,118	
	Bundaberg Showgrounds Development - Multi-Use Sport and Community Centre (Multiplex) - Stage 2	Capital	✓	Tender awarded to Murchie Constructions. Construction has commenced and is expected to be completed October 2017. Concrete tilt panels and structural steel are currently in progress.	12,500,000	10,741,399	880,110	12,641,399	
	Demolition of Skating Rink & Lessee Compensation	Non Capital	✓	Demolition to occur in 2017/18.	250,000	-	-	31,599,522	
				<i>Cost to Council</i>	25,365,118	29,699,522	19,601,309	31,849,522	
	Mount Perry Road Flood Evacuation Route Upgrade	Non Capital	★	Construction is complete		4,581,121	4,658,200	4,658,200	
	Mount Perry Road Flood Evacuation Route Upgrade Complementary Works including Retaining Wall, Open Drain, Botanic Gardens Pit and Water Main.	Capital	★	Construction is complete	8,758,570	1,273,584	1,273,584	1,273,584	
				<i>Cost to Council</i>	8,758,570	5,854,705	5,931,784	5,931,784	

Moderate + High Governance Projects - Life to Date

A Life to Date Summary of Moderate + High Governance Projects, with a budget exceeding \$500,000 over the life of the works

Department	Project Description	Capital/Non-Capital	Status *	Monitor (Descriptor)	Original Budget	Current Budget	LTD Actuals	Est Final Cost	Comments
Information Systems	Corporate Applications - Core Systems Replacement Program - Initial product scope and product selection	Non Capital	✓	The five shortlisted vendors for Enterprise Asset Management (EAM) have now completed their onsite presentations. The project Evaluation Panel are completing their evaluations in late May following on from the product demonstrations. Recommendation to Council for tender award will follow shortly after.	-	1,036,034	965,433	1,036,034	
	Corporate Applications - Rugged Tablets (2) - Proof of Concept - Core Systems Replacement Project	Capital	★	Costs have been finalised	-	10,000	10,000	10,000	
	Corporate Applications - Core Systems Replacement Program	Capital	✓	The five shortlisted vendors for Enterprise Asset Management (EAM) have now completed their onsite presentations. The project Evaluation Panel are completing their evaluations in late May following on from the product demonstrations. Recommendation to Council for tender award will follow shortly after.	4,500,000	4,934,188	-	4,934,188	
	Corporate Applications - Software Programs	Capital	★	Costs have been finalised.	-	22,277	22,277	22,277	
<i>Cost to Council</i>					4,500,000	6,002,498	997,710	6,002,498	

Moderate + High Governance Projects - Life to Date

A Life to Date Summary of Moderate + High Governance Projects, with a budget exceeding \$500,000 over the life of the works

Department	Project Description	Capital/Non-Capital	Status *	Monitor (Descriptor)	Original Budget	Current Budget	LTD Actuals	Est Final Cost	Comments	
Roads and Drainage	Kay McDuff Drive Extension	Capital	✓	Tender has been awarded to Berajondo. Construction has commenced in January 2017. Construction is due to be completed in June 2017.	2,900,923	1,700,923	827,477	1,700,923		
	Kay McDuff Drive Extension - Costs associated with Construction of Bundaberg Ring Road Intersection	Non Capital	✓	Costs associated with the Bundaberg Ring Road Intersection are non-capital as the Road is a State owned road.	-	1,200,000	620,015	1,200,000		
					<i>Cost to Council</i>	2,900,923	1,200,000	1,447,492	-	
	Winfield Road Widening	Capital	✓	Tender has been awarded to Stabilised Pavements of Australia. Construction due to commence June 2017. Council Day Labour Crews completed preliminary works.	1,150,000	1,185,473	337,615	1,185,473		
	Monduran Bridge	Capital	✓	Construction completion will be delayed until June due to water releases from Monduran Dam. Project savings have been achieved due to competitive tenders.	3,300,000	2,387,370	2,079,312	2,387,370		
	Monduran Road Approach Road on East Side of Kolan River	Capital	✓	Construction has commenced in March 2017 to be completed in June.	-	550,000	80,212	550,000		
					<i>Cost to Council</i>	3,300,000	2,937,370	2,159,523	2,937,370	
	Eggmolesse Street	Capital	✓	Tender has been awarded to Devcon. Construction commenced in January 2017. Construction is due to be completed September 2017.	4,200,000	3,665,249	925,049	2,965,249		
	Thabeban Stormwater Drainage Scheme - Stage 1B	Capital	★	Costs have been finalised.	1,308,000	574,896	574,896	574,896		
	Thabeban Stormwater Drainage Scheme Stage 2	Capital	★	Costs have been finalised.	-	446,697	446,697	446,697		
	Thabeban Stormwater Drainage Scheme Stage 3	Capital	✓	Currently being designed.	-	700,000	13,070	700,000		
					<i>Cost to Council</i>	1,308,000	1,721,593	1,034,663	1,721,593	
	Winfield Road Construction - Rocky Point Road Turnoff to Boat Ramp	Capital	✓	Work is Practically Complete awaiting financial completion.	750,000	701,000	693,711	739,000		
	Winfield Road Land Resumption	Non Capital	✓	Land Resumption Costs are non-capital	-	-	10,237	11,000		
				<i>Cost to Council</i>	750,000	701,000	703,948	750,000		

Moderate + High Governance Projects - Life to Date

A Life to Date Summary of Moderate + High Governance Projects, with a budget exceeding \$500,000 over the life of the works

Department	Project Description	Capital/Non-Capital	Status *	Monitor (Descriptor)	Original Budget	Current Budget	LTD Actuals	Est Final Cost	Comments
Parks, Sport & Natural Areas	Christen Park - Redevelopment	Capital	✓	Costs have been finalised for Stage 1. Amenities Completed and in use. 4 Double Shelters with BBQ's completed and commissioned. Playground installed in April and awaiting finalisation of softfall.	800,000	1,273,237	924,392	1,278,981	
	Nanning Garden Upgrade - Bundaberg Botanic Gardens	Capital	✓	Construction commenced in February 2017. Pavillion Roof removed, paving and tiling materials ordered. Expected completion date 30th June 2017.	-	1,189,098	126,575	1,189,098	

Indicator	Status	Indicator Meaning
✓	On track	Initiative is proceeding to plan with no indication of future impediments
★	Completed	Initiative has been completed
●	Monitor	Progress is not as expected but action is being/has been taken and is expected to be on track within the next quarter or financial year
⚡	Action Required	Progress is significantly behind schedule or is rated 'closely monitor'. Decisive action is required to get back on track

Please note that completed projects may still have outstanding costs

Capital Grants - Life to Date

Department	Work Order Number	Project Description	Funding Name	Total Approved Funding	LTD Grant Income Actuals	Percentage Received	Total Approved Expenditure	LTD Grant Expenditure Actuals	Percentage Spend	Approved Cost to Council	LTD Impact on Council Revenue	Funding Completion Date	Comments
Community Development	18098	Bundaberg Recreation Precinct - Construction of New Amenities	Queensland Governments 2016-17 Grants and Subsidies Program	(144,000)	(43,200)	30%	240,000	21,737	9%	96,000	(21,463)	25/08/2017	
Disaster Management	17901	Childers SES Shed for Flood Boat	National Disaster Resilience Program	(12,000)	(3,600)	30%	20,000	929	5%	8,000	(2,671)	24/11/2017	
	17902	Bundaberg SES Installations of Solar Panels	National Disaster Resilience Program	(15,000)	(4,500)	30%	25,000	19,545	78%	10,000	15,045	24/11/2017	
	17415	Walla Gauge and Trio of Rain Gauges	National Disaster Resilience Program	(42,000)	(12,600)	30%	70,000	26,702	38%	28,000	14,102	24/11/2017	
Parks, Sport and Natural Areas	12104	Redevelopment of Christens Park, Stage 2, Bargara	National Stronger Regions Funding	(401,078)	(200,539)	50%	1,523,212	924,392	61%	1,122,134	723,653	30/08/2017	Milestone 2 has been submitted and is currently being evaluated. Council will receive the funds when this process is complete.
Major Projects	15745	Multi-Use Sports and Community Centre - Stage 1	Building Our Regions	(5,000,000)	(4,797,863)	96%	14,500,000	16,606,081	108%	6,500,000	10,808,218	30/03/2017	\$13,913,804 was the total claimable final cost of the project, resulting in a revenue reduction of \$202,137.
	17368	Multi-Use Sports and Community Centre - Stage 2	Building Our Regions	(5,000,000)	(1,000,000)	20%	12,280,000	880,110	7%	2,280,000	(119,800)	14/02/2018	Milestone 1 has been submitted and is currently being evaluated. Council will receive the funds when this process is complete.
	17368		Community Development Grant	(5,000,000)	-	0%						14/02/2018	Milestone 1 revenue to be received July 2017.
Wastewater	4656	Rubyanna Sewerage Treatment Plant	Building Our Regions	(5,000,000)	(4,250,000)	85%	62,050,000	21,877,584	35%	57,050,000	17,627,584	30/07/2018	Please note that total approved expenditure refers to the minimum expenditure required by the Grant funding.
	7958	Kay McDuff Drive Extension	Heavy Vehicle Safety and Productivity Programme Round Five	(1,407,168)	(985,018)	70%	2,944,021	827,477	28%	-	(875,561)	31/07/2017	Project savings have resulted in a reduction in revenue estimated to be \$53,500.
	7958		TIDS	(1,536,856)	(718,022)	47%						31/07/2017	
	13677	New Monduran Bridge over Kolan River	Bridges Renewal Programme	(1,590,000)	(1,200,000)	75%	3,253,471	2,159,523	66%	-	383,701	30/08/2017	
	13677		TIDS	(1,083,471)	(595,822)	38%						30/08/2017	
	15732	Eggmolesse Street - Upgrade to Sealed Standard (Johanna Boulevard End)	TIDS	(408,839)	(130,839)	32%	4,317,678	925,049	21%	408,839	125,807	30/08/2018	
	15732		Roads to Recovery	(3,500,000)	(688,403)	19%						30/08/2018	
	17061	Pathway Infrastructure through Baldwin Swamp from Princess Street to Que Hee Street	Cycle Network Local Government Grants Program	(195,151)	(195,151)	100%	390,301	436,825	112%	195,150	241,674	31/03/2017	
	17263	On-Road Cycle Facilities (PCNP) on Avoca Street/Branyan Drive	Cycle Network Local Government Grants Program	(392,500)	(196,250)	50%	884,500	19,029	2%	492,000	(177,221)	31/08/2017	

Capital Grants - Life to Date

Department	Work Order Number	Project Description	Funding Name	Total Approved Funding	LTD Grant Income Actuals	Percentage Received	Total Approved Expenditure	LTD Grant Expenditure Actuals	Percentage Spend	Approved Cost to Council	LTD Impact on Council Revenue	Funding Completion Date	Comments
Roads and Drainage	17380	Winfield Road from Rocky Point Road Turnoff to Winfield Boat Ramp Construct and Seal Gravel Road	Roads to Recovery	(750,000)	(803,173)	80%	750,000	893,711	92%	-	90,538	30/04/2017	Project savings have resulted in a reduction in revenue of \$38,000.
	13456	Winfield Road Widening	Roads to Recovery	(1,150,000)	(200,000)	17%	1,150,000	337,015	29%	-	137,015	31/05/2017	
	17275	Eastgate Street/Scotland Street Bundaberg East - Construct Concrete Pathway	TIDS	(21,000)	(945)	5%	42,000	1,890	5%	21,000	945	30/08/2017	
	17675	Bundaberg North State School - Construct Concrete Pathway	TIDS	(4,875)	-	0%	9,750	-	0%	4,875	-	30/08/2017	
	16855	Bundaberg SHS Pathway - Maryborough Street	TIDS	(6,750)	-	0%	13,500	-	0%	6,750	-	30/08/2017	
	17796	Norville State School Pathway	TIDS	(17,500)	(150)	1%	35,000	300	1%	17,500	150	30/08/2017	
	17824	Bundaberg Central State School Construct Childrens Crossing	TIDS	(17,500)	-	0%	35,000	1,850	5%	17,500	1,850	30/08/2017	
	17913	Bryan Drive Culvert	National Disaster Resilience Program	(181,560)	(54,468)	30%	302,600	26,561	9%	121,040	(27,907)	24/11/2017	
	17914	Windermere Road Culvert	National Disaster Resilience Program	(327,600)	(98,280)	30%	546,000	15,602	3%	218,400	(82,878)	24/11/2017	
	17334	Long Distance Coach Stop - McLean Street	Passenger Transport Facilities Program	(17,500)	(17,500)	100%	35,000	41,539	119%	17,500	24,039	30/08/2017	
	17335	Long Distance Coach Stop - Crescent Street Childers	Passenger Transport Facilities Program	(17,500)	(8,750)	50%	35,000	5,356	15%	17,500	(3,394)	30/08/2017	
	16743	Commercial Street/Production Street/Brickworks Circuit - Intersection Safety Improvements	BLACKSPOT	(90,000)	(45,000)	50%	90,000	69,864	78%	-	24,864	30/08/2017	
	16746	Scotland Street/Eastgate Street - Intersection Safety Improvements	BLACKSPOT	(410,000)	(205,000)	50%	410,000	41,085	10%	-	(163,915)	30/08/2017	
	16813	Walla Street and George Street - Intersection Safety Improvements	BLACKSPOT	(390,000)	(195,000)	50%	390,000	25,033	6%	-	(169,967)	30/08/2017	
17238	Pathway Que Hee Street to Ring Road	Get Playing Plus	(739,900)	-	0%	1,479,800	16,271	1%	739,900	16,271	30/09/2018		
Various	Various	Works for Queensland	Works for Queensland	(10,710,000)	(6,405,600)	60%	10,710,000	301,509	3%	-	(6,104,091)	31/12/2017	A further 30 percent will be received upon expending 50 percent of the total allocation. This is expected to be received in July 2017.

**Item****06 June 2017**

Item Number:	File Number:	Part:
F1	.	GOVERNANCE & COMMUNICATIONS

Portfolio:

Organisational Services

Subject:

Barubbra Island, Fairymead - Lots 1 to 26 on CP905339 - Term lease renewals

Report Author:

Nathan Powell, Property Leasing Officer

Authorised by:

Christopher Joosen, Acting General Manager Organisational Services

Link to Corporate Plan:

Our People, Our Business - 3.3 Engagement with all levels of government in the development of strategy and policy.

Background:

The Department of Natural Resources and Mines (DNRM) is investigating the renewal of 26 Term Leases over Unallocated State Land described as Lots 1 to 26 on CP905339. The leases commenced in August 2013 and will expire August 2018 and are used for residential purposes, namely "part time use of existing fishing huts located on Barubbra Island".

Under the *Land Act 1994* the lessee may apply for an offer of a new lease, however DNRM have advised that no applications for renewal have been received at this stage. DNRM now seeks Council's views, requirements and/or objections in renewing the 26 leases on Barubbra Island.

Associated Person/Organization:

Department of Natural Resources and Mines

Consultation:

Portfolio Spokesperson: Cr Helen Blackburn offers no objection

Divisional Councillor: Cr Jason Bartels offers no objection

The views of relevant officers were sought and listed below are their comments:

Department of Infrastructure & Planning:

Development Assessment Manager, Richard Jenner advises there are no objections in renewing the leases from a planning perspective noting the historical use of the land for residential purposes.

It is noted that there appears to be an absence of development approvals and the lease-holders should be required to contact Council for any new building and plumbing works approvals.

Department of Community & Environment

Branch Manager Parks, Sports & Natural Areas, Geordie Lascelles has noted the following issues to consider:

1. Domestic animal control (or lack of control) - the occupants are bringing domestic animals (dogs and maybe cats) onto the island. There has been a lack of control of dogs especially ie dogs running off leash, insufficient enclosures etc. This is an issue for migratory bird roosts, and turtles. It likely also makes it more difficult for DNRM to undertake fox baiting in the area.
2. Pest plants / weeds on leases – there are some exotic plants and pest plants being planted on lease and non-lease areas. Due to the sensitivity of the surrounding environment, it is recommended that there be some conditions around any planting being native indigenous species only.
3. There needs to be better controls on inappropriate rubbish disposal/dumping, litter and waste collection.
4. Waste water disposal – ensure conditioning around type of systems
5. Making good the area on termination of leases - when the leases finish in future there will be challenges with ensuring removal of all building structures, piers, pontoons, and materials. It needs to be clear that this must remain a State Government issue and that any illegal dumping or non-clean up of structures, or orphan waste is enforced and cleaned up by the State and not delegated/devolved to Council to deal with under *Waste Reduction and Recycling Act 2011*.

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

There appear to be no financial or resource implications.

Risk Management Implications:

There appears to be no risk management implications.

Communications Strategy:

Communications Team consulted:

- No
- Yes

Attachments:

- 1 Aerial photo (close) - Barubbra Island
- 2 Aerial photo (wide) - Barubbra Island

Recommendation:

That the Department of Natural Resources and Mines be advised Council:

- 1. offers no objection to the renewal of the 26 Term Leases, for a further term of 5 years, over land described as Lots 1 to 26 on CP905339, located on Barubbra Island, Fairymead;**
- 2. requests that subject to any renewal of leases, the following terms and conditions be included to satisfy Council requirements:-**
 - a) Any new building and plumbing works require the lessee to seek approval from Council;**
 - b) Domestic animals kept on the land by the lessee be controlled and secured;**
 - c) Controls around planting of exotic plants and pest plants on lease and non-lease areas;**
 - d) Controls on inappropriate rubbish disposal/dumping, litter and waste collection;**
 - e) Waste water disposal – conditioning around type of systems used;**
 - f) Upon determination of leases, controls in place to make good the lease areas in regards to ensuring removal of all building structures, piers, pontoons and rubbish.**



Projection: GDA_1994_MGA_Zone_56

Date: 3/5/2017 9:55 AM

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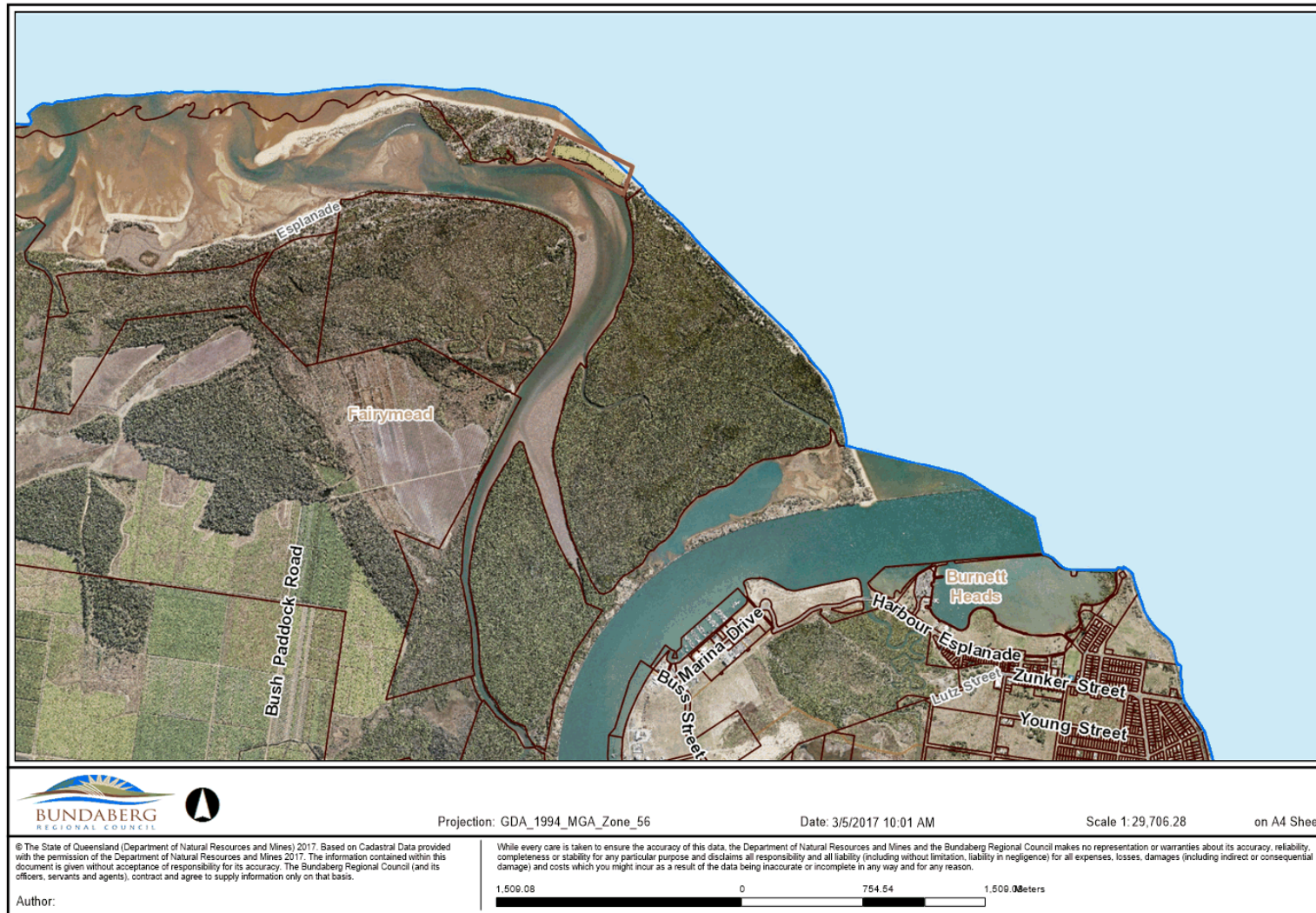
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Author:



**Item****06 June 2017**

Item Number:	File Number:	Part:
J1	Nil	PLANNING

Portfolio:

Infrastructure & Planning Services

Subject:

Review of Bundaberg Open for Development 2016 Infrastructure Charges Incentives Scheme

Report Author:

Michael Ellery, Group Manager Development

Authorised by:

Andrew Fulton, General Manager Infrastructure & Planning

Link to Corporate Plan:

Our Community - 1.1 A supportive business environment that facilitates collaboration and promotes positive economic growth and investment.

Background:

On 19 July 2016 Council resolved to implement a new infrastructure charges incentives scheme known as 'Bundaberg Open For Development 2016'. Since that time, Council has been incentivising development across four broad categories:

- Rural sector development – 100% discounts for certain direct rural or rural industry activities, 50% discount for certain allied uses (eg workers accommodation);
- Long term employment generating development – 50% discounts for industrial, medical, tourism and business (where in a Centres Zone) development;
- CBD/Town Centre development – 100% discount for certain targeted developments located in the Bundaberg CBD, town centres of Gin Gin and Childers, and the core tourism area of Bargara; and
- Housing Affordability – 50% discount for infill residential development and fully serviced residential subdivisions located in the Low Density Residential Zone or Emerging Community Zone.

Applications for the incentives opened on 19 July 2016 and are currently scheduled to close on 19 July 2017. Incentivised developments have until 19 July 2018 to be completed to receive the offered discounts.

To date, Council has received 67 applications for incentives, 55 of which met the eligibility criteria. Of those, 44 developments have executed infrastructure agreements, 16 have paid the discounted infrastructure charges and 9 have zero charges to pay.

Should all the incentivised developments be completed, the following outcomes will be achieved:

- \$178,500,000 (approx) investment in building and civil works;
- 111 new residential units;
- 455 new residential lots;
- 397 short term accommodation beds;
- 12,543 m² of additional commercial gross floor area;
- 4,579 m² of additional industrial gross floor area.
- A total discount off infrastructure charges in the order of \$7.045 million.

It is noted that there are a number of substantial developments currently awaiting finalisation of permits before completion of their incentives application, which is likely to take the total discount to over \$10 million but also adds a significant number of additional lots as well as a large increase in commercial gross floor area.

Following discussions with Council it is understood that a number of changes are proposed to the current incentives scheme.

Inclusion of Additional Development Types

Council has expressed a desire to include two additional types of development to the Housing Affordability category – reconfiguration of a lot for the creation of Rural Residential lots and material change of use for Relocatable Home Parks.

As noted in the report to Council on 19 July 2016, the Bundaberg Region will require an additional 21,000 dwellings to be built by 2031 to meet anticipated population growth. Although infill residential development and fully serviced low density residential subdivisions have been incentivised, Council feels that additional housing products need to be incentivised to better reflect the market demands and also boost provision of housing for different household types.

It is proposed to add the following additional development types to meet this need:

- Rural residential subdivision where located in a Rural Residential Zone (including any precincts within that zone); and
- Relocatable Home Parks.

Relocatable Home Park is a defined term within the Bundaberg Regional Council Scheme 2015 and means:

Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.

Inclusion of these development types within the Housing Affordability category would entitle them to a 50% discount.

Closing Date for Applications

As stated above, the closing date to apply for the incentives is currently 19 July 2017. To provide additional time for the new categories of incentivised development to make application as well as provide opportunities for a number of developments that are currently under assessment, the Council has proposed to extend the closing date for applications to close of business on 22 December 2017.

It is not proposed to extend the completion date for developments, noting that the guidelines for the scheme leave it open for applicants to seek an extended completion date, to be approved at Council's discretion.

Associated Person/Organization:

Not applicable.

Consultation:

Portfolio Spokesperson: Cr Ross Sommerfeld

Divisional Councillor: Not applicable, applies to the whole region

The Open for Development 2016 fact sheet will be updated and as will Council's website. An email alert will be sent to industry providing links to the updated terms and conditions of the incentives scheme.

Legal Implications:

The rules and regulations that provide the framework for the incentives scheme will be updated to reflect the new eligible development.

As noted previously, the discounts and performance of the developer will be required to be secured by an infrastructure agreement. A template has been developed for use by Council and developers. Once the Infrastructure Agreement is executed it will be binding on the parties to the agreement, including successors in title to the subject land.

To the extent that an agreement is not executed then Council will not be bound to provide the discounts.

Otherwise, there are no legal implications on implementing the broader range of incentives that all fit within the framework of the *Sustainable Planning Act 2009*.

Policy Implications:

The proposed infrastructure charges incentives would be inconsistent with Council's current Infrastructure Charges Resolution.

Financial and Resource Implications:

The possible financial impacts of the Bundaberg Open for Development incentives scheme was previously outlined in the report to Council of 19 July 2016. It is noted that a total potential discount of approximately \$10 million has been or will be offered to developers under the current rules of the incentives scheme.

In relation to the new forms of development proposed to be included, an estimate of financial impacts is provided as follows:-

- Depending on the level of take up of this category, it is anticipated that the maximum discount that Council would have to provide is \$1.96 million (based

on the highest level of activity experienced - 173 lots serviced with water per annum). Using the five year average of lot production (60 lots per annum), the amount of discount would be approximately \$680,000.

- There are currently five existing or known proposals to develop relocatable home parks. The maximum discount that could apply to these developments is approximately \$4.5 million, noting that because of the scale of this type of development should the whole of the development be completed then it would hit the \$1 million cap contained in the rules of the incentives scheme. However, this would require the production of a large amount of dwellings, which given current market demand is very unlikely and the amount of discount would be less than the possible maximum.

Risk Management Implications:

There appears to be no risk management implications. The rules and regulations of the incentives scheme have been reviewed by Council's solicitor to reduce the risk of unintended consequences.

Communications Strategy:

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

Attachments:

- 1 BO4D 2016 Application Form
- 2 BO4D 2016 Fact Sheet

Recommendation:

That the Bundaberg Open for Development 2016 infrastructure charges incentives scheme be amended as follows:-

- (a) The closing date for applications for the incentives be extended to 22 December 2017;**
- (b) The Housing Affordability category of eligible development be amended to include the following development types:-**
 - **Rural Residential subdivision where located in a Rural Residential Zone; and**
 - **Relocatable Home Parks.**

Bundaberg Open for Development 2016 Infrastructure Charges Incentives Application Form

Council is offering infrastructure charges incentives to attract developments that will generate longer term economic growth and job creation where they are consistent with our planning vision for the region.

To see if your development is eligible for infrastructure charges incentives, please refer to Attachment A.

To apply, please complete this form and return to Council prior to 19 July 2017. Please email directly to Duty_Planner@bundaberg.qld.gov.au

Developers details

Name/s (individual or company name in full):			
For Contact Name:			
Postal Address:			
	Suburb:	State:	Postcode:
Contact Number:		Fax Number:	
Email address:			

Owners details

Name/s (individual or company name in full):			
Postal Address:			
	Suburb:	State:	Postcode:
Contact Number:		Fax Number:	

Description of Land

Property Address			
Property Description:	Lot		Plan Type & No.
	Lot		Plan Type & No.
	Lot		Plan Type & No.

Declaration

In lodging this request for an infrastructure charge discount I/We _____ declare that the owners of the property have consented to enter into an infrastructure agreement subject to the terms of the Rules and Regulations of the Bundaberg Open for Development initiative.

Signature/s:

Date

Application Details
<p>Which of the following categories of incentivised development are you applying for (please see definitions):</p> <p><input type="checkbox"/> Rural Sector development</p> <p><input type="checkbox"/> CBD/Town Centre development</p> <p><input type="checkbox"/> Long Term Employment Generating development</p> <p><input type="checkbox"/> Housing Affordability development</p> <p><i>NOTE: if the proposed development does not fit within a category listed, the development may not be eligible for this program but may be eligible for other incentives offered by Council. Please contact Council's Development Assessment team on 1300 883 699 for further information about how we can assist with your development. Please see definitions in Attachment B for assistance in determining what category your development may fit within.</i></p>
<p>Details of the Development Permit or Compliance Permit</p> <p>Application No:</p> <p>Type of Approval:</p> <p>Date Approval took effect:</p>
<p>Have the adopted infrastructure changes or infrastructure contribution/s been paid?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
Proposal Details
<p>What is the proposed value of works for the development? \$</p>
<p>What is the anticipated number of jobs to be created by this development? (if known/applicable)</p>
<p>If the development is for residential development please provide the following:</p> <p>Number of dwelling units Number of lots</p>
<p>If the development is for commercial or industrial uses please provide the following:</p> <p>Gross Floor Area (GFA)</p>
Staged Development
<p>Is the development a staged development?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Is it proposed that a discount apply to certain stages of the development and not the whole of the development?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>Note: if development is to be staged, the application needs to be accompanied by a staging plan.</i></p>
<p>If it is proposed that a discount apply to certain stages of the development, provide details of:</p> <ul style="list-style-type: none"> • the total number of stages in the development and the site area of the total development. • the stages to which a discount is sought to be applied.

----- END OF APPLICATION FORM -----

Attachment A: Rules and Procedures

1. Background

On 19 July 2016 Council launched the “Bundaberg Open for Development 2016” incentives scheme with the objective of stimulating new construction activity and creation of longer term employment in the region. As part of this initiative, Council is offering discounts for infrastructure charges for specific targeted developments.

Council resolved to develop these rules and procedures to guide its decision-making in assessing applications for the infrastructure charges incentives.

Bundaberg Open for Development 2016 will commence on 19 July 2016 and applies to Eligible Development. A development that has been completed prior to 19 July 2016 is not eligible for the infrastructure charges incentives.

2. Eligibility for infrastructure charges incentives

2.1 A Development Approval exists for the development.

2.2 The Council has either:

- issued a Charges Notice in relation to the Development Approval; or
- imposed an infrastructure contribution condition in the Development Approval;

AND The development is not subject to an existing infrastructure agreement that varies the amount of Infrastructure Charges payable (except where the infrastructure agreement relates to an extension of the relevant period for the Development Approval).

2.3 The development is for Rural Sector, Long Term Employment Generating, CBD/Town Centre or Housing Affordability development as defined in Attachment B.

2.4 The development was not Completed on or before 19 July 2016. For staged development, the stage being applied for was not Completed on or before 19 July 2016.

2.5 The development is not eligible for a refund for the provision of trunk infrastructure pursuant to s649 of the *Sustainable Act 2009 (SPA)* (or equivalent section in any subsequent legislation). If through a conversion application (s659 SPA) or a recalculation of the establishment cost of trunk infrastructure (s657 SPA) a development that at the time an application under this policy was made was not subject to a refund becomes subject to a refund, then the development will no longer be eligible for a discount under this incentives scheme.

2.6 Development that does not meet the above criteria is not eligible for the infrastructure charges incentives.

3. Rules

3.1 Developments seeking to take advantage of the infrastructure charges incentives must make application to Council for a discount using the approved form. Applications for the infrastructure charges incentives can be made at any time prior to 19 July 2017.

3.2 Only one infrastructure charges incentives offer can apply to a development.

3.3 The infrastructure charges incentives will not apply to:

- any development that has been Completed on or before 19 July 2016; and
- any development that is Completed after 19 July 2018.

3.4 Discounts for the Infrastructure Charges are as follows:

- 100% discount for development that is Completed by 19 July 2018 which is for:

(a) CBD/Town Centre development;

(b) Rural Sector development where:

(i) Intensive horticulture;

(ii) Rural industry;

(iii) Aquaculture; or

(iv) Winery (where located in a Rural zone);

- 50% discount for all other Eligible Development that is completed by 19 July 2018.

The above discounts are taken to be discounts off the applicable Infrastructure Charges specified in a Charges

<p>Notice or conditioned in a Development Approval (as varied by any infrastructure agreement relating to an extension of the relevant period of the Development Approval, where one exists). To be clear, no other discounts either under an Adopted Infrastructure Charges Resolution or other policy will apply.</p>
<p>3.6 The maximum discount under the incentives scheme is no more than \$1 million for an Eligible Development.</p>
<p>3.7 Council may, in its absolute discretion, extend the date for any of the above discounts for a particular development where:</p> <ul style="list-style-type: none"> • The Applicant can show sufficient reason why the development cannot be completed by the original Completion Date; and • The development has achieved Substantial Commencement prior to the original Completion Date.
<p>3.8 Applications to extend the date by which development is to be Completed for any particular discount must be made in writing and received prior to expiry of the Completion Date. Any extension to the date by which development is to be Completed is at Council's absolute discretion.</p>
<p>3.9 Compliance with the Completion Date for receiving the incentive reduction in Infrastructure Charges is only achieved through full compliance with the following:</p> <ul style="list-style-type: none"> • For developments involving material change of use and building works, the issue of a certificate of classification for building works and/or issue of final inspection certificate by the Completion Date; or • For developments involving material change of use and no building works, the approved use is established by the Completion Date; or • For development involving reconfiguring a lot, all plans of reconfiguration (or for an application which applies to a particular stage, all plans of reconfiguration for that stage) are lodged with the Council by the Completion Date.
<p>3.10 Applicants must provide evidence to the Council of Substantial Commencement within 5 business days of the achievement of Substantial Commencement.</p>
<p>3.11 Applicants must provide evidence to the Council of Completion within 5 business days of the Completion Date.</p>
<p>3.12 In all cases, Council must be satisfied that all applicable conditions of the Development Approval for the development Completed have been satisfactorily complied with.</p>
<p>3.13 The discount will be applied at the time of payment of the Infrastructure Charges, but no discount is applicable if Infrastructure Charges are not paid when due.</p>
<p>3.14 Nothing stops development from making early payment of Infrastructure Charges payable after approval for discount has been given under this policy. However, early payment does not guarantee eligibility for any discount. Development must comply with the terms of the executed infrastructure agreement to secure approved discounts.</p>
<p>3.15 The discount applies to net charges after credits and offsets for the provision of trunk infrastructure have been deducted. To be clear, no discount given under this policy can result in a development receiving a refund.</p>
<p>4. Process</p>
<p>4.1 Applicants must lodge the application form prior to 23 December 2017.</p>
<p>4.2 Within five (5) business days of Council receiving the request, Applicants will be notified by Council via email about whether the development is eligible for the incentive scheme applied for and details of any approved reduction in Infrastructure Charges subject to the incentive requirements being met and if so;</p> <p>(a) An infrastructure agreement will be issued identifying the discount available and must be signed by the Applicant to acknowledge all terms applying to the incentive offer approved for the development;</p> <p>(b) For the discounts to apply, the Applicant must execute and return the infrastructure agreement to Council prior to the time for payment of the Infrastructure Charges.</p>

Attachment B: Definitions

The below table contains the definitions for the Bundaberg Open For Development 2016 incentives scheme. If a word is not defined in this document, unless the context or subject matter otherwise indicates or requires, the word is to have a meaning given to it by the following:

- (a) the Planning Act;
- (b) the Bundaberg Regional Council Planning Scheme 2015 if the word is not defined in the Planning Act;
- (c) the Macquarie Dictionary if the word is not defined in the Planning Act or the Bundaberg Regional Council Planning Scheme 2015.

Where a Development Approval has been given under one of the four superseded planning schemes for the Bundaberg Region, the development's eligibility will be determined by applying the definition from the Bundaberg Regional Council Planning Scheme 2015 that best fits the approved development.

Definition	
Adopted Infrastructure Charges Resolution	Means Adopted Infrastructure Charges Resolution (NO.1) 2012, Adopted Infrastructure Charges Resolution (NO.1) 2013, Adopted Infrastructure Charges Resolution (NO.1) 2014 or Adopted Infrastructure Charges Resolution (NO.1) 2015.
Applicant	Means the applicant for the infrastructure charges incentives under this policy.
Business Activities	Means any of the following: <ul style="list-style-type: none"> • Adult store; • Agricultural supplies store; • Bar; • Car wash; • Food and drink outlet; • Garden centre; • Hardware and trade supplies; • Market; • Office; • Outdoor sales; • Sales office; • Service station; • Shop; • Shopping centre; • Showroom; • Veterinary services.

**CBD/Town Centre
development**

Means development located within the Bundaberg CBD, Childers Town Centre, Gin Gin Town Centre or Bargara Tourism Precinct as delineated in the Bundaberg Open for Development 2016 maps (shown on Council's website at www.bundaberg.qld.gov.au/development/bo4d) for any one or combination of the following purposes defined under the Bundaberg Regional Council Planning Scheme 2015 subject to any limitation in brackets:

- Bar
- Dual occupancy (where part of a mixed use building)
- Dwelling unit (where part of a mixed use building)
- Educational establishment;
- Entertainment activities;
- Food and drink outlet;
- Multiple dwelling;
- Offices;

	<ul style="list-style-type: none"> • Shop; • Shopping centre; • Short-term accommodation; and • Showroom.
Charges Notice	<p>Means:</p> <ul style="list-style-type: none"> • an infrastructure charges notice as defined in section 627 of the <i>Sustainable Planning Act 2009</i> (SPA); or • a notice mentioned in section 977(1) of SPA; or • a notice equivalent to an infrastructure charges notice which is given under legislation which repeals and replaces SPA.
Completed	<p>Means for a material change of use:</p> <ul style="list-style-type: none"> • Where involving building works, a certificate of classification or the final inspection certificate (for a single detached class 1a building or structure) has been issued; or • Where not involving building works, the approved use has been established. <p>Means for reconfiguring a lot all plans of reconfiguration (or for an application which applies to a particular stage, all plans of reconfiguration for that stage) have been given to Council.</p>
Completion Date	<p>Means:</p> <ul style="list-style-type: none"> • 19 July 2018; or • such date as extended by the Council pursuant to section 3.7 of Attachment A.
Development Approval	A development permit for a material change of use or a development permit or compliance permit for reconfiguring a lot or a development permit for building work for a dual occupancy that has not lapsed.
Eligible Development	Means proposed development that satisfies the requirements of section 2 of Attachment A.
Entertainment Activities	<p>Means any of the following:</p> <ul style="list-style-type: none"> • Club; • Function facility; • Hotel; • Nightclub entertainment facility; • Theatre; • Tourist attraction.
Housing Affordability development	<p>Means development for any of the following:</p> <ul style="list-style-type: none"> • Infill Residential Development; or • Relocatable Home Park; or • Reconfiguration of a lot creating residential allotments on land located within the Rural Residential Zone; or • Reconfiguration of a lot creating more than ten (10) fully serviced (including both reticulated water and sewerage infrastructure) residential allotments on land located within the Low Density Residential zone, Medium Density Residential zone or Emerging Community zone.

Industry Activities	Means any of the following: <ul style="list-style-type: none"> • Bulk landscape supplies; • Extractive industry; • High impact industry; • Low impact industry; • Marine industry; • Medium impact industry; • Research and technology industry; • Service industry; • Special industry; • Transport depot; • Warehouse.
Infill Residential Development:	Means residential development (including multiple dwellings and dual occupancies) located on land which is: <ul style="list-style-type: none"> • situated within an existing suburb or township; • substantially surrounded by existing urban development; • serviced by urban roads and reticulated water supply; • was less than one (1) hectare in area on 19 July 2016 and is less than one (1) hectare in area on the date of application for a discount under this policy; • developed for not more than ten (10) residential lots or dwellings; and • located within the identified Priority Infrastructure Area of the Bundaberg Regional Council Planning Scheme 2015; and • does not constitute a stage of a larger development that does not otherwise meet the criteria of this definition.
Infrastructure Charges	Means infrastructure charges or contributions for trunk infrastructure payable pursuant to a Charges Notice or a contribution condition in a Development Approval.
Long Term Employment Generating development	Means development for any one or combination of the following purposes defined under the Bundaberg Regional Council Planning Scheme 2015 subject to any limitation in brackets: <ul style="list-style-type: none"> • Industry activities; • Health care services; • Hospital; • Resort complex; • Short term accommodation; • Tourist park; • Nature-based tourism; • Tourist attraction; and • Business activities (where located on land in either the Principal Centre zone,
Planning Act	Means the <i>Sustainable Planning Act 2009</i> or subsequent legislation which repeals and replaces that act.
Priority Infrastructure Area	Is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently (the maps contained within the Bundaberg Regional Council Planning Scheme 2015 titled Priority Infrastructure Area delineates the boundaries of the Priority Infrastructure Area for this incentives scheme).

Rural Sector development	<p>Means development for any one or combination of the following purposes defined under the Bundaberg Regional Council Planning Scheme 2015 subject to any limitation in brackets:</p> <ul style="list-style-type: none"> • Intensive horticulture; • Rural industry; • Aquaculture; • Winery (where located in a Rural zone); • Intensive animal husbandry; • Short-term accommodation (for the purpose of accommodating backpackers and/or itinerant farm workers); • Non-resident workforce accommodation (for the purpose of accommodating backpackers and/or itinerant farm workers); or • Rural workers accommodation.
Substantial Commencement	<p>Means for a material change of use the commencement of the construction of either slab or footings (whichever is required for the development) proportionate to the size of the development proposed.</p> <p>Means for reconfiguring a lot the commencement of civil works (such as roadwork, water or sewer connections, stormwater pipe work).</p> <p>Preliminary site works including tree clearing or bulk earth works are not considered to be substantial commencement for these purposes.</p>



BUNDABERG *Open* FOR DEVELOPMENT

Promoting Development Activity in the Bundaberg Region

The development and construction industry is a key component of the Bundaberg regional economy. In 2014/15 the construction industry contributed \$351.2 million to the gross regional product and directly employed nearly 3,000 people locally with flow-on benefits to many other local businesses.

The Bundaberg Regional Council is firmly committed to supporting this key sector of the economy to provide employment and economic growth for our region. Following on from the success of the incentives for development provided over 2013-2015, the Council has developed a new range of incentives to stimulate further development activity, provide opportunities for longer term job creation and to assist housing affordability in our region.

Incentives for Development Creating Jobs and Affordable Housing

Council is offering incentives to attract developments that will **generate longer term economic growth and job creation** where they are consistent with our planning vision for the region. Council is also looking to incentivise certain residential developments that will put downward pressure on the cost of new housing.

To do this, Council is offering a range of discounts off infrastructure charges across four categories:

Long Term Employment Generating Development

Council is discounting infrastructure charges by 50% for the following types of development:

- All industrial development;
- Medical related development;

- Tourism related development; and
- Certain commercial uses, where located on land in a Commercial zone.

CBD/Town Centre Development

Council is fully discounting (100%) infrastructure charges for certain, key development within the Bundaberg CBD, and the town centers of Childers, Gin Gin and Bargara to stimulate development that keeps these key economic nodes vibrant and attractive places for residents and businesses alike. Development incentivized under this category is:

- Short Term Accommodation;
- Residential Units;
- Offices, Shops, Showrooms and Shopping Centers
- Entertainment Activities;
- Bars, and Food and Drink Outlets;
- Educational Establishments; and
- Mixed use developments that incorporate a combination of the above uses.



Promoting Development Activity in the Bundaberg Region

Rural Sector

To provide a direct stimulus to farmers to undertake development that encourages value adding to farms, the following discounts off infrastructure charges will apply:

- 100 % for Intensive Horticulture, Rural Industry, Aquaculture and Winery (where in a Rural zone) developments; and
- 50 % for Intensive Animal Industry, Short Term Accommodation and Non-resident Workforce Accommodation where for backpackers and/or itinerant farm workers, and Rural Workers Accommodation development.

Housing Affordability

To cater for anticipated population growth, the Bundaberg Region will require an additional 21,000 dwellings by 2031. To help achieve this target whilst maintaining housing affordability, Council is discounting charges on the following residential developments:

- ***NEW*** 50% off infrastructure charges for Relocatable Home Parks;
- 50% off infrastructure charges for Infill Residential Development;
- ***NEW*** 50% off infrastructure charges for rural residential subdivision where located in a Rural Residential Zone; and
- 50% off infrastructure charges for fully serviced (sewer and water) residential subdivision creating more than ten lots where located in a Low Density Residential Zone, Medium Density Residential Zone or Emerging Community Zone.

What to do to take advantage of the Incentives

To be eligible for the discounts available, it is necessary to make a simple and quick application to Council. The application form can be found on our website or is available from Council offices. Applications for the infrastructure charge discounts open on 19 July 2016 and must be received before **the new closing date of 22 December 2017.**

Development that is incentivised under this program is required to be completed before 19 July 2018.

Please see the Rules and Procedures attached to the application form as well as the Bundaberg Open for Development 2016 Infrastructure Agreement for full details on the discounts on offer as well as the obligations applicable to developers and land owners.

Helping in Other Ways

Apart from the direct financial incentives, the Bundaberg Regional Council provides a range of other measures to assist residents and developers with their development projects including:

- Free pre-lodgement meetings;
- Dedicated Senior Planner for management of major projects;
- Fast tracked assessment of low-risk applications;
- Easy-to-access planning information on Council's website; and
- Further planning work in key development areas including the Bundaberg CBD and Burnett Heads.

If you are looking to develop in the Bundaberg Region, the Council is here to assist. To find out how we can help you with your development proposal, please contact the Development Group on 1300 883 699 or email us on

Duty.Planner@Bundaberg.qld.gov.au

Promoting Development Activity in the Bundaberg Region



MD-7-807 Rev.1 08/05/17 P2 of 2

**Item****06 June 2017****Item Number:**

K1

File Number:

322.2016.46953.1

Part:

DEVELOPMENT ASSESSMENT

Portfolio:

Infrastructure & Planning Services

Subject:

167 Woodgate Road, Goodwood - Material Change of Use for Animal Keeping

Report Author:

Richard Jenner, Development Assessment Manager

Authorised by:

Michael Ellery, Group Manager Development

Link to Corporate Plan:

Our Environment - 2.2 Sustainable built environments and local projects that support our growing population and promote economic investment and development.

Summary:

APPLICATION NO	322.2016.46953.1
PROPOSAL	Material Change of Use for Animal Keeping
APPLICANT	SR Bland & LM Cameron
OWNER	SR Bland & LM Cameron
PROPERTY DESCRIPTION	Lot 2 on RP806926
ADDRESS	167 Woodgate Road, Goodwood
PLANNING SCHEME	Bundaberg Regional Council Planning Scheme 2015
ZONING	Rural Zone
OVERLAYS	Agricultural Land Overlay Code Infrastructure Overlay Code Biodiversity Areas Overlay Code Steep Land Overlay Code Bushfire Hazard Overlay Code
LEVEL OF ASSESSMENT	Impact Assessment
SITE AREA	7.913 ha
CURRENT USE	Dwelling House and Kennel (12 kennels/dogs)
PROPERLY MADE DATE	2 December 2016
STATUS	The 20 business day decision period ended on 10 April 2017
REFERRAL AGENCIES	Nil
NO OF SUBMITTERS	Eighty-two (82) properly made submissions
PREVIOUS APPROVALS	322.2012.36537.1- Dated 4 April 2013
SITE INSPECTION CONDUCTED	10 April 2017
LEVEL OF DELEGATION	Level 3

1. INTRODUCTION

1.1 Background

On the 4 April 2013 Bundaberg Regional Council at its Planning Committee meeting granted a conditional approval (development permit) for Material Change of Use for a Kennel (Twelve (12) Coursing Kennels).

On the 20 August 2014, Bundaberg Regional Council issued a notice, agreeing to a request to change the above-mentioned development permit to substitute the approved plan with a new plan allowing the owner to utilise a domestic storage shed for the coursing (racing greyhound) kennel purposes.

On the 4 November 2015, Council issued a Show Cause Notice - SCN (Council Ref: 326.2012.174.3) to the owner alleging non-compliance with conditions of the guiding development approval. A satisfactory response to the SCN was provided by the owner and the investigation was closed by the Council compliance team.

In April 2016 additional public complaint was received by Council alleging non-compliance with the development permit (322.2012.36537.2). The result of these complaints and Council's compliance investigation was Council issuing an Enforcement Notice to the land owner via letter dated 10 August 2016. The land owner, in response to Council's compliance actions, submitted this current development application for land uses not currently provided for in the earlier development approval.

1.2 Proposal

The applicant seeks a development permit for a Material Change of Use for Animal Keeping.

Specifically the applicant seeks to operate a Greyhound Kennel which includes:

- A total of eighteen (18) individual greyhound kennels;
- One (1) isolation kennel for injured or sick animals (a requirement of Racing Queensland);
- One (1) whelping yard and one (1) rearing yard adjacent to the north western side of the dwelling house for up to a combined maximum of twenty (20) animals at any one time;
- A maximum of six (6) retired greyhounds; and
- A maximum of two (2) "house dogs/ pets".

Noting the animal keeping 'mix' detailed above, the proposed facility will have a maximum capacity of up to forty-six (46) dogs (two of which are domestic pets) as follows:

- 18 racing greyhounds;
- 6 retired greyhounds;
- 20 pups to 12 months of age; and
- 2 house dogs.

The proposal includes the use of the existing twelve (12) approved kennels approved to accommodate up to 12 greyhounds, under the 4 April 2013 permit, the ancillary garage/shed used for greyhound exercising (treadmills), food preparation (fridges, food storage), grooming equipment, storage of greyhound coursing equipment and personal domestic storage.

The proposed use also includes a free run yard located at the front of the allotment where dogs are permitted to run around/exercise (3-4 dogs at a time for approximately 15 minutes and then transferred to the garage/shed for a treadmill session (generally 15 minutes), then returned to the kennels for feeding.

Dogs are also proposed to be exercised in the adjacent paddocks to the north of the dwelling house between 6 am and 8 am daily and week days between 4 pm and 6.30 pm.

The applicant prescribes that dogs are only exercised in the yards when the residents are on premises. When the occupants of the land are not home, the racing greyhounds are all restricted to the kennels and puppy yards.

A circular training facility (aka a Bull Ring) is located approximately 250 metres from the northern property boundary and approximately 300 metres from the dwelling house onsite. This facility is used to train the greyhounds to "rail" and turn on a circular track.

Feeding time is proposed generally between 6.30 am and 8 am in the mornings and generally between 5 pm and 7 pm in the evenings depending on the time of year.

The proposed facility is for private use. The applicant does not seek to allow boarding of other/additional dogs not associated with the use nor create a commercial boarding facility.

1.3 Site Description

The subject site is improved with a detached dwelling and two (2) outbuildings. An electricity easement is located at the frontage of the land. The surrounding land on the northern side of Woodgate Road is included within the Rural zone of the Planning Scheme and the immediate surrounding area comprises lots of a rural lifestyle character with lot sizes predominately ranging around seven (7) hectares, however, some smaller (2,000 m² – 4,000 m²) lots and some larger rural lots are also scattered amongst the subject area. Land on the southern side of Woodgate Road is located within the Rural Residential Zone of the Planning Scheme. The subject site shares a rear boundary with the Burrum Coast National Park (Kinkuna Section). The site is located approximately 1.6 kilometres east of Goodwood State Primary School and 1.1 kilometres north of the Gregory River.

2. ASSESSMENT PROVISIONS

2.1. Applicable Planning Scheme, Codes and Policies

The applicable local planning instruments for this application are:

Planning Scheme: Bundaberg Regional Council Planning Scheme

Applicable Codes:

- Rural zone
- Agricultural land overlay code
- Infrastructure overlay Code
- Rural uses code
- Landscaping code
- Nuisance code
- Transport and parking code
- Works, services and infrastructure code
- Biodiversity areas overlay Code
- Steep Land overlay Code
- Bushfire Hazard overlay Code

2.2 State Planning Instruments

The Bundaberg Regional Council Planning Scheme 2015 has been endorsed to reflect the State planning instruments.

3. ISSUES RELEVANT TO THE APPLICATION

The following significant issues have been identified in the assessment of the application:

Non-rural use in a rural zone

Given the subject site is located within the Rural zone of the Bundaberg Regional Planning Scheme an assessment of the proposed development has been considered against the Rural Zone code. Specifically, the purpose of the code is to provide a wide range of rural uses to locate within the rural zone. The code provides a number of examples, including animal keeping.

The rural zone code affords opportunities for non-rural uses (in this case an animal keeping proposal) to locate and rely on the rural setting where non-rural uses are compatible with agriculture, the environment and the landscape character of the area. In order to achieve this outcome, the proposed development needs to be able to minimise conflicts with existing and future rural uses and activities on the surrounding rural lands (including dwelling houses). This is particularly relevant noting the public complaint and Council compliance investigations relating to the past use of the land.

Performance Outcome 2 (PO2), PO5 and PO6 of the Rural Zone code seeks to control and limit the effects of the proposed development on existing rural uses and sensitive land uses (eg: dwelling houses) adjacent and surrounding the subject site. The proposal report details that these outcomes will be achieved by utilising appropriate management practices that limit the potential for offsite impacts.

Further guidance of appropriate setbacks to sensitive land uses is described below, however, a suite of measures may need to be imposed on the development to achieve an acceptable level of residential amenity for surrounding properties, including but not limited to setbacks, noise mitigation, hours of activity restrictions etc.

Development Setbacks to Adjoining Land Uses

The proposed development locates on a rural zoned allotment approximately 135 metres in width and 583 metres in depth. Several similar dimensioned allotments have been created along this section of Woodgate Road. The adjoining allotment to the East (No: 179 Woodgate Road) is 4,000 m² with a 40 metres frontage to Woodgate Road and a common boundary length to the subject site of approximately 84.5 metres.

The rural uses code of the Council's Planning Scheme sets out minimum site areas and setback distances for proposed uses. A summary of table 9.3.15.3.3 (*Siting and setback requirements for intensive rural uses*) specific to animal keeping is provided below with the proposal figures in **bold**:

	Minimum site area	Min boundary setbacks	Min distance from a residential building on surrounding land	Distance from a wetland
Planning Scheme requirements	4 ha	50 metres from any road frontage and 15m from side and rear boundaries	100 metres	50 metres
Current Proposal	7.913 ha	On the front boundary and adjoining side boundaries	Approx 50 metres to the dwelling at 179 Woodgate Road	Undefined

An analysis of the proposed use areas identified on the applicant's proposal plan (*Bland17005- Drwg 4 dated 15.02.2017*) concludes that the free run yards at the front of the allotment does not achieve the minimum distance (50 metres from any road frontage) set out under table 9.3.15.3.3 of the Rural Uses code.

Other aspects of the proposed development that do not comply with the above mentioned table include:

- The proposed rearing kennel on the western side of the dwelling house is located within 15 metres of the side boundary (approximately 13.5 metres);
- The proposed puppy yards located at a point midway along the western property boundary have no proposed setback to the common boundary of 163 Woodgate Road; and
- The existing garage/shed (approved for storage and training purposes under the request to change issued on the 20 August 2014) is approximately 46 metres from the front property boundary.

It is considered that the location of puppy yards and proposed free run yards located between the dwelling and Woodgate Road, do not comply with relevant code criteria. Informing this consideration is, the omission of an appropriately qualified persons technical report (within the development application material) demonstrating that no

significant environmental harm or nuisance will arise from adopting a lesser standard to that in table 9.3.15.3.3, Council's land use compliance history at this site (including public complaint), and acknowledgement of the content of public submissions received during the public notification period.

As a result, the Council's Development Assessment team believe that conditions should be imposed to ensure elements of the proposed use comply with the separation distances recommended within the Planning Scheme. In this regard the developer/landowner would be required to submit to Council for approval (and prior to the use commencing) an amended plan that locates both the free run yards and puppy yards a compliant distance from property boundaries.

Notwithstanding that the subject land locates within the Rural Zone of the Council Planning Scheme, land on the southern (opposite) side of Woodgate Road was included Rural Residential Zone upon commencement of the Council's Planning Scheme in October 2015. Prior to this change, all land in this area was located in the Rural Zone of the Isis Shire Planning Scheme 2007.

Acceptable Outcome AO8.3 of the Rural Uses Code requires that an intensive animal use (which includes 'animal keeping' activities) be located not less than 1000m from land included in the Rural Residential zone. In closer consideration of this separation distance requirement, it is relevant to note that the 'intensive animal use' heading within the Rural Uses Code includes not only animal keeping (of the type proposed) but also intensive animal industries, which would include feedlots, piggeries, poultry farms and the like. It is acknowledged that an animal keeping activity of the type and scale proposed (maximum 46 dogs), has a significantly reduced potential for offsite impacts when compared to an operational feedlot or piggery, for example. In a different example, a smaller scaled animal keeping land use with a maximum of 10 dogs (for example) would also be considered against the setback requirements of this Acceptable Outcome. In this way, the Acceptable Outcome of the Code may represent a trigger or starting point to further investigate the suitability of an animal keeping activity within 1,000 m of Rural Residential zoned land, however, it is relevant to consider the Performance Outcome (PO) of the code to ascertain the level of compliance or otherwise, based on the specific scale and nature of the proposed land use.

The Performance Outcome (PO) 8 of the Rural Uses Code aims to ensure that the site has sufficient land area for the use proposed and provides adequate setbacks to watercourse/wetlands, road frontages, side boundaries and residential uses on surrounding land. The focus of the PO is to ensure that the proposed use is sufficiently separated from planned residential areas and sensitive receptors to avoid the impacts of odour, noise, dust, visual impact, traffic generation, lighting, and other emissions or contaminants. In the present case, it is the view of assessing Officers that the primary emission risk relates to noise from barking/howling dogs, with secondary emission risks relating to waste disposal and visual impacts. As discussed elsewhere in this report, it is considered that the use of setback limitations (from site boundaries and adjoining dwellings), the requirements of the Environment Management System (EMS) to manage operations to reduce potential noise impacts, the broader controls available to Council as regulator under the *Environment Protection (Noise) Policy* and *Environmental Protection (Air) Policy 2008*, and the conditions of any development approval issued, are sufficient to manage offsite impacts from the use on adjoining land uses.

In the present case the closest part of the development (kennel structures) to a residential dwelling located in the Rural Residential zone is approximately 170 m. The current Planning Scheme indicates that the preferred subdivision pattern for this Rural Residential area aims to create new lots not less than 2 ha in land area. These lots are intended to have a minimum 60 m road frontages, with an overall depth to frontage ratio of 4:1. Considering the location of the established dwellings on the lots on the southern side of Woodgate Road (which are the lots most directly exposed to potential impacts from the proposed use) it is likely that further subdivision of these lots would be in the form of rear allotments and that new residential dwellings would be located behind the constructed dwellings and outbuildings. As a result, it is not considered that support for the proposal reduces the ability of Rural Residential land on the southern side of Woodgate Road to develop for this intended purpose into the future.

Agricultural Land

The site contains Agricultural Land Classification (ALC) Class "A" land.

The agricultural land overlay codes seeks to protect the land from incompatible uses on and adjoining the subject site. The code sets out preferred uses to locate on the identified overlay area, which includes all rural activities (excluding permanent plantations). For the purpose of assessment, an Animal Keeping use is defined within the *rural activities* activity group (Table SC1.1.1.2 of the Bundaberg Regional Planning Scheme 2015). It is noted that despite the land classification the allotments is a relatively small rural land holding (7.913ha), which is not utilised for active agriculture. Adjoining land is also used for rural residential type activities rather than intensive forms of agriculture. In terms of built infrastructure, it is noted that a limited number of structures/buildings are proposed in association with the use and the bulk of the built infrastructure will be fencing. As a result there is no discernible or permanent loss of Class 'A' land through the establishment of the Animal Keeping land use.

Nuisance

It is acknowledged that the establishment of an animal keeping facility for Greyhounds has the potential to cause offsite impacts to surrounding properties, primarily through noise impacts (ie: barking dogs). The existing development permit (322.2012.36537.1) over the subject site for twelve greyhound kennels includes conditions that ensure that noise and odour emissions are appropriately managed and controlled for that scale of development. The proposed development seeks an increase in both scale and intensity to the existing facility by:

- Proposing an additional six (6) kennels + an isolation kennel for sick or injured animals);
- Increase the number of racing greyhounds from 12 to 18 dogs, plus the keeping of up to an additional 6 retired greyhounds.
- Introducing a Whelping kennel and Rearing kennel for up to twenty (20) dogs (up to 12 months of age); and
- Formalised areas of free run yards, puppy yards and ancillary training facilities within the subject site.

As discussed elsewhere in this report, some components of the proposed use were located within the prescribed setbacks (eg: minimum 100 m set back from a dwelling on an adjoining lot) of table 9.3.15.3.3 of the planning scheme (*Siting and setback requirements for intensive rural uses*), and it is proposed to relocate these facilities in

an effort to maximise separation between the land use and adjoining dwelling houses. In addition to an amendment to the proposed plan of development, impacts from the land use, including, noise, odour, waste management and lighting etc. are intended to be managed through an Environmental Management System (EMS) report.

It is noted that some recent noise monitoring has been undertaken by Council on adjoining land in response to public complaints, with limited indication of a barking nuisance during these monitoring times. Notwithstanding this, Council continues to have an ongoing regulatory responsibility to ensure that noise, odour, dust and particulate nuisances emitted from the approved use accord with the objectives of the Environment Protection Act 1994, *Environment Protection (Noise) Policy* and *Environmental Protection (Air) Policy 2008* respectively.

The use is also to comply with the requirements of the Bundaberg Regional Council Local Law No 2.0 (Animal Management) 2011, and the approved facility (Animal Keeping) must comply with the *Animal Management (Cats and Dogs) Act 2008*. The above legislative/policy parameters are considered adequate to ensure that an animal keeping land use at this site can adequately manage offsite impacts.

Current Development Approval (322.2012.36537.1)

On the 4 April 2013 Bundaberg Regional Council at its Planning Committee meeting granted a conditional approval (development permit) for Material Change of Use for a Kennel (Twelve (12) Coursing Kennels) and associated facilities. It is noted that as the land use approved under this Development Permit has commenced, there is no opportunity (under the Sustainable Planning Act 2009) for the approval to be cancelled or withdrawn. It is also noted that this current development proposal intends to utilise some features of the earlier approval, albeit that the specific proposal represents a marked increase in the scale and intensity of the earlier approved use.

A question remains regarding the effect that approval of this current development application will have on the earlier and smaller scaled development approval that remains current. It is the view of the Council’s Development Assessment team that it is not a practical outcome for two separate, but partly related approvals, to operate simultaneously. To deal with this situation, it is intended to impose a condition on any development approval requiring the developer/landowner to confirm in writing to Council that upon commencement of the new development approval that the 2013 approval will be taken to have been abandoned.

Public Notification

The following matters were raised by submitters:

Grounds of Submissions		Considerations
1	Noise from barking dogs and howling dogs impacting adversely on residential amenity of adjoining properties. Council is in receipt of many (80+) public complaints in this regard.	<p>It is acknowledged that keeping of dogs has the potential to cause offsite impacts and that Council has been in receipt of multiple public complaints overtime regarding this issue.</p> <p>The current proposal aims to increase the numbers of dogs kept at the land (from 12 to a maximum 46 dogs) and offsite amenity impacts relating to noise needs to be adequately addressed. In this regard it is proposed to impose physical set back buffers from dog free</p>

		<p>run areas to adjoining residences and adjoining property boundaries. No free run areas will be approved to be located at the front of the property, removing the potential for greyhounds to react to passing pedestrians or vehicles on the roadway. Apart from removing stimulus that may entice the dogs to bark, the buffer areas provide a minimum 100 m physical separation between any adjoining residence and a free run area on the subject land.</p> <p>Officers of Council's Community and Environment Team have recently undertaken noise measurements from the adjoining property (179 Woodgate Road) on four (4) separate occasions. Officers have concluded that during this period of monitoring, elevated noise levels (above background noise) could not be attributed to the kennel facility (with limited to no barking from greyhounds recorded), but instead were attributable to road traffic on Woodgate Road.</p> <p>Notwithstanding this specific period of monitoring, Council continues to have an ongoing regulatory responsibility to ensure that noise, odour, dust and particulate nuisances emitted from the approved use accord with the objectives of the Environment Protection Act 1994, <i>Environment Protection (Noise) Policy</i> and <i>Environmental Protection (Air) Policy 2008</i> respectively.</p> <p>The use is also to comply with the requirements of the Bundaberg Regional Council Local Law No 2.0 (Animal Management) 2011, and the approved facility (Animal Keeping) must comply with the <i>Animal Management (Cats and Dogs) Act 2008</i>.</p> <p>The above legislative/policy parameters are considered adequate to ensure that an animal keeping land use at this site can adequately manage offsite impacts.</p>
2	Perceived adverse Impacts on Real Estate prices.	It is recognised in Planning and Environment law that perceived impact of a proposal on property prices does not represent a valid planning ground for objecting to a proposal.
3	Impacts of animal waste on watercourses and environment noting no waste water treatment and disposal system is to be provided.	<p>There is no evidence presently before Council to suggest that animal waste from the facility will have an adverse effect on the watercourses in proximity to the property or the broader receiving environment.</p> <p>Conditions of any approval can ensure that waste disposal is undertaken in accordance with an approved methodology and that all facilities associated with the use are maintained in a clean and sanitary manner at all times.</p>

4	Dogs on the land have in the past 'menaced' pedestrians at the fence as they walk past.	It is proposed that current free run areas be relocated from the front of the property to point not closer than 50m from the Woodgate Road property boundary.
5	No noise management plan is provided.	<p>Despite the absence of a formalised noise management plan, there is a requirement that an Environmental Management System (EMS) be provided with terms of reference to deal with noise management (amongst other things). In addition to the EMS Council will have an ongoing regulatory responsibility to ensure that noise, nuisances emitted from the approved use accord with the objectives of the <i>Environment Protection (Noise) Policy</i> and <i>Environmental Protection (Air) Policy 2008</i> respectively.</p> <p>The use is also to comply with the requirements of the Bundaberg Regional Council Local Law No 2.0 (Animal Management) 2011, and the approved facility (Animal Keeping) must comply with the <i>Animal Management (Cats and Dogs) Act 2008</i>.</p> <p>The above legislative/policy parameters are considered adequate to ensure that an animal keeping land use at this site can adequately manage offsite impacts.</p>
6	There is no limit on the number of puppies that can be raised on the land.	This is not correct. The proposal is for a maximum 20 pups up to 12 months of age.
7	The facilities (buildings and structures) are not well setback from adjoining boundaries and impact on the rural landscape values of this rural locality.	The structures to be used in association with this animal keeping activity are well screened to the eastern and western boundaries by existing vegetation on the neighbouring properties. Established vegetation on the subject property and movement of free run yards ensures that rural landscape values are not unduly impacted when viewed from the Woodgate Road frontage.
8	The utility shed adjoining the eastern boundary is constantly used for keeping greyhounds and washing dogs.	It is acknowledge that the use of this structure has been a feature of Council's past compliance investigations, despite specific conditions restricting its use in the earlier development approval. Conditions of any approval can limit the use of this structure for the current proposal.
9	The proposal is inconsistent with the Bundaberg Regional Council Planning Scheme noting the sites proximity to Rural Residential Zoned land.	<p>The site is proximate to Rural Residential zoned land, however, for the reason discussed within this report is not considered to prejudice the development of Rural Residential land into the future.</p> <p>It is considered that the proposed use can comply with the Performance Outcomes of the Rural Uses Code and is not reflective of a higher impact intensive animal use (eg: piggery, feedlot, poultry farm) which would warrant the maintenance of a 1km buffer to residential/sensitive land uses.</p>

10	The use does not adequately manage stormwater runoff and has the potential to pollute ground water and water courses.	Considering the land area of the subject property (7.9 hectares), setbacks of structures from property boundaries, and limited hardstand and roofed areas, it is considered unlikely that stormwater runoff will be of a volume to impact on watercourses within the property (eg; the closest water feature on the property is 160m (approx.) from the kennel structures. In addition there is no information presented which would suggest that the keeping of 46 dogs on the subject property would generate additional impacts to groundwater than, for example, other animal keeping in a rural area such as cattle grazing. It is also relevant to note the limited time dogs are located in free run areas and the waste management regime within the kennel areas.
11	There is no setback to the road from the dog paddocks which are located at the front of the land	It is proposed that current free run areas be relocated from the front of the property to point not closer than 50 m from the Woodgate Road property boundary, not closer than 100 m to an adjoining residence, and not closer than 15 m to a side boundary.
12	Proposed waste management procedures are considered inadequate	Conditions of any approval can ensure that waste disposal is undertaken in accordance with an approved methodology and that all facilities associated with the use are maintained in a clean and sanitary manner at all times. Waste management is also a feature of the Environmental Management System (EMS) report.
13	There is no formalised internal access to juvenile kennels	Although it is not considered that formalised roadway need be provided to the juvenile kennels it is reasonable to ensure that dust from vehicle movements does not cause offsite impacts. It is noted that the location of the juvenile kennels, a minimum 120 m from the adjoining dwelling house (western boundary) along with the prevailing wind direction should assist in limiting offsite impact from dust.
14	Existing dogs are not effectively contained within the land and have escaped previously. In 2013 dogs attacked a mother and her children.	<p>Conditions of any approval can be imposed to reduce the risk of dogs escaping their enclosures. Movement of the free run yards from the frontage of the property should be sufficient to reduce the potential for interaction between dogs and members of the public.</p> <p>Council's records do indicate that a dog attack complaint was received in February 2013, however, the complaint was formally withdrawn prior to the Council investigation being finalised.</p>
15	Site landscaping is inadequate to screen built elements of the activity.	The structures to be used in association with this animal keeping activity are well screened to the eastern and western boundaries by existing vegetation on the neighbouring

		properties. Established vegetation on the subject property and movement of free run yards ensures that rural landscape values are not unduly impacted when viewed from the Woodgate Road frontage.
16	Submissions of support – large property, no offsite impacts, community asset, improves animal welfare, clean conditions and quality structures, no perceived drop in real estate values, good support for racing industry in Bundaberg Region, no major noise impacts from current dogs	Comments noted

4. REFERRALS

4.1 Internal Referrals

Advice was received from the following internal departments:

Internal department	Referral Comments Received
Development Assessment - Engineering	15 November 2016
Environmental Health Services	March and April 2017
Water and Wastewater Support Group	25 November 2016

Any significant issues raised in the referrals have been included in section 3 of this report.

4.2 Referral Agency

Not Applicable

5. PUBLIC NOTIFICATION

Pursuant to the *Sustainable Planning Act 2009*, this application was advertised for 15 business days from 17 February 2017 until 10 March 2017. The Applicant submitted documentation on 13 March 2017 advising that public notification had been carried out in accordance with the *Sustainable Planning Act 2009*. Council received eighty-two (82) properly made submissions in relation to this development application during this period. Of those 82 properly made submissions, 9 were in objection to the proposal and 73 were in favour of the proposal. 62 of the 73 submissions in favour of the proposal were 'form type' letters. During this period Council also received 2 petitions. 1 petition was in favour of the proposal and contained the signatures of 124 people and 1 petition objected to the proposal and contained 58 signatures.

In addition to the 82 properly made submissions Council also received 13 'not properly made' submissions (12 in favour of the proposal and 1 objection). Any significant issues raised have been included in section 3 of this report.

6. DRAFT CONDITIONS

Draft Conditions were issued to the applicant on 13 April 2017. The Applicant submitted written representations to Council on 28 April 2017 relating to draft Condition 13 (Extent of Approved Use); Condition 23 (Waste Disposal); and

Conditions 26 and 27 (Landscaping). A summary of the Applicants representations is provided below:

Condition 13 (Extent of Approved Use) - We would like the hours of kennelling changed to read between 7.00 pm and 5.30 am as this reflects the hours normally associated with Greyhound Training and allows for race preparation and post race arrival from the track on most occasions (*Staff Comment – representations agreed to in part. The proposed condition now recommends kennelling between the hours of 7.00 pm to 6.00 am to allow for seasonal variations, but balancing the concerns about offsite noise impacts*).

Condition 23 (Waste Disposal) - We respectfully request that the wording of this clause requiring drainage to a septic tank be deleted as there is no waste from the actual kennels, the only water run off is from rain water and wash down water when the kennel walls and floors are gurneyed with clean water to wash off accumulated dust. This water has a natural run off into the back paddock. As this is a Rural property we see no reason for this clause as there is no detrimental effect on the environment. (*Staff comment – noting the available land area onsite, this condition has been modified to ensure waste water does not impact adversely on the receiving environment*).

Conditions 26 and 27 (Landscaping) - We respectfully request that the whole of this section be deleted as the area referred to is well outside of and away from the recommended dog area and therefore will not be necessary (noting the proposed buffer areas and restriction on having dogs in the front free run areas). It is noted we have however planted a number of various fruit trees in this area as per our previously approved landscape plan. (*Staff Comment – agreed. Landscaping requirements have been removed due to the removal of free run areas at the frontage of the property*).

Condition 5 (Amended Plans) - Clause 5(a)(iii) and (b)(iii) be altered to not include the adjoining property at 191 Woodgate Road as we own this particular property and do not consider that this buffer is required. However, we will lodge an undertaking with the Council that if we sell 191 Woodgate Road we will erect a fence 15 metres from the boundary as per this requirement. **Note this representation was later withdrawn by the Applicant, who accepts the general premise of the condition.**

General Comment - The house dogs and retired Greyhounds (who have transitioned into normal house dogs associating with other animals) have free run of the house and yards and are only restricted from the Greyhound Kennels and free run yards. (*Staff Comment – agreed to in part. It is not possible (or reasonable) for the community or Council Officers to distinguish between a retired or racing greyhound. For this reason only domestic dogs that are not greyhounds are permitted in the area between Woodgate Road and the dwelling house*).

Communication Strategy:

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

Attachments:

- 1 Locality Plan
- 2 Site Plan
- 3 Approved Plan

Recommendation:

That Development Application 322.2016.46953.1 be determined as follows:

DESCRIPTION OF PROPOSAL

Material Change of Use Animal Keeping

SUBJECT SITE

167 Woodgate Road, Goodwood, described as Lot: 2 on RP806926

DECISION

Approved in full subject to conditions

The conditions of this approval are set out in **Schedule 1**. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

1. DETAILS OF APPROVAL

The following approvals are given:

	Sustainable Planning Regulation 2009, schedule 3 reference	Development Permit	Preliminary Approval
Making a material change of use assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval to which section 242 applies		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Deemed Approval

Section 331 of the *Sustainable Planning Act 2009* (SPA) is not applicable to this decision.

2. PRELIMINARY APPROVAL AFFECTING THE PLANNING SCHEME

Not Applicable.

3. OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out:

- All Building Work
- All Plumbing and Drainage Work

4. CODES FOR SELF ASSESSABLE DEVELOPMENT

Not Applicable

5. DETAILS OF ANY COMPLIANCE ASSESSMENT REQUIRED FOR DOCUMENTS OR WORK IN RELATION TO THE DEVELOPMENT

Not Applicable

6. SUBMISSIONS

There were eighty-two (82) properly made submissions received for the application. The name and address of the principal submitter for each properly made submission are as follows:

No	Name of Principal Submitter	Address
1.	Garry Hunt	14 Frizzells Road, Woodgate Qld 4660
2.	Phillip Henry Pearce	5 Nelson Street, Childers Qld 4660
3.	Peta Sykes	7 Gardner Street, Cordalba Qld 4660
4.	Patricia Henrickson	5 Nelson Street, Childers Qld 4660
5.	C Sheppard	155 Gentle Annie Road, Apple Tree Creek Qld 4660
6.	Dean K	6 Flynn Drive, Redridge Qld 4660
7.	J Urch	37 Yalla Lane, Redridge Qld 4660
8.	Daniel Marshall	15 Hinkler Street, Childers Qld 4660
9.	Laura Everett	213 Everetts Road, Childers Qld 4660
10.	Jenine Price	64 Berries Road, Eureka Qld 4660
11.	John Huntley	461 North Isis Road, Childers Qld 4660
12.	Hellen Schleijsper	PO Box 657, Childers Qld 4660
13.	Lynette Wassan	11 Redridge Crescent, Redridge Qld 4660
14.	Tanya Szogi	PO Box 985, Childers Qld 4660
15.	Samantha Wilson	27 Nelson Street, Childers Qld 4660
16.	Ray Boote	84 Ironbark Road, Goodnight Qld 4660
17.	Margaret-Ann Jones	217 Tramway Road, Farnsfield Qld 4660
18.	Mary-Lou Hallnett-Hay	12 Yalla Lane, Redridge Qld 4660
19.	D Fallon	1431 Goodwood Road, Childers Qld 4660
20.	Eleanor Mastin	PO Box 138, Woodgate Qld 4660
21.	Deb Hampson	38 Henrickson Road, Cordalba Qld 4660
22.	Charmaine Partridge	145 Gentle Annie Road, Apple Tree Creek Qld 4660
23.	Mr & Mrs Baron	11 Irene Ratcliffe Court, Buxton Qld 4660

24.	Beth Medlin	Unit 1 / 2 Morgan Street, Childers Qld 4660
25.	Sue Sommer	Woodgate Road, Woodgate Qld 4660
26.	Christine Bryant	11 Queen Street, Dallalrnil Qld 4621
27.	Sharon Menchin	93 Thomas Street, Howard Qld 4659
28.	Armin Strasler	PO Box 538, Childers Qld 4660
29.	J Downey	192 Woodgate Road, Goodwood Qld 4660
30.	Brian Terry	104 Ruths Road, South Kolan Qld 4670
31.	Doreen Dalton	129 Jakeman Drive, Agnes Water Qld 4677
32.	Ben Roberts	11 Gaydon Street, Childers Qld 4660
33.	C Y Sweeney	16 Planation Road, South Isis Qld 4660
34.	Mary-Lou Hallett-Hay	11 Yalla Road, Redridge Qld 4660
35.	Renee Haw	9 Bodalla Street, Apple Tree Creek Qld 4660
36.	Brian Porter	19 Ponderosa Drive, Cooroy Qld 4563
37.	Mel Saggars	131 Adies Road, Isis Central Qld 4660
38.	Lynette Wasson	11 Redridge Crescent, Redridge Qld 4660
39.	M & J Edwards	7 Whiting Street, Woodgate Qld 4660
40.	Polani & Christina Shadur	163 Woodgate Road, Goodwood Qld 4660
41.	Anthony Thomas	541 Bargara Road, Qunaba Qld 4670
42.	Michelle Rogers	135 Woodgate Road, Goodwood Qld 4660
43.	Richard Greatorex	179 Woodgate Road, Goodwood Qld 4660
44.	Sue Sommer	13 Old Woodgate Road, Goodwood Qld 4670
45.	Susanne Enright	6 Lovett Street, Bundaberg Qld 4670
46.	Linda Downey	192 Woodgate Road, Goodwood Qld 4660
47.	M Downey	192 Woodgate Road, Goodwood Qld 4660
48.	Rory & Natalie Powell	149 Woodgate Road, Goodwood Qld 4660
49.	Catherine Auld	3-5 King Street, Greenmount Qld 4359
50.	Janet Belich	126 Butchers Road, Childers Qld 4660
51.	Irene Boersma	25 Cousins Road, Horton Qld 4660
52.	Krystal Margaret Bouchardt	108 Station Road, Doolbi Qld 4660
53.	Janet Lubach	49 Whitley Street, Howard Qld 4659
54.	Melissa Carter	103 Monduran Road, Yandaran Qld 4673
55.	Rhonda Davis	974 Coringa Road, Biggenden Qld 4621
56.	Peter Dunne	PO Box 287, Childers Qld 4660
57.	Pam Grego	1/74 Watkins Street, Howard Qld 4659
58.	Gretton Gary	417 Adies Road, Isis Central Qld 4660
59.	Ross Hardy	PO Box 35, Biggenden Qld 4621
60.	Simon Herden	300 Hodges Road, Cordalba Qld 4660
61.	Dulcie Hume	50 Broadhurst Street, Childers Qld 4660
62.	Desley Hunt	3 Buchan Dr, Bargara Qld 4670
63.	Angela Mackay	512 Lynwood Road, North Isis Qld 4660
64.	Julia Madden	123 Gentle Annie Road, Apple Tree Creek Qld 4660
65.	W Mengede	11 Redridge Crescent, Redridge Qld 4660

66.	Lex Murphy	19 Warreners Road, Cordalba Qld 4660
67.	Robyn Reberger	31 McLachlan Drive, Bundaberg Qld 4670
68.	Marie & Grame Richards	2 Sandra Babara Drive, Booral Qld 4655
69.	Gordon Rout	59 CSR Depot Road, Childers Qld 4660
70.	Jaeanette Schmidt	PO Box 287, Childers Qld 4660
71.	Majella Taylor	248 O'Regan Creek Road, Toogoom Qld 4660
72.	Donna Siewert	Framptons Road, Childers Qld 4660
73.	Michelle Turner	18 Church Street, Horton Qld 4660
74.	Adrian Loriaux	PO Box 559, Woodgate Qld 4660
75.	John Schmidt	27 Stockyard Road, Childers Qld 4660
76.	Andrew Nielsen	107 Woodgate Road, Goodwood Qld 4660
77.	Rebecca Shooks	14 Jacaranda Drive, Bargara Qld 4670
78.	Louise Marsden	Townsville Greyhound Racing Club Inc PO Box 925, Castletown Qld 4812
79.	Yvonne Garnham	33 Isis Street, Buxton Qld 4660
80.	Debbie Tedge	39 Yalla Lane, Redridge Qld 4660
81.	R Menchin-Smith	16 Ranch Park Drive, Howard Qld 4659
82.	Kym Marsden	8 St Pavis Avenue, Golden Beach Qld 4551

7. CONFLICT WITH A RELEVANT INSTRUMENT AND REASONS FOR THE DECISION DESPITE THE CONFLICT

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

8. REFERRAL AGENCY

Not Applicable

9. APPROVED PLANS

The approved plan for this development approval are listed in the following table:

Plan number	Plan name	Date
Bland17005 Drwg 4	Proposed Expansion of Animal Keeping Facilities	15.02.2017

10. WHEN APPROVAL LAPSES IF DEVELOPMENT NOT STARTED

Pursuant to section 341 of the *Sustainable Planning Act* 2009, this approval will lapse four (4) years from the date that the approval takes effect unless the relevant period is extended pursuant to section 383.

11. REFUSAL DETAILS

Not Applicable

12. CONDITIONS ABOUT INFRASTRUCTURE

No conditions about Infrastructure have been imposed under Chapter 8 of the *Sustainable Planning Act 2009*.

SCHEDULE 1 CONDITIONS AND ADVICES IMPOSED BY THE ASSESSMENT MANAGER

PART 1A – CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

General

1. Meet the full cost of all works and any other requirements associated with this development, unless specified in a particular condition.
2. Where there is any conflict between Conditions of this Decision Notice and details shown on the Approved Plans, the Conditions prevail.
3. Comply with all of the conditions of this Development Permit prior to the commencement of the use, unless otherwise stated within this notice, and maintain compliance whilst the use continues.

Previous approval (No 322.2012.36537.2)

4. Prior to the commencement of the use permitted under this approval, the applicant is to provide written confirmation to Council that upon commencement of the new use under development approval 322.2016.46953.1 (and satisfaction of conditions of approval), the applicant accepts that the use rights attached to previous approval No. 322.2012.36537.2 (the earlier approval) have been abandoned. The effect being, that the earlier approval no longer has force and effect over the land and cannot be relied upon to guide the animal keeping land use into the future.

Amended Plans

5. Submit to and have approved by the Assessment Manager amended plans which incorporate the following:
 - a. The removal of the free run yards at the front of the property and relocate them within a compliant location that meets the following perimeters:
 - i. At least 100 metres away from any sensitive land use (residential dwelling) on an adjoining allotment; and
 - ii. At least 50 metres away from the road reserve (Woodgate Road); and
 - iii. At least 15 metres from side boundaries; and
 - iv. At least 50 metres away from the identified watercourse.
 - b. The relocation of the puppy yards adjacent to the southern dam to a compliant location that meets the following perimeters:
 - v. At least 100 metres away from any sensitive land use (residential dwelling) on an adjoining allotment; and

- vi. At least 50 metres away from the road reserve (Woodgate Road); and
 - vii. At least 15 metres from side boundaries; and
 - viii. At least 50 metres away from the identified watercourse.
- c. Location and dimensions of all structures associated with the approved use.

Once approved, the amended plans will form part of the Approved Plans for this development.

Building

6. The use of any building (including but not limited to the kennels) associated with the approved use cannot commence until all building approvals and final certificates are obtained.

Extent of Approved Use

7. No more than forty-six (46) dogs in total are to be kept on site at any time, consisting of:
- a) No more than eighteen (18) dogs (racing greyhounds) are to be kept on the site at any one time;
 - b) No more than twenty (20) pups (either being whelped or reared) up to the age of 12 months old are to be kept on site at any one time; and
 - c) No more than six (6) retired greyhounds and two (2) domestic dogs are to be kept of the site at any one time.
8. The use of the eastern most shed on the subject site for any animal keeping purposes, including dog exercising and storage, is strictly prohibited.
9. All activities associated with the approved use (excluding the access and egress of vehicles to the site) must not be located and/or undertaken within:
- a. 100 metres of a sensitive land use (dwelling house) adjacent to the subject site;
 - b. 50m (approx) from the front property boundary for the full width of the subject site;
 - c. Within 15 metres of the western and eastern boundary of Lot 2 on RP806926; and
 - d. Within 50 metres of the identified watercourse at the rear of the allotment.
10. The general public are not permitted to access the subject site in relation to the approved use.
11. Racing greyhounds and retired greyhounds are not permitted to access the 50m front boundary setback area (including the driveway area), except briefly where contained within a vehicle for transportation purposes.
12. All kennelled dogs, including the whelping kennel and rearing kennel pups/dogs must be kept in their respective kennels between the hours of 7.00 pm to 6.00 am.

13. The approved use is limited to boarding, training and breeding of dogs that permanently reside at the facility.
14. All greyhounds onsite are to be contained within fenced areas that are designed and constructed to prevent escape, to the satisfaction of the Assessment Manager.

On-Site Effluent Disposal

15. Waste water or other waste products associated with the approved use are not to be disposed of in the existing domestic onsite waste water treatment system.

Construction Management

16. Unless otherwise approved in writing by the Assessment Manager, do not undertake building work in a way that makes audible noise:
 - a. On a business day or Saturday, before 6.30 am or after 6.30 pm; or
 - b. On any other day, at any time.

Environmental Management System

17. Prior to the use commencing, submit to and have approved by the Assessment Manager an Environmental Management System (EMS). The EMS is to detail how environmental pollution will be mitigated during the operation of the facility and should include, but not be limited to:-
 - a. Noise controls, including:-
 - i. full construction details of the kennel buildings indicating the utilisation of sound suppressant materials (as appropriate);
 - ii. full details of potential visual or noise triggers which may cause increased barking and how this stimulus will be minimised (eg: screen fencing to limit external stimulus for the dogs);
 - iii. the location of any exercise runs or pens and times of use;
 - iv. details of feeding times; and
 - v. details of other animal management practices to minimise barking and howling.
 - b. Waste disposal processes including details of how waste will be stored prior to disposal;
 - c. Odour management, including the methods of preventing excessive odour from kennels and free run areas;
 - d. Proposed lighting, including details of all lighting associated with the use;
 - e. Waste water and stormwater disposal, including containment, run-off and treatment methods;
 - f. Any other potential pollution source and the methods it is to be prevented and/or contained; and
 - g. Dust and particulate management strategies for high activity/trafficked areas and internal access roads.

Lighting

18. External lighting used to illuminate the premises must be designed and provided in accordance with Australian Standard AS 4282-1997: *Control of the obtrusive effects of outdoor lighting* so as not to cause nuisance to neighbouring residents or distract vehicular traffic.

Water Supply

19. The developer is to provide a potable water supply storage capacity and internal infrastructure as required, to satisfy the firefighting and water supply demands of the proposed development.

Waste Disposal

20. Kennel floors must be constructed of concrete, raised from surrounding ground level and adequately drained to a drainage system which minimised release of contaminants to the environment. No concentrated disposal of wash water is to be undertaken within 40m of a property boundary.
21. Solid animal waste must be collected daily from individual kennels and pens, stored and disposed of in an approved manner, in a central location on the property (not closer than 50m to a property boundary) to prevent environmental nuisance. Animal waste shall not be placed in commercial or domestic waste collection bins.
22. Dog food and any waste stored on site must be stored in vermin and fly proof containers.
23. No burial or disposal of deceased greyhounds is allowed to be undertaken onsite.

PART 1B – ADVICE NOTES**Environmental Harm**

- A. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the administering authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

Nuisance

- B. The emission of noise, odour, dust and particulate nuisances emitted from the approved use must accord with the objectives of the Environment Protection Act 1994, *Environment Protection (Noise) Policy* and *Environmental Protection (Air) Policy 2008* respectively.
- C. Where a complaint about noise, if it is determined by Council that such noise levels exceed the objectives of the policy, is received, the non-compliance will be considered and enforced under that relevant policy and its head of power.

Nature and Extent of Approved Development

- D. This Decision Notice does not represent an approval to commence Building Works.

Resubmission of Amended Plans Required

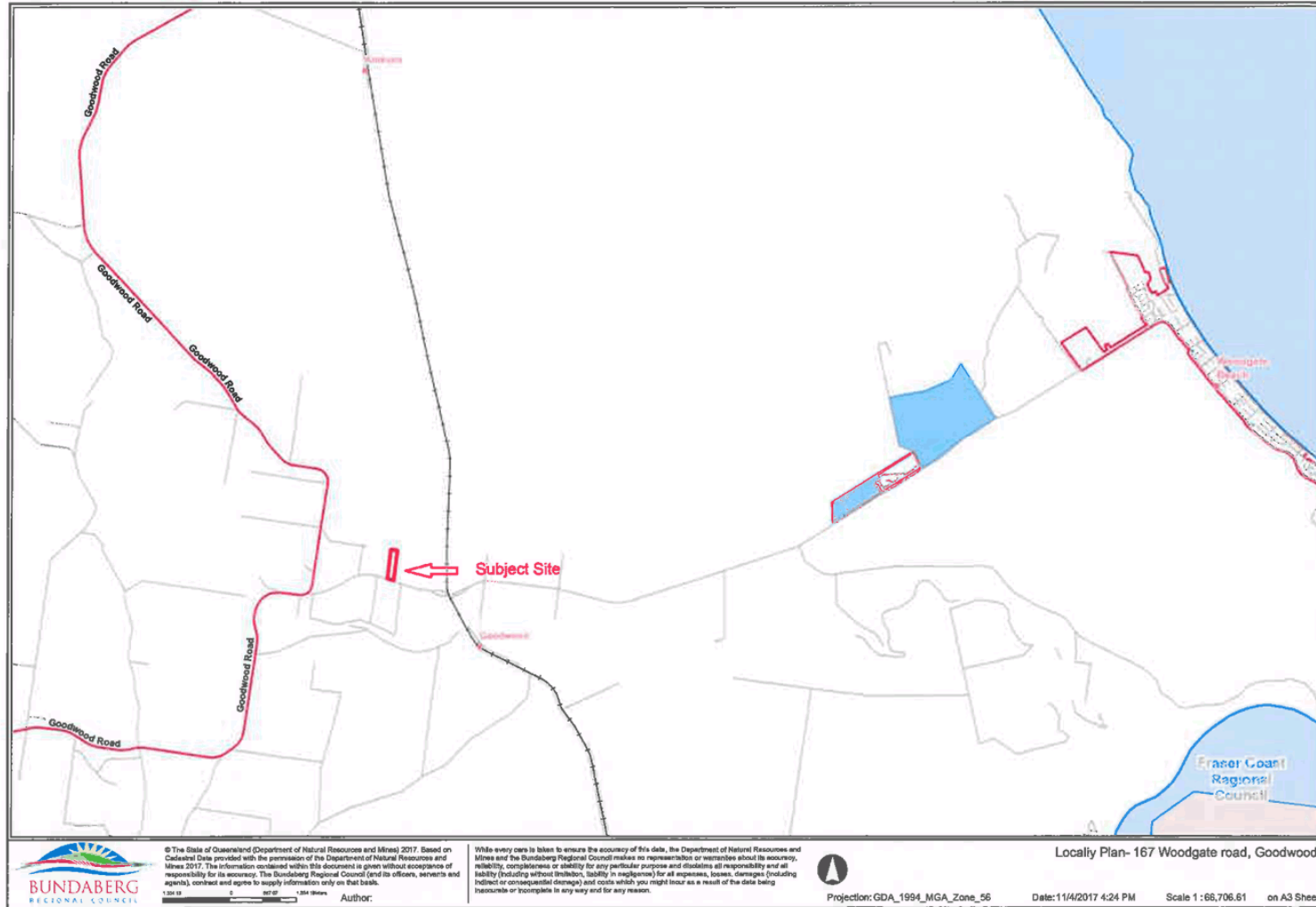
- E. The conditions of this Decision Notice require resubmission of plans to Council with amendments. Please address the amended plans to Council's Development Assessment Branch with the Register No 322.2016.46593.1.

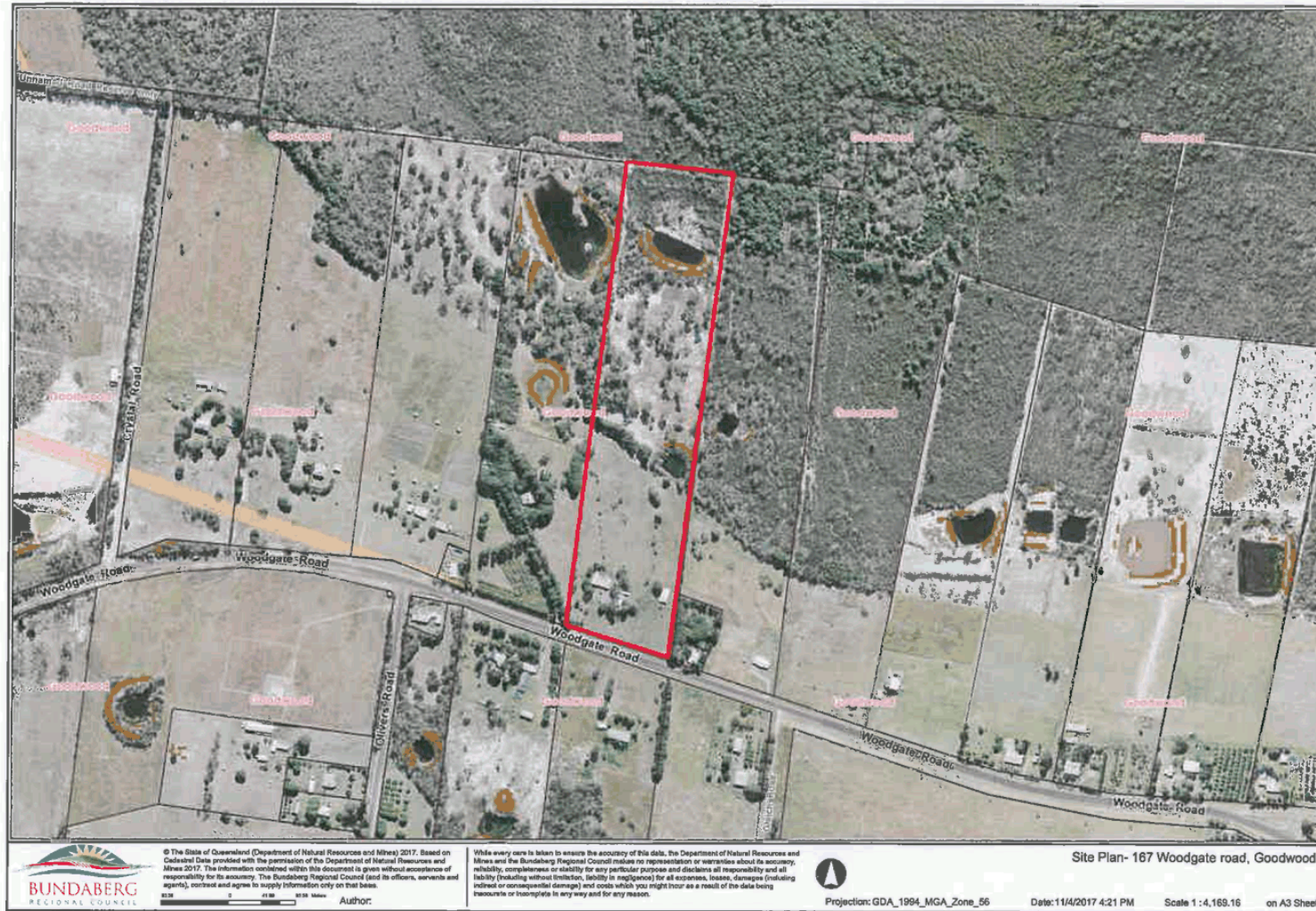
Environmental Management System

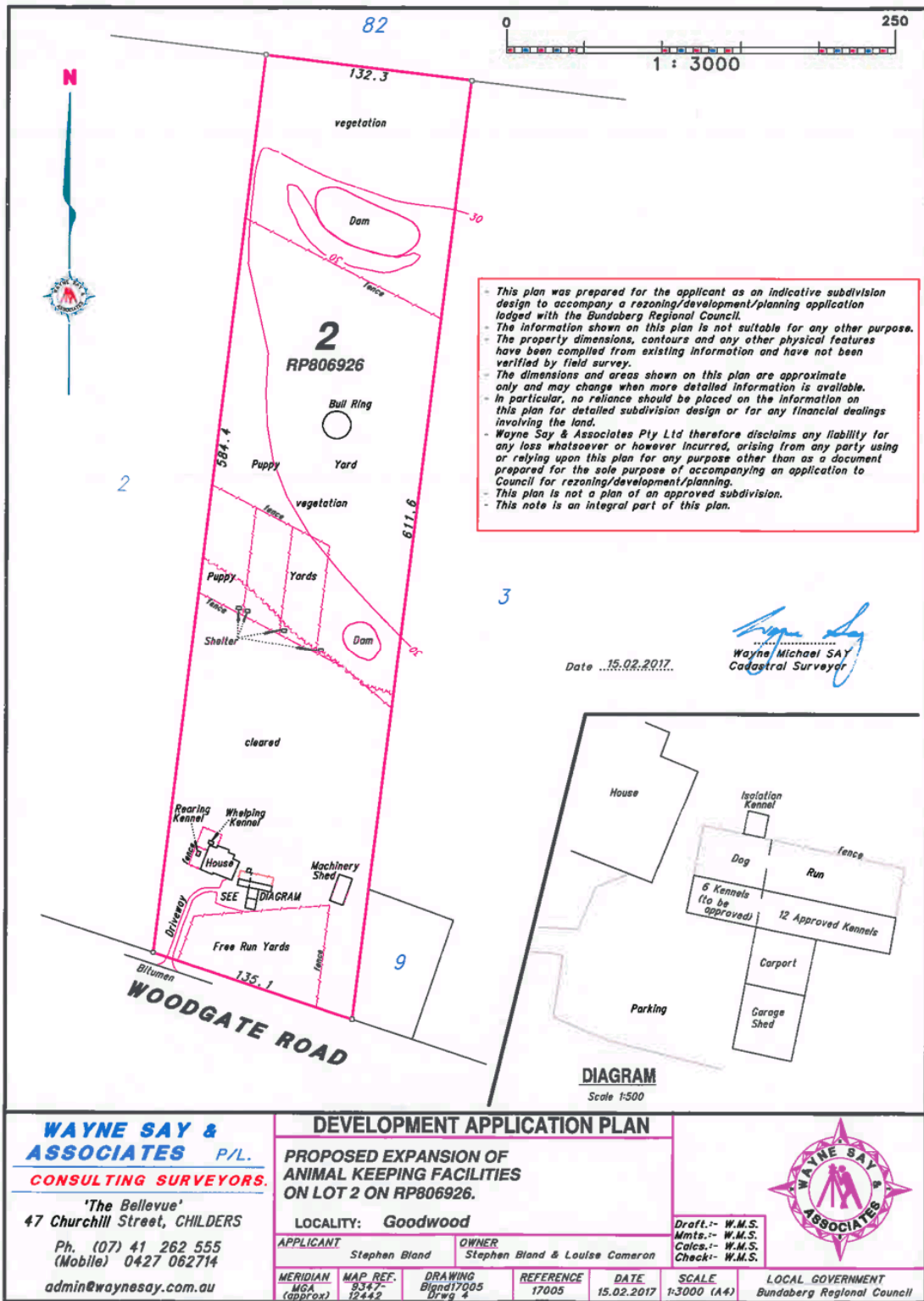
- F. *Pollution Solutions: Commercial Boarding Kennels, the Operator's Environmental Guide for Environmentally Relevant Activity 43* is a document prescribed by the Environmental Protection Agency (EPA) and prepared by Brisbane City Council in April, 2000. This guide can provide guidance to the kennel owner/operator into the preparation of an Environmental Management System (EMS).
- G. Advice can be sought from Council's Health and Regulatory Services should the preparation of a Noise Management Plan be required.

Animal Management

- H. In addition to the animal keeping facility (18 kennelled greyhounds and 20 whelped and/or reared pups/dogs up to 12 months in age), a maximum of two (2) domestic dogs and six (6) retired greyhounds (non-racing dogs), are also allowed to be kept on the premises in accordance with Bundaberg Regional Council Local Law No 2.0 (Animal Management) 2011.
- I. The approved facility (Animal Keeping) must comply with the *Animal Management (Cats and Dogs) Act 2008*.







WAYNE SAY & ASSOCIATES P/L. CONSULTING SURVEYORS. 'The Bellevue' 47 Churchill Street, CHILDERS Ph. (07) 41 262 555 (Mobile) 0427 062714 admin@waynesay.com.au		DEVELOPMENT APPLICATION PLAN PROPOSED EXPANSION OF ANIMAL KEEPING FACILITIES ON LOT 2 ON RP806926. LOCALITY: Goodwood				
APPLICANT: Stephen Bland OWNER: Stephen Bland & Louise Cameron		Draft:- W.M.S. Mnts:- W.M.S. Calcs:- W.M.S. Check:- W.M.S.		LOCAL GOVERNMENT Bundaberg Regional Council		
MERIDIAN MGA (GDA97)	MAP REF. 8347-12442	DRAWING Bland17005 Draw 4	REFERENCE 17005	DATE 15.02.2017	SCALE 1:3000 (A4)	

**Item****06 June 2017**

Item Number:	File Number:	Part:
K2	322.2017.47506.1	DEVELOPMENT ASSESSMENT

Portfolio:

Infrastructure & Planning Services

Subject:

510 Abington Road, Abington - Material Change of Use for Aquaculture

Report Author:

Gail Downie, Senior Planning Officer

Authorised by:

Michael Ellery, Group Manager Development

Link to Corporate Plan:

Our Environment - 2.2 Sustainable built environments and local projects that support our growing population and promote economic investment and development.

Summary:

APPLICATION NO	322.2017.47506.1
PROPOSAL	Material Change of Use for Aquaculture
APPLICANT	Abington Aquaculture Pty Ltd
OWNER	Lana's Electric Tours & Rentals Pty Ltd
PROPERTY DESCRIPTION	Lot 71 on CK2941
ADDRESS	510 Abington Road, Abington
PLANNING SCHEME	Bundaberg Regional Council Planning Scheme 2015
ZONING	Rural Zone
OVERLAYS	Infrastructure: Gas Pipeline Buffer; Steep Land: BRC data Flood Hazard: Non-urban creeks/overland flow SPP Agricultural Land: Class A; SPP Biodiversity – Wetland Values: MSES Regulated vegetation (intersecting a watercourse) & MSES Watercourse buffer; Vegetation & Habitat: MSES Regulated Vegetation SPP Bushfire Hazard Area: Medium Potential Bushfire Intensity; SPP Infrastructure: Major Electricity Infrastructure & Major Electricity Infrastructure Buffer
LEVEL OF ASSESSMENT	Impact
SITE AREA	81.132 hectares
CURRENT USE	Aquaculture
PROPERLY MADE DATE	1 March 2017
STATUS	The 20 business day decision period ends on 21 June 2017
REFERRAL AGENCIES	Department of Infrastructure, Local Government & Planning
NO. OF SUBMITTERS	Nil
SITE INSPECTION CONDUCTED	May 2017
LEVEL OF DELEGATION	Level 3

1. INTRODUCTION

1.1 Proposal

The Applicant seeks the issue of a Development Permit for Material Change of use for Aquaculture (that is not considered to be “minor aquaculture” under the “Code for self-assessable development – Low Impact Aquaculture”).

The proposal is to use approximately 5 hectares of the site for the purpose of a freshwater aquaculture facility. The proposed facility will supply native fish to domestic and international markets. The proposal also includes the production of freshwater fingerlings and the mass production of indigenous fin fish in a reticulated closed system. The facility does not use antibiotics, growth hormones or chemicals to raise the fish.

The proposed aquaculture facility comprises three storage dams and two grow-out dams and a hatchery. The stocking rates would be:

- * fingerlings – 20 cubic metres
- * grow-out ponds – 2.5 tonnes per hectare
- * grow-out closed/reticulated system – 10 kg per cubic metres

The following indigenous species will be cultivated:

- Australian Bass
- Silver perch
- Jade perch
- Golden perch
- Barramundi
- Mangrove jack and
- Sooty grunter

Aquaculture Process

The brood stock (eggs) are induced to spawn in PVC/fibreglass tanks located inside the existing farm shed. The stock is then moved into concrete holding tanks before being placed into the compacted earthen dams. The main grow-out dams are approximately one hectare in area and hold approximately 20 mega-litres of water with between 500,000 and 600,000 stock in each dam at any one time. The dams have a constant freeboard of 500 mm to prevent over-topping. In the event that the water storage dams are breached, the stormwater flows into the sediment retention pond located near the eastern boundary of the site.

The facility mimics the natural ecosystem with waste being consumed by the fish stock, the stock also feeding on plankton and food pellets. The fish stock is grown for approximately three months before the dams are drained into concrete harvest traps. The stock is translocated via one truck per three months.

The applicant proposes to include 33 concrete raceways to the facility. A raceway, also known as a flow-through system is an artificial channel used to culture aquatic organisms.

The proposed aquaculture facility (excluding sheds) does not require lighting. No night time operations are proposed for the facility.

The proposed facility will be buffered by existing dense vegetation, and will not be visible from the road frontage or adjoining premises.

The proposal will employ three persons.

1.2 Site Description

The site comprises a single "Rural" zoned lot containing an area of 81.132 hectares. The site has direct frontage to Abington Road, and contains a low set masonry dwelling, sheds, dams and associated farm/aquaculture. The site access and tracks throughout the site consist of compacted road-base, gravel and dirt.

The site was previously used for an aquaculture, but this use ceased several years ago.

The site is traversed by a major electricity line that runs north - south through the site. The site is undulating with contours at approximately 50 metres AHD at the south of the site and 32.4 metres AHD at the north of the site. Stormwater drains naturally to the sediment retention pond located at the east of the site, and then ultimately into Stockyard Creek.

2. ASSESSMENT PROVISIONS

2.1. Applicable Planning Scheme, Codes and Policies

The applicable local planning instruments for this application are:

Planning Scheme: Bundaberg Regional Council Planning Scheme 2015

Applicable Codes:

- Rural zone
- Agricultural land overlay code
- Biodiversity areas overlay code
- Flood hazard overlay code
- Infrastructure overlay code
- Steep land (slopes >15%) overlay code
- Rural uses code
- Nuisance code
- Transport and parking code
- Works, services and infrastructure code

Applicable Planning Scheme Policies:

- Planning scheme policy for development works
- Planning scheme policy for waste management

2.2 State Planning Instruments

The Bundaberg Regional Council Planning Scheme 2015 has been endorsed to reflect the state planning instruments.

3. ISSUES RELEVANT TO THE APPLICATION

The following significant issues have been identified in the assessment of the application:

Bundaberg Regional Council Planning Scheme 2015

The Bundaberg Regional Council Planning Scheme 2015 designates the activity of "Aquaculture" as a self-assessable use where determined to be "Minor Aquaculture". The Planning scheme's definition of "minor aquaculture" relies upon compliance with the State *Code for self-assessable development – Low Impact Aquaculture (AQUA01)*. The proposed development sells stock to be cultivated in external dams and induces brood-stock to spawn using artificial propagation techniques. This departure from the self-assessable code elevates the proposal to impact assessable development against the entire Planning Scheme.

The majority of the operation is to produce freshwater fish for direct sale to restaurants and markets. A core aspect of this operations is to cultivate fingerlings in grow-out dams to support and facilitate the sale of fish stock. As a value-adding dimensions of the operation, the fingerlings are also sold to other farms for stocking purposes. If not for these two aspects of the proposed development - the level of assessment would be self-assessable development and a Material Change of Use application would not be required.

Advice from the Department of Infrastructure, Local Government and Planning indicates that the proposed application no longer is classified as an Environmentally Relevant Activity (ERA) as it will be undertaken in an enclosure from which no water can be released to adjoining waters.

Rural Uses Code: The proposed development is considered to be consistent with the purpose of the code as the activity facilitates rural use in a sustainable manner and conserves the productive characteristics of the land whilst also providing a sustainable and productive use of the land that could not be achieved through traditional cropping activities.

The proposed layout is sensitive to the natural contours of the land and ensures that any run-off or overland flows are captured to protect the environmental values of the land. The landscape values and amenity of the locality and of the surrounding lots is maintained due to the significant retention of vegetation on-site.

Rural Zone Code: The proposed development is consistent with the rural character of the locality. The developed portion of the site is not noticeable from the road or adjoining lots. The development provides for the protection of agricultural land for a sustainable rural use and also utilises portions of the site not suitable for cropping.

Nuisance Code:

Noise: Noise is limited to general farming machinery and would be commensurate with a traditional agricultural use.

Odour: Although the ponds contain standing water, it is moved throughout the closed reticulation via pumps. The stock feed on plankton meaning there is little prospect of odour. Further there are no sensitive receptors within close proximity to the development footprint.

Dust: The site has compacted road-base/dirt tracks that are surrounded by existing vegetation that buffers the site from adjoining lots. The separation distances from sensitive receptors and existing vegetation are such that there would be no discernible impact from dust generated by the proposal.

Pest Management: The aquaculture process utilises methods that are typical of the natural environment aside from the use of feed pellets. Feed pellets are kept within contained sealed bags that are stored within the farm shed and it is envisaged that the proposal will not result in an increase in pest or vermin when compared with standard agricultural/farming uses.

Waste Management: The proposal does not create large amounts of waste. The stock feed on their own waste the same as occurs within a natural ecosystem.

Stormwater Drainage: All stormwater from disturbed areas, generated by (up to and including) a 24-hour storm-event with an ARI of one in 10 years would be retained and re-used beneficially on-site where possible, for purposes such as topping up dams to replace the water lost through evaporation. Runoff from the grow-out dams is only likely to occur during significant rainfall events. The dams have a continual freeboard of 500mm and a stand pipe to mitigate the potential for breaching of the walls. In the event that the walls are breached, runoff would be directed to the downstream water storage dams following the natural drainage paths, and this should remove some sediment and nutrient before discharging to the sedimentation retention basin located near the eastern boundary. The primary purpose of the sedimentation basins is to permit settlement of water-borne sediment, and the secondary purpose, is to provide a water supply to top up the grow-out dams.

The development is considered to have no discernible impacts on the receiving sensitive environments. The watercourse (Stockyard Creek) that flows from the site is of low environmental value and is not classified as a MSES – High ecological value watercourse nor is it an MSES – High ecological value wetland. Further the proposal utilises a closed reticulation system which ensures that stormwater flows are captured downstream by the significant water storage dams and ultimately to the sediment retention pond and then pumped back to the grow-out dams. Additionally, there are no toxic or harmful chemicals used in the operation.

Groundwater Quality: The proposed development is not located within a groundwater management area.

Transport and Parking Code: The proposed truck movements would be one per three months (approximately) to transport stock attributed to the self-assessable component of the operation. As a result of this application, it is considered that no adverse impacts would result from that of the self-assessable land use. Other traffic associated with the use would equate to usual agricultural uses on rural lands.

Works, Services and Infrastructure Code: It is considered that no additional works would be required as a result of this code in excess of that required for any self-assessable agricultural land use.

Agricultural Land Overlay Code: The proposal is consistent with the purpose of the code by ensuring agricultural land is protected and by making a productive use of the land. The proposal does not alienate or fragment agricultural land.

Biodiversity Areas Overlay Code: The proposal is situated outside the MSES Watercourse buffer. The majority of the development is located outside of the Category B Area (Remnant Vegetation), aside from the sediment pond. The assessment of these impacts has been provided by the Concurrence Agency – Department of Infrastructure, Local Government and Planning who have addressed the matter in their referral response dated 16 May 2017.

Flood Hazard Area: The proposed development is located outside of the designated flood area.

Steep Land overlay Code: Site investigation indicates that the area of the site being designated as “steep land” is over the existing on-site dams which will be utilised in the self-assessable aquaculture land use.

AICN – in this instance, as no additional structures are proposed as a result of the Code assessable development, no infrastructure charges are applicable.

Concurrence Agency Response

The referral agency has imposed conditions to ensure that the aquaculture facility is designed, constructed and managed to:

- prevent impacts on fisheries resources, fish habitats and the natural environment; and
- prevent, control and eradication of disease and to maintain the integrity of the aquaculture; and
- minimise the escape or accidental release of aquaculture fisheries resources; and
- ensure that the development is carried out in accordance with the plan of development in order to protect regulated vegetation on the site.

4. REFERRAL AGENCIES

4.1 Internal Referrals

Advice was received from the following internal departments:

Internal department	Referral Comments Received
Development Assessment - Engineering	15 May 2017
Water and Wastewater	22 February 2017

As no changes are proposed to existing facilities on site – domestic water supply, on-site waste water disposal system and access driveways, no conditions were considered applicable as a result of the proposed use.

4.2 Referral Agency

Referral Agency responses were received from the following State agencies:

Agency	Concurrence/Advice	Date Received	Conditions Yes/No
Department of Infrastructure, Local Government and Planning	Concurrence Agency	17/05/2017	Yes

The Concurrence Agency has assessed the environmental and ecological sustainability matter which relate to the clearing of vegetation, and any risks that the proposed Aquaculture facility may have on environmental values of the locality.

Any significant issues raised have been included in section 3 of this report.

5. PUBLIC NOTIFICATION

Pursuant to the *Sustainable Planning Act 2009*, this application was advertised for 15 business days from 22 April 2017 until 17 May 2017. The Applicant submitted documentation on 23 May 2017 advising that public notification had been carried out in accordance with the *Sustainable Planning Act 2009*. Council did not receive any submissions in relation to this development application during this period.

6. DRAFT CONDITIONS

Draft conditions were issued to the Applicant on 24 May 2017.

The Applicant advised on 24 May 2017 their acceptance of the draft conditions and therefore did not submit representations regarding the draft conditions.

Communication Strategy:

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

Attachments:

- 1 Locality Plan
- 2 Site Plan
- 3 Approved Plans
- 4 Referral Agency Response

Recommendation:

That Development Application 322.2017.47506.1 be determined as follows:

DESCRIPTION OF PROPOSAL

Material Change of Use for Aquaculture

DECISION

- Approved in full subject to conditions

The conditions of this approval are set out in **Schedule 1**. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

1. DETAILS OF APPROVAL

The following approvals are given:

	Sustainable Planning Regulation 2009, schedule 3 reference	Development Permit	Preliminary Approval
Making a material change of use assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval to which section 242 applies		☒	
Making a material change of use for aquaculture	Part 1, table 2, item 10	☒	
Vegetation Clearing	Part 1, Table 3, Item 10	☒	

Deemed Approval

Section 331 of the *Sustainable Planning Act 2009* (SPA) is not applicable to this decision.

2. PRELIMINARY APPROVAL AFFECTING THE PLANNING SCHEME

Not Applicable.

3. OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out:

- All Building Work
- All Plumbing and Drainage Work
- All Operational Work

4. CODES FOR SELF ASSESSABLE DEVELOPMENT

The following codes must be complied with for self-assessable development related to the development approved.

The relevant codes identified in the:

- Bundaberg Regional Council Planning Scheme 2015 and Associated Planning Scheme Policies

5. DETAILS OF ANY COMPLIANCE ASSESSMENT REQUIRED FOR DOCUMENTS OR WORK IN RELATION TO THE DEVELOPMENT

Not Applicable

6. SUBMISSIONS

There were no submissions received for the application.

7. CONFLICT WITH A RELEVANT INSTRUMENT AND REASONS FOR THE DECISION DESPITE THE CONFLICT

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

8. REFERRAL AGENCIES

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Schedule 7, Table 2, Item 28 – Certain Aquaculture; Schedule 7, Table 3, Item 10 – Clearing Vegetation	Department of Infrastructure, Local Government and Planning	Concurrence Agency	State Assessment and Referral Agency (SARA) E: WBBSARA@dsdip.qld.gov.au P: PO Box 979 Bundaberg Qld 4670

9. APPROVED PLANS

The approved plans and/or documents for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
GC16-396-TO1 – Sheets 1, 2 and 3	Plan of Existing Site and Adjoining Uses – Lot 71 on CK2941, 510 Abington Road, Abington	January 2017
Drawing No 6531-01	Proposed Concrete Fish Runs – Abington Fish Farm, Lot 71, Abington road – Fish Run Layout	25 September 2016
Drawing No 6531-02	Proposed Concrete Fish Runs – Abington Fish Farm, Lot 71, Abington road – Site Plan	25 September 2016

10. WHEN APPROVAL LAPSES IF DEVELOPMENT NOT STARTED

Pursuant to section 341 of the *Sustainable Planning Act 2009*, this approval will lapse four (4) years from the date that the approval takes effect unless the relevant period is extended pursuant to section 383.

11. REFUSAL DETAILS

Not Applicable

12. CONDITIONS ABOUT INFRASTRUCTURE

No conditions about Infrastructure have been imposed under Chapter 8 of the *Sustainable Planning Act 2009*.

SCHEDULE 1 CONDITIONS AND ADVICES IMPOSED BY THE ASSESSMENT MANAGER

PART 1A – CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

General

1. Meet the full cost of all works and any other requirements associated with this development, unless specified in a particular condition.
2. Where there is any conflict between Conditions of this Decision Notice and details shown on the Approved Plans, the Conditions prevail.
3. Comply with all of the conditions of this Development Permit prior to the commencement of the use, unless otherwise stated within this notice, and maintain compliance whilst the use continues.

Construction Management

4. Unless otherwise approved in writing by the Assessment Manager, do not undertake building work in a way that makes audible noise:
 - a. On a business day or Saturday, before 6.30am or after 6.30pm; or
 - b. On any other day, at any time.
5. Contain all litter, building waste and sediments on the building site by the use of a skip and any other reasonable means during construction to prevent release to neighbouring properties or roads.
6. Remove any spills of soil or other material from the road or gutter upon completion of each day's work, during construction. These material spills and accumulated sediment deposits must be managed in a way that minimises environmental harm and/or damage to public and private property.

Lighting

7. Any External lighting used to illuminate the premises must be designed and provided in accordance with Australian Standard AS 4282-1997: *Control of the obtrusive effects of outdoor lighting* so as not to cause nuisance to residents or obstruct or distract pedestrian or vehicular traffic.

Waste Management

8. Provide a sufficient area for the storage of all waste bins. This area must be sealed, screen fenced and designed so as to prevent the release of contaminants to the environment.
9. Maintain and operate an adequate waste disposal service, including the maintenance of refuse bins and associated storage areas so as not to cause any nuisance, to the satisfaction of the Assessment Manager.

Feed Pellets

10. Feed pellets must be stored in sealed containers within an on-farm shed building at all times.

PART 1B – ADVICE NOTES

Pellet Manufacture

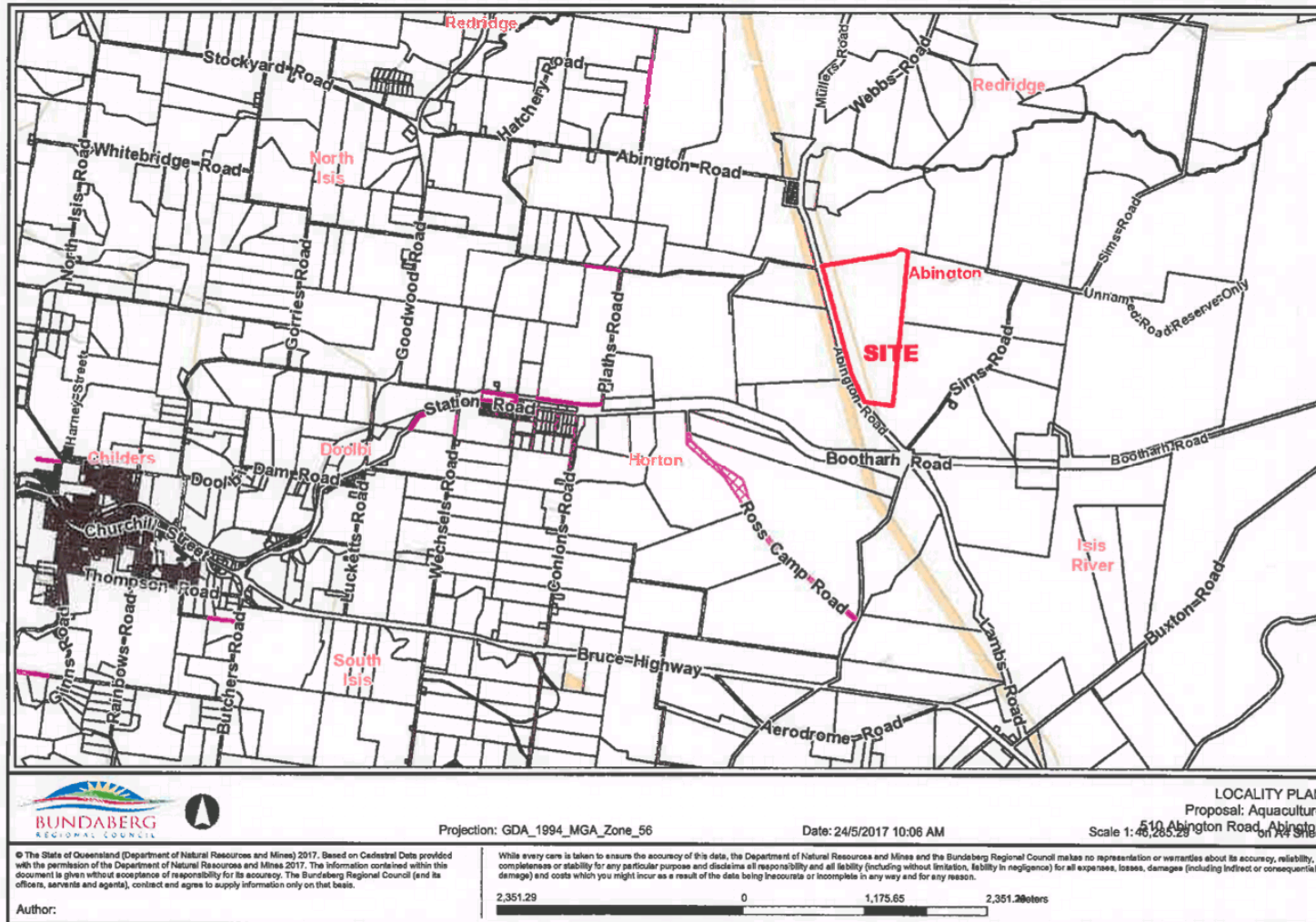
- A. Please note that this approval does not include the manufacture of food pellets, which is separately defined under the Bundaberg Regional Council Planning Scheme 2015. Should the proposed activity fall within the definition of Rural Industry, it is noted that if the development meets the limitations noted in the Planning Scheme, then the use may be Exempt Development. Otherwise the proposed production of food pellets will require a further development approval. Please contact Council's Development Assessment team for further advice in regards to this matter.

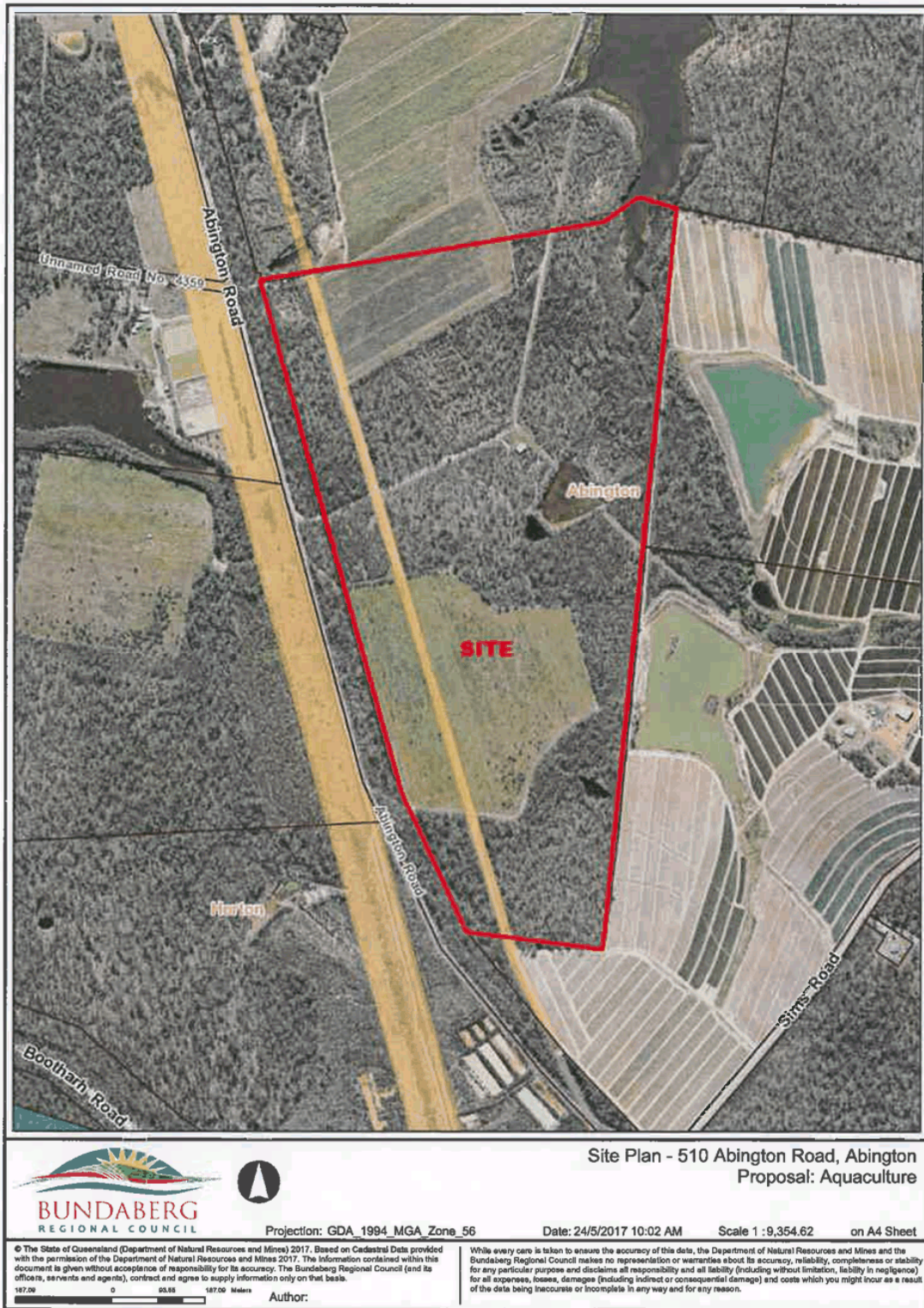
Environmental Harm

- B. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the administering authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

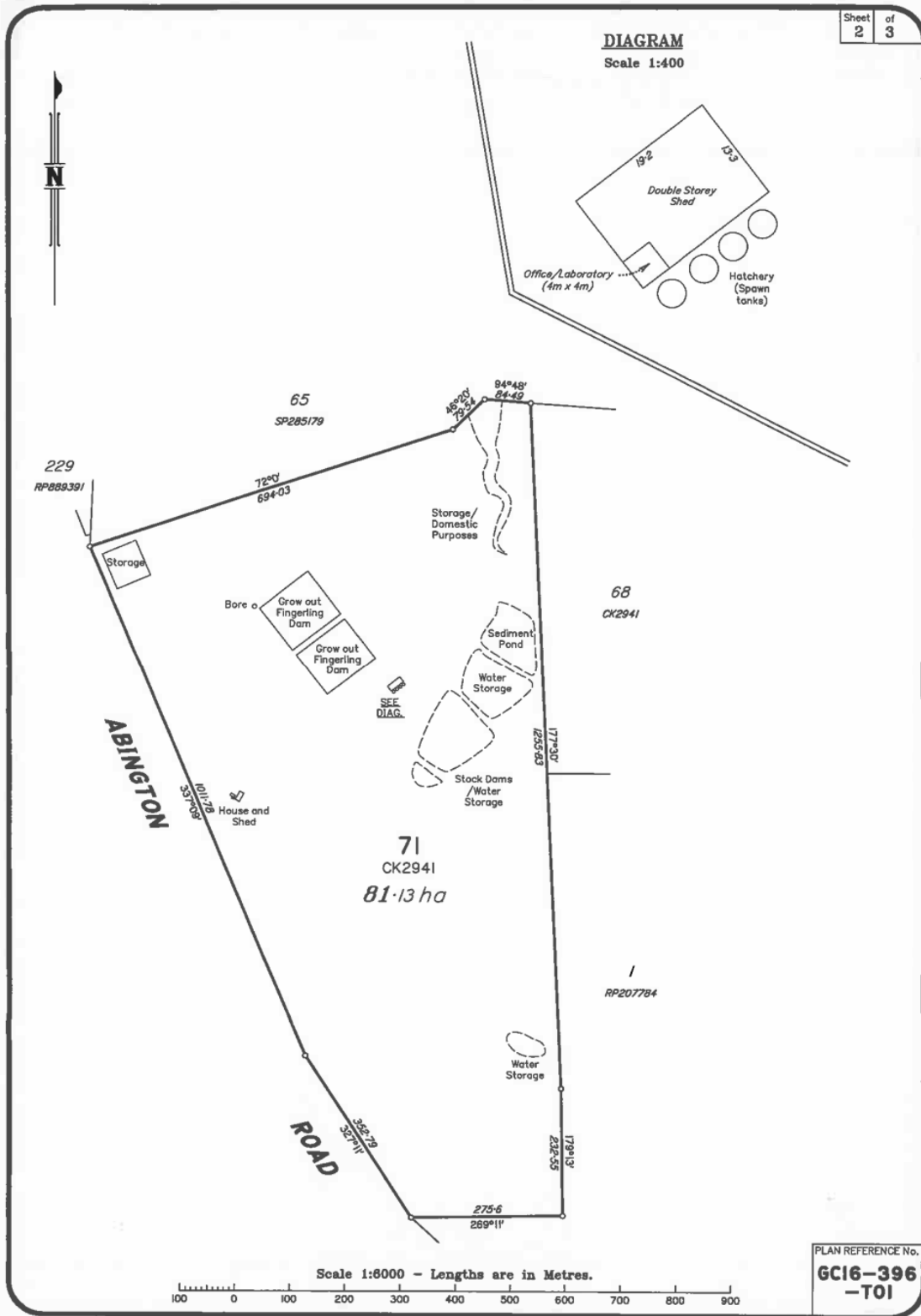
PART 2—CONCURRENCE AGENCY CONDITIONS

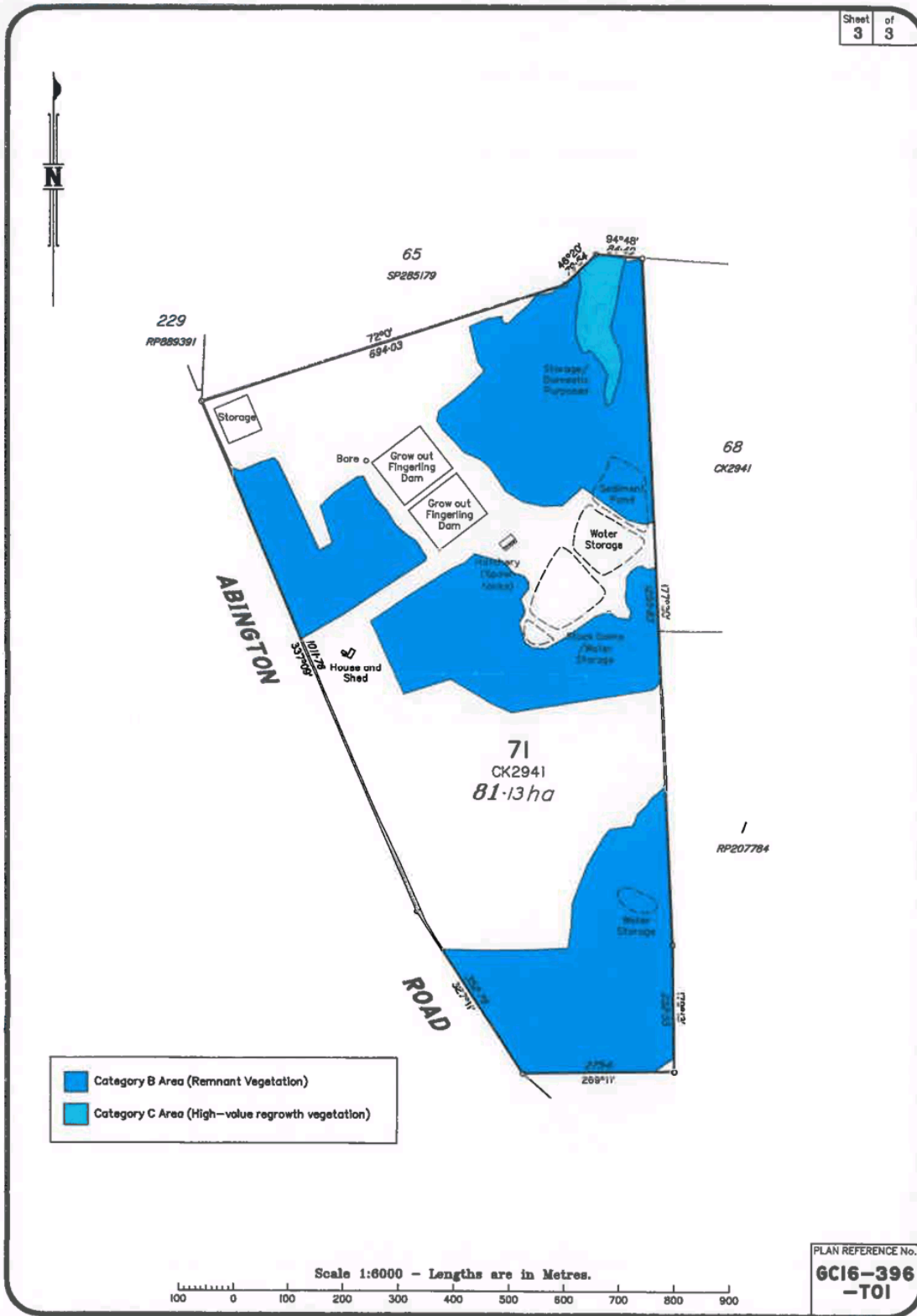
The Queensland Department of Infrastructure, Local Government and Planning, by letter dated 16 May 2017 (copy letter attached for information).

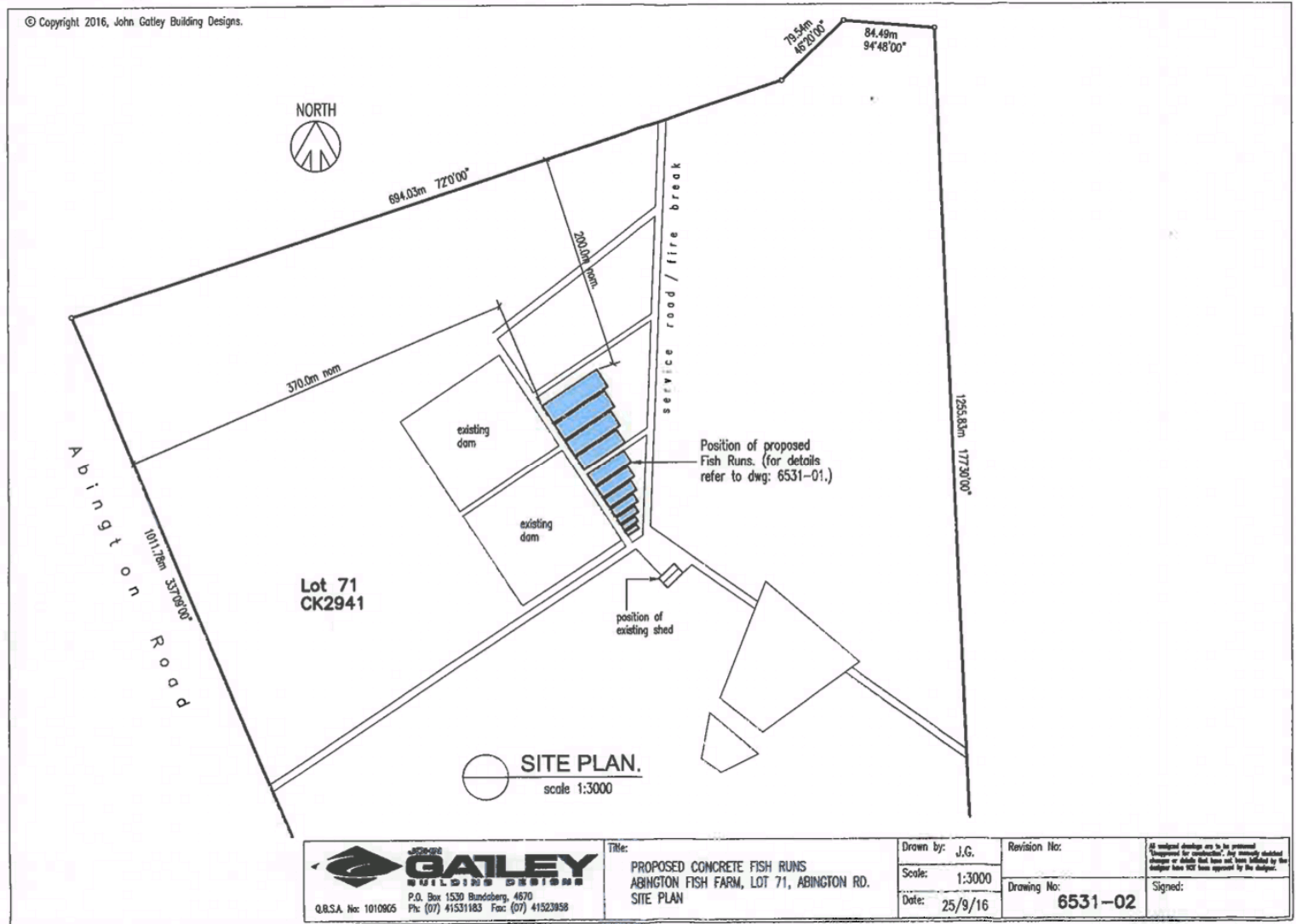


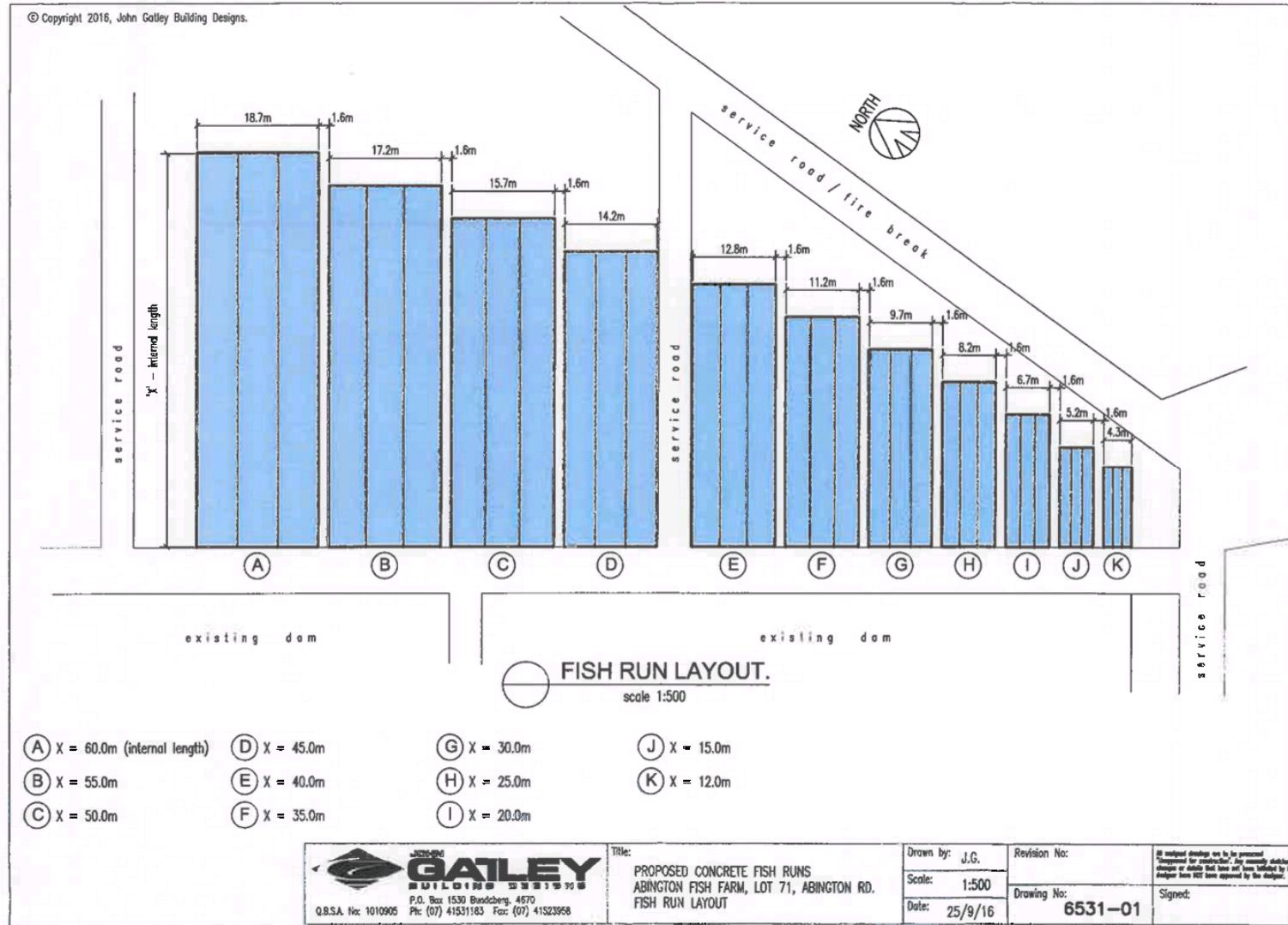












RECEIVED BY BRC
17/05/2017 HA



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0317-037692
Your reference: GC16-396-T01

16 May 2017

The Chief Executive
Bundaberg Regional Council
PO Box 3130
Bundaberg QLD 4670

Email: ceo@bundaberg.qld.gov.au

Dear Sir/Madam

Concurrence agency response—with conditions

Abington Aquaculture – Proposed aquaculture facility at 510 Abington Road, Abington, otherwise described as Lot 71 on CK2941.

(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 4 May 2017.

Applicant details

Applicant name:	Abington Aquaculture Pty Ltd C/- Insite SJC
Applicant contact details:	PO Box 1688 Bundaberg QLD 4670 shane@insitesjc.com.au

Site details

Street address:	510 Abington Road, Abington
Lot on plan:	Lot 71 on CK2941
Local government area:	Bundaberg Regional Council

Application details

Page 1

Wide Bay - Burnett Region
Level 1, 7 Takalvan Street
PO Box 979
Bundaberg QLD 4670

SDA-0317-037692

Proposed development: Development Permit for a Material Change Use -
Aquaculture

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development Permit	Aquaculture	Impact Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 2, Item 28—Aquaculture
 Schedule 7, Table 3, Item 10—Vegetation clearing

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for imposing conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

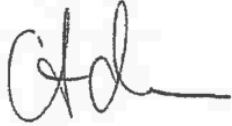
Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Development Permit – Material Change of Use – Aquaculture				
Plan of Existing Site and Adjoining Uses (as amended in red)	Insite SJC	January 2017	GC16-396-T01 – Sheet 1	-
Proposed concrete fish runs – Site Plan	John Gatley Building Designs	25 September 2016	6531-02	-

A copy of this response has been sent to the applicant for their information.

SDA-0317-037692

For further information, please contact Chris Adamson on (07) 3452 7661, or email chris.adamson@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Chris Adamson
A/Manager

cc: Abington Aquaculture Pty Ltd C/- Insite SJC, shane@insitesjc.com.au
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for imposing conditions
Attachment 3—Approved Plans and Specifications

SDA-0317-037692

Our reference: SDA-0317-037692

Your reference: GC16-396-T01

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing																
Material change of use for aquaculture																		
Aquaculture—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Agriculture and Fisheries (DAF) to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:																		
1.	The water surface area associated with the hatchery tanks, spawn tanks, stock dams, grow out fingerling dams and fish raceways/runs is limited to a combined maximum area of 5.5 hectares, and must be carried out generally in accordance with the following plans: <ol style="list-style-type: none"> i. Plan of Existing Site and Adjoining Uses (as amended in red), prepared by Insite SJC, dated January 2017, plan reference GC16-396-T01 – Sheet 1 ii. Proposed concrete fish runs – Site Plan, prepared by John Gatley Building Designs, dated 25 September 2016, plan reference 6531-02. 	At all times.																
2.	The operator is authorised to conduct aquaculture on and harvest the following species only: <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><u>Common Name</u></th> <th style="text-align: left;"><u>Scientific Name</u></th> </tr> </thead> <tbody> <tr> <td>Australian bass</td> <td><i>Macquaria novemaculeata</i></td> </tr> <tr> <td>Barcoo grunter</td> <td><i>Scortum barcoo</i></td> </tr> <tr> <td>Barramundi</td> <td><i>Lates calcarifer</i></td> </tr> <tr> <td>Golden perch</td> <td><i>Macquaria ambigua</i></td> </tr> <tr> <td>Mangrove jack</td> <td><i>Lutjanus argentimaculatus</i></td> </tr> <tr> <td>Silver perch</td> <td><i>Bidyanus bidyanus</i></td> </tr> <tr> <td>Sooty Grunter</td> <td><i>Hephaestus Fuliginosus</i></td> </tr> </tbody> </table>	<u>Common Name</u>	<u>Scientific Name</u>	Australian bass	<i>Macquaria novemaculeata</i>	Barcoo grunter	<i>Scortum barcoo</i>	Barramundi	<i>Lates calcarifer</i>	Golden perch	<i>Macquaria ambigua</i>	Mangrove jack	<i>Lutjanus argentimaculatus</i>	Silver perch	<i>Bidyanus bidyanus</i>	Sooty Grunter	<i>Hephaestus Fuliginosus</i>	At all times.
<u>Common Name</u>	<u>Scientific Name</u>																	
Australian bass	<i>Macquaria novemaculeata</i>																	
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Silver perch	<i>Bidyanus bidyanus</i>																	
Sooty Grunter	<i>Hephaestus Fuliginosus</i>																	
3.	Provide written notice to the DAF Fisheries QLD (at notifications@daf.qld.gov.au), when the aquaculture use has started. The written notice must state this concurrence agency response reference number, being SDA-0317-037692.	Within 28 days of the commencement of the use.																
4.	<ol style="list-style-type: none"> a) Submit to the DAF Fisheries QLD (at notifications@daf.qld.gov.au), the following information: <ol style="list-style-type: none"> i. Scale plans/drawings that show the water distribution system for the aquaculture use, demonstrating that: the risk of impacts to the natural environment has been mitigated; system leakage has been avoided; and, biosecurity and disease risks have been minimised. The plans/drawings must include the water supply system to 	<ol style="list-style-type: none"> a) Prior to the commencement of works. b) Prior to the commencement of use. 																

SDA-0317-037682

No.	Conditions	Condition timing
	<p>the production ponds and the concrete fish raceways/runs and the drainage system from the production ponds and concrete fish raceways/runs to the settlement pond.</p> <p>ii. A scale floor plan of the hatchery demonstrating that the design will maintain the integrity of the aquaculture product and allow for the management of disease. The scale floor plan must include the quarantine facility, broodstock facility, larval rearing, nursery, sites for hand wash and footbaths between quarantine and non-quarantine areas, and the water distribution system for the hatchery facility, including water supply and the drainage system and filtration system.</p> <p>b) Construct the development in accordance with the plans/drawings submitted under part a) of this condition.</p>	
5.	<p>a) Submit to the DAF Fisheries QLD (at notifications@daf.qld.gov.au), a disease management plan for the hatchery. The disease management plan must be prepared by a suitably qualified and experienced person and include procedures that detail hatchery biosecurity and sanitation standard operating procedures on a day to day basis and in the event of a disease outbreak, quarantine practices proposed for new stock entering the hatchery, storage capacity for all dead fish and location and disposal procedures for dead fish.</p> <p><i>Note: A suitably qualified and experienced person for the purpose of preparing a disease management plan means a person who has qualifications and demonstrable experience in fisheries biology and the disease management of fisheries/aquaculture activities.</i></p> <p>b) Conduct the aquaculture use in accordance with the disease management plan submitted under part a) of this condition.</p>	<p>a) Prior to the commencement of the use.</p> <p>b) At all times.</p>
6.	<p>Unless otherwise authorised by DAF Fisheries QLD, aquaculture fisheries resources must not be sold, traded or given away for the purposes of using for bait. This includes the use of whole fish and any part of the fish.</p>	<p>At all times.</p>
7.	<p>a) The movement of animals of any species cultivated must comply with the relevant Department of Agriculture and Fisheries species specific health protocol.</p> <p>b) If the species being cultivated does not have a species specific health protocol, the following requirements apply:</p> <p>i. Animals of a species approved for aquaculture must not be brought into Queensland for rearing without a health certificate or pathology report issued by the exporting state or territory's fisheries, or a veterinary authority certifying the animals health, which must include a</p>	<p>a) At all times.</p> <p>b) i. At all times.</p> <p>b) ii. At all times or as indicated within the condition.</p>

SDA-0317-037692

No.	Conditions	Condition timing
	<p>statement that the specimens originate from:</p> <ul style="list-style-type: none"> • a hatchery, farm, aquaculture premises or region which is recognised as free from infection by the diseases on the Queensland Declared Disease List based on the requirements listed in the <i>OIE Manual of Diagnostic Tests for Aquatic Animals</i>, current edition (Fourth Edition 2003 or later) for recognition as free from infection; or • a hatchery, farm, aquaculture premises or region in which an appropriate targeted surveillance scheme over 2 years has been undertaken under the supervision of State or Territory Fisheries agencies or fisheries approved Veterinary authorities and where the requirements for recognition as free from infection by diseases of concern for that species on the <i>OIE Manual of Diagnostic Tests for Aquatic Animals</i>, current edition (Fourth Edition 2003 or later) have been met; or • a single batch of gametes, larvae, fry, post-larvae, spat or early juvenile or adult of a species of finfish, crustaceans or molluscs, isolated from open waters, which has been tested using suitable techniques (refer to DAF Health Translocation Protocols appropriate for the approved species) to provide evidence that the batch is free from infection by diseases of concern on the Queensland Declared Disease List for that species. <p>ii. Animals of a species approved for aquaculture must not be brought into Queensland for rearing unless an "Application to allow the Translocation of Live Aquatic Animals into and within Queensland form" (FDU1398) and Pathology Report has been completed and DAF has provided written acknowledgement and approval of the "Details of translocation form" and the Pathology Report.</p> <p>The "Application to allow the Translocation of Live Aquatic Animals into and within Queensland form" and a signed copy of the Pathology Report (as detailed above) must be provided to DAF (at translocation@daf.qld.gov.au), a minimum of three (3) working days prior to all shipments into Queensland. It is a requirement that the pathology report/health certificate is dated no more than 14 days before shipment date.</p> <p>After arrival, any unusual clinical signs or mortalities in the stock must be reported immediately to the Queensland Boating and Fisheries Patrol. If directed by an officer of DAF, specimens must be forwarded to a veterinary laboratory as directed by the officer.</p>	
8.	Aquaculture fisheries resources must not be released into Queensland waters (as defined in the <i>Acts Interpretation Act 1954</i>) other than the hatchery/spawn tanks, grow out fingerling dams, fish raceways/runs and stock dams associated with the aquaculture use.	At all times.

SDA-0317-037662

No.	Conditions	Condition timing
9.	All ponds, tanks, fish raceways/runs and the drainage system must be designed and constructed to manually control the flow/release of water.	Prior to the commencement of use and to be maintained.
10.	Water used for aquaculture is not to be discharged such that it is able to enter waterways. If not reused immediately, all excess water used for aquaculture is retained in a settlement pond until reuse.	At all times.
11.	All waters associated with the aquaculture use (ponds, tanks, aquaria drainage systems etc.) are screened in such a way to prevent the escape of any aquaculture specimens (eggs, juveniles or adults) into Queensland waters (as defined in the <i>Acts Interpretation Act 1954</i>), other than the hatchery/spawn tanks, grow out fingerling dams, fish raceways/runs and stock dams associated with the aquaculture use.	Prior to the commencement of use and to be maintained.
12.	Where new water is introduced to the aquaculture use, the water is screened to prevent the movement of any juvenile or adult wild fauna (excepting zooplankton) into the aquaculture area/use.	At all times.
13.	Ponds must be designed and constructed to maintain a minimum 50cm freeboard from overtopping.	Prior to the commencement of use and to be maintained.
14.	Tanks and fish raceways/runs must be designed, constructed and maintained to prevent overflow.	At all times.
15.	All ponds, tanks, fish raceways/runs and the drainage system used to cultivate aquaculture fisheries resources must be designed and constructed with the lowest point of the top of wall at or above the height of the Q100 flood level.	Prior to the commencement of use and to be maintained.
16.	All ponds used for treatment and settlement: <ul style="list-style-type: none"> i. must be designed and constructed with the lowest point of the top of wall at or above the height of the Q50 flood level ii. are not used for production or bioremediation. 	Prior to the commencement of use and to be maintained.
17.	All ponds, tanks, fish raceways/runs and the drainage system must be designed and constructed to prevent the ingress of stormwater run-off.	Prior to the commencement of use and to be maintained.
18.	The following must be made available for inspection by an inspector under the <i>Fisheries Act 1994</i> during business hours: <ul style="list-style-type: none"> i. the development approval, including this concurrence agency response ii. any areas which are used for activities related to the approved aquaculture operation (including processing). 	At all times.
19.	The possession and use of "regulated fishing apparatus" under the <i>Fisheries Regulation 2008</i> , Chapter 4, Part 1, Division 4, Subdivision 1 (freshwater) and Subdivision 2, sections 188 and 189 (marine), are authorised at the aquaculture area.	At all times.
20.	An aquaculture production return/survey must be submitted in the approved form to the DAF Fisheries QLD (at notifications@daf.qld.gov.au). This includes lodging a nil return when no activity has occurred.	By close of business on 31 July each year, until the use has ceased or is

SDA-0317-037682

No.	Conditions	Condition timing
	<i>Note: The requirement to complete the production survey is a mandatory condition imposed on all holders of a current aquaculture development approval. DAF Fisheries QLD contact aquaculture operators on an annual basis to complete the survey.</i>	abandoned.
Vegetation clearing—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Natural Resources and Mines to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
21.	<p>Clearing of category B regulated vegetation is limited to the 'Areas of Category B vegetation clearing' as shown in red on the following plan:</p> <ul style="list-style-type: none"> i. Plan of Existing Site and Adjoining Uses (as amended in red), prepared by Insite SJC, dated January 2017, plan reference GC16-396-T01 – Sheet 1. 	At all times.

SDA-0317-037692

Our reference: SDA-0317-037692
Your reference: GC16-396-T01

Attachment 2—Reasons for imposing conditions

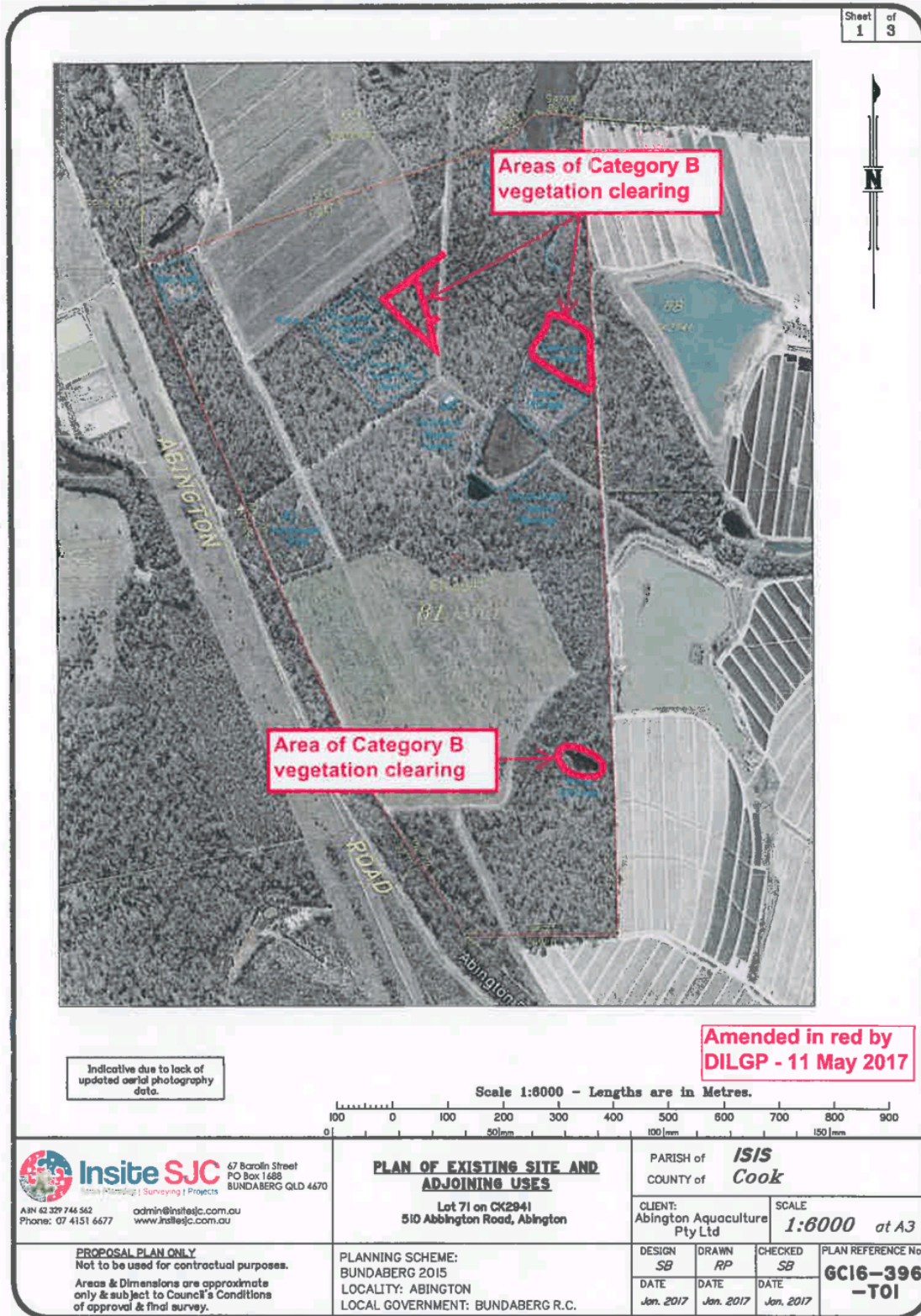
The reasons for imposing conditions are:

- To ensure the aquaculture facility is designed, constructed and managed to prevent impacts on fisheries resources and fish habitats.
- To ensure the aquaculture facility is designed, constructed and managed to mitigate the risk of impacts to the natural environment.
- To ensure the aquaculture facility is designed to allow for management (prevention, control and eradication) of disease and to maintain the integrity of the aquaculture product.
- To ensure the aquaculture facility is designed and constructed to minimise the escape or accidental release of aquaculture fisheries resources.
- To ensure the development is carried out in accordance with the plan of development in order to protect regulated vegetation on the site.

SDA-0317-037692

Our reference: SDA-0317-037692
Your reference: GC16-396-T01

Attachment 3—Approved plans



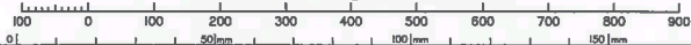
Sheet 1 of 3




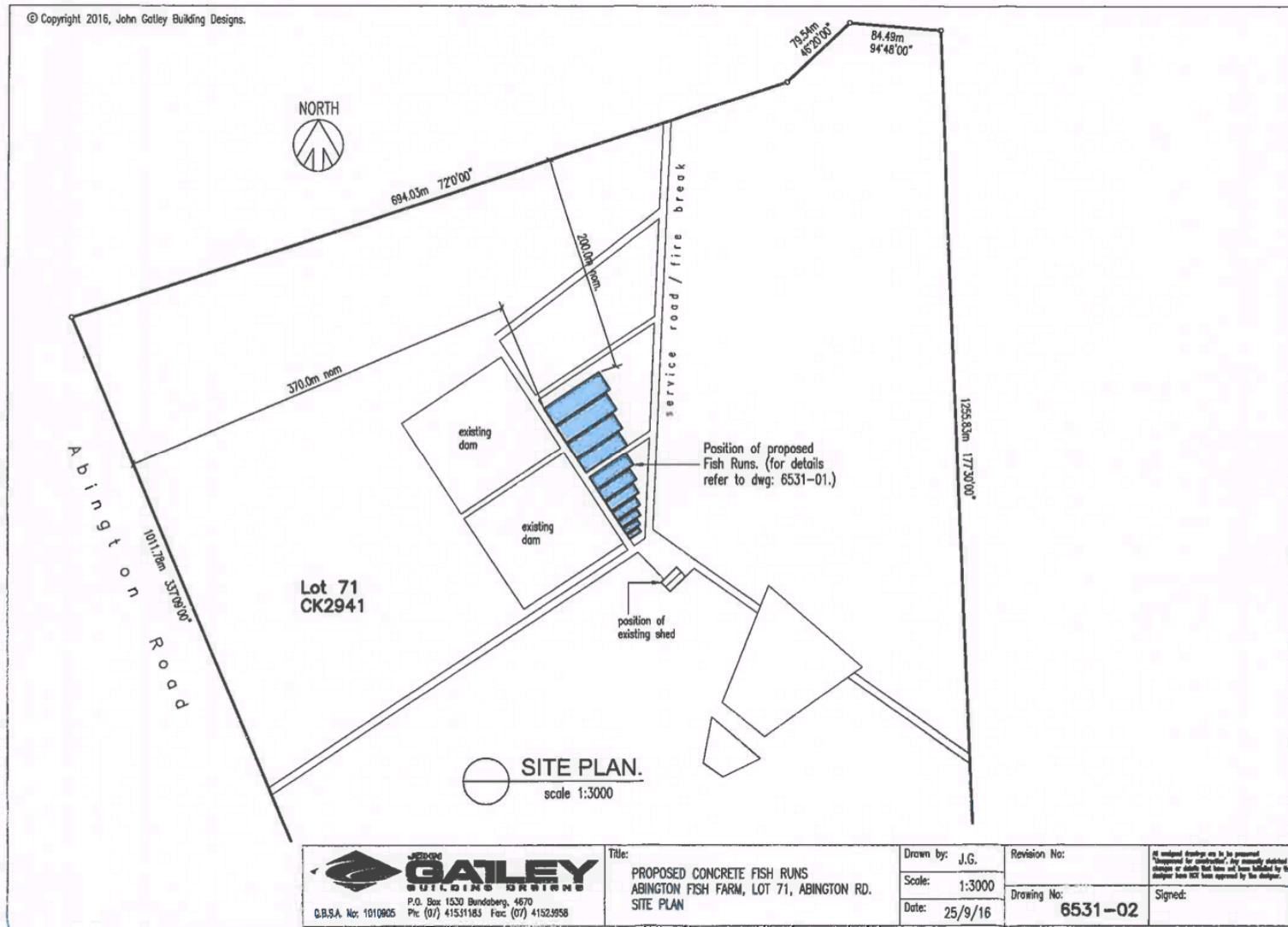
Indicative due to lack of updated aerial photography data.

Amended in red by DILGP - 11 May 2017

Scale 1:6000 - Lengths are in Metres.



 Insite SJC 67 Barolin Street PO Box 1688 BUNDABERG QLD 4670 AIN 62 329 746 562 Phone: 07 4151 6677 admin@insiteajc.com.au www.insiteajc.com.au	PLAN OF EXISTING SITE AND ADJOINING USES Lot 71 on CK2941 510 Abbington Road, Abbington		PARISH of ISIS COUNTY of Cook			
	CLIENT: Abbington Aquaculture Pty Ltd		SCALE 1:6000 at A3			
PROPOSAL PLAN ONLY Not to be used for contractual purposes. Areas & Dimensions are approximate only & subject to Council's Conditions of approval & final survey.	PLANNING SCHEME: BUNDABERG 2015 LOCALITY: ABINGTON LOCAL GOVERNMENT: BUNDABERG R.C.		DESIGN <i>SB</i>	DRAWN <i>RP</i>	CHECKED <i>SB</i>	PLAN REFERENCE No. GC16-396 -T01
	DATE	DATE	DATE			
	Jan. 2017	Jan. 2017	Jan. 2017			



**Item****06 June 2017**

Item Number:	File Number:	Part:
N1	FA74654	COMMUNITY & CULTURAL SERVICES

Portfolio:

Community & Environment

Subject:

Regional Arts Development Fund (RADF)
Final Remaining Project Approvals - Round 2- 2016/2017

Report Author:

David Cornwell, Operational Supervisor Libraries, Arts & Theatre

Authorised by:

Gavin Steele, General Manager Community & Environment

Link to Corporate Plan:

Our Community - 1.3 Community places, spaces and facilities that promote and support safe, active and healthy community life.

Background:

The Regional Arts Development Fund (RADF) has a maximum amount of \$7,577.00 remaining available after the approval of the bulk of Round 2 applications at the last Council meeting. The RADF Advisory Committee recommended 6 projects for approval to the Council, with an additional two applications pending approval and to be presented at the June Council meeting. The final two (2) applications which were pending committee approval are now being recommended for funding to the value of \$5,322.00. Refer to attachment.

Associated Person/Organization:

Indhi Neish – RADF Liaison Officer

Consultation:

Consultation has been held with the RADF Advisory Committee Members, including the RADF Liaison Officer, Indhi Neish, the Operational Supervisor Libraries, Arts & Theatre, and the RADF Chair, Cr Judy Peters.

Legal Implications:

Bundaberg Regional Council (BRC) is required to ratify RADF funding approvals as per the agreement between BRC and Arts Queensland.

Policy Implications:

The RADF Project is supported by the Bundaberg Regional Council's Art and Culture Policy and the BRC Cultural Plan.

Financial and Resource Implications:

- RADF is a joint agreement between Arts Queensland and BRC, with each party usually contributing 50% of funds.
- For 2016-2017 this amount was \$42,265 from Arts Queensland and \$45,000 from BRC, plus \$2,403 of funding rolled over from 2015/2016 Community Arts Projects, & \$2,207.00 of funding rolled over from the 2015/2016 Artist in Residence (AIR) Projects totalling \$91,875 to fund regional arts projects.
- \$10,000 of the funding allocated by Bundaberg Regional Council has been assigned to the Bargara Pump Station Art Project.
- \$12,207 of the funding allocated by Arts Queensland has been assigned to 2 Artist In Residence BRC Strategic Initiatives.
- This brought the total amount for RADF projects to \$69,668 at the start of Round 1 2016-2017.
- After Round 1 2016-2017 funding was allocated, \$43,303 remained for Round 2 2016-2017.
- The release of \$35,996.00 was approved at the last Council meeting. An amendment to this amount has been made due to a calculation error with one of the applications, and the amount actually released is \$35,726.
- If the above projects are approved by Council, there will be an amount remaining of \$2,255 available for Out of Round applications to September 2017.

Risk Management Implications:

There appears to be no risk management implications.

Communications Strategy:

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

Attachments:

- 1 Projects for (RADF) Funding

Recommendation:

That Council approve the release of \$5,322.00 in total of its Regional Arts Development Funding for recommended projects, in accordance with the recommendations of the RADF Advisory Committee:-

- 1. Moore Park Beach Arts Festival - “Spiritual Traditions & Art Activities” - \$1,762**
- 2. Moore Park Beach Arts Festival - “Arts & Beach Activities” - \$ 3,560**

	Aspects being funded	Budget	RADF Committee Comments
Moore Park Beach Arts Festival “Spiritual Traditions & Art Activities” <i>(Native Canadian Workshops & Sweat Lodge for MPBA Festival)</i>	Artist Transport & workshop materials	Total Budget: \$ 11,655 \$ Requested: \$ 1,878 \$ Recommended: \$ 1,762	<p>These cultural activities are new and different and will highlight the vast multiculturalism of our community by giving a full cultural experience.</p> <p>The Committee has agreed to partially fund the project.</p>
Moore Park Beach Arts Festival “Arts & Beach Activities” <i>(Art Exhibition, Kite Making Workshops & Sand Sculpture Workshops & Displays)</i>	65% Artist Fees for Redcliffe Kite Club & Steve Machell (Sandologist)	Total Budget: \$ 32,929 \$ Requested: \$ 15,909 \$ Recommended: \$ 3,560	<p>The Moore Park Beach Arts Festival has a new committee with a lot of ideas and enthusiasm. The RADF committee sees that it is important to support the festival to ensure the local community continues to have access to these arts and cultural activities in different parts of our region.</p> <p>The committee supported this project and it’s varied activities.</p> <p>The committee has agreed to partially fund the project.</p>

**Item****06 June 2017**

Item Number:	File Number:	Part:
O1	A3117095	WASTE & RECYCLING

Portfolio:

Community & Environment

Subject:

Changes to Bundaberg Regional Council's Waste Facilities

Report Author:

Gavin Crawford, Manager Waste & Health Services

Authorised by:

Gavin Steele, General Manager Community & Environment

Link to Corporate Plan:

Our Environment - 2.2 Sustainable built environments and local projects that support our growing population and promote economic investment and development.

Background:

Council has recently adopted its Waste Management and Resource Recovery Strategy 2017-2015 which included the following short term key action items:

- Review the operation and continuation of low use Waste Facilities.
- Review and assess the opening days and hours of all Waste Management Facilities
- Review all waste matter that will be accepted and processed at each Waste Facility.

As part of the budget process Councils' Waste and Recycling Services reviewed the daily usage rates of all waste facilities and identified an opportunity to slightly reduce the opening hours of some facilities to reflect local community demand whilst ensuring best value for money.

Additionally, after a recent community consultation process it is also proposed that Council close the Cordalba Waste Transfer Station, only opening it for local disaster situations, and to cease accepting asbestos waste at the Qunaba landfill.

It is proposed that the new Waste Facility opening hours, as per Attachment 1, and the closure of Cordalba Waste Transfer Station become effective from 1 September 2017. The change to limit asbestos disposal at Qunaba Waste Management Facility will have little impact due to the close proximity of the University Drive facility in Bundaberg which can accept this waste at a specialized disposal area.

The customer usage trends and the costs and customer details for the various Waste Facilities are attached in Attachments 2 and 3. It can be observed that the customer patronage during the hours to be reduced are minimal and the new hours will better reflect customer demand.

Associated Person/Organization:

Gavin Crawford, Manager Waste and Health Services

Consultation:

Portfolio Spokesperson: Cr Scott Rowleson

Divisional Councillors: All Councillors briefed

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

The proposed changes will result in estimated savings in the order of \$70,000 per annum.

Risk Management Implications:

The Waste Strategy has been developed to manage and reduce risk were possible.

Communications Strategy:

Communications Team consulted.

- Yes
 No

Attachments:

- 1 Changes to Operating Hours
- 2 Usage Cost & Customer Details
- 3 Current & Proposed Business Hours

Recommendation:

That the new opening hours for Council's Waste Facilities as from 1 September 2017, be as follows:-

1. Bundaberg (University Drive) Monday to Friday – 7.00 am to 5.00 pm;
Saturday and Sunday - 8.00 am to 5.00 pm;
2. Qunaba Sunday to Saturday - 8.00 am to 5.00 pm;
3. Meadowvale Wednesday and Friday - 7.00 am to 5.00 pm;
Saturday and Sunday - 8.00 am to 4.00 pm;

- | | | |
|-----|-------------|--|
| 4. | South Kolan | Tuesday - 8.00 am to 12.00 noon;
Saturday, 8.00 am to 12.00 noon, and 12.30 pm to 4.30 pm; |
| 5. | Tirroan | Monday to Saturday - 7.30 am to 12.30 pm;
Sunday - 11.00 am to 4.00 pm; |
| 6. | Childers | Sunday, Monday, Friday, Saturday - 7.00 am to 4.00 pm;
Tuesday, Wednesday, Thursday - 7.00 am to 2.00 pm; |
| 7. | Woodgate | Tuesday, Thursday, Saturday - 8.00 am to 11.00 am;
Sunday - 2.00 pm to 5.00 pm; |
| 8. | Avondale | Thursday - 8.00 am to 12.00 pm;
Sunday - 8.00 am to 12.00 noon; and 12.30 pm to 5.00 pm; |
| 9. | Booyal | Sunday - 12.00 pm to 3.00 pm; |
| 10. | Buxton | Sunday - 1.00 pm to 4.00 pm. |

Further that Council:-

- 1. close the Cordalba waste transfer station as from 1 September 2017; and**
- 2. cease accepting asbestos wastes at the Qunaba Landfill as from 1 September 2017.**

Bundaberg

Data is from 01/12/2015 to 07/02/2017

Hours	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0600 - 0700							
0700 - 0800	11.47	11.47	11.62	11.91	11.90	10.99	6.41
0800 - 0900	16.53	14.00	15.07	15.00	15.97	15.37	12.83
0900 - 1000	19.15	17.63	18.13	17.83	17.78	21.22	21.31
1000 - 1100	21.73	19.59	20.33	20.51	20.76	25.08	27.10
1100 - 1200	22.83	21.04	19.33	20.18	21.48	26.41	28.78
1200 - 1300	19.38	17.73	16.68	18.09	18.34	22.10	24.24
1300 - 1400	18.64	17.91	16.75	17.70	16.12	19.31	21.74
1400 - 1500	18.75	16.60	15.66	15.79	16.65	20.30	19.98
1500 - 1600	15.51	13.79	13.08	14.17	13.13	17.14	18.47
1600 - 1700	12.95	12.49	11.80	10.91	10.24	12.72	12.74
1700 - 1800							

Operational Cost per customer \$36.20

Same hours

Avondale

Data is from 01/12/2015 to 07/02/2017

Hours	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0600 - 0700							
0700 - 0800							
0800 - 0900				4.39			6.57
0900 - 1000				4.21			6.98
1000 - 1100				4.73			6.39
1100 - 1200				3.47			5.93
1200 - 1300							3.76
1300 - 1400							3.24
1400 - 1500							3.04
1500 - 1600							3.11
1600 - 1700							2.50
1700 - 1800							

Operational Cost per customer \$65.91

Same hours

Booyal

Data is from 01/12/2015 to 07/02/2017

Hours	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0600 - 0700							
0700 - 0800							
0800 - 0900							
0900 - 1000							
1000 - 1100							
1100 - 1200							
1200 - 1300							3.17
1300 - 1400							2.20
1400 - 1500							1.45
1500 - 1600							
1600 - 1700							
1700 - 1800							

Operational Cost per customer \$89.66

Same hours

Meadowvale

Data is from 01/12/2015 to 07/02/2017

Hours	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0600 - 0700							
0700 - 0800			1.99		2.10	1.58	0.87
0800 - 0900			3.32		3.35	2.79	2.43
0900 - 1000			4.19		4.57	4.44	5.00
1000 - 1100			4.27		4.85	5.51	5.52
1100 - 1200			4.49		3.98	4.90	5.21
1200 - 1300			3.93		3.16	3.99	4.31
1300 - 1400			3.32		4.98	3.20	3.43
1400 - 1500			3.70		5.23	3.09	3.70
1500 - 1600			3.09		4.52	2.83	2.60
1600 - 1700			2.20		1.35	1.45	1.40
1700 - 1800							

Operational Cost per customer \$54.77

Proposed new hours

Qunaba

Data is from 01/12/2015 to 07/02/2017

Hours	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0600 - 0700							
0700 - 0800	4.80	3.39	5.31	4.78	5.05	4.60	3.47
0800 - 0900	7.51	6.24	7.59	7.72	8.76	8.71	6.80
0900 - 1000	10.90	9.20	10.53	9.61	11.95	12.88	11.37
1000 - 1100	12.97	10.98	12.60	12.16	13.34	16.38	15.76
1100 - 1200	14.61	12.06	13.44	12.88	14.00	15.68	18.49
1200 - 1300	11.49	10.99	10.12	10.88	10.52	13.95	15.63
1300 - 1400	11.14	9.88	10.24	10.80	10.16	11.59	13.23
1400 - 1500	10.94	10.14	10.91	9.93	10.70	12.70	12.92
1500 - 1600	10.14	9.48	10.27	8.53	8.81	10.63	11.11
1600 - 1700	7.56	7.69	6.72	6.20	6.90	7.28	7.89
1700 - 1800							

Operational Cost per customer \$36.15

Proposed new hours

South Kolan

Data is from 01/12/2015 to 07/02/2017

Hours	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0600 - 0700							
0700 - 0800							
0800 - 0900		4.82				6.36	
0900 - 1000		4.09				5.70	
1000 - 1100		3.12				5.32	
1100 - 1200		2.17				4.21	
1200 - 1300						3.25	
1300 - 1400						2.79	
1400 - 1500						2.70	
1500 - 1600						2.33	
1600 - 1700						1.89	
1700 - 1800							

Operational Cost per customer \$35.77

Proposed new hours

Tirroan

Data is from 01/12/2015 to 07/02/2017

Hours	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0600 - 0700							
0730 - 0800	0.95	1.45	1.20	1.07	1.28	1.79	
0800 - 0900	2.70	3.47	3.83	4.42	3.55	4.14	
0900 - 1000	4.03	4.49	5.05	5.74	4.39	4.19	
1000 - 1100	4.22	4.70	4.31	5.32	4.91	4.37	
1100 - 1200	3.88	3.42	3.80	3.30	3.78	2.99	10.09
1200 - 1230	1.51	1.28	1.28	1.87	1.15	1.30	3.30
1300 - 1400							2.81
1400 - 1500							1.86
1500 - 1600							1.92
1600 - 1700							
1700 - 1800							

Operational Cost per customer \$29.88

Same hours

Woodgate

Data is from 01/12/2015 to 07/02/2017

Hours	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0600 - 0700							
0700 - 0800							
0800 - 0900		5.13		5.01		4.78	
0900 - 1000		4.78		4.77		5.44	
1000 - 1100		3.68		4.62		4.55	
1100 - 1200							
1200 - 1300							
1300 - 1400							
1400 - 1500							8.81
1500 - 1600							2.89
1600 - 1700							1.31
1700 - 1800							

Operational Cost per customer \$27.29

Same hours

Usage Cost and Customer Details 2015/2016 Financial Year

Site	Paying Customers/Week **	Paying Customers/Hr ***	Percentage Overall Customers	Total Per Annum Customers **	Operational Cost per annum #	Operational Cost per Customer	Revenue per annum	Subsidy per Customer
AVONDALE	48	3.7	2	2496	\$ 164,500	\$65.91	\$ 17,000	\$59.09
BOOYAL	8	2.7	0	416	\$ 37,300	\$89.66	\$ 3,200	\$81.97
BUXTON	7	2.3	0	364	\$ 23,300	\$64.01	\$ 1,800	\$59.07
CHILDERS	155	2.7	6	8060	\$ 541,200	\$67.15	\$ 175,000	\$45.43
CORDALBA	8	2.7	0	416	\$ 22,800	\$54.81	\$ 3,000	\$47.60
MEADOWVALE	160	4.0	6	8320	\$ 455,700	\$54.77	\$ 62,000	\$47.32
QUNABA (Commercial)	766	10.9	29	39832	\$1,440,000	\$36.15	\$ 1,600,000	\$0.00
STH KOLAN	50	3.8	2	2600	\$ 93,000	\$35.77	\$ 16,500	\$29.42
TIRROAN	139	4.0	5	7228	\$ 216,000	\$29.88	\$ 57,000	\$22.00
UNIVERSITY DR (Commercial)	1282	18.3	48	66664	\$2,413,000	\$36.20	\$ 3,064,000	\$0.00
WOODGATE	63	5.3	2	3276	\$ 89,400	\$27.29	\$ 22,500	\$20.42
TOTALS	2686	NA	100	139672	\$5,496,200	NA	NA	NA

* Note: From the 1st December 2015 the hours of operation from most Waste Facilities were reduced.

** Note: Paying customer numbers from 2015/2016 year data.

*** Note: Paying customers per hour from 01/12/2015 to 31/07/2016.

Note: Operational costs only. Does not include administration and management costs or capital works and capping costs or the \$1,000,000 approximate operational costs of managing Cedars Road which does not earn an income.

FACILITY	OPENING HOURS		<i>Estimated Savings pa</i>
	Current Hours	Proposed New Hours	
Bundaberg (University Drive)	7 Days 7:00am – 5:00pm	Mon – Fri 7:00am – 5:00pm Sat & Sun 8:00am – 5:00pm	\$23,000
Qunaba	7 Days 7:00am – 5:00pm	7 Days 8:00am – 5:00pm	\$11,700
Meadowvale	Wed, Fri Sat & Sun 7:00am – 5:00pm	Wed & Fri 7:00am – 5:00pm Sat, Sun 8:00am – 4:00pm	\$8,100
South Kolan	Tue 8:00am – 12:00pm Sat 8:00am – 5:00pm	Tue 8:00am – 12:00pm Sat 8:00am – 12:00pm Sat 12:30pm – 4:00pm	\$1,900
Tirroan	Mon – Sat 7:30am 12:30pm Sun - 11:00am – 4:00pm	Mon – Sat 7:30am 12:30pm Sun - 11:00am – 4:00pm	\$0
Childers	Fri, Sat, Sun & Mon 7:00am – 4:00pm Tue, Wed & Thu 7:00am – 2:00pm	Fri, Sat, Sun & Mon 7:00am – 4:00pm Tue, Wed & Thu 7:00am – 2:00pm	\$0
Woodgate	Tue, Thu, Sat 8:00am – 11:00am Sun 2:00pm - 5:00pm	Tue, Thu, Sat 8:00am – 11:00am Sun 2:00pm - 5:00pm	\$0
Avondale	Thu 8:00am – 12:00pm Sun 8:00am – 5:00pm	Thu 8:00am – 12:00pm Sun 8:00am – 12:00pm Sun 12:30am – 5:00pm	\$0
Booyal	Sun 12:00pm – 3:00pm	Sun 12:00pm – 3:00pm	\$0
Cordalba	Sat 1:00pm – 4:00pm	Close	\$24,235
Buxton	Sun 1:00pm – 4:00pm	Sun 1:00pm – 4:00pm	\$0
	ESTIMATED TOTAL SAVINGS		\$68,935

**Item****06 June 2017**

Item Number:	File Number:	Part:
S1	A3133181	ECONOMIC DEVELOPMENT

Portfolio:

Community & Environment

Subject:

Strategic Projects - Mon Repos low-glow, smart lighting project

Report Author:

Cameron Bisley, Branch Manager - Commercial Business & Economic Development

Authorised by:

Gavin Steele, General Manager Community & Environment

Link to Corporate Plan:

Our Environment - 2.5 Well-maintained foreshore, natural areas and facilities that enhance community and visitor enjoyment and stimulate economic and population growth.

Background:

Smart communities use technology and data to be more efficient. Communities that employ these technologies have the advantage of cost and energy savings, operational efficiency, improved service delivery, better quality of life and a reduced environmental footprint. Furthermore, smart communities advocate for the integration of technology and data infrastructure, promote digital technologies to increase the capability of existing infrastructure and services, and champion citizen involvement and citizen-focused service delivery.

Council recognises the significant opportunities that become possible through the innovative use of smart technology, and a number of smart community projects/initiatives are either underway or under consideration including:

- Public Wi-Fi in select areas across the region.
- Smart parking sensors to aid with parking utilisation and management.
- CCTV for increased public safety and security.
- Investigation into the deployment of smart water meters.
- Smart route capability via GPS systems for Council Fleet vehicles.
- Investigation into flood mitigation technology using sensors that measure water depth and water over roads.

To add to this portfolio of smart technology applications, Council is interested in pursuing the latest in “low-glow” smart lighting that will help protect the Bundaberg Region’s world renowned marine turtle population.

The Mon Repos Conservation Park hosts the largest concentration of nesting marine turtles on the eastern Australian mainland (50% of the entire breeding for loggerhead turtles in the South Pacific Ocean occurs on the Woongarra Coast). The goal of this project is to measurably reduce the glow from lighting in and around Mon Repos and Bargara to maximise the survival rates of marine turtles.

As a potential means to fund this project, Council is looking to submit an application under Round 1 of the Australian Government’s Smart Cities and Suburbs Program. In total, this program provides \$50 million in funding toward the application of innovative technology-based solutions for improving liveability, productivity and sustainability of cities and their suburbs. More information on the ‘Smart Cities and Suburbs’ program is available at <https://cities.dpmc.gov.au/smart-cities-program>.

Council’s proposed low-glow, smart lighting project is estimated to cost \$1 million. Grant funding is available up to 50 per cent of eligible costs, with Council seeking \$500,000 from the Australian Government; Council would be responsible for covering the remaining half of project costs.

Council has engaged Glentworth (leading smart technology consultancy) to aid in developing the business case to support the formal application. It is acknowledged that Glentworth were engaged by Council in late 2016 to undertake the community consultation and formulate the smart community strategy for the town of Burnett Heads and this project will build on this work.

Applications submitted under this program will require a collaborative partnership between Local Government and at least one private sector organisation who will provide specialised expertise in delivering the technical smart lighting solution.

Upon notification of funding approval, Council will facilitate a formal tender process to identify a suitable technical delivery partner.

It is anticipated that the findings/outcomes of this smart technology project will inform Council’s future efforts around the development of a whole of region ‘Smart Community’ Plan in 2017/2018 and the implementation of new ‘smart’ initiatives in the future.

Associated Person/Organization:

Council has had discussions with Greenfleet, a not-for-profit environmental organisation that has partnered with Council to plant 90,000 trees in the Barolin Nature Reserve (sitting adjacent to the Mon Repos Conservation Park). Greenfleet and their corporate partners such as Prince’s Charity, Disney Corporation have an interest in marine turtle conservation and have indicated a strong willingness to be a collaborator in the proposed low glow smart lighting project.

Consultation:

Councillors

Clean Energy Bundaberg Advisory Committee

Smart Lighting Suppliers

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

As noted above, project costs have been estimated at \$1 million. Council is seeking \$500,000 from the Australian Government and will be responsible for the remaining half of project expenses.

Risk Management Implications:

There appears to be no risk management implications.

Communications Strategy:

Communications Team consulted.

Yes

No

Attachments:

Nil

Recommendation:

That:-

- **the Chief Executive Officer be authorized to submit a grant application under Round 1 of the Smart Cities and Suburbs Program; and**
- **in-principle commitment and budget allocation of up to \$500,000 be provided for the Mon Repos low-glow smart lighting project.**