



**AGENDA FOR ORDINARY MEETING
TO BE HELD IN COUNCIL CHAMBERS, BUNDABERG
ON TUESDAY 08 AUGUST 2017, COMMENCING AT 10.00 AM**

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	J2 Logan Road, Innes Park - Infrastructure Agreement for Preliminary Approval for a Material Change of Use (section 241 of the Act) and Preliminary Approval (section 242 of the Act) to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for a Master Planned Residential Community (Headlands Coastal Community) and a Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement)	80

7 Development Assessment

K1	Logan Road, Innes Park - Development Application for Preliminary Approval for a Material Change of Use and Reconfiguring a Lot (Section 241), incorporating a (s.242) component to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for a Master Planned Residential Community (Headlands Coastal Community); and Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement)	140
K2	167 Woodgate Road, Woodgate - Material Change of Use for Animal Keeping	256

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S1	2017/2018 Local Government Grants & Subsidies Program	286
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9 Confidential

T1	Surplus Land Sale	
T2	Business Bundaberg Consultant	
T3	Avalon Street and Rowlands Road, Burnett Heads - Application for Land Exchange Letter of Support	

10 General Business

11 Meeting Close

**Item****08 August 2017****Item Number:**

F1

File Number:

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Part:GOVERNANCE &
COMMUNICATIONS**Portfolio:**

Organisational Services

Subject:

Christmas Closedown 2017

Report Author:

Amy Crouch, Executive Assistant

Authorised by:

Stuart Randle, General Manager Organisational Services

Link to Corporate Plan:

Our People, Our Business - 3.6 Responsible and ethical leadership and governance.

Background:

In past years, Council has agreed to the closure of Council administration offices, service centres and depots for business days over the Christmas/New Year period, provided that all members of staff agree to take this time off as resolved by Council.

It is proposed that Council offices will close from Monday 25 December 2017 and will reopen on Tuesday 2 January 2018. This period would be a combination of Public Holidays and staff offered to take the three (3) general business days as Annual Leave or Rostered Days Off:

- Monday 25 December 2017 – Public Holiday
- Tuesday 26 December 2017 – Public Holiday
- Wednesday 27 to Friday 29 December 2017 – Staff to use Annual Leave or Rostered Days Off.
- Monday 1 January 2018 – Public Holiday

Council will maintain a staff listing who will attend to emergent business during this period.

Associated Person/Organization:

Not applicable.

Consultation:

Portfolio Spokesperson: Cr Helen Blackburn has been advised of the proposal.

Stephen Johnston, Chief Executive Officer has no objection.

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.

Yes

No

Attachments:

Nil

Recommendation:

That:-

- 1. Council's Main Administration Office, Service Centres, Libraries, Arts Centres and Depots (and other Administrative and Depot areas as applicable) be closed for general business on the three (3) working days over the Christmas/New Year period, namely Wednesday 27, Thursday 28 and Friday 29 December 2017 with Offices and Depots reopening on Tuesday 2 January 2018;**
- 2. Staff be offered the alternative of taking the subject three (3) days from Annual Leave, or a combination of Annual Leave and accrued Rostered Days Off;**
- 3. the Chief Executive Officer advertise the closure and telephone numbers of Council Officers who will attend to emergent business over this period.**

**Item****08 August 2017****Item Number:**

F2

File Number:

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Part:GOVERNANCE &
COMMUNICATIONS**Portfolio:**

Organisational Services

Subject:

Drummond Street, Apple Treek Creek - Review of Unallocated State Land

Report Author:

Nathan Powell, Property Leasing Officer

Authorised by:

Stuart Randle, General Manager Organisational Services

Link to Corporate Plan:

Our People, Our Business - 3.2 Strategic and coordinated asset investment and management.

Background:

The Department of Natural Resources and Mines (DNRM) is undertaking a review of all Unallocated State Land (USL), to determine the most appropriate use and tenure of USL lots.

In order to determine the most appropriate use and tenure, DNRM is seeking Council's requirements/interest in the subject land, described as Lots 2, 3 and 4 on A42817, located on Drummond Street, Apple Tree Creek. Parts of the lots appear to be used for road type purposes and DNRM is seeking Council's advice on whether:

1. the lots could be dedicated as road given the current use of the lots;
2. the lots are required for a community purpose (ie the lots could be dedicated as a Community Purpose Reserve with Council as trustee);
3. Council has any requirements for the lots.

Associated Person/Organization:

Department of Natural Resources and Mines

Consultation:

Portfolio Spokesperson: Cr Helen Blackburn was advised on the matter.

Divisional Councillor: Cr Bill Trevor was advised on the matter.

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

Department of Infrastructure & Planning:

Development Assessment Manager, Richard Jenner advises the lots are zoned low density residential, so are intended to be developed over time for residential purposes. In regard to the lots being dedicated as roads, from a planning perspective the lots appear to be of suitable dimensions for residential purposes and would not be required for a roads purpose being that the current road reserve appears to be of an adequate standard/size to accommodate road infrastructure.

Services Manager Roads & Drainage, Hennie Roux advises there are no requirements to have the subject lots dedicated as road reserve.

Department of Community & Environment:

Branch Manager Parks, Sports & Natural Areas, Geordie Lascelles advises that there is no use to have the subject lots dedicated for Parks or Community Open Space purposes.

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.

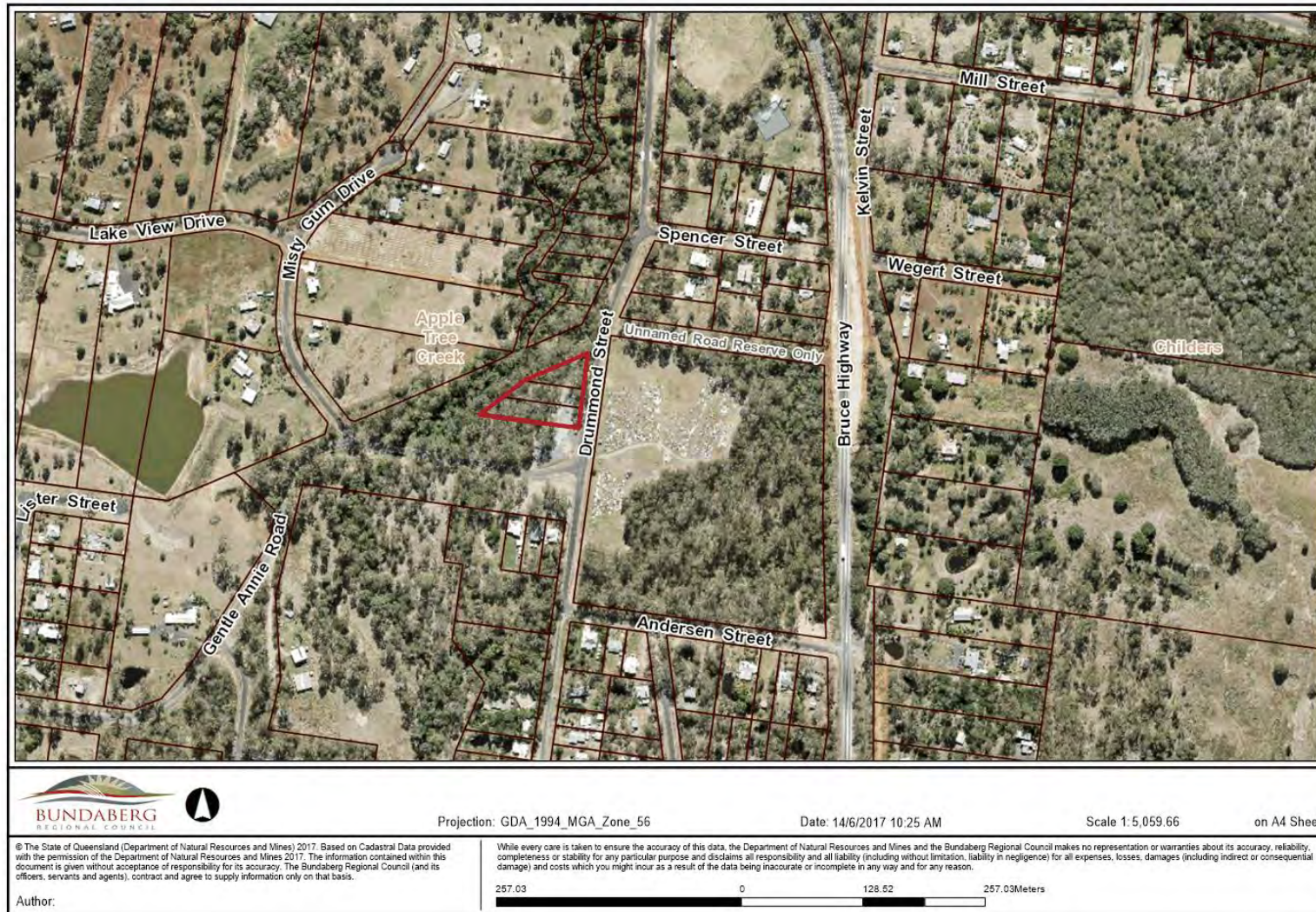
- Yes
- No

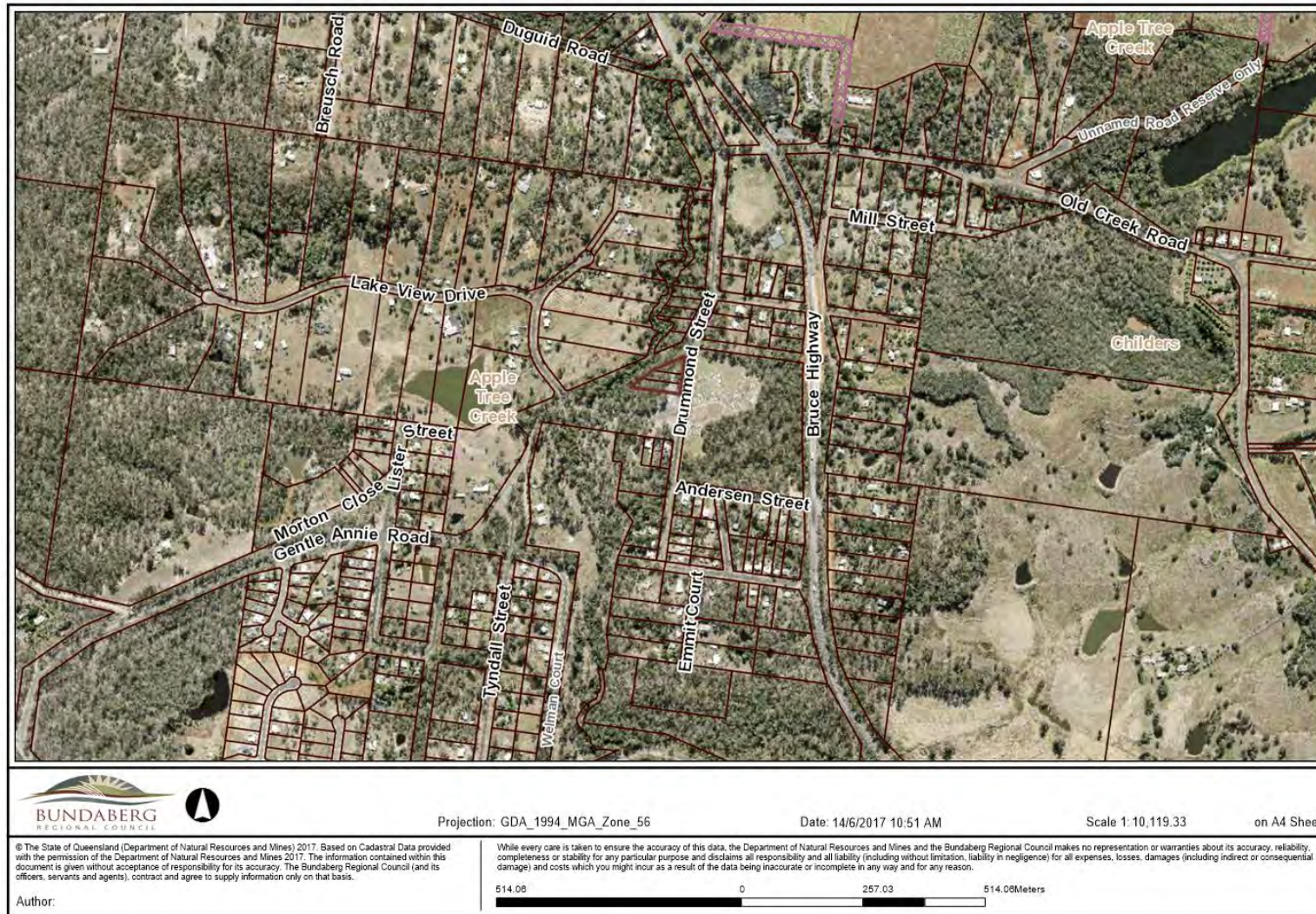
Attachments:

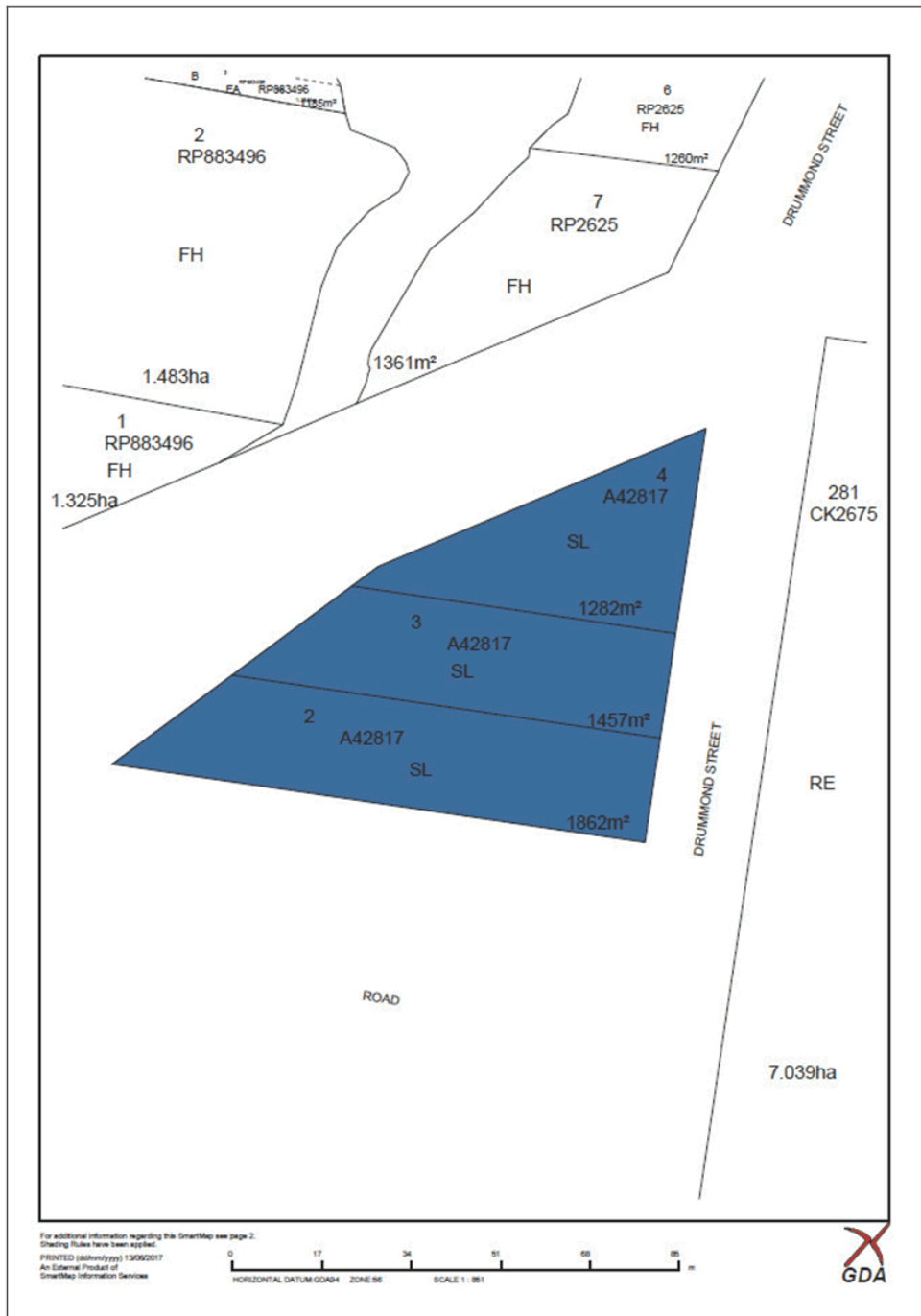
- [↓1](#) Aerial Map - Close - Drummond Street
- [↓2](#) Aerial Map - Wide - Drummond Street
- [↓3](#) SmartMap - Drummond Street

Recommendation:

That the Department of Natural Resources and Mines be advised Council has no requirement for the Unallocated State Land, described as Lots 2, 3 and 4 on A42817, located on Drummond Street, Apple Tree Creek.









Item

08 August 2017

Item Number:	File Number:	Part:
F3	.	GOVERNANCE & COMMUNICATIONS

Portfolio:

Organisational Services

Subject:

2016/2017 4th Quarter Operational Report

Report Author:

John Kelly, Sustainable Finance Manager

Authorised by:

Stuart Randle, General Manager Organisational Services

Link to Corporate Plan:

Our People, Our Business - 3.6 Responsible and ethical leadership and governance.

Background:

In accordance with Section 174 of Local Government Regulation 2012, “*The chief executive officer must present a written assessment of the local government’s progress towards implementing the annual operational plan at meetings of the local government held at regular intervals of not more than 3 months*”.

Quarterly reports provide a process for monitoring and assessing Council’s progress in meeting the goals of the Corporate Plan. The attached report highlights the achievement of Council over the past 3 months with most areas achieving the targets set. Each manager has provided a comment in the report on their Department’s or Section’s progress. This report includes all capital projects and identified progress of each project both in dollar terms and with comments on its progress.

This 4th Quarter Operational Report is the final report against the 2014-19 Corporate Plan. A summary of 2014-19 Corporate Plan achievements and shortfalls will be provided in the 2016-2017 Annual Report. 2017-18 Quarterly Operational Reports will be aligned with the new 2017-21 Corporate Plan.

Consultation:

Portfolio Spokesperson: Cr Helen Blackburn

All General Managers and Managers

Legal Implications:

Complies with Section 174 of the *Local Government Regulation 2012*.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

All financial implications and resource utilisations have been identified in the report.

Risk Management Implications:

This Quarterly Report provides links to operational risks identified by Department Managers in department business plans. Results, comments and status symbols additionally provide up-to date information that informs ongoing risk management and mitigation.

Communications Strategy:

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

Attachments:

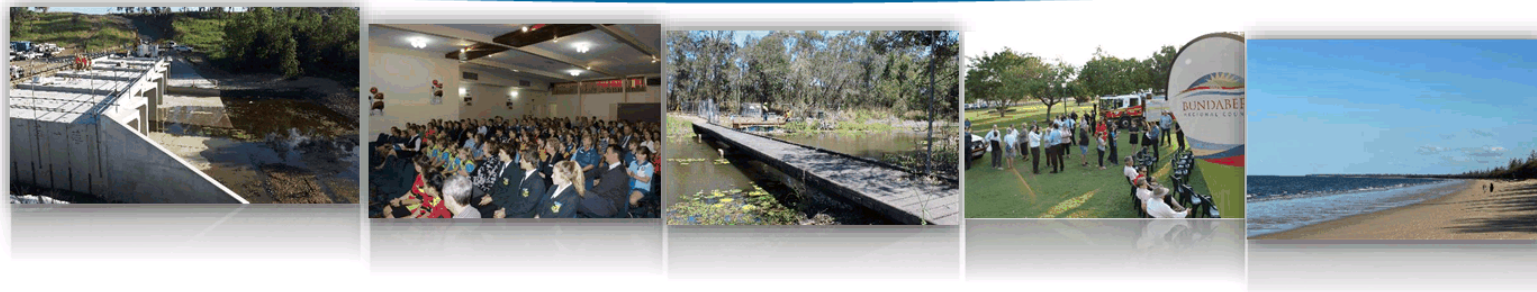
- [↓](#) 1 4th Quarter Operational Report

Recommendation:

That the 2016/2017 – 4th Quarter Operational Report (as detailed on the 58 pages appended to this report) – **be received and noted by Council.**



BUILDING *a better* FUTURE



2016 - 2017 4th Quarter Operational Report

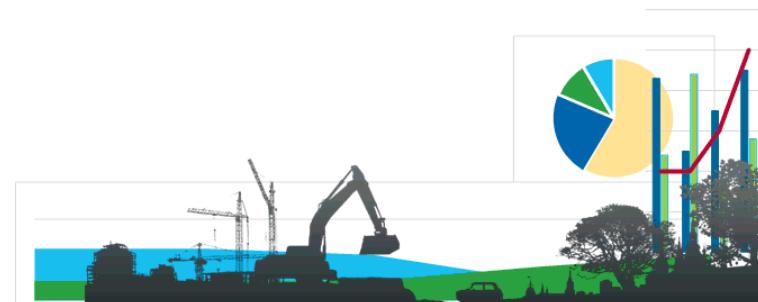
Operations and Performance Measures

The following symbols indicate the progress of operations and projects.

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 back on track within the next quarter or financial year.
↗	Trend	This data is being collected for observation and analysis.
✗	Action required	Progress is significantly behind schedule or is rated 'closely monitor'. Decisive action is required to get back on track.

Notes: Unless otherwise stated Targets are quarterly. Projects written in blue are either 1) carry-over projects from last financial year, and budgeted in the 1st quarter revision; or 2) projects that are part of a budgeted capital renewal program that are now allocated to specific projects. The *Works for Queensland* State Government funding initiative has enabled a significant number of projects to be added to our capital renewal program this quarter.

Organisational Structure



Infrastructure & Planning

Development

Operation Type - Development	Corporate Outcomes	Risk Id.	3rd Quarter Budget		4th Quarter Actuals	
Core Programs/Services Areas:	1.1 & 1.2	BP-IP: 6-9	Operational Revenue	\$ 1,604,059	\$	1,741,874
Community & Internal Customer Service			Operational Expenditure	\$ 4,449,922	\$	4,351,034
Development Assessment			Capital Revenue	\$ 2,998,200	\$	4,069,070
Development Compliance			Capital Expenditure	\$ 0	\$	0
Strategic Planning – Policy Development and Implementation						
Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Community & Internal Customer Services - Planning Searches	Percentage planning searches are issued within statutory and corporate time frames. <i>Notes: Number of searches is also recorded.</i>	90%		100%	✓	181 Building Compliance Searches; 3 Limited Planning Certificates and 1 Standard Planning Certificate were issued for the quarter.
Development Assessment 10 days or less	Percentage of total Development applications issued with a decision within 10 days. <i>Notes: Number of applications is also recorded.</i>	30%		33%	✓	25 applications out of a total of 74 were decided within 10 days or less.
Development Assessment 40 days or less	Percentage of total Development applications issued with a decision within 40 days. <i>Notes: Number of applications is also recorded.</i>	85%		92%	✓	68 applications out of a total of 74 were decided within 40 days or less.
Development Assessment Negotiated Requests	Percentage of Development approvals that have a negotiated request. <i>Notes: Number of requests is also recorded.</i>	< 10%		3%	✓	2 requests for negotiated decision were decided in the quarter.
Development Compliance Enforcement Actions	Percentage of enforcement actions taken within statutory timeframes (includes actions against breaches and unlawful use of land, defective or illegal building works) <i>Notes: Number of actions is also recorded.</i>	95%		100%	✓	110 complaints were received for the quarter, with 72 compliance letters; 19 Show Cause Notices; 10 Enforcements Notices; and 3 Penalty Infringement Notices issued for the same period.
Policy Development & Implementation	CBD Master Plan finalised and adopted for the Bundaberg region		30 June 2017	95%	✓	The executive summary was completed and is awaiting submission to graphic designers for production.
Policy Development & Implementation	Local Government Infrastructure Plan finalised and adopted for the Bundaberg region.		30 June 2017	85%	✓	Work completed this quarter includes finalization of the drafting process, completion of the financial analysis and preparation of scheme amendments. Report to be presented to Council on 18 July to seek approval to submit LGIP to State.

Infrastructure & Planning

Major Projects

Operation Type – Major Projects	Corporate Outcomes	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Strategic Project Planning	2.1, 2.2 & 2.3	BP-IP-2.9-11	Operational Revenue	\$ 2,617,004	\$ 2,404,981
Project Governance			Operational Expenditure	\$ 70,957	\$ 70,957
Project Delivery			Internal Recoveries	\$ 1,271,097	\$ 1,185,010
			Capital Revenue	\$ 3,747,181	\$ 4,747,360
			Capital Expenditure	\$ 15,498,776	\$ 14,446,457

Key Performance Indicator

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Recoveries Work hour recovery from Capital Works	Percentage of recoveries as a proportion of operational work hours.	75%		79.2%	✓	Major Projects are exceeding the Recoveries target.

Project Management	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Multiplex (Stage1)	\$ 11,196,276	\$ 10,976,088	★	Practical completion has been achieved - currently in defect period.
Multiplex (Stage 2) with \$7.5M 2017/18 to complete the \$32M project	\$ 3,100,000	\$ 3,067,763	○	Construction underway.
Bundaberg Recreational Precinct – Water and Grey Water upgrades	\$ 150,000	\$ 148,860	✓	Construction complete
Bundaberg City Riverside Masterplan	\$ 0	\$ 0	○	Currently in development phase.
Bundaberg CBD Parklets	\$ 2,500	\$ 2,500	○	Project has been suspended indefinitely.
Development of Future Strategic Projects - Investigation, Planning & Design	\$ 100,000	\$ 0	○	Currently in development phase.
Purchase of Queensland Rail, 25 A Quay Street – Investment Property	\$ 400,000	\$ 0	○	Economic Development finalising purchase.
Bundaberg CBD Revitalisation	\$ 200,000	\$ 61,681	○	Design tender to be awarded 17 August.
Burnett Heads CBD Revitalisation	\$ 350,000	\$ 162,003	○	Design completion by end July.
East Bundaberg Tourism Precinct	\$ 0	\$ 5,652	○	Design underway

Roads & Drainage

Operation Type – Roads & Drainage	Corporate Outcomes	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Projects & Programs- Footpaths & Network Pathways	2.3.1	BP-IP-3.7-8	Operational Revenue	\$ 0	\$ 0
			Operational Expenditure	\$ 1,311,921	\$ 1,278,808
			Capital Revenue	\$ 1,385,526	\$ 1,394,526
			Capital Expenditure	\$ 2,748,449	\$ 2,017,037
Projects - Footpaths & Network Pathways	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment	
Causeway Drive, Bargara – Hughes Road to Woongarra Scenic Drive	\$ 141,129	\$ 143,280	★	Project is complete.	
Avoca Street, Bundaberg – O'Connell St to existing path	\$ 270,000	\$ 282,652	★	Project is complete.	

Infrastructure & Planning

Roads & Drainage

Projects - Footpaths & Network Pathways	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Hughes Road, Bargara - Causeway Drive to Childcare Centre	\$ 84,180	\$ 84,180	★	Project is complete.
FE Walker Street, Bundaberg	\$ 446,000	\$ 319,975	○	Work in Progress. July completion
Moore Park Road, Moore Park Beach - Murdochs Road	\$ 78,933	\$ 78,983	★	Project is complete.
Baldwin Swamp - Princess Street to Que Hee Street	\$ 268,443	\$ 268,444	★	Project is complete.
Eastgate Street / Scotland Street	\$ 42,000	\$ 56,579	★	Project is complete.
Bolewski Street, Avoca - Takalvan Street to Johnston Street	\$ 67,107	\$ 67,386	★	Project is complete.
Crescent Street, Childers	\$ 17,909	\$ 17,909	★	Project is complete.
Esplanade Bargara Install pathway lighting Walley st to Schuhcraft Drive	\$ 60,000	\$ 0	○	Solar lights on order coming from overseas. To be installed in 2017- 18
Avoca Street, Millbank - White Street to Payne Street	\$ 3,584	\$ 3,584	★	Project complete.
Baldwin Swamp - Que Hee Street to Bundaberg Ring Road	\$ 55,000	\$ 8,620	○	Preconstruction. Project programmed for construction 2017 - 18.
Baldwin Swamp - Footbridge	\$ 82,000	\$ 80,908	★	Project completed.
Burnett Heads State School	\$ 25,329	\$ 25,330	★	Project complete.
Norville State School	\$ 56,000	\$ 66,904	★	Project complete.
Thabeban State School	\$ 19,444	\$ 19,444	★	Project complete.
Booyal State School	\$ 8,315	\$ 8,315	★	Project complete.
Preconstruction Planning - Pathways	\$ 10,000	\$ 0	✓	This is a program budget now complete.
Maryborough Street - Bourbon St to Woongarra st	\$ 60,000	\$ 58,554	★	Project complete.
Works for QLD - Sylvan Drive, Moore Park	\$ 0	\$ 5,553	✓	(Works for Queensland) W4Q now programmed for construction 2017-18. Contract awarded.
Works for QLD - Whalley Street, Bargara	\$ 0	\$ 11,673	✓	W4Q now programmed for construction 2017-18. Contract awarded.
Works for QLD - Tanner Street, Bargara	\$ 0	\$ 7,697	✓	W4Q now programmed for construction 2017-18. Contract awarded.
Works for QLD - Croft Street, Bargara	\$ 0	\$ 1,031	✓	W4Q now programmed for construction 2017-18. Contract awarded.
Works for QLD - See Street, Bargara	\$ 0	\$ 129	✓	W4Q now programmed for construction 2017-18. Contract awarded.
Works for QLD - Clark Street, Bargara	\$ 0	\$ 1,959	✓	W4Q now programmed for construction 2017-18. Contract awarded.
Works for QLD - Dear Street, Gin Gin	\$ 20,000	\$ 34,652	★	Project complete.
Works for QLD - Burnett Street, Bundaberg South	\$ 20,000	\$ 568	✓	W4Q now programmed for construction 2017-18. Contract awarded.
Works for QLD - Adams Street, Bundaberg West	\$ 80,000	\$ 4,047	✓	W4Q now programmed for construction 2017-18. Contract awarded.
Works for QLD - Crofton Street, Bundaberg West	\$ 35,000	\$ 5,309	✓	W4Q now programmed for construction 2017-18. Contract awarded.

*Note: Works for Queensland 3rd quarter forecasts were based on original submissions in February. Budget adjustments will be made in the 1st Quarter Revisions.

Infrastructure & Planning

Roads & Drainage

Projects - Footpaths & Network Pathways	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Works for QLD - Bingera Street, Bundaberg West	\$ 15,000	\$ 23,049	★	Project complete.
Works for QLD - Johnston Street, Millbank	\$ 120,000	\$ 82,259	✓	Work in progress
Works for QLD - Duffy Street, Millbank	\$ 70,000	\$ 6,857	✓	Works for Queensland (W4Q) now programmed for construction 2017-18. Contract awarded.
Works for QLD - Elliott Heads Road & McCarthy Street Avenell Heights	\$ 14,000	\$ 0	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Avenell St/Dunn Street, Avenell Heights	\$ 120,000	\$ 139,729	★	Project complete.
Works for QLD - Watsons Road, Bargara	\$ 85,000	\$ 2,966	✓	W4Q now programmed for construction 2017-18. Contract awarded.
Works for QLD - Innes Park Road, Innes Park	\$ 180,000	\$ 6,619	✓	W4Q now programmed for construction 2017-18. Contract awarded.
Works for QLD - Queen Street, Bundaberg North	\$ 115,000	\$ 1,963	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Sylvan Drive, Moore Park	\$ 0	\$ 1,427	✓	W4Q now programmed for construction 2017-18. Contract awarded.
Works for QLD - Barolin Esplanade, Coral Cove	\$ 0	\$ 2,069	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Mulgrave Street, Gin Gin Footpath Rehab	\$ 80,000	\$ 80,048	★	Project complete.

Notes: Projects written in blue are either 1) carry-over projects from last financial year, and budgeted in the quarterly revision; or 2) projects that are part of a budgeted capital renewal program that are now allocated to specific projects. The Works for Queensland State Government funding initiative has added a significant number of projects to be included in our capital renewal program this year, these have to be completed by Nov 2017.

*Note: Works for Queensland 3rd quarter forecasts were based on original submissions in February. Budget adjustments will be made in the 1st Quarter Revisions.

Infrastructure & Planning

Roads & Drainage

Operation Type – Roads & Drainage	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Projects & Programs - Roads	2.3.1	BP-IP-3:7-8	Operational Revenue	\$ 3,645,268	\$ 4,638,855
			Operational Expenditure	\$ 35,994,207	\$ 35,781,403
			Capital Revenue	\$ 10,296,357	\$ 9,565,679
			Capital Expenditure	\$ 23,346,123	\$ 20,658,718

Projects - Roads	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Kay McDuff Drive – extension	\$ 1,000,000	\$ 978,889	★	Project complete.
Winfield Road, Winfield – widening	\$ 1,150,000	\$ 1,019,902	★	Project complete.
New Monduran Bridge	\$ 2,200,000	\$ 2,019,789	✓	Work in progress. Day Labour to complete in July.
Eggmolesse Street - upgrade	\$ 2,200,000	\$ 2,110,859	○	Work in Progress \$700,000 work to be completed in 2017-18.
Walla Street Bridge – Saltwater Creek bridge rehabilitation	\$ 49,978	\$ 49,978	★	Project complete.
Wawoon Road, Woongarra – realignment – Wallace Road end	\$ 75,801	\$ 75,801	★	Project complete.
Presslers Road, Rubyanna – shoulder sealing – Bargara Road to 2 lane section	\$ 283,950	\$ 283,950	★	Project is complete.
44 Martins Road, Gooburrum - increase culvert size	\$ 54,306	\$ 54,306	★	Project is complete.
Church Street, Horton – extension of gravel road	\$ 20,244	\$ 20,244	★	Project is complete.
Carnarvon Court, Branyan – construct cul-de-sac	\$ 31,088	\$ 31,088	★	Project is complete.
Moore Street, Elliott Heads – upgrade and widen sealed section between Welch Street and Esplanade	\$ 122,597	\$ 122,597	★	Project is complete.
Wonbah Road, Gaeta – seal steep grade sections	\$ 75,000	\$ 73,501	★	Project is complete.
Verge sealing Program: Que Hee, Normanby Square, De Gunst Moncrieff, Targo and Bates Streets seal verges	\$ 0	\$ 0	✓	This is a program budget work order. Revised Budget Request submitted to reduce current budget to \$0.00 and reversion budget to approved project work orders.
Ann Street, East Bundaberg – verge sealing	\$ 42,552	\$ 42,553	★	Project is complete.
Voss Road, Elliott – seal unsealed section between Isis Hwy and previous road upgrade	\$ 195,773	\$ 195,773	★	Project is complete.
Zielke Avenue, Kalkie - upgrade cross drainage	\$ 63,000	\$ 61,499	★	Project is complete.
Various Stop/Give Way Intersection Safety Improvements	\$ 15,000	\$ 19,954	★	Project is complete.
Soblusky Street, Avenell Heights – verge sealing – Dunn Road to Avenell Street	\$ 44,271	\$ 44,271	★	Project is complete.
Bauer Street, Bargara - shared zone – See St to Esplanade	\$ 30,000	\$ 20,042	★	Project is complete.
Winfield Road, Winfield – sealing - Rocky Point Road turnoff to Winfield Boat Ramp	\$ 701,000	\$ 708,480	★	Project is complete.
Street Light Installation	\$ 0	\$ 0	✓	This is a program budget work order. Revised Budget Request submitted to decrease current budget to \$1,000,000 and reversion to approved project work orders.

Infrastructure & Planning

Roads & Drainage

Projects - Roads	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Road Rehabilitation	\$ 1,000,000	\$ 0	✓	This is a program budget work order. Revised Budget Request submitted to decrease current budget to \$1,000,000 and re-provision to approved project work orders.
Road Resurfacing	\$ 295,066	\$ 0	✓	This is a program budget work order. Revised Budget Request submitted to decrease current budget to \$295,066 and re-provision to approved project work orders.
Sprayed Bitumen Resurfacing Program	\$ 1,411,000	\$ 1,380,073	★	Project is complete.
Asphalt Rejuvenation Program	\$ 450,000	\$ 469,073	★	Project is complete.
QS5 Bituminous Micro-surfacing Program	\$ 600,000	\$ 573,477	★	Project is complete.
Asphalt Resurfacing Program	\$ 750,000	\$ 775,622	★	Project is complete.
Preconstruction Planning - Roads	\$ 200,000	\$ 0	✓	This is a program budget work order. Revised Budget Request submitted to decrease current budget to \$200,000 and re-provision to approved project work orders.
BLACKSPOT - 2016/2017 Commercial Street/Production Street/Brickworks Circuit - Intersection Safety Improvements	\$ 80,000	\$ 71,131	★	Project is complete.
BLACKSPOT - 2016/2017 Scotland Street/Eastgate Street - Intersection Safety Improvements	\$ 50,000	\$ 38,887	○	Project deferred to 2017-18. Re design for B Doubles. Black Spot funded
BLACKSPOT - 2016/2017 Walla Street and George Street - Intersection Safety Improvements	\$ 390,000	\$ 219,451	○	Work in progress. July completion
Avoca Street & Branyan Drive - On-Road Cycle Lanes - feasibility investigations	\$ 42,269	\$ 42,269	★	Project is complete.
Avoca Street & Branyan Drive - On-Road Cycle Lane improvements - various between Takalvan Street & Dittmann Road	\$ 550,000	\$ 141,260	○	Not yet commenced. Project is programmed for construction April - June 2017. Revised Budget Request submitted to increase current budget to \$550,000.
Creek Crossing Upgrades - Various	\$ 0	\$ 0	✓	This is a program budget work order. Revised Budget Request submitted to decrease current budget to \$0.00 and re-provision to approved project work orders.
Bus Stop and Shelter Upgrades	\$ 0	\$ 0	✓	This is a program budget work order. Revised Budget Request submitted to decrease current budget to \$0.00 and re-provision to approved project work orders.
McLean Street, Bundaberg - Long distance coach stop	\$ 41,539	\$ 41,539	★	Project is complete.
Crescent Street, Childers - Long distance coach stop	\$ 30,000	\$ 27,973	★	Project is complete.
Hughes Road extension	\$ 3,523	\$ 3,523	★	Project is complete.
River Road, Bungadoo	\$ 22,016	\$ 22,016	★	Project is complete.
Tramway Road, Farnsfield - sealing	\$ 52,905	\$ 52,905	★	Project is complete.
Clayton Road, Alloway - re-grade table drain	\$ 15,660	\$ 15,660	★	Project is complete.
Hodges Road, Isis Central - sealing	\$ 20,575	\$ 20,575	★	Project is complete.

Infrastructure & Planning

Roads & Drainage

Projects - Roads	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Hermans Gully bridge, Bucca Road - refurbishment	\$ 18,307	\$ 18,307	★	Project is complete.
Milden Street, Gin Gin - construct Children's Crossing	\$ 38,225	\$ 38,225	★	Project is complete.
Dawson Street, Bundaberg East - kerb and channel	\$ 96,894	\$ 96,894	★	Project is complete.
Settlement Road bridge - rehabilitation	\$ 99,635	\$ 99,635	★	Project is complete.
TIDS - Bundaberg Central school Childrens crossing in Woondooma Street	\$ 35,000	\$ 27,571	★	Project is complete.
Jealous Road - B-Double parking handstand	\$ 48,290	\$ 48,290	★	Project is complete.
Thygesen Street Neighbourhood - kerb and channel	\$ 139,596	\$ 139,596	★	Project is complete.
Goodnight Road - timber culvert replacement	\$ 58,016	\$ 58,016	★	Project is complete.
Mahogany Creek Road Elliott Rehabilitation	\$ 670,000	\$ 684,984	★	Project is complete.
Sheehans Road Calavos Rehabilitation	\$ 185,000	\$ 164,264	★	Project is complete.
Gravel Resheeting - Guppys Road, Eureka	\$ 2,411	\$ 2,411	★	Project is complete.
Gravel Resheeting - Luckes Road, Bucca	\$ -5,594	\$ - 5,595	★	Project is complete.
Gravel Resheeting - Adies Road, Bucca	\$ -3,985	\$ -3,985	★	Project is complete.
Gravel Resheeting - Monduran Road, Waterloo	\$ 13,453	\$ 13,453	★	Project is complete.
Gravel Resheeting - Albany Street, Tirroan	\$ 1,059	\$ 1,059	★	Project is complete.
Gravel Resheeting - Manning Street, Gin Gin	\$ 7,473	\$ 7,473	★	Project is complete.
Gravel Resheeting - Wonbah Road (W17683)	\$ 90,000	\$ 51,706	★	Project is complete. Part of re-sheeting program - budget was nominal amount.
Gravel Resheeting - Wonbah Road (W17684)	\$ 90,000	\$ 50,610	★	Project is complete. Part of re-sheeting program - budget was nominal amount.
Gravel Resheeting - Wonbah Avenue	\$ 40,500	\$ 50,150	★	Project is complete.
Gravel Resheeting - Chavasse Drive	\$ 60,750	\$ 16,197	★	Project is complete.
Gravel Resheeting - Duckpond Road	\$ 25,795	\$ 33,916	★	Project is complete.
Gravel Resheeting - Moolboolaman Road	\$ 40,467	\$ 51,046	★	Project is complete.
Gravel Resheeting - Heidkes Road	\$ 89,994	\$ 88,974	★	Project is complete.
Gravel Resheeting - Settlement Road	\$ 38,205	\$ 38,205	★	Project is complete.
Gravel Resheeting - Knudsens Road	\$ 35,097	\$ 35,096	★	Project is complete.
Gravel Resheeting - Creeveys Road	\$ 29,172	\$ 28,662	★	Project is complete.
Gravel Resheeting - Abington Road	\$ 31,851	\$ 31,851	★	Project is complete.

Infrastructure & Planning

Roads & Drainage

Projects - Roads	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Gravel Resheeting - LaRocco's Road	\$ 34,255	\$ 34,254	★	Project is complete.
Gravel Resheeting - Gillens Creek Road (W17696)	\$ 18,757	\$ 18,756	★	Project is complete.
Gravel Resheeting - Gillens Creek Road (W17697)	\$ 17,060	\$ 17,059	★	Project is complete.
Gravel Resheeting - Gillens Creek Road (W17698)	\$ 52,303	\$ 52,303	★	Project is complete.
Gravel Resheeting - Phillips Road	\$ 42,333	\$ 42,333	★	Project is complete.
Gravel Resheeting - Jones Road	\$ 38,684	\$ 38,683	★	Project is complete.
Gravel Resheeting - Adies Road	\$ 42,248	\$ 42,247	★	Project is complete.
Gravel Resheeting - Monduran Road	\$ 85,710	\$ 85,710	★	Project is complete.
Avenell Street, Avenell Heights - road rehabilitation	\$ 49,743	\$ 49,998	★	Project is complete.
Weschels Road, South Isis - shoulder rehabilitation	\$ -3,597	\$ -3,597	★	Project is complete.
Patersons Road, Bundaberg North - construction of gravel pavement.	\$ 35,000	\$ 2,250	★	Project is complete. Discussed with Council - no further work proposed.
Targo Street, Bundaberg - seal road verges	\$ 78,000	\$ 77,903	★	Project is complete.
Flagstone Road, Avondale - creek crossing upgrade	\$ 18,553	\$ 18,553	★	Project is complete.
Creek Crossing Upgrades Wonbah Road Floodway	\$ 35,000	\$ 41,971	★	Project is complete.
Fairydale Bridge, Welcome Creek - bridge refurbishment	\$ 160,000	\$ 175,553	★	Project is complete. Bridge refurbishment nominal budget amount provided.
Foster Drive, Bundaberg North - rehabilitation works	\$ 49,212	\$ 49,465	★	Project is complete.
Priebe Street, Kalkie - rehabilitation works	\$ 59,366	\$ 59,671	★	Project is complete.
Cunnington Street, Bundaberg East - rehabilitation works	\$ 136,782	\$ 137,484	★	Project is complete.
Leivesley Street, Bundaberg East - rehabilitation works	\$ 121,706	\$ 122,331	★	Project is complete.
Gooburrum Road Welcome Creek CH7300 to Ch 10,000	\$ 520,000	\$ 788,140	★	Project is complete. Rehabilitation project - scope changed to include widening.
Windermere Road - culvert upgrade	\$ 200,000	\$ 129,186	○	Work programmed 2017-18. Culverts on site.
Moore Street Elliott Heads - Rehabilitation Works	\$ 90,000	\$ 64,371	★	Project is complete (savings in material and time).
Welsh Street Elliott Heads - Rehabilitation Works	\$ 80,000	\$ 78,665	★	Project is complete.

Notes: Projects written in blue are either 1) carry-over projects from last financial year, and budgeted in the quarterly revision; or 2) projects that are part of a budgeted capital renewal program that are now allocated to specific projects. The Works for Queensland State Government funding initiative has added a significant number of projects to be included in our capital renewal program this year, these have to be completed by Nov 2017.

Infrastructure & Planning

Roads & Drainage

Projects - Roads	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Darlington Street Calavos - Rehabilitation Works	\$ 70,000	\$ 76,607	★	Project is complete.
Hawe Street Electra - Rehabilitation Works	\$ 120,000	\$ 0	○	Road rehabilitation work now programmed 2017-18.
Church Road South Kolan - Rehabilitation Works	\$ 75,000	\$ 0	○	Road rehabilitation work now programmed 2017-18.
High School Road Gin Gin - Rehabilitation Works	\$ 175,000	\$ 186,164	★	Project is complete.
May Street Gin Gin - Rehabilitation Works	\$ 60,000	\$ 73,324	★	Project is complete.
Mellvilles Road Maroondan - Rehabilitation Works	\$ 40,000	\$ 38,747	★	Project is complete.
Zeilke Ave Kalkie - Rehabilitation Works	\$ 140,000	\$ 0	○	Road rehabilitation work now programmed 2017-18.
Bushes Road Avondale - Rehabilitation Works	\$ 55,000	\$ 82,187	★	Project is complete. Rehabilitation project – increased pavement required.
Voss Road North Gregory - Rehabilitation Works	\$ 30,000	\$ 13,306	★	Project is complete. Rehabilitation project – less pavement required,
Yandaran Road Yandaran - Rehabilitation Works	\$ 305,000	\$ 303,951	★	Project is complete.
St Kilda Road Tiroan - Rehabilitation Works	\$ 140,000	\$ 0	○	Road rehabilitation work now programmed 2017-18.
Main Street Yandaran - Rehabilitation Works	\$ 75,000	\$ 52,947	★	Project is complete. Rehabilitation project – less pavement required.
Baillies Road Moore Park beach - Rehabilitation Works	\$ 115,000	\$ 98,517	★	Project is complete. Rehabilitation project – less pavement required.
Currawong Farms Road Wallaville - Rehabilitation Works	\$ 190,000	\$ 0	○	Road rehabilitation work now programmed 2017-18.
Booyan Boat ramp road Moore park Beach - Rehabilitation Works	\$ 8,500	\$ 10,246	★	Project is complete.
Tantitha Road Gooburrum - Rehabilitation Works	\$ 0	\$ 3,760	○	Preconstruction. Work programmed 2017-18
Rowlands Road Burnett Heads - Rehabilitation	\$ 70,000	\$ 53,073	★	Project is complete. Rehabilitation project – less pavement required,
Branyan Road – cross drainage upgrade	\$ 500,000	\$ 74,070	○	Work in progress. August completion.
Sunset Avenue, Woodgate – rehabilitation works	\$ 26,442	\$ 29,042	★	Project is complete.
Barazzas and New Farm Road – cross road box culvert	\$ 18,665	\$ 18,666	★	Project is complete.
Mulgrave Street, Gin Gin – footpath rehabilitation – Dear Street to Mildren Street	\$ 38,225	\$ 38,225	★	Project is complete.
Monduran Road, Monduran – upgrade to approach road	\$ 550,000	\$ 461,012	○	Work is practically complete. Crew to finish Contract work in July.
Purchase of safety equipment – Trimble Tablet with radio and SCS900 SW	\$ 13,625	\$ 13,625	★	Project is complete.
Dahls Road, Woongarra – bitumen reseal	\$ 15,110	\$ 15,111	★	Project is complete.
Turtle Trail pedestrian bridge No 4 - refurbishment	\$ 160	\$ 160	★	Project is complete.
Smiths Creek Bridge, Bucca Road - refurbishment	\$ 6,702	\$ 6,702	★	Project is complete.

Infrastructure & Planning

Roads & Drainage

Projects - Roads	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
St Patricks Catholic School - improve crossing	\$ 18,537	\$ 18,538	★	Project is complete.
Morgan/Broadhurst Streets, Childers - intersection improvements	\$ 12,361	\$ 12,362	★	Project is complete.
BLACKSPOT - Woondooma St/Tantitha Street - intersection safety improvements	\$ 1,389	\$ 1,390	✓	Preconstruction. Work programmed in 2017-18.
BLACKSPOT - Woondooma Street/Targo Street - intersection safety improvements	\$ 990	\$ 990	✓	Preconstruction. Work programmed in 2017-18.
BLACKSPOT - Hummock Road/Windermere Road - intersection safety improvements	\$ 615	\$ 614	★	Project is complete.
Works for QLD - Mullers Road, Avondale - bitumen seal	\$ 118,000	\$ 84,349	★	Project is complete (savings in material and time).
Works for QLD - Sharon Boat Ramp Road and access, Sharon - reseal and rehabilitate	\$ 37,000	\$ 320	✓	Works for Queensland W4Q now programmed for construction 2017-18.
Works for QLD - Stocks Road, Apple Tree Creek - bus route upgrade to bitumen seal 950m missing link	\$ 65,000	\$ 124,893	★	Project is complete. Project increased to pick up McKays Rd intersection and extra gravel necessary throughout.
Works for QLD - Bingera/Woondooma intersection, Bundaberg West - verge sealing	\$ 120,000	\$ 736	✓	W4Q now programmed for construction 2017-18.
Works for QLD - McDonalds Road - North Isis - sealing	\$ 90,000	\$ 10,082	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Cran Lane, Childers - seal road 190m	\$ 37,000	\$ 1,249	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Stockyard Road, North Isis - widening	\$ 45,000	\$ 113	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Webbs Road, Redridge - sealing	\$ 110,000	\$ 83,722	★	Project is complete (savings in material and time).
Works for QLD - Bootharh Road, Horton - upgrade intersection to bitumen seal	\$ 45,000	\$ 2,152	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Woodgate Esplanade, Woodgate - seal car park area - kerb and channel	\$ 0	\$ 1,062	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Starkey and Lund Streets, Invicta - sealing	\$ 0	\$ 934	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Mills Street, Invicta - seal road	\$ 0	\$ 626	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Bungadoo Road, Bungadoo - sealing	\$ 67,000	\$ 1,321	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Christensens Road, Booyal - GATT seal	\$ 48,000	\$ 853	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Bussey Street Bargara - Resurface	\$ 0	\$ 536	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Bingera Street/Crofton Street - verge sealing	\$ 130,000	\$ 778	✓	Works for Queensland (W4Q) now programmed for construction 2017-18.
Works for QLD - Duffy Street Burnett Heads - upgrade	\$ 0	\$ 496	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Johnston Road, Millbank - Road widening	\$ 0	\$ 4,918	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Johnston Road, millbank - verge sealing	\$ 0	\$ 375	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Gahans Road, Kalkie - upgrade	\$ 0	\$ 28,909	✓	Preconstruction costs. Project is programmed for construction 2017-18.
Works for Qld - Nelson Street Norville	\$ 27,000	\$ 20,152	★	Project is complete.

Infrastructure & Planning

Roads & Drainage

Projects - Roads	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Works for QLD - Avenell Street, Avenell Heights - verge sealing - Barolin Street to Hort Street	\$ 40,000	\$ 69,899	★	Project is complete - more material required.
Works for Qld - Jacobsen Street Norville	\$ 54,000	\$ 43,024	★	Project is complete - less material required.
Works for Qld - Garland Street Norville	\$ 110,000	\$ 363	✓	W4Q now programmed for construction 2017-18.
Works for Qld - Stedman Street Norville	\$ 165,000	\$ 450	✓	W4Q now programmed for construction 2017-18.
Works for Qld - Ritchie Street Norville	\$ 0	\$ 779	✓	W4Q now programmed for construction 2017-18.
Works for Qld - Lester Street Norville	\$ 0	\$ 263	✓	W4Q now programmed for construction 2017-18.
Works for QLD - Avenell Street, Avenell Heights - verge sealing	\$ 78,000	\$ 52,760	★	Project is complete - less material required.
Works for QLD - Water Street, Walkervale - verge sealing - McCracken Street towards Alice Street	\$ 20,000	\$ 33,677	★	Project is complete - more pavement required.
Works for QLD - Targo Street, Walkervale - verge sealing - Hurst Street to corner	\$ 55,000	\$ 54,346	★	Project is complete.
Works for QLD - Dunn Street, Avenell Heights - verge sealing - Gibson Street to 82 Dunn Street	\$ 88,000	\$ 66,122	★	Project is complete- less material required.
Works for QLD - Cullen Street, Walkervale - verge sealing - Hurst St to McCracken Street	\$ 22,000	\$ 31,858	★	Project is complete.
Works for QLD - McCracken Street, Walkervale - verge sealing - Cullen Street to 40 McCracken Street (southern side)	\$ 35,000	\$ 41,621	★	Project is complete.
Works for QLD - McCracken Street, Walkervale - verge sealing - Cullen Street to 33 McCracken Street (northern side)	\$ 35,000	\$ 26,249	★	Project is complete.
Works for QLD - Price Street & Horseshoe drive Kensington - road rehab	\$ 300,000	\$ 611,909	★	Project is complete. - Project projected to be completed over 16-17 and 17-18 - was completed in 16-17.
Works for QLD - Fitzgerald Street/Eggmolesse Street - construct roundabout	\$ 200,000	\$ 97,524	✓	Preconstruction. Work programmed 2017-18.
Culvert Rehabilitation - Wallaville Goondoon Road, ch .54 Bungadoo	\$ 0	\$ 166,876	★	Project is complete -from Road Rehabilitation Program budget.
Culvert Rehabilitation - Snake creek Road Bungadoo	\$ 0	\$ 57,825	★	Project is complete -from Road Rehabilitation Program budget.
Culvert Rehabilitation - Walla Road Morganville	\$ 0	\$ 60,190	★	Project is complete -from Road Rehabilitation Program budget.
Culvert Rehabilitation - Ten mile Road Sharon	\$ 0	\$ 77,846	★	Project is complete -from Road Rehabilitation Program budget.
Culvert Rehabilitation - Arcadia Drive Branyan	\$ 0	\$ 96,562	★	Project is complete -from Road Rehabilitation Program budget.
Culvert Rehabilitation - Wallaville Goondoon Road, ch .23	\$ 0	\$ 24,289	★	Project is complete -from Road Rehabilitation Program budget.

*Note: Works for Queensland 3rd quarter forecasts were based on original submissions in February. Budget adjustments will be made in the 1st Quarter Revisions.

Infrastructure & Planning

Roads & Drainage

Projects - Roads	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Culvert Rehabilitation – Wallaville Goondoon Road, ch .3 Bungadoo	\$ 0	\$ 63,011	★	Project is complete -from Road Rehabilitation Program budget.
Culvert Rehabilitation – Wallaville Goondoon Road, ch .68 Bungadoo	\$ 0	\$ 46,035	★	Project is complete -from Road Rehabilitation Program budget.
Culvert Rehabilitation – Wallaville Goondoon Road, ch .88 Bungadoo	\$ 0	\$ 75,143	★	Project is complete -from Road Rehabilitation Program budget.
Culvert Rehabilitation – Wallaville Goondoon Road, ch 1.11 Bungadoo	\$ 0	\$ 69,775	★	Project is complete -from Road Rehabilitation Program budget.
Culvert Rehabilitation – Marshall Ave Maroondan	\$ 0	\$ 74,936	★	Project is complete -from Road Rehabilitation Program budget.
Culvert Rehabilitation – Halford Drive Maroondan	\$ 0	\$ 64,659	★	Project is complete -from Road Rehabilitation Program budget.
Culvert Rehabilitation – Walker Street Bundaberg West ch 3.676	\$ 0	\$ 94,748	★	Project is complete -from Road Rehabilitation Program budget.
Gavin Street – Bundaberg North Bus shelter	\$ 18,500	\$ 14,196	★	Project is complete.
Thabeban Rd / Fitzgerald street upgrade intersection	\$ 25,000	\$ 4,800	🕒	Preconstruction funding submission.
Culvert Rehabilitation – Walla road Timber bridge	\$ 38,000	\$ 38,656	★	Project is complete.
Bridge replacement Winfield Road – middle Creek	\$ 0	\$ 7,500	✓	Preconstruction funding submission.
Bridge replacement Winfield Road – Possum Creek	\$ 0	\$ 7,500	✓	Preconstruction funding submission.
Gravel Resheeting Haylocks Road – Pine Creek	\$ 0	\$ 59,758	★	Project is complete - from Road Resurfacing Program Budget.
Gravel Resheeting Rainbows Road Childers	\$ 0	\$ 34,309	★	Project is complete - from Road Resurfacing Program Budget.
Gravel Resheeting Woodward Road Branyan	\$ 0	\$ 51,235	★	Project is complete - from Road Resurfacing Program Budget.
Gravel Resheeting Bones Road – Moore Park Beach	\$ 0	\$ 59,103	★	Project is complete - from Road Resurfacing Program Budget.
Gravel Resheeting Monduran Road Monduran	\$ 0	\$ 67,465	★	Project is complete - from Road Resurfacing Program Budget.
Culvert Rehabilitation – Wonbah Road Wonbah Ch 1.490	\$ 0	\$ 74,238	★	Project is complete - from Road Resurfacing Program Budget.
Culvert Rehabilitation – East River Pines Drive Delan	\$ 0	\$ 109,525	★	Project is complete - from Road Resurfacing Program Budget.
Culvert Rehabilitation – Wonbah Road Wonbah Ch 2.070	\$ 0	\$ 53,563	★	Project is complete - from Road Resurfacing Program Budget.
Culvert Rehabilitation – Broadmeadows Road Mooolaman ch .170	\$ 0	\$ 86,927	★	Project is complete - from Road Resurfacing Program Budget.
Culvert Rehabilitation – Broadmeadows Road Mooolaman ch 2,020	\$ 0	\$ 74,793	★	Project is complete - from Road Resurfacing Program Budget.
Culvert Rehabilitation – Snake creek Road Bungadoo NDRRA	\$ 0	\$ 3,945	✓	Preconstruction funding submission.

Infrastructure & Planning

Roads & Drainage

Operation Type – Roads & Drainage	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Projects & Programs - Stormwater Drainage	2.3.1	BP-IP-3:7-8	Operational Revenue	\$ 0	\$ 0
			Operational Expenditure	\$ 6,347,254	\$ 6,083,483
			Capital Revenue	\$ 120,000	\$ 120,000
			Capital Expenditure	\$ 3,308,911	\$ 2,455,824

Projects – Stormwater Drainage	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Thabeban Drainage – Stage 1B	\$ 436,643	\$ 436,643	★	Project is complete.
Thabeban Drainage – Stage 2	\$ 446,697	\$ 446,697	★	Project is complete.
Sharon Drainage	\$ 0	\$ 0	○	Project deferred. No practical solution to date.
Kepnock Drainage – upgrade – realign existing culverts	\$ 120,000	\$ 12,405	○	Project held up awaiting easement agreement.
Clayton Road Drainage improvements	\$ 200,000	\$ 110,719	○	Work in progress. July completion.
Bundaberg Port Drainage Scheme – Stage 8 (Final Stage)	\$ 185,810	\$ 185,810	★	Project is complete.
One Mile Road, Bundaberg North – drainage improvements	\$ 56,142	\$ 56,142	★	Project is complete.
Langbeckers Road, Thabeban – drainage protection works	\$ 5,000	\$ 4,934	○	Project deferred. Easement acquisitions progressing
Chards Road, Avenell Heights – drain stabilisation	\$ 116,564	\$ 116,564	★	Project is complete.
Thornhill Street, Bundaberg North – construct concrete invert and mower crossings along drain	\$ 95,689	\$ 95,689	★	Project is complete
Clayton Road – drainage diversion under cane rail crossing	\$ 68,037	\$ 78,398	★	Project is complete
Innes Park drainage improvement scheme – Tara St and Reid Crescent	\$ 250,000	\$ 359,251	★	Project is complete. Rock excavation and more concrete used in batters.
Esplanade - See Street, Bargara – mid block drainage extension – associated with development at 24 See St	\$ 64,000	\$ 64,318	★	Project is complete.
Aquarius Drive, Bargara – drainage improvements	\$ 100,194	\$ 100,194	★	Project is complete.
Peggs Road Oakwood	\$ 50,000	\$ 25,405	○	Preconstruction. No practical solution to date.
Hampson Development, Woodgate – development contribution	\$ 0	\$ 57,295	✗	Project is complete. Was going to be shifted to non-capital but not necessary.
Campbell Street, Gin Gin – drainage upgrade	\$ 150,000	\$ 83,453	✓	Preconstruction costs. Proposed project 2017-18.
Heathwood Crescent, Qunaba – drainage – preliminary planning	\$ 6,365	\$ 0	✓	Preconstruction costs. Project is programed for construction in 2018-19.
McCoys Creek Scour Protection	\$ 23,902	\$ 23,902	★	Project is complete.
Thabeban Drainage – Stage 3	\$ 700,000	\$ 51,877	○	Preconstruction costs. Construction to be shared with Queensland Ambulance Service (QAS) now in 2017-18.
Fairydale, Moore Park – tide gate drain	\$ 40,000	\$ 25,189	○	Work in progress

Infrastructure & Planning

Roads & Drainage

Projects – Stormwater Drainage	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Peggs Road, Oakwood – drainage improvements	\$ 0	\$ 0	🔴	Preconstruction. No practical solution to date.
14 Harbour Esplanade, Burnett Heads – drainage improvements	\$ -132	\$ -132	★	Project is complete.
Adam Street, Burnett Heads – scour protection	\$ 35,000	\$ 11,343	🔴	Work in progress. July completion.
West Bundaberg Drainage Upgrade	\$ 0	\$ 0	🔴	Preconstruction.
Kentucky Bluegrass Estate – installation of crossroad drainage culverts	\$ 54,000	\$ 62,629	★	All 2016/17 projects complete.
37 Hanbury Street, Bundaberg North – open drain remove rail formation	\$ 15,000	\$ 7,636	★	Project is complete.
Zielke Avenue, Kalkie – underground drainage	\$ 10,000	\$ 5,352	🔴	Preconstruction costs. Project is programmed for construction in 2017-18.
Preconstruction Planning – Stormwater Drainage	\$ 45,000	\$ 0	✅	This is a program budget. Revised Budget Request submitted to decrease current budget to \$45,000 and reallocate to approve project work orders.
Cross and Gillen Street Bundaberg East – drainage work culvert	\$ 35,000	\$ 34,113	★	Project is complete.

Notes: Projects written in blue are either 1) carry-over projects from last financial year, and budgeted in the quarterly revision; or 2) projects that are part of a budgeted capital renewal program that are now allocated to specific projects. The Works for Queensland State Government funding initiative has added a significant number of projects to be included in our capital renewal program this year, these have to be completed by Nov 2017.

*Note: Works for Queensland 3rd quarter forecasts were based on original submissions in February. Budget adjustments will be made in the 1st Quarter Revisions.

Infrastructure & Planning

Roads & Drainage

Operation Type – Roads & Drainage	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	2.3.1	BP-IP-1.6-9	Operational Revenue	\$ 0	\$ 0
Operations Management			Operational Expenditure	\$ 2,805,909	\$ 2,761,766
			Capital Revenue	\$ 0	\$ 0
			Capital Expenditure	\$ 0	\$ 0

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Outstanding Defects	Percentage increase or decrease of outstanding defects over a lagging 12 month period (i.e. maintenance work to be completed).	0%		24%	X	Outstanding defects trending higher over the 12 month period, with defects not completed in the last quarter increasing by 853.
Response to complaints and community requests for works and advice	Percentage of CRMs completed within allocated time periods.	80%		73%	✓	The number of CRM tasks closed in the last quarter totaled 2,962, an increase of 16% over the previous quarter. (Note: Lower Tolerance is 70%).

Operation Type – Roads & Drainage	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	2.3.1	BP-IP-1.6-9	Operational Revenue	\$ 3,500	\$ 7,944
Planning & Group Management			Operational Expenditure	\$ 2,313,454	\$ 2,277,260
			Capital Revenue	\$ 0	\$ 0
			Capital Expenditure	\$ 0	\$ 0

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Planning - 3 Year Capex Program	Adoption of our rolling 3 Year Capex Program. Program to be provided to Council by February for rolling 3 years.		February 2017	100%	✓	The 3 Year Capex was discussed with Council on 13 March 2017, and although not formally adopted, it has been accepted, and we are progressing delivery, in particular, projects included in the 2017/18 budget.

Infrastructure & Planning

Roads & Drainage

Operation Type – Roads & Drainage	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	2.3.1	BP-IP-1:6-9	Operational Revenue	\$ 3,370,000	\$ 3,500,858
Main Roads & Recoverable Works			Operational Expenditure	\$ 3,258,194	\$ 3,669,283
			Capital Revenue	\$ 0	\$ 0
			Capital Expenditure	\$ 0	\$ 0

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Road Maintenance Performance Contract (RMPC) Claims	RMPC Claims are within target expenditure provided for programmed expenditure, as provided by Department of Transport & Main Roads for- Schedule 1 (Bruce Highway).	80%		99%	✓	Target expenditure on Schedule 1 is right on target and well managed this financial year. Additional \$136,000 was allocated on top of the original budget \$624,000
	- Schedule 2 (State Controlled Roads)	80%		100%	✓	Target expenditure on Schedule 2 is on target. Additional \$409,000 was allocated on top of the original budget of \$1.827M.

Operation Type – Asset Maintenance	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	4.4.1, 2.3.1	BP-IP- 4:17-19	Operational Revenue	\$ 0	\$ 0
Maintenance Advice, Planning & Design			Operational Expenditure	\$ 3,673,018	\$ 3,715,091
Maintenance Delivery			Internal Recoveries	\$ 2,700,000	\$ 2,642,817
			Capital Revenue	\$ 0	\$ 0
			Capital Expenditure	\$ 50,000	\$ 18,251

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Advice, Planning and Design	Percentage of internal client survey results satisfactory or above.	75%		90%	✓	Overall 90% of customer satisfaction received from 60% of surveys returned.
Maintenance Delivery- Planned Maintenance	Percentage of Priority 1 & 2 work tickets raised against the total number tickets. Notes: Priority 1 & 2 work is primarily reactive maintenance. A high level will indicate a high focus on reactive rather than preventative maintenance. Asset Maintenance's long-term objective is to increase planned and preventative maintenance.	Trend		47.2%	↗	Total scheduled tasks were 1447 with 648 (47.2%) work tickets being Priority 1 & 2. Trend of increasing reactive tasks over the last 4 quarters (36%, 44%, 46%, 47%). Reviews underway with client areas regarding timeliness and increased preventative maintenance.
Maintenance Delivery - Requested Maintenance	Percentage of Priority 1 & 2 work tickets raised against the number of works completed.	95%		90.4%	★	Total of 648 Priority 1 & 2 scheduled work tickets, with 620 (90.4%) completed, which is an increase in completed - 6% improvement in quarter 3. (Note: Lower Tolerance is 90%).

Projects- Support Services	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Causeway, Bargara –Pedestrian Handrail	\$ 50,000	\$ 18,251	✓	Part 1 – AMS Project- Upstream Grate completed 3 rd quarter. Part 2 –Handrail component was transferred to Road and Drainage during the 4 th quarter. R&D deferred project to 2017-18 for road area safety review and re-scoping.

Infrastructure & Planning

Support Services

Operation Type – Asset Management	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	2.3.4, 4.5.2	BP-IP- 4:14-16	Operational Revenue	\$ 0	\$ 0
Asset Management - Strategy & Support			Operational Expenditure	\$ 542,101	\$ 530,991
			Capital Revenue	\$ 0	\$ 0
			Capital Expenditure	\$ 0	\$ 0

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Asset Valuation & Revaluation	Percentage revaluation has been completed. Notes: Transport, Stormwater and Water & wastewater (Active) Infrastructure classes are being undertaken in the 2016 -2017 financial year.	100% 4 th quarter	June 2017	100%	✓	Water and Wastewater (Active) and Transport and Stormwater categories revaluations completed for inclusion in the 2016 -2017 Annual Financial Report.
Strategic Implementation - Review Corporate Asset Management Framework	Percentage the review of Asset Management documents has been completed. Notes: Documents include Council's <i>Asset Management Policy</i> and <i>Asset Management Strategy</i> , as well as Council's multiple Asset Management Plans.	100% 4 th quarter	June 2017	100%	✓	Asset Management Policy adopted by Council 2016. Long-term Asset Management Plan 2017 - 2026 adopted 14 March 2017.
Asset Management - Sustainable Management	Reconciliation of assets and infrastructure against long-term sustainability: End of financial year reconciliation process completed.	100% 4 th quarter	June 2017	100%	✓	Internal capital expenditure and all donated assets for 2016 -17 processed and recognised to general ledger.

Operation Type – Group Management	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	2.3.1, 4.5.2	BP-IP- 4:14-27	Operational Revenue	\$ 0	\$ 0
Administration & Management Support Services			Operational Expenditure	\$ 642,438	\$ 598,387

Operation Type – Design Services	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	4.5.2, 2.3.1	BP-IP- 4:20-24	Operational Revenue	\$ 250	\$ 29,186
Design Services			Operational Expenditure	\$ 1,438,574	\$ 1,463,652
			Internal Recoveries	\$ 760,000	\$ 927,962
			Capital Revenue	\$ 0	\$ 0
			Capital Expenditure	\$ 0	\$ 0

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Delivery of Civil Design Program	Percentage of Design Projects delivered against the revised capital budget. Notes: Goal is to increase the timely implementation Civil Design Programs and utilization of Design support at key points in Capital Works projects.	100% Bi-annually		100%	✓	Revised client area programs completed. Work for Queensland 1 - 75% completed with 25% at comment and sign-off stage (W4Q designs additional to adopted program). Water and Wastewater all projects completed.
Technical Advice - Provision of quality technical advice across Council	Percentage of internal client survey results satisfactory or above.	75%		100%	✓	All surveys returned satisfactory and above.

Infrastructure & Planning

Support Services

Operation Type – Depot Operations	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals	
Core Programs/Services Areas	2.3.1	BP-IP: 4:14-27	Operational Revenue	\$ 23,823	\$ 23,539	
Projects – Depot Buildings, Roads, Footpaths & Bridges Infrastructure			Operational Expenditure	\$ 1,145,601	\$ 1,052,857	
			Capital Revenue	\$ 0	\$ 0	
			Capital Expenditure	\$ 226,706	\$ 215,114	
Projects - Depots			3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Childers Depot – pave, seal and construct retaining wall			\$ 60,000	\$ 56,840	★	Completed 4 th Quarter – saving on adjusted seal.
Heales Road Depot – new rolling gate			\$ 45,000	\$ 46,030	★	Completed 4 th Quarter.
Gin Gin Depot – new rolling gate			\$ 40,000	\$ 38,415	★	Completed 3 rd Quarter.
Kalkie Depot – repair failed pavement and seal			\$ 21,000	\$ 22,676	★	Completed 4 th Quarter.
Kalkie Depot – design and construct remodel			\$ 50,000	\$ 40,327	★	Completed 4 th Quarter – client scope change.
Kalkie Depot – installation of solar panels			\$ 10,706	\$ 10,826	★	Work completed 2015 -16. Distribution of costs between multiple solar projects.

Operation Type – Fleet Management	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	2.3.4, 4.5.2	BP-IP: 4:25-27	Operational Revenue	\$ 400,000	\$ 473,111
Fleet Management	4.4.1		Operational Expenditure	\$ 12,798,858	\$ 12,364,357
			Internal Recoveries	\$ 15,000,000	\$ 14,589,427
			Capital Revenue	\$ 825,000	\$ 730,390
			Capital Expenditure	\$ 4,322,983	\$ 4,163,809

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Maintenance - Availability of plant, vehicle and equipment	Percentage of overall plant, vehicle and equipment availability. Notes: Figure is calculated against working hours and availability of overall fleet (not individual equipment).	95%		98 %	✓	Consistent with quarters 1, 2 & 3. 97% each previous quarter.
Utilization of plant, vehicle and equipment	Percentage user departments have met minimum utilization target. Notes: Average of yellow plant and heavy vehicles for period.	90%		85.61%	✓	Within tolerance range. Overall for year 85% - 87%. (Yellow plant 72% -85%; heavy vehicles 91% -100%)
Acquisition & Disposal	Percentage the annual plant replacement program has been committed by the end of the 3 rd quarter.	95% Annual		96.88%	✓	96.88% delivered and committed end of 3 rd quarter.
Internal client satisfaction	Percentage of internal client survey results satisfactory or above. Notes: Based on light vehicle preventative maintenance.	75%		97.4%	✓	97.4% of client surveys returned results of satisfactory or above for 4 th quarter.

Infrastructure & Planning

Water & Wastewater

Operation Type – Water	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals	
Core Programs/Services Areas	2.3.1	BP-IP- 5: 17-18	Operational Revenue	\$ 470,000	\$ 522,494	
Water – Support Services			Operational Expenditure	\$ 285,000	\$ 317,307	
Operation Type – Water	Strategic Links	Risk Id.		3rd Quarter Budget	4th Quarter Actuals	
Core Programs/Services Areas	2.3.1	BP-IP- 5: 17-18	Operational Revenue	\$ 0	\$ 0	
Water – Group Management			Operational Expenditure	\$ 1,177,393	\$ 1,165,572	
Operation Type – Water	Strategic Links	Risk Id.		3rd Quarter Budget	4th Quarter Actuals	
Core Programs/Services Areas	2.3.1	BP-IP- 5: 17-18	Operational Revenue	\$ 675,000	\$ 640,912	
Water – Recoverable Works			Operational Expenditure	\$ 420,000	\$ 405,105	
Operation Type – Water	Strategic Links	Risk Id.		3rd Quarter Budget	4th Quarter Actuals	
Core Programs/Services Areas	2.3.1	BP-IP- 5: 17-18	Operational Revenue	\$ 386,000	\$ 445,870	
Laboratory Services			Operational Expenditure	\$ 385,000	\$ 414,966	
Operation Type – Water	Strategic Links	Risk Id.	Budget	3rd Quarter Budget	4th Quarter Actuals	
Core Programs/Services Areas	2.3.1	BP-IP- 5: 17-18	Operational Revenue	\$ 28,606,356	\$ 28,636,314	
Water Services - Water treatment & delivery systems			Operational Expenditure	\$ 17,340,390	\$ 16,801,231	
			Dividend & tax to General	\$ 9,056,428	\$ 9,056,428	
			Capital Revenue	\$ 0	\$ 0	
			Capital Expenditure	\$ 3,412,918	\$ 2,998,937	
			Loan Redemption	\$ 278,000	\$ 268,496	
Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Drinking water microbiological compliance	Percentage drinking water is compliant. Notes: 98% is the minimum percentage required to be compliant with Qld. Government Standards.	98%		100%	✓	Nil exceedances for the quarter.
Reportable incidences	Number of reportable incidents.	< 3		0	✓	No new incidents this quarter. Two incidents are ongoing from previous quarters: <ul style="list-style-type: none"> Gregory River WSA – Total Trihalomethanes (TTHM). Gooburrum WSA – Nitrate (remains under a watching brief with the Regulator).

Infrastructure & Planning

Water & Wastewater

Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Water usage	Water usage per population for Bundaberg Region. Notes: Total water usage for bore and surface water divided by population divided by number of days in a month. Levels above 350L suggests indiscriminate usage.	Trend		315 litres per day /L/P/D		Previous quarter's average water usage was 401 L/P/D. This quarter has trended downwards as a result of significant rainfall late March and May.
Water usage vs. allocation	Water usage as a percentage of allocation for Bundaberg Region.	< 95%		54.2%	✓	Water usage is 54.2% of available allocation for this quarter.
Water Supply Systems	Water main leaks: Number of water main leaks per 100km (indicative of infrastructure).	<20		1.42	✓	13 water main leaks/breaks occurred across the region during the quarter. Total length of water mains is 917km. The rate of failures remain under target.

Projects –Water Infrastructure & Plant and Equipment	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Gregory River Water Treatment Plant – upgrade	\$ 100,000	\$ 27,392	✓	Water Infrastructure Plant - Funds have been re-provisioned in 2017-18 budget to continue project. Currently in detailed design and documentation phase.
Gin Gin Water Treatment Plant – upgrade	\$ 369,000	\$ 414,223	★	Project completed. Over expenditure was primarily due to additional costs in constructing sludge drying beds, and extra costs for dewatering the raw water pump station in Gin Gin Creek.
*Port Bundaberg – trunk water infrastructure	\$ 360,000	\$ 361,301	★	Project completed.
Mellifont Street Water Pump Station –to Kalkie WTP	\$ 480,000	\$ 435,875	○	Project practically completed. Control coding and As-constructed documentation are outstanding. Funds have been re-provisioned in 2017-18 budget to complete project.
Branyan WTP – Automation Stage 2	\$ 58,945	\$ 43,273	○	WIP. Project is practically completed apart from the finalisation of As-constructed documentation. Funds have been carried forward into 2017-18 budget.
Kalkie Water Treatment Plant – water quality upgrade	\$ 100,000	\$ 27,301	○	WIP. Funds have been re-provisioned in 2017-18 budget to continue project. Currently in detailed design and documentation phase.
SCADA Regional Telemetry Renewal – Budget WO	\$ 3,262	\$ 3,262	★	Budget allowance only. For identified projects, funds have been transferred to separate WO's.
SCADA Regional Telemetry Renewal – Bundaberg	\$ 38,011	\$ 39,871	★	Project completed.
SCADA Regional Telemetry Renewal – Childers	\$ 350,000	\$ 359,041	★	Project completed.
SCADA Regional Telemetry Renewal – Gin Gin	\$ 210,000	\$ 197,617	★	Project completed.
Eggmosses Street – trunk water main	\$ 200,000	\$ 200,504	✓	Project is funded over 2016-17 and 2017-18 budgets. Funding contribution for 2016-17 budget has been completed.
Water Reticulation Renewal – Thabeban Street, Bundaberg – water main replacement	\$ 29,694	\$ 29,694	★	Project completed.
Water Reticulation Renewal – water service restoration – Bundaberg (hydrant renewals, valve replacement & main fitting replacement)	\$ 515,000	\$ 528,046	★	2016-17 program completed. 168 defective hydrants were replaced.

Infrastructure & Planning

Water & Wastewater

Projects – Water Infrastructure & Plant and Equipment	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Water Reticulation Renewal – water service restoration – Kalkie (hydrant renewals, valve replacement & main fitting replacement)	\$ 110,000	\$ 109,145	★	2016-17 program completed. 45 defective hydrants were replaced.
Water Reticulation Renewal – replace pipe service from corner Goodwood and Langbeckers Road	\$ 25,000	\$ 38,196	○	Design completed. Construction works to be funded in future budget.
Water Reticulation Renewal – new Pressure Reducing Valve (PRV) to Burnett Heads	\$ 25,000	\$ 0	○	Project has been deferred, pending a holistic evaluation of all of Council's Pressure Reduction Valves (PRVs). Funding for this project has been re-provisioned in 2017-18 budget.
Water Reticulation Renewal – install scour point in existing main at Schleger Street	\$ 7,000	\$ 0	○	Project has been deferred, pending a holistic evaluation of all of Council's PRVs. Funding for this project has been re-provisioned in 2017-18 budget.
Water Reticulation Renewal – install scour point in existing main at Burnett Heads Roads	\$ 7,000	\$ 0	○	Project has been deferred, pending a holistic evaluation of all of Council's PRVs. Funding for this project has been re-provisioned in 2017-18 budget.
Water Reticulation Renewal – water service restoration – Childers (hydrant renewals, valve replacement & main fitting replacement)	\$ 15,000	\$ 0	○	Project was not able to be delivered in 2016-17. Funds have been re-provisioned in 2017-18 budget.
Water Treatment and Storage Renewals – Budget Work Order	\$ 21,500	\$ 0	○	Budget allowance only. For identified projects, funds have been transferred to separate Work Orders.
Gregory River WTP – replace six original air valves	\$ 25,000	\$ 23,512	★	Project completed.
Gregory River WTP – replace sluice valves	\$ 30,000	\$ 28,341	★	Project completed.
Takalvan Street water control valve station – relocate station and pipework from road reserve	\$ 3,689	\$ 3,689	★	Project completed.
Wallaville WTP – replace water tower pipework	\$ 29,800	\$ 8,400	○	Work in progress (WIP). Balance of funds have been re-provisioned in 2017-18 budget to complete project. Anticipate completion by September 2017.
Williams Street Reservoir – replace external ladder and cage and upgrade internal ladder to stainless steel	\$ 15,000	\$ 10,445	★	Project completed.
Wallaville WTP – purchase of new blue eye chlorine analyser	\$ 6,500	\$ 6,422	★	Project completed.
Williams Street Reservoir – enhance integrity of central support column to make it safe	\$ 34,162	\$ 34,162	★	Project completed.
Bourbong Street Water Tower – installation of red solar powered warning lights to assist Helicopters landing at the Base Hospital	\$ 5,000	\$ 5,253	★	Project completed.
Manning Street Tower – treat rust & corrosion on the tower	\$ 10,000	\$ 9,929	★	Project completed.
Murdochs Road WTP – replace Clearwater sump pumps	\$ 11,000	\$ 11,659	★	Project completed.
Burnett Downs WTP – replace inlet that was destroyed in flood	\$ 30,000	\$ 447	○	WIP. Balance of funds have been re-provisioned in 2017-18 budget to complete project.
Kalkie WTP – design & install valves in lagoon drains to stop leaks	\$ 5,000	\$ 2,761	★	Project completed.
Branyan WTP – renewal of discharge valves for No 1 & 2 pumps	\$ 13,500	\$ 0	○	Project has been deferred and incorporated into a larger project in 2017-18 to replace the raw water pumps and pipework at the Branyan WTP.

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Water & Wastewater

Projects –Water Infrastructure & Plant and Equipment	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Innes Park rechlorination flow meters	\$ 18,000	\$ 18,025	★	Project completed.
Port Road rechlorination station flow meters	\$ 17,000	\$ 14,277	★	Project completed.
*Port Bundaberg Water Supply	\$ 50,000	\$ 179	✓	*Refer Port Sewerage Infrastructure – Gravity reticulation system project. The balance of this project was funded from the above sewerage project (\$50k).
Water - Smart Water Trial	\$ 50,000	\$ 456	○	Work in progress. Project has been extended to include the development of a Strategic Business case to enable investment decision to be made.
Water - Capital Plant & Equipment - Region Wide	\$ 58,400	\$ 0	✓	Budget allowance only. For identified projects, funds have been transferred to separate Work Orders. See below.
Water Capital P&E – purchase new pressure logging equipment	\$ 6,500	\$ 6,380	★	Project completed.
Water Capital P&E - purchase ultrasonic overhead power line measurement device	\$ 0	\$ 0	✓	Project has been removed and the equipment is no longer required.
Water Capital P&E – purchase IC CO2 suppressor for central laboratory	\$ 9,000	\$ 8,544	★	Project completed.
Water Capital P&E – purchase recycled pallet racking system	\$ 13,000	\$ 13,825	★	Project completed.
Plant & Equipment – Purchase of Spectrophotometer - Kalkie	\$ 8,000	\$ 6,941	★	Project completed.
Vecellious Rd Upgrade Scada	\$ 13,000	\$ 12,908	★	Project completed.
Plant & Equipment – pipe Racking System	\$ 4,500	\$ 4,005	★	Project completed.
Plant & Equipment – Triple site Mobile Water main pressure monitoring kit	\$ 6,380	\$ 6,380	★	Project completed.

Notes: Projects written in blue are either 1) carry-over projects from last financial year, and budgeted in the quarterly revision; or 2) projects that are part of a budgeted capital renewal program that are now allocated to specific projects. The Works for Queensland State Government funding initiative has added a significant number of projects to be included in our capital renewal program this year, these have to

Infrastructure & Planning

Water & Wastewater

Operation Type – Wastewater	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals	
Core Programs/Services Areas	2.3.1	BP-IP- 5: 17-18	Operational Revenue	\$ 0	\$ 0	
Wastewater – Group Management			Operational Expenditure	\$ 1,232,029	\$ 1,198,833	
Operation Type – Wastewater	Strategic Links	Risk Id.		3rd Quarter Budget	4th Quarter Actuals	
Core Programs/Services Areas	2.3.1	BP-IP- 5: 17-18	Operational Revenue	\$ 266,500	\$ 295,203	
Wastewater – Recoverable Works			Operational Expenditure	\$ 111,750	\$ 82,591	
Operation Type – Wastewater	Strategic Links	Risk Id.		3rd Quarter Budget	4th Quarter Actuals	
Core Programs/Services Areas	2.3.1	BP-IP- 5: 17-18	Operational Revenue	\$ 320,000	\$ 219,001	
Laboratory Services			Operational Expenditure	\$ 324,000	\$ 279,366	
Operation Type – Wastewater	Strategic Links	Risk Id.		3rd Quarter Budget	4th Quarter Actuals	
Core Programs/Services Areas	2.3.1	BP-IP- 5:17-18	Operational Revenue	\$ 28,390,368	\$ 28,439,879	
Wastewater Services - Wastewater Schemes collection treatment and disposal systems			Operational Expenditure	\$ 17,750,471	\$ 17,504,766	
			Dividend & tax to General	\$ 6,941,129	\$ 6,941,129	
			Capital Revenue	\$ 2,545,898	\$ 1,693,339	
			Capital Expenditure	\$ 31,096,959	\$ 28,766,148	
			Loan Redemption	\$ 1,200,000	\$ 1,151,716	
Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Reportable incidences	Number of reportable incidents.	< 3		13	✗	13 breaches of EA conditions occurred this quarter. Breaches were at Woodgate, Coral Cove, East Bundaberg and Bargara. Staff continue to work with DEHP and it is anticipated that the quarterly target will be achieved upon completion of a number of improvement measures and license amendments.
Sewer main blockages	Number of sewer main blockages per 100km.	< 30		2.94	✓	20 sewerage main blockages occurred during this period. The total length of sewerage main is 680km. The rate of failures remain under target.

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Water & Wastewater

Projects - Sewage Infrastructure	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Wastewater - Capital Plant & Equipment - Budget WO	\$ 27,347	\$ 0	✓	This is a Budget WO only and as replacement works are required this will be transferred to those works.
Wastewater Capital P&E - purchase new Ion Chromatography system - central laboratory	\$ 46,000	\$ 45,885	★	Project completed.
Wastewater Capital P&E - purchase new core bore machine	\$ 6,900	\$ 6,890	★	Project completed.
Wastewater Capital P&E - sewer camera - RIGID SeeSnake CS6 Max 45148 & SeeSnake rM200 42353 series unit	\$ 9,753	\$ 9,753	★	Project completed.
Rubyanna Wastewater Treatment Plant - Design & Construct - Total project estimated cost \$71M	\$ 21,700,000	\$ 20,777,222	○	Wastewater Infrastructure and Plant. Project is 3 months behind schedule which has resulted in an adjustment to overall cashflows. Project cashflows are being monitored closely in line with the progress of the project.
Rubyanna Wastewater Treatment Plant - Project Administration	\$ 200,000	\$ 130,407	○	Wastewater Infrastructure and Plant
Rubyanna Wastewater Treatment Plant - River Outfall	\$ 4,300,000	\$ 4,279,022	★	Project completed.
Deering Place, Innes Park New Pump station Part of the Coral Cove to Bargara Sewer \$3.3M Project	\$ 440,000	\$ 80,461	★	Project practically completed. As-Constructed documentation still to be finalised.
Hughes Road/Blain Street, Bargara Mains upgrade	\$ 650,000	\$ 667,257	★	Project completed.
Bundaberg Airport - Pump Station	\$ 0	\$ 0	✓	Project (\$400k) has been re-provisioned into the 2017-18 budget.
Hartnell Street - Sewerage Pump Station Replace 2 Submersible pumps	\$ 130,000	\$ 118,178	★	Project completed.
Woodgate Vacuum Sewer Extension	\$ 280,000	\$ 35,203	○	Work in progress. Delays with this project have resulted from the developer's commitment to the agreed Infrastructure Agreement. Balance of fund have been re-provisioned into 2017-18 budget. Currently project is in detailed design phase.
Belle Eden Gravity Main Construction	\$ 0	\$ 0	○	Project is on-hold, pending development of the site and subject to developer involvement.
Burnett River Traffic Bridge Replace rising main on bridge	\$ 200,000	\$ 189,278	★	Project completed.
SPS Renewals - Budget Work Order	\$ 36,300	\$ 0	✓	Budget allowance only. For identified projects, funds have been transferred to separate WO's.
SPS Renewals - Various locations - wooden door replacement with aluminium doors	\$ 52,000	\$ 39,101	★	Project completed.
SPS Renewals - Avoca Street / Scott Street	\$ 20,000	\$ 4,941	○	Work in progress (WIP). Balance of funds have been re-provisioned in 2017-18 budget to complete project. Pumps have been ordered with expected completion September 2017.
SPS Renewals - Moodies Road	\$ 65,000	\$ 47,416	○	WIP. Awaiting Ergon connection to new Moodies Rd SPS before project can be finalised. Balance of funds have been re-provisioned in 2017-18 budget.
SPS Woongarra Scenic drive - odour reduction	\$ 75,000	\$ 30,339	○	WIP. Balance of funds have been re-provisioned in 2017-18 budget to complete project. Project is anticipated to be completed by October 2017.
SPS Renewals - Thompson Road	\$ 50,000	\$ 50,743	★	Project completed.
SPS Renewals - Causeway Drive	\$ 2,195	\$ 2,195	★	Project completed.
SPS Renewals - Barolin Esplanade A	\$ 6,184	\$ 6,184	★	Project completed.

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Water & Wastewater

Projects - Sewage Infrastructure	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
SPS Renewals – McLucas Street No. 1	\$ 3,406	\$ 3,406	★	Project completed.
SPS Renewals – Miller Street, Bargara A	\$ 3,070	\$ 3,070	★	Project completed.
SCADA Upgrades – Childers SPS	\$ 180,000	\$ 179,569	★	Project completed.
SCADA Upgrades – Gin Gin SPS	\$ 80,000	\$ 53,147	★	Project completed.
SCADA Upgrades – Bargara/Coral Cove SPS	\$ 7,624	\$ 7,624	★	Project completed.
SCADA Upgrades – Aquarius Drive SPS	\$ 40,000	\$ 39,382	★	Project completed.
SCADA Upgrades – Woongarra Scenic Drive C – SPS	\$ 10,000	\$ 3,344	★	Project completed.
SCADA Upgrades – Watsons Road A – SPS	\$ 90,000	\$ 93,097	★	Project completed.
SCADA Upgrades – Fairway Drive SPS	\$ 81,009	\$ 81,009	★	Project completed.
SCADA Upgrades – Emerson Court SPS	\$ 36,143	\$ 38,529	★	Project completed.
SCADA Upgrades – Bisdee Street SPS	\$ 37,628	\$ 37,628	★	Project completed.
SCADA Upgrades – Blain Street SPS	\$ 51,298	\$ 53,601	★	Project completed.
SCADA Upgrades – Baker Finch Drive SPS	\$ 36,378	\$ 36,378	★	Project completed.
WW Reticulation Renewals – Budget WO	\$ 1,000	\$ 0	○	Budget allowance only. For identified projects, funds have been transferred to separate Work Orders (WOs).
WW Reticulation Renewals – Childers – raise 6 buried manholes from 150mm to 600mm	\$ 16,000	\$ 10,202	★	Project completed.
WW Reticulation Renewals – Woodgate – replace existing vacuum valves with flovac valves	\$ 15,000	\$ 13,765	★	Project completed.
WW Reticulation Renewals – Bargara – rising main replacement	\$ 40,700	\$ 42,490	★	Project completed.
WW Reticulation Renewals – Millbank – rising main replacement	\$ 0	\$ 0	○	Project completed. Failed section of rising main has been replaced under maintenance.
WW Reticulation Renewals – Bargara – QWRAP sewer relining	\$ 80,000	\$ 80,717	★	Project completed.
WW Reticulation Renewals – Bundaberg – QWRAP sewer relining	\$ 220,000	\$ 223,815	★	Project completed.
WWTP Renewals (Coastal & Hinterland) – Budget WO	\$ 36,300	\$ 0	✓	Budget allowance only. For identified projects, funds have been transferred to separate WOs.
WWTP Renewals – Childers WWTP – effluent flow meter	\$ 0	\$ 0	✓	Project not required as the existing flow-meter has been modified to achieve acceptable performance. Modifications have been funded from Operations.
WWTP Renewals – Bargara WWTP – replace no. 2 bio-reactor mixer	\$ 10,000	\$ 9,570	★	Project completed.
WWTP Renewals – Bargara WWTP – replace poly dosing facility & HMI	\$ 30,000	\$ 2,972	○	Work in progress (WIP). Balance of funds have been re-provisioned in 2017-18 budget to complete project. Materials have been purchased with installation planned for the first quarter of 2017-18 budget.

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Water & Wastewater

Projects - Sewage Infrastructure	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
WWTP Renewals – Bargara WWTP – replace poly dosing facility & HMI	\$ 30,000	\$ 2,972	✓	Work in progress (WIP). Balance of funds have been re-provisioned in 2017-18 budget to complete project. Materials have been purchased with installation planned for the first quarter of 2017-18 budget.
WWTP Renewals – Woodgate WWTP – extension of existing irrigation sprinklers	\$ 50,000	\$ 48,936	★	Project completed.
WWTP Renewals – Millbank WWTP – construct and install aluminium dosing facility	\$ 35,800	\$ 9,538	✓	WIP. Balance of funds have been re-provisioned in 2017-18 budget to complete project. Design has been completed with equipment to be procured in October and construction to follow shortly after.
WWTP Renewals – Bargara WWTP – purchase and install flowmeter for recirculation pumps	\$ 25,000	\$ 18,376	★	Project completed.
Port Sewage Infrastructure – gravity reticulation system	\$ 180,000	\$ 276,378	★	Project completed. Over expenditure is primary due to the balance of the Port water project being funded from this sewerage project.
Port Sewerage Infrastructure – Rowlands Road SPS – electrical (switchboard)	\$ 100,000	\$ 64,922	★	Project completed.
Coral Cove Pebble Beach Drive – new pump station, rising main and gravity main	\$ 910,000	\$ 723,741	⦿	WIP. Project substantially complete with only Pebble Beach SPS works outstanding. Balance of funds have been re-provisioned in 2017-18 budget to complete the project.
Coral Cove WWTP – replacement of aeration tank	\$ 8,700	\$ 8,631	★	Project completed
Works 4 Queensland – Thabeban Septage receival system	\$ 120,000	\$ 4,086	✓	WIP. Balance of funds have been re-provisioned in 2017-18 budget to complete the project. Project shall be completed by November 2017
Works 4 Queensland – Thabeban PV System	\$ 100,000	\$ 13,945	✓	WIP. Balance of funds have been re-provisioned in 2017-18 budget to complete the project. Project shall be completed by November 2017. To date earthworks and concrete works have been completed.
Works 4 Queensland – Bargara PV system	\$ 100,000	\$ 9,668	✓	WIP. Balance of funds have been re-provisioned in 2017-18 budget to complete the project. Project shall be completed by November 2017. To date earthworks and concrete works have been completed.
Works 4 Queensland - Millbank PV system	\$ 20,000	\$ 3,412	✓	WIP. Balance of funds have been re-provisioned in 2017-18 budget.
Michel lane SPS Avoca Renewal of Pumps 1 & 2	\$ 38,000	\$ 38,532	★	Project completed.
Elliott Street A Gin Gin Renewal of pumps 1 & 2	\$ 18,000	\$ 14,492	★	Project completed.
Kelly's Road Thabeban Renewal of pumps 1 & 2	\$ 11,000	\$ 130	✓	WIP. Balance of funds have been re-provisioned in 2017-18 budget.
Verdant Siding SPS Thabeban Renewal of pumps 1 & 2	\$ 11,000	\$ 130	✓	WIP. Balance of funds have been re-provisioned in 2017-18 budget.
Auot Sampler – Waste water treatment Plants	\$ 10,000	\$ 8,484	★	Project completed.
Childers WWTP renewal to Blower aerations station No2	\$ 0	\$ 7,678	★	Project completed.
Thabeban WWTP Replace Compressor	\$ 0	\$ 5,461	★	Project completed.
Laboratory – replace Muffle Furnace	\$ 0	\$ 4,877	★	Project completed.

Infrastructure & Planning

Water & Wastewater

Operation Type – Wastewater Support Services		Strategic Links	Risk Id.	3 rd Quarter Budget		4 th Quarter Actuals
Core Programs/Services Areas		2.3.1	BP-IP- 5:17-18	Operational Revenue	\$ 815,000	\$ 802,219
Plumbing Services				Operational Expenditure	\$ 515,000	\$ 448,716
Trade Waste				Capital Revenue	\$ 0	\$ 0
Strategic Planning				Capital Expenditure	\$ 0	\$ 0
Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Plumbing Services - Approvals	Percentage of approvals decided within 10 days. Notes: The actual number of approvals will be included in the Comments. This data will allow comparison between general inquiries and approvals.	95%		98%	✓	158 applications out of a total of 162 were assessed within the 10 day period. There has been an increase in the number of plumbing applications this quarter.
Plumbing Services - Inquiries	Number of inquiries (including trade waste and backflow prevention).	Trend		2087	↗	Number of inquiries have increased this quarter.
Plumbing Services - Inspections	Number of inspections (i.e. ensuring compliance with building codes, trade waste and backflow prevention)	Trend		803	↗	Number of inspections have increased for the quarter, reflecting improved market conditions.
Trade Waste	Trade Waste Register: Number of trade waste generators added to Council's Register).	Trend		46	↗	New Trade Waste generators have increased this quarter. Identification of existing trade waste businesses is on-going.
Backflow Prevention	Back-flow Prevention: Number of back-flow prevention devices added to council's Backflow Register.	Trend		47	↗	Registration of new backflow prevention devices has increased this quarter.
Onsite Sewer	On-site Sewer Installations: Number of complaints associated with on-site installations.	Trend		17	↗	Onsite sewer complaints were consistent with previous quarter due to warmer weather conditions.

Community & Environment

Commercial Business & Economic Development

Operation Type – Airport				3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	3.2.2	BP-CE-1:9-10	Operational Revenue	\$ 5,500,948	\$ 5,612,462
Airport Services			Operational Expenditure	\$ 5,212,194	\$ 5,176,547
			Capital Revenue	\$ 0	\$ 0
			Capital Expenditure	\$ 186,000	\$ 214,630
			Loan Redemption	\$ 1,457,000	\$ 1,410,243

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Airport Services	Number of passengers processed through Bundaberg Regional Airport terminal.	30,000		43,731	✓	Passenger numbers were almost exactly the same as the previous quarter and also very much in line with the same period in 2016. Overall passenger numbers for 2016 - 17 was 174,119 which was up 4% on the previous Financial Year.
Airport Services	Number of services delivered.	380		490	✓	The number of Regular Passenger Transport (RPT) services has increased in recent years and this actual for the June 2017 quarter is in line with previous quarters.

Projects- Airport	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Airport Solar Project	\$ 84,000	\$ 86,360	★	The solar panels have been installed and inverter connectivity issues resolved for the public education display to work properly. Final contract payment has now been made.
Airport Passenger Screening Machine	\$ 42,000	\$ 42,000	★	Project is now complete.

Operation Type – Tourism	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	3.1.2	BP-CE-1:9-10	Operational Revenue	\$ 242,500	\$ 261,710
Tourism Development & Services			Operational Expenditure	\$ 2,067,098	\$ 2,011,208
			Capital Revenue	\$ 33,000	\$ 33,000
			Capital Expenditure	\$ 60,000	\$ 86,271
			Loan Redemption	\$ 124,000	\$ 118,870

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Bundaberg North Burnett Tourism Partnership Agreement	Percentage progress reports by Bundaberg North Burnett Tourism (BNBT) have been satisfactory completed.		Bi-annually	100%	✓	BNBT delivered their 6 monthly Progress Report to Council in March 2017 as per the Partnership Agreement. The next 6 monthly Progress Report to Council is scheduled for 31 July.

Community & Environment

Commercial Business & Economic Development

Projects- Hall of Aviation	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Refit to accommodate Bert Hinkler's car	\$ 0	\$ 0	○	Given pending challenges inherent in moving the car in and out of the hall as proposed, this project will be deferred to 2017-18 to allow further investigations and consultation to be carried out.
Hinkler House roof replacement	\$ 60,000	\$ 60,169	★	Project completed.
Works 4 Queensland – Café 1928 Botanic Gardens Pathways	\$ 0	\$ 26,102	○	Project to be completed.

*Note: Works for Queensland 3rd quarter forecasts were based on original submissions in February. Budget adjustments will be made in the 1st Quarter Revisions.

Operation Type – Commercial Business & Economic Development	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	3.1.1, 3.2.2	BP-CE-1:9-10	Operational Revenue	\$ 82,500	\$ 89,910
Business Networks & Partnerships	3.3.1, 3.3.2		Operational Expenditure	\$ 1,950,188	\$ 1,998,525
Economic Development Strategy	3.4.2, 4.3.2		Capital Revenue	\$ 0	\$ 0
Clean Energy Strategy			Capital Expenditure	\$ 0	\$ 0

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Economic Development Strategy (EDS)	Percentage EDS priorities have been implemented. Notes: EDS is a 10 year blueprint for sustainable economic growth	100%		100%	✓	The Economic Development Strategy underpins the work of Council's Economic Development Unit and collaborative partners. Five year targets are set down and are reported to the community each year at the Bundy 4 Breakfast economic development forum.
Economic Growth	Gross Regional Product: Percentage growth in our region's Gross Regional Product.	2%		2.1%	✓	Gross Regional Product is calculated each financial year. 2.1% growth was achieved for the 2015 - 16 years which is comparable with the State regional product achieved by Queensland at 2%.
Investment in business attraction	Number of meetings held with key regional development agencies.	5		17	✓	A high level of activity with our regional development partners including grant funding opportunities for strategic projects. Meetings included Wide Bay Burnett Transport Plan; Bundaberg North Burnett Tourism; Regional Jobs and Investment Packages Briefings; Ex HMAS Tobruk Working Group; Bundaberg Port State Development Area Working Group, and Chamber of Commerce and Industry Queensland updates.
Support to existing business	Number of direct contacts with existing businesses, providing information and referrals.	30		24	✓	Council has a role in assisting individual business where required. Through our media channels we also provide important business information to many thousands more.

Community & Environment

Commercial Business & Economic Development

Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Clean Energy Strategy (CES)	Percentage CES Phase 1 Outcomes have been implemented.	75% By end of FY		75%	✓	<p>Summary of 2016 -17 Achievements:</p> <ul style="list-style-type: none"> Analysis of Council's electricity consumption and re-negotiated contract under the contestable electricity market has saved Council \$383,198 in the 2016/17 financial year. Continued savings from four recent solar installations across a number of Council assets account for approximately \$25,000 in reduced electricity costs. Landfill gas flaring systems operating from Cedars Road and University Drive landfills have reduced Council's overall carbon footprint, which through 31 May 2017 have processed 12,105,963 m³ of landfill gas, equating to: <ul style="list-style-type: none"> 91,974 tonnes of CO₂ equivalent, or greenhouse gas emissions from 19,428 passenger vehicles driven for 1 year. Carbon sequestered by 2,383,611 tree seedlings grown for 10 years. A collaborative partnership between Council and GreenFleet has seen the completed planting of 90,000 trees on 90 ha of land in the Barolin Nature Reserve, which will sequester 50,000t CO₂ equivalent over the 30 years of the project. Council has collaborated with a leading biofuels company to secure Queensland Biofutures funding, which will assist in the preparation a feasibility study for development of a Biofutures Park in the Bundaberg Region. Completion of solar system assessments for three waste water treatment plants, which have led to the confirmed installation of solar systems on the Millbank, Thabeban and Bargara plants. These systems are projected to be commissioned in late 2017 and save approximately \$64,000 in electricity costs per year. Negotiation of license agreement with Ergon Energy to install two electric vehicle charging stations along the Queensland Electric Super Highway (pending BRC approval).

Projects- Com. Business & Ec. Development	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Land purchase- River front master plan facilitation	\$ 0	\$ 0	○	This project is currently on hold pending future discussions with the Queensland Government as part of the Advancing our Cities & Regions strategy.

Community & Environment

Community Care

Operation Type – Community Care		Strategic Links	Risk Id.	3 rd Quarter Budget		4 th Quarter Actuals	
Core Programs/Services Areas		1.1.5, 1.2.1	BP-CE-2:7	Operational Revenue	\$ 2,745,282	\$	2,806,088
Home Support & Community Care Services		1.3.1, 1.3.2		Operational Expenditure	\$ 3,444,282	\$	3,195,326
Children & Family Support Programs				Capital Revenue	\$ 0	\$	0
Senior's Housing				Capital Expenditure	\$ 30,000	\$	27,698
				Loan Redemption	\$ 32,000	\$	31,103
Key Performance Indicators							
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment	
Home Support & Community Care Services	Percentage services are demonstrating compliance with standards and meeting funding targets.	98% Annually		90%	✓	All obligations are being met under each of the funding areas in regard to compliance, both the Commonwealth and State. Some capacity exists in some programs for both under and over 65's community care funded programs.	
Children & Family Support Programs	Percentage programs are demonstrating compliance with standards and meeting funding targets.	98% Annually		100%	✓	The Outside School Hours Care and Child and Family Support Program and Neighbourhood Centres are meeting all obligations under agreements.	
Senior's Housing	Percentage services are demonstrating compliance with standards and meeting funding targets. Notes: Council owns and manages 68 Units	98% Annually		100%	✓	Occupancy rates are at near full capacity. All obligations under standards and service agreements are being met.	
Projects- Community Care				3rd Quarter Budget	4th Quarter Actuals	Status	Comment
Gracie Dixon Respite Centre – Bathroom upgrades				\$ 30,000	\$ 27,698	★	Completed

Community & Environment

Community Development

Operation Type – Community Development		Strategic Links	Risk Id.	3 rd Quarter Budget		4 th Quarter Actuals
Core Programs/Services Areas		1.1.5, 1.2.1	BP-CE-3:8-9	Operational Revenue	\$ 3,184,989	\$ 3,268,529
Community Development		1.3.1, 1.3.2		Operational Expenditure	\$ 10,898,806	\$ 10,943,544
Youth Development		1.5.1		Capital Revenue	\$ 809,700	\$ 809,700
Community Events				Loan redemption	\$ 39,000	\$ 38,103
Community & Council Facilities				Capital Expenditure	\$ 2,810,641	\$ 1,974,150
Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Social Development Action Plan Strategy	Number of Social Actions addressed. Notes: There are 23 Actions are to be implemented over a 5 year period.	23 Annually		22	✓	2 additional Youth Month activities were held this quarter - Youth Summit and Neon Run at Bargara. Flourish Family Fun Day working committees convened for Options Day, Qld. CD Conference, Seniors Expo, NAIDOC week and Child Protection Week.
Community Events	Number of iconic and community events held.	30 Annually		30	✓	ANZAC Day ceremonies at Bundaberg and Gin Gin and a Social Media Workshop was held in the 4 th quarter.
Projects - Community Development – Projects, Plant & Equipment						
	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment		
Burnett Heads 'Lighthouse' Holiday Park – road upgrade	\$ 45,000	\$ 45,817	★	Project complete.		
Civic Centre - new scissor lift	\$ 0	\$ 0	✓	In original adopted Budget. Now transferred to Norville Pool for the capital expense of a new pool cleaner.		
Kolan RSL Hall - Replacement Roof	\$ 70,000	\$ 37,853	★	Project complete. Tender came in significantly under what was anticipated.		
Wallaville Hall Roof - Replacement Roof	\$ 0	\$ 0	✓	In original adopted Budget. Project to be completed in 2017/2018. Funds transferred to Kolan RSL Hall.		
School of Arts Roof Replacement	\$ 0	\$ 0	✓	In original adopted Budget. Project is being postponed until 2018/2019. Funds to be transferred to Childers Swimming Pool Filter Replacement.		
Bundaberg Administration Centre - Air conditioner renewal program	\$ 80,000	\$ 77,550	★	Project complete.		
Elliott Heads Holiday Park - Upgrade Existing Amenities Block	\$ 884,266	\$ 884,468	★	Project complete.		
Elliott Heads Holiday park - BBQ Shelter Replacement	\$ 0	\$ 1,016	✓	Project rolled into 2017/2018 to be completed with capital funds in 2017- 18.		
Gin Gin Swimming Pool - Amenities Refurbishment	\$ 465,517	\$ 467,463	★	Project complete.		
Miara Foreshore - Rockwall only	\$ 250,000	\$ 7,719	○	Procurement is in progress. Quotations closed 11 April 2017. Construction delayed due to quotations being higher than expected.		
Moore Park Caravan Park - Effluent Treatment and Disposal Area Upgrade	\$ 20,000	\$ 8,120	○	Project to be completed next financial year.		
Moore Park Holiday Park - Electrical Upgrade of Existing Powerheads	\$ 0	\$ 0	✓	In original adopted Budget. Funds to be transferred to the Childers Swimming Pool Filter Replacement.		
Norville Swimming Pool Refurbishment - Tiles and Edging Upgrade	\$ 0	\$ 0	✓	In original adopted Budget. Budget remaining, will be used in addition to the Works 4 Qld. funding.		

Community & Environment

Community Development

Projects - Community Development – Projects, Plant & Equipment	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Norville 1 x Dolphine Pro Expert 2x2 Robotic Pool Cleaner	\$ 12,081	\$ 12,081	★	Project complete.
Norville Park Olympic Pool - Fixed Shaded seating roof replacement	\$ 31,114	\$ 31,115	★	Project complete.
Norville Park Olympic Pool - Amenities Block Refurbishment	\$ 15,683	\$ 15,226	★	Project complete.
Bundaberg Showgrounds - Replace part of roof Walker Street Craft Centre	\$ 12,000	\$ 11,764	★	Project complete.
Bundaberg Recreational Precinct - Purchase of grandstands	\$ 90,000	\$ 28,677	○	Grandstand has been installed. Further work to be undertaken prior to completion.
Bundaberg Recreational Precinct - New Amenities Block	\$ 60,000	\$ 28,017	○	Design finalised. Tenders have been sought. Construction to commence June and be completed by end of August.
Bundaberg Recreational Precinct - Upgrade to Municipal Band Hall	\$ 0	\$ 0		Project complete. Original budget \$40,000 (approximately) transferred to non-capital work order.
Childers Swimming Pool – sand filter system renewal	\$ 5,000	\$ 142,571	★	Project complete. Budget was transferred to 2017-18 financial year. However, contractor completed the project earlier.
Multiplex – Purchase Floor Scrubber for PCYC	\$ 0	\$ 19,573	★	Project complete. Directive of previous CEO based on community request.
Gin Gin Service Centre – Replace Air conditioner	\$ 0	\$ 10,326	★	Project complete. Air conditioner failed in the Kolan Respite Service Centre and required immediate replacement.
Works for QLD – Norville Pool – wet edge to 50 metre pool	\$ 542,000	\$ 72,418	○	Construction commenced. Expected completion August 2017.
Works for QLD – Norville Pool – wet edge to 25 metre pool	\$ 228,000	\$ 72,376	○	Construction commenced. Expected completion August 2017.

Disaster Management

Operation Type – Disaster Management	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	1.1.3, 1.1.4	BP-CE-4:10-11	Operational Revenue	\$ 94,934	\$ 93,734
Prevention Strategies	2.3.4, 4.1.1,		Operational Expenditure	\$ 958,622	\$ 908,395
Disaster Management Plans	4.3.2		Capital Revenue	\$ 69,000	\$ 62,100
Programs & Partnerships - S.E.S			Capital Expenditure	\$ 115,000	\$ 106,017

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Disaster Preparedness - Programs & Partnerships	Number of Local Disaster Management Group (LDMG) meetings held.	3 Annually		4	✓	No LDMG Ordinary Meetings occurred in the final quarter of the 2016-17 financial year. In the 3 rd quarter, a Bundaberg Local Disaster Management Group Ordinary Meeting occurred 24 March. Additionally, Extraordinary Meetings of the Executive Group and/or Core Group of the LDMG occurred daily or twice daily 27-31 March, due to Tropical Cyclone Debbie severe weather event. An LDMG Extraordinary Meeting for the full LDMG (Members, Advisors, Observers and invitees) occurred on Thursday 30 March. LDMG meetings were also held in July and December. Council is a leading facilitator within the Group and at meetings. Additionally, LDMG sub-group meetings were held at Gin Gin and Childers in December.

Projects - Community Development – Projects, Plant & Equipment	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
SES Moore park beach – new Shed	\$ 0	\$ 2,681	★	Complete
Burnett River Gauge site at Walla - second gas bubble pipe	\$ 70,000	\$ 65,454	○	On track. Project complete but awaiting final invoices and Department of Infrastructure and Local Government and Planning (DILGP) payment.
Childers SES – New shed for flood boat	\$ 20,000	\$ 18,400	★	Complete
Bundaberg SES – Solar Panels	\$ 25,000	\$ 19,545	★	Complete

Community & Environment

Libraries, Arts & Theatre

Operation Type - Libraries		Strategic Links	Risk Id.	3 rd Quarter Budget		4 th Quarter Actuals
Core Programs/Services Areas		1.1.1, 1.1.5	BP-CE-5:11-12	Operational Revenue	\$ 560,110	\$ 570,748
Resources & Facilities		1.2.1, 1.3.1		Operational Expenditure	\$ 3,019,786	\$ 2,839,390
Community Services & Programs		1.3.3, 1.5.1		Capital Revenue	\$ 0	\$ 0
History & Heritage Collections & Publications		1.6.1, 1.6.2		Capital Expenditure	\$ 182,661	\$ 208,480
Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Resources & Facilities	Library usage - Number of patrons using our libraries.	75,000		71,475	✓	71,475 patrons visited our libraries this quarter. A 7 day closure for the RFID implementation has impacted this figure.
Community Services	Digital literacy - Number of participants in our Digital Literacy programs.	100		114	✓	114 people took part in digital literacy sessions across our library branches. Sessions included basic iPad and Android Tablets, after school and school holiday robotics, and 3D printing. We also offered basic one-on-one assistance to patrons having difficulty navigating library eServices (eBooks, etc.), although numbers for this tend to be decreasing as people become more familiar with the technology.
Community Programs	Community participation - Number of participants in our community programs <i>Notes: Programs include: weekly Baby Time, Toddler Time and Story Time programs; author events; guest speakers; library tours; media events and youth programs.</i>	2,000		3,084	✓	This figure includes library programs conducted in Bundaberg, Childers and Gin Gin branches. Participation from diverse members of the community ranging from babies through to senior citizens. Activities conducted not only within libraries but through outreach in the community. Examples of activities include weekly Baby Time, Toddler Time and Story Time programs; author events; guest speakers; library tours; media events and youth programs.
History & Heritage - Recording & preserving our region's heritage.	Number of images, recordings and items documented, catalogued or posted to our website (i.e. in Picture Bundaberg, Bundaberg Stories or History Bytes).	400		49	✗	A large number of donated images are being assessed for their suitability for inclusion in the Picture Bundaberg database. Facebook posts of Picture Bundaberg images are reaching an average of 6,000 people.
Creative Regions	Community Partnerships: Number of people attending Bundaberg Regional Council funded projects and programs facilitated by Creative Regions	Trend reported biannually		1401	↗	The statistics provided cover January to June 2017 including all Council funded initiatives. From January to June our focus has been the development of the Crush Festival for 2017; funding applications; Circa Crush workshops; the Socially Engaged Theatre Project Elephant in the Room; Bundaberg Arts Network workshops including sculpture and digital storytelling; CBD Storywalk development, and the Culinary Tourism Mural Project. There were 104 activities attended by 1401 people.
Projects- Libraries		3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment	
Radio Frequency Identification (RFID)		\$ 182,661	\$ 208,011	★	RFID launched in June. Project successfully completed. Library customers have overwhelmingly responded positively to the changes which makes their library visit easy and efficient and increases one-on-one staff service availability.	
Gin Gin Library - new library (preliminary works)		\$ 0	\$ 469	✓	Gin Gin Service & Neighbourhood Centre Project committee finalising concept plans for earliest opportunity of grant funding being made available to Council.	

Community & Environment

Libraries, Arts & Theatre

Operation Type – Moncrieff Entertainment Centre	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	1.1.1, 1.2.1	BP-CE-5:11-12	Operational Revenue	\$ 670,319	\$ 751,549
Resources & Facilities	1.2.2, 1.4.2		Operational Expenditure	\$ 1,479,244	\$ 1,536,701
Cinema & Theatre Programs	1.4.3, 1.6.2		Capital Revenue	\$ 0	\$ 0
Community Programs & Partnerships			Capital Expenditure	\$ 150,000	\$ 153,284
Cultural Events					

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Cinema & Theatre Programs	Community Engagement - Number of cinema and theatre patrons visiting the Moncrieff Theatre.	8,000		15,535	✓	Live shows continue to drive numbers. Cinema numbers were down this quarter but live events have been very well attended. Highlights include The Very Hungry Caterpillar with 1,883 guests in one day, Bundaberg Festival of Dance with nearly 2,400 attending in a week (many from intrastate locations) and The Wiggles with 1,559 attending in one day. There continues to be very positive community feedback about the programming at the venue in the balance and range of cinema and live events provided to the community.
Community Programs & Partnerships	Number of diverse cultural groups involved with the Moncrieff Theatre community programs and theatre operations. <i>Notes:</i> Community groups include, University of the 3 rd Age (U3A), National Aboriginal and Islander Day Observance Committee (NAIDOC), seniors, disabled and disadvantaged members of our local community	25		25	✓	Highlights include the ongoing engagement around NAIDOC Week towards the development of a community production with a range of partners as well as a Combined Churches Association film fundraiser that saw 560 attending for one cinema event and raising substantial funds for the Scripture Union.

Projects- Moncrieff	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Moncrieff Theatre – Replace Air-conditioner	\$ 150,000	\$ 153,284	★	The new air conditioner has been installed and is fully operational.

Operation Type – Arts	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	1.3.1, 1.4.1	BP-CE-5:11-12	Operational Revenue	\$ 73,124	\$ 72,593
Resources & Facilities – Galleries	1.4.2, 1.4.3		Operational Expenditure	\$ 2,183,845	\$ 1,938,705
Exhibition & Arts Programs & Services	1.6.1, 1.6.2		Capital Revenue	\$ 0	\$ 0
Community & Stakeholder Partnerships			Capital Expenditure	\$ 20,381	\$ 20,953
Cultural Identity & Heritage/ Cultural Collections					

Projects- Galleries- Projects & Collection	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Bundaberg Regional Art Gallery (BRAG) – New roof critical due to leakages	\$ 20,381	\$ 20,953	★	Project complete.
Bundaberg Regional Art Gallery (BRAG) – Arts Collection	\$ 0	\$ 0	✓	The purchase of artwork for the collection is ongoing.

Community & Environment

Libraries, Arts & Theatre

Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Facilities - Community Engagement	Visitation to the Region's Art Galleries - Number of visitors to BRAG and ChArts.	9,000		9,581	✓	BRAG visitation was 5,933, and ChArts visitation was 3,648. Programming at BRAG was well attended, especially the Mumma's Nest Twilight Markets with 1,053 visitors, The Very Hungry Caterpillar activities for children and the ongoing Craft Crowd Workshops. ChArts recorded a 39% increase in visitor numbers for April due to visits by large numbers of families over the long weekends and school holiday period. In May ChArts held its largest Saturday exhibition opening to date with 65 people in attendance at local artist Terri Lewis's opening. June saw a 15% increase in visitors due to tourists from the southern states visiting, with an 8% increase in the number of interstate visitors.
Programs & Event	Number of participants in Arts and Culture programs. Notes: Programs include: Visual Arts education and workshops; professional development workshops for artists and educators; Artists in Residence program; school holiday programs and community group programs.	300		5,408	✓	5,408 people participated in public programs and community arts programs across BRAG and CHARTS. Of these people; 2,539 were aged 0 - 12 years 514 were aged 13 - 17 years 2,355 were aged 18+ years 233 visitors identified as Culturally and Linguistically Diverse (CALD), and 122 people with a disability. 134 programs were run at BRAG and CHARTS. 26 were delivered as outreach activities. 22 loans of Gallery and Museum Education Kits. 26 activities were guided, 84 were self-guided tours by groups. 6 exhibition openings. 2 Artist Talk events. 29 Workshops. 1 Community presentation. 2 Arts and Dementia Tours. School Holiday Programs.
Community & Stakeholder Partnerships	Number of strategic partnerships purposefully maintained or developed (with the aim of generating greater community involvement and more meaningful participation).	12		25	✓	Of these 5 were new and the remaining were ongoing partnerships. The new partnerships involved working with Cordalba State School for the Childers Festival; Red Collar Rescue for the 2018 Chinese New Year Festiva; working with C & K Childcare showcasing the Council Art Collection; Spinners and Weavers for the One Million Stars to End Violence international project, and re-connecting with the Baldwin Swamp Art Group.
Cultural Identity & Heritage	Number of Culture & Identity projects/programs delivered.	4		9	✓	Of the 9 projects, 4 were exhibitions by local artists, or were of topics relevant to the local community, including the One Million Stars to End Violence installation and the NAIDOC Exhibition. Remaining projects included: Social Inclusion Week; working with Cordalba State School students for the Childers Festival; Regional Canvas Wall at ChArts; working with Council's Parks and Natural Areas staff on the community art project, and showcasing regional artists in the Council Art Collection to a local primary school.

Community & Environment

Parks, Sport & Natural Areas

Operation Type – Parks	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	1.2.1, 2.2.2	BP-CE-6a:4	Operational Revenue	\$ 212,958	\$ 190,937
Parks & Open Space Management	2.3.2, 2.3.4		Operational Expenditure	\$ 15,240,512	\$ 14,457,195
Foreshores & Beaches			Capital Revenue	\$ 2,634,176	\$ 2,688,176
			Capital Expenditure	\$ 3,729,465	\$ 2,841,065

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Parks Maintenance	Meeting agreed service standards. Percentage service levels have been meet.	85%		97%	✓	Service levels have been met in nearly all locations.

Operation Type – Parks – Cemeteries	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	1.2.1, 2.2.2	BP-CE-6a:4	Operational Revenue	\$ 365,000	\$ 341,294
Cemetery Services	2.3.2, 2.3.4		Operational Expenditure	\$ 878,694	\$ 841,101
			Capital Revenue	\$ 0	\$ 0
			Capital Expenditure	\$ 40,690	\$ 40,689

Projects – Parks – Cemeteries	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Cemeteries – renewal of old toilet block	\$ 8,425	\$ 8,425	★	Bundaberg Cemetery - Old toilet amenities being converted to storage shed – project complete.
Cemeteries – new shelter near Returned Services section	\$ 17,969	\$ 17,969	★	New shelter adjacent to returned servicemen section Bundaberg Cemetery – project complete.
Cemeteries – internal road upgrades	\$ 14,296	\$ 14,296	★	Bundaberg Cemetery – Internal roads- project complete.

Operation Type – Water Safety & Boating Facilities	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	1.1.1, 1.1.2	BP-CE-6b:5	Operational Revenue	\$ 0	\$ 0
Providing Lifesaving services	1.2.1, 1.2.2		Operational Expenditure	\$ 425,630	\$ 430,782
Boat ramps & jetties			Capital Revenue	\$ 0	\$ 0
			Capital Expenditure	\$ 0	\$ 0

Key Performance Indicators – Note: KPIs for Water Safety Services currently under consideration.

Projects- Parks - Parks & Project Preparation	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Christensen Park (The Basin) – Road works construction from the Master-plan	\$ 851,078	\$ 873,574	★	Project complete.
Various - New and Upgrade Generic Parks and Open Space	\$ 0	\$ 0		See individual budgets below for Green Avenue, Branyan and Burnett Shores Burnett Heads.

Community & Environment

Parks, Sport & Natural Areas

Projects- Parks - Parks & Project Preparation	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Green Ave Park Playground Upgrade – Developer Contributed Parks	\$ 25,000	\$ 28,924	★	Project complete.
Various - Toilet Block Renewal & Repair	\$ 14,000	\$ 0	○	Toilet Block Renewal Program yet to commence.
Various - Shelters & Building & Shade Cover Renewal	\$ 28,339	\$ 0	✓	Funds have been re-allocated to complete Alexandra Park.
Hummock lookout & road renewal	\$ 82,500	\$ 116,235	★	The overspend was attributed to choosing to use Asphalt instead of Two-coat bitumen seal. We also extended the asphalt areas, pathways and added additional seating.
Woodgate Foreshore Hub - Near Caravan Park	\$ 52,806	\$ 52,806	★	Project complete.
Park infrastructure development - new developer contributed parks	\$ 17,500	\$ 0	✓	Allocated to Green Ave Playground.
Botanical Gardens - Repair Internal Road	\$ 70,000	\$ 67,867	★	Project complete.
North Depot (Botanical Gardens) - Internal Road Bitumen Sealing	\$ 35,093	\$ 35,093	★	Project complete.
Car Park & Internal Park Roads Reseal & Repair.	\$ 9,026	\$ 0	○	Project complete. Budget work order only.
Extension of existing footpath – Botanic Gardens	\$ 20,000	\$ 17,050	★	Project complete.
Oaks beach Toilet Block	\$ 130,000	\$ 76,386	○	New toilet constructed. Finalising effluent disposal area and final fit out.
Lions Park Shelters	\$ 54,110	\$ 54,110	★	Project complete.
Boreham Park 2 Shelters	\$ 56,097	\$ 56,097	★	Project complete.
Yandaran Sports Oval shelter	\$ 12,805	\$ 12,805	★	Project complete.
Alexandra Park rubber soft-fall replacement	\$ 105,000	\$ 7,210	○	Project commenced. Scope of project has changed to include play equipment
Rattray Park – playground improvement	\$ 28,140	\$ 28,140	★	Project complete.
Anzac Park embellishments	\$ 25,000	\$ 0	○	RSL project yet to commence - on hold.
Tall Ships Park Innes park Development	\$ 51,789	\$ 51,789	★	Project complete.
Bucca recreation reserve – new picnic shelter	\$ 11,508	\$ 11,508	★	Project complete.
Buxton friendship association – new picnic shelter	\$ 20,000	\$ 18,500	★	Project complete.
Alexandra Park Lighting & Electrical upgrades	\$ 51,000	\$ 50,354	★	Project complete.
Childers Streetscape Lighting upgrades	\$ 16,000	\$ 14,724	★	Project complete.
North Depot (Botanical Gardens) – Installation of Solar Panels	\$ 10,379	\$ 9,245	★	Project complete.
Nanning Garden Upgrade	\$ 1,189,098	\$ 364,980	○	Project commenced, funding received December 2016. 2 nd quarter. Budget Review completed. Delayed by contractors.

Notes: Projects written in blue are either 1) carry-over projects from last financial year, and budgeted in the quarterly revision; or 2) projects that are part of a budgeted capital renewal program that are now allocated to specific projects. The Works for Queensland State Government funding initiative has added a significant number of projects to be included in our capital renewal program this year, these have to be completed by Nov 2017.

Community & Environment

Parks, Sport & Natural Areas

Projects- Parks - Parks & Project Preparation (continued)	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Crawford Park BBQ renewal	\$ 17,716	\$ 17,716	★	Project complete.
Bargara Centre Point beach access ramp	\$ 29,574	\$ 30,793	★	Project complete.
Bundaberg Japanese Gardens – renewal of ponds and spillways	\$ 100,000	\$ 87,391	★	Project complete.
Innes Park Playground climbing frame	\$ 20,000	\$ 15,540	★	Project complete.
Barolin Point, Coral Cove – reseal of carpark	\$ 21,307	\$ 23,297	★	Project complete.
Works for QLD – Illet Park Rustic Road Burnett Downs – Construct 2 Amenities	\$ 40,000	\$ 5,132	○	Design complete.
Works for QLD – Moore Park Beach Foreshore – construct 3 shelters over Picnic Tables and connecting pathway	\$ 60,000	\$ 40,417	○	Shelters constructed. Landscaping underway. Project nearing completion.
Works for QLD – Moore Park Beach Foreshore – pathway from surf club to Lassig St	\$ 0	\$ 112,473	○	Construction commenced.
Works for QLD – Rattray Park, Bundaberg North – installation of shade sail over play equipment and installation of single shelter	\$ 20,000	\$ 42,580	○	Project complete. Additional budget provision 2017 - 18.
Works for QLD – Mary Kinross Park, Bargara – construction of 2 twin shelters with BBQ	\$ 0	\$ 47,112	○	Community consultation commenced. Designs complete.
Works for QLD – Esplanade, Elliott Heads – construction of 4 picnic shelters and tables	\$ 13,600	\$ 29,124	○	Design and approval complete. Materials purchased. Additional budget provision 2017 - 18.
Works for QLD – Barolin Point Reserve, Coral Cove – construction of a picnic node	\$ 0	\$ 24,179	○	Community consultation complete. Design and approval complete. Materials purchased.
Works for QLD – Burnett Heads – construction of picnic shelter	\$ 0	\$ 7,565	○	Preconstruction expenditure costs. Construction to commence 01/09/2017. Revised budget submitted for 2017/2018.
Works for QLD – Eric Boyd Park, Coral Cove – construction of hade sail over park	\$ 12,000	\$ 1,560	○	Tender awarded.
Works for QLD – Doblo Park, Elliott Heads – construction of single shelter with double plate BBQ	\$ 0	\$ 12,134	○	Community consultation complete. Design and approval complete. Materials purchased.
Works for QLD – Elliott Heads – Construction of amenities	\$ 0	\$ 10,418	○	Preconstruction expenditure costs. Construction to commence 01/10/2017. Revised budget submitted for 2017/2018.
Works for QLD – Elliott Heads – Construction of Half Basketball Court	\$ 4,000	\$ 3,503	○	Design and approval complete. Tender awarded.
Works for QLD – Elliott Heads – Car Park Submarine memorial Lookout	\$ 0	\$ 716	○	In design phase.
Works for QLD – Gum Nut Drive Park, Ashfield – playground cover and shelter/seating	\$ 50,000	\$ 42,312	★	Project complete.
Works for QLD – Nita Cunningham Park, Telegraph Road, Bundaberg East – shelter/seating	\$ 20,000	\$ 15,886	★	Project complete.
Works for QLD – Crawford Park, Bargara – installation of 2 single shelters to replace 1 large shelter	\$ 0	\$ 10,284	○	Preconstruction expenditure costs. Construction to commence 01/09/2017. Revised budget submitted for 2017/2018.

Note: Works for Queensland 3rd quarter forecasts were based on original submissions in February. Budget adjustments will be made in the 1st Quarter Revisions.

Community & Environment

Parks, Sport & Natural Areas

Projects- Parks - Parks & Project Preparation (continued)	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Works for QLD – Baldwin Swamp - Replace shelter's roof	\$ 30,000	\$ 20,507	★	Project complete.
Works for QLD – Burnett Heads – South Head Parklands replace 4 shelters	\$ 20,000	\$ 14,425	★	Project complete.
Works for QLD – C J Nielsen Park Kepnock – Renew	\$ 0	\$ 50,053	★	Project complete. Additional budget provision 2017 - 18.
Works for QLD – Vuichoud Park, Bundaberg East _ replace playground	\$ 30,000	\$ 20,203	★	Project complete.
Works for QLD – North Depot Botanic Gardens & Nursery Building renewal	\$ 6,000	\$ 516	○	Design and approval complete. Tender awarded. Old building demolished. Slab poured.
Works for QLD – Moore Park Beach Foreshore Hub – construction of shelter, pathway and beach access	\$ 50,000	\$ 47,686	★	Project complete.
Works for QLD – Gin Gin Recreation Reserve – installation of shade structure over playground	\$ 24,000	\$ 10,912	○	Tender awarded.
Works for QLD – Lake Ellen Heritage Hub - Construction of shade shelter over toddlers playground	\$ 24,000	\$ 9,627	○	Tender awarded. Construction commenced.
Works for QLD – Mary Kinkross Park, Bargara – Install Shade Sails	\$ 12,000	\$ 14,454	★	Project complete.
Works for QLD – Millennium Park Childers – Install Shade Sails	\$ 12,000	\$ 7,877	○	Tender awarded. Additional budget provision 2017 - 18.
Works for QLD – Boreham park Avenell heights - Construction of shade shelter over toddlers playground	\$ 12,000	\$ 18,059	○	Tender awarded. Additional budget provision 2017 - 18.
Works for QLD – 120 Malvern Drive, Moore Park Beach – installation of shelter and playground	\$ 55,000	\$ 46,672	★	Project complete.
Works for QLD – Lifesavers Park, Elliott Heads – single shelter	\$ 0	\$ 5,489	○	3 rd Quarter Review submitted. Construction commencement 01/08/2017. Preconstruction costs.
Works for QLD – Seagulls Park, Elliott Heads – large shelter and single shelter	\$ 0	\$ 5,489	○	3 rd Quarter Review submitted. Construction commencement 01/08/2017. Preconstruction costs.
Works for QLD – G L Miles Park Kalkie Single Shelter	\$ 15,000	\$ 6,022	○	Construction commenced.
Works for QLD – Mary Kinkross Park, Bargara – 2 cubicle Amenities Block	\$ 0	\$ 3,238	○	Community consultation undertaken. Design complete. Expenditure after 3 rd Quarter Review.
Works for QLD – Teen Play Area – Avoca – skate bowl or bike track	\$ 30,000	\$ 2,106	○	Community consultation undertaken. Tenders being evaluated.
Monduran Dam Boatramp reseal of carpark	\$ 10,000	\$ 14,081	★	Project complete.
Works for QLD – Barolin Point Coral Cove – Reseal of carpark	\$ 21,307	\$ 23,297	★	Project complete.
Works for QLD – Lake Ellen heritage Hub Permenant rubber softfall replacement	\$ 25,000	\$ 22,420	★	Project complete.
Barolin reserve amenities Coral Cove, Replace roof	\$ 0	\$ 4,948	★	Project complete. Expenditure after 3 rd Quarter Review.
Childers Streetscape – electrical & Lighting replacement	\$ 0	\$ 5,262	★	Project complete. Expenditure after 3 rd Quarter Review.

Community & Environment

Parks, Sport & Natural Areas

Operation Type – Natural Resource Management	Strategic Links	Risk Id.	3rd Quarter Budget		4th Quarter Actuals	
Core Programs/Services Areas	2.1.1, 2.1.3	BP-CE-6c:7-8	Operational Revenue	\$ 91,939	\$	102,916
Land Protection	2.1.4		Operational Expenditure	\$ 1,656,506	\$	1,581,499
Natural Areas Management			Capital Revenue	\$ 0	\$	0
Coastal Areas Management			Capital Expenditure	\$ 62,500	\$	71,696

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Natural Areas Operational Plans	Percentage of actions undertaken. Notes: There are a total of 10 Operational Plans for Natural Areas across the Bundaberg region.	75% Annually		79.4%	✓	Council's Natural Area Team completed 79.41% of operational plan actions for the 2016-17 financial year, further solidifying our commitment to having a natural landscape that is managed sustainably.
Public Awareness & Education	Number of public awareness and education programs and activities (e.g. field days, community events, brochures, workshops and signage)	8		8	✓	Activities included the following: <ul style="list-style-type: none"> • 11 April Native Bee Workshop at Botanical Gardens with Leslie Lowe of T.E.C.K.nology 50+ participants (CSIRO Double Helix Article). • 5&6 May Agro trend Weeds and Feral Animal display and presentation. • 1 June Wild dog trapping workshop Apple Tree Creek 40 participants. • 7 June Council facebook post Hoop Pines (14,400 hits - attached). • 12 June ABC radio interview – Childers Hoop Pines https://www.facebook.com/abcwidebay/videos/vb.131855023499821/1614833738535268/?type=2&theater. • 22 June Media release renovation of footbridges in Baldwin Swamp http://www.bundaberg.qld.gov.au/news/2017/06/22/baldwin-swamp-footbridges-under-council-renovation. • 23 June Wide Bay Burnett Regional Biosecurity Strategy Stakeholder Engagement Workshop. • 27 June Article about Barolin tree planting project for LGAQ magazine <i>Council Leader</i>.
Land protection inspection program (weeds).	Number of properties inspected. Notes: It is anticipated that there will be further revision regarding percentage or area measurements for this indicator in 2017.	350		423	✓	423 properties were inspected ensuring the rural and natural landscape is managed sustainably in the Bundaberg region.

Projects- Natural Resource Management	3rd Quarter Budget	4th Quarter Actuals	Status	Comment
Bridge upgrades – Baldwin Swamp	\$ 62,500	\$ 71,696		Two bridges were raised and upgraded in Baldwin Swamp.

Community & Environment

Parks, Sport & Natural Areas

Operation Type – Sport & Recreation Management		Strategic Links	Risk Id.	3 rd Quarter Budget		4 th Quarter Actuals
Core Programs/Services Areas		1.1.1, 1.1.2	BP-CE-6b:5	Operational Revenue	\$ 0	\$ 3,197
Physical Activity & Preventative Health		1.2.1, 1.2.2		Operational Expenditure	\$ 438,696	\$ 383,396
Youth Representativeness & Sports Organisations				Capital Revenue	\$ 0	\$ 0
				Capital Expenditure	\$ 0	\$ 0
Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Physical Activity & Preventative Health	Number of physical activity and preventative health initiatives promoted and supported by council.	25		28	✓	Initiatives included the <i>Recreate Newsletter</i> , weekly Enews, promotion and support of key sporting events/ activities/ State funded programs. MoveIt Expo – 700 attendance/41 stallholders. BeActive Be Alive finished in April with a total of 4406 participants across the 8 week program. Anti-Smoking Campaign (Sporting Club target) - Free resources to clubs.
Youth Representativeness & Sports Organisations	Number of successful grant applications in support of individual sportspeople and sport organisations.	25		12	✓	There were 11 successful <i>Young People in Sport</i> applications and 1 successful application the <i>Sport Championships Funding Program</i> this quarter. The actuals are reflective of both the time of the year (limited representative sport and quarterly budget provision).

Regulatory Services

Operation Type – Regulatory Services		Strategic Links	Risk Id.	3 rd Quarter Budget		4 th Quarter Actuals	
Core Programs/Services Areas		1.1.3, 1.2.1	BP-CE-7:5	Operational Revenue	\$ 888,213	\$ 904,868	
Animal Management		4.4.1, 4.6.2		Operational Expenditure	\$ 2,422,660	\$ 2,261,123	
Local Law				Capital Revenue	\$ 593,100	\$ 593,100	
Regulated Parking				Capital Expenditure	\$ 2,031,250	\$ 1,876,013	
Key Performance Indicators							
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment	
Regulated Parking	SPER: Number of parking infringement notices forwarded to SPER for debt recovery	Trend		419	↗	419 infringements were forwarded to SPER for debt recovery.	
Animal Management - Customer Request Management (CRM)	Percentage of customer requests overdue in relations to assigned timeframes assigned.	>15%		6.03%	✓	6.03% of the Animal Management CRM tasks were overdue during the quarter.	
Projects - Regulatory Services							
Animal Control - New pound facility \$1.8M Project				3 rd Quarter Budget \$ 2,031,250	4 th Quarter Actuals \$ 1,876,013	Status ★	Comment Project completed and facility is now operational, with some minor final invoices yet to be received and paid.

Community & Environment

Waste & Health Services

Operation Type – Health Services	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	1.1.2, 1.1.3	BP-CE- 8b:7-11	Operational Revenue	\$ 325,456	\$ 371,982
Food Safety/Public Health Risks	2.4.3, 4.4.1		Operational Expenditure	\$ 1,143,793	\$ 993,274
Environmental Nuisances & Pollution	4.6.1		Capital Revenue	\$ 0	\$ 0
Environmental Health Promotion & Public Education			Capital Expenditure	\$ 0	\$ 0

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Environmental Monitoring & Community Preparedness	Percentage Environmental Monitoring & Community Preparedness programs have been effectively completed- includes Vector and Environmental monitoring and Disaster Management preparations.	100%		70%	✗	Treatment for known mosquito larvae hotspots throughout the region continued through to mid-April. (Lower Tolerance is 85%)
Licensing, Assessment & Approvals	Percentage of inspections completed against the anticipated number of inspections for the year.	98%		69%	✗	The number of inspections is less than desired due to staff turnover, training of new staff, staff secondment, and an increase in Environmental Health complaints by approximately 52% over the previous year's numbers. (Lower Tolerance is 85%)
Environmental Health Community Education	Number of community education programs and activities delivered to our community	5 Annually Reported YTD		5	✓	Council's Environmental Health Services provided another free food safety and hygiene course for the community.

Operation Type –Waste Services	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	1.1.3, 1.2.1	BP-CE-8a:7-8	Operational Revenue	\$ 21,014,491	\$ 21,295,463
Waste & Recycling Collections	2.1.1, 2.2.2,		Operational Expenditure	\$ 17,294,279	\$ 15,439,238
Waste Disposal	2.3.2, 4.4.1		Dividend & Tax to General	\$ 1,373,072	\$ 1,373,072
Material Recovery			Capital Revenue	\$ 0	\$ 0
			Capital Expenditure	\$ 551,759	\$ 314,017
			Loan Redemption	\$ 442,000	\$ 426,145

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Waste Collection	Percentage of customer requests/complaints processed effectively.	95%		98%	✓	912 requests during 4 th quarter.
Waste Disposal	Maximise waste being disposed of at our lined landfill site (Cedar Road).	40,000 Tonnes		40,720	✓	Loads to Cedars Road landfill increasing. Annual tonnage above previous tonnage level per annum.
Resource Recovery	Municipal solid waste diverted from landfills. Percentage of waste diverted to be reused.	30%		25%	✓	Comprising of mainly collections recycling product. (Note: Lower Tolerance is 20%)
Community Education & Public Relations	Number of community education activities delivered.	50 Annually		52	✓	33 Media Articles, 4 Landfill Tours and 34 Material Recovery Facility Tours (with 349 participants) completed year to date.

Community & Environment

Waste & Health Services

Projects - Waste Services- Landfill	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Bundaberg Regional Landfill (Cedars Rd) Gas System Stage 2	\$ 0	\$ 0	○	The works will not be required this financial year and will now be completed next financial year. A budget revision form will be completed to re-provision into next Financial year.
Bundaberg (University Drive)Tipwell safety system	\$ 88,000	\$ 69,656	★	Completed installed and invoice signed off.
Tirroan - Shop Shed	\$ 15,000	\$ 13,636	★	Construction completed.
Bundaberg Regional Landfill (Cedars Rd) - Irrigation Line	\$ 20,000	\$ 11,656	★	Construction completed.
Qunaba Landfill - Extend Roadway to landfill boundary	\$ 70,000	\$ 74,084	★	Completed.
Bundaberg Regional Landfill (Cedars Rd) - Cell 3 - Preliminary Works	\$ 35,000	\$ 72,808	✓	Contract awarded work to commence July. Overspens due to capitalization of extension to extenal fencing of Cell 3 and 4 completed during the year.
Bundaberg (University Drive Landfill Site) - Irrigation Line	\$ 20,000	\$ 16,528	✓	Project completed.
Interim Capping Qunaba Landfill	\$ 115,000	\$ 0	○	Interim Capping at Qunaba as part of the Capping program has commenced. Transfer of \$71,648 to Actuals will be represented in the 1 st Budget Revision 2017 -18.
Cedars Road landfill Security Fencing	\$ 22,600	\$ 22,545	★	Project completed.
Bundaberg Admin Office Design	\$ 0	\$ 1,944	○	These costs will be transferred to operational costs.
Qunaba Landfill - phytocapping development approval and pilot	\$ 0	\$ 0	○	Expenditure to be transferred from capital to operational.
Cedars Road Landfill – interim capping – cell 2	\$ 85,000	\$ 0	○	Expenditure to occur in June 2017. Transfer of \$117,079 to Actuals will be represented in the 1 st Budget Revision 2017-18.
University Drive Landfill – interim capping	\$ 50,000	\$ 0	○	Expenditure to occur in June 2017. Transfer of \$87,668 to Actuals. Transfer of \$87,668 to Actuals will be represented 1 st Budget Revision 2017-18.
University Drive Landfill – surfacing work	\$ 31,159	\$ 31,158	★	Project completed.

Organisational Services

Financial Services – Financial Accounting

Operation Type – Financial Accounting	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals	
Core Programs/Services Areas	2.3.4, 4.2.2	BP-OS-1:12	Operational Revenue	\$ 1,016,000	\$ 1,144,075	
Financial Accounting	4.4.1, 4.5.2		Operational Expenditure	\$ 1,658,7201	\$ 1,474,219	
Financial Processes and Statements	4.6.2					
Investment & Debt Management						
Financial Asset Management						
Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Cash flow	Level of funds available greater than \$30m at the end of the financial year. Notes: Quarterly Targets 1st Quarter- greater than \$30m; 2nd Quarter- greater than \$62 m; 3rd Quarter- \$30m; 4th Quarter- \$52m	> \$30m	end of the financial year	\$105M	✓	Current cash balance is significantly higher than minimum cash balance required. Council has required appropriate cash levels to cover major projects during the financial year and beyond. No liquidity issues are foreseeable in the near future.
Audits	Prepare unaudited Annual Financial Statements in accordance with the applicable accounting standards and forward to the external auditors within legislative timeframe.	100%	by the end of the second Quarter	50%	✓	Preparation work has commenced for the Financial Statements for the 2016/2017 year. Queensland Audit Office contracted auditors will be conducting their final audit during a 2 week period commencing Monday 25 th September 2017.
Taxation	Taxation requirements completed (includes GST, BAS & Payroll)	100%	by the end of the calendar year	100%	✓	The monthly taxation requirements are being met as per the legislative requirements. The Fringe Benefits Tax Annual Return for 2016/2017 has been submitted.
Investments	Return on monetary investments: Minimum return on investments is 1% Notes: Percentage is calculated above the target cash rate	> 1%		0.99%	✓	The Reserve Bank of Australia held the cash rate at 1.50% this quarter. Term deposit interest rates have remained reasonable in comparison. However, the QTC Cash Fund rate is still sitting at less than 1% over cash rate. Due to the unknown timing of major project expenditure, an increased cash balance has been held "at call" in QTC. In order to maximize return on investments, this balance will be monitored and additional cash invested out to term deposits where appropriate.
Financial Asset Management - Overall Condition	Percentage of assets in a satisfactory or higher condition (index less than 7). Excludes asset to be decommissioned. Notes: There are currently approximately 76,873 assets listed in our Asset Register. Index 0 indicates new condition – index 10 indicates that the asset is no longer useable.	> 98%		96.05%	✗	A large percentage of these assets are underground and are part of Council's aging infrastructure.

Organisational Services**Financial Services – Revenue**

Operation Type – Revenue	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	4.4.1, 4.4.2	BP-OS-1:12	Operational Revenue	\$ 767,000	\$ 740,260
Revenue Administration	4.5.1		Operational Expenditure	\$ 1,172,000	\$ 1,154,562
Revenue Processing					
Property Data Management					
Rates Debt Management					

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Rates	Outstanding rates as a percentage of rates levied, prior to six monthly rates billing.	< 5% reported bi-annually	1 st & 3 rd Quarters	3.77%	✓	Rates are billed half-yearly in February and July/August. Rates debt owing before the current half-yearly Rates Billing was the lowest in the Council's history.

Billing Date	Period Ending	Rates Owing	Rates Levy	% Owing to Levy
6 February 2017	30 June 2017	\$5,758,703	\$152,891,380	3.77%
29 July 2016	31 Dec 2016	\$5,530,938	\$145,930,250	3.79%
5 February 2016	30 June 2016	\$5,656,645	\$145,138,441	3.90%

Financial Services - Strategic Supply

Operation Type – Strategic Supply	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	4.2.2, 4.5.2	BP-OS-1:13-14	Operational Revenue	\$ 10,000	\$ 0
Procurement	4.7.2		Operational Expenditure	\$ 1,106,605	\$ 1,034,458
			Internal Revenue	\$ 475,575	\$ 411,839

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Spend under Management	Percentage of spend under management Notes: Management of expenditure through a defined procurement process (involves competitive sourcing and record-keeping of analytical data for future use).	> 60%		65%	✓	The rollout of the Council wide Contract Register coupled with an increase in the early involvement of Strategic Supply in significant procurement activities is slowly improving the spend under management.

Organisational Services**Financial Services – Accounts Payable**

Operation Type – Accounts Payable		Strategic Links	Risk Id.	3 rd Quarter Budget		4 th Quarter Actuals	
Core Programs/Services Areas		4.2.2, 4.3.2	BP-OS-1:16	Operational Revenue	\$ 0	\$ 0	
Invoices & Payments		4.4.1, 4.4.2		Operational Expenditure	\$ 306,357	\$ 279,721	
Corporate Purchase Cards							
Key Performance Indicators							
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment	
Creditor Invoices	Number of payments outside of terms (i.e. process all creditor invoices and credit notes and payments to ensure creditors are paid within Council's payment terms).	< 90		43	✓	Number of invoices paid short is dependent upon council staff returning invoices to accounts to effect payment and the prompt follow up by Accounts Payable staff.	

Financial Services – Customer Service

Operation Type – Customer Service		Strategic Links	Risk Id.	3 rd Quarter Budget		4 th Quarter Actuals	
Core Programs/Services Areas		4.4.1, 4.4.2	BP-OS-1:15	Operational Revenue	\$ 0	\$ 0	
Customer Service				Operational Expenditure	\$ 1,658,720	\$ 1,474,219	
Disaster Management Support							
Key Performance Indicators							
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment	
Call Centre – Call Management	Percentage of calls processed within allocated timeframes.	90%		96%	✓	Council's Call Centre base exceeded set indicators for the delivery of quality service at the first point of contact with our community.	
Customer Request Management (CRM)	Percentage of CRMs overdue across council in relations to the timeframes assigned.	< 15%		12%	✓	Council's response to requests for service far exceeded set tolerances, supporting Councils commitment for excellence in service.	

Information Systems

Operation Type – Information Systems		Strategic Links	Risk Id.	3 rd Quarter Budget		4 th Quarter Actuals	
Core Programs/Services Areas		2.3.1, 4.4.1	BP-OS-2:5-8	Operational Revenue	\$ 400	\$ 361	
Information Technology Infrastructure & Support		4.5.1, 4.5.3		Operational Expenditure	\$ 7,430,937	\$ 7,145,539	
Corporate Applications				Capital Revenue	\$ 0	\$ 0	
GIS Services & Support				Capital Expenditure	\$ 1,983,072	\$ 470,895	
Records Management							
Key Performance Indicators							
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment	
Support Requests	Number of Support Requests completed.	Trend		1912	↗	Consistent with previous results.	

*Please Note: Information Systems are currently undergoing a review of internal processes and will develop a suite of new operational Key Performance Indicators

Organisational Services

Information Systems

Projects – Information Systems Intangible Assets and Plant & Equipment	3 rd Quarter Budget	4 th Quarter Actuals	Status	Comment
Corporate Applications - Core System Replacement Project Total Project \$6.1M	\$ 1,445,960	\$ 0	○	Project is on hold six months pending recommendation review and implementation. \$1,455,960 re-provisioned to 2017-18.
GIS Management - Aerial Photography	\$ 0	\$ 0	★	Project completed. \$7,500 transferred to operating expenditure
Infrastructure & Operations - Internal CCTV Maintenance and Upgrade	\$ 69,534	\$ 27,600	○	In progress. CCTV implementation for Gin Gin Service Centre, Childers Service Centre and BRAG. \$41,934 budget re-provisioned to 2017-18.
Infrastructure & Operations - Core Network Upgrade	\$ 0	\$ 0	○	In progress. CCTV implementation for Gin Gin Service Centre, Childers Service Centre and BRAG. \$41,934 budget re-provisioned to 2017-18.
CCTV network Upgrade - Safe Night Precinct CBD Precinct	\$ 90,909	\$ 77,532	✓	All planned CCTV cameras commissioned successfully. Surplus budget to be expended on 3 new CCTV camera sites as agreed with QPS. \$13,220 budget re-provisioned to 2017-18.
2 Communication Towers Gin Gin & Cedars Road	\$ 4,035	\$ 4,035	★	Project completed.
Microwave Links to improve connection to Gin Gin	\$ 322,719	\$ 322,718	★	Project completed.
Network link Childers Sewerage treatment plant - plant component	\$ 13,670	\$ 13,671	★	Project completed.
Network link Childers Sewerage treatment plant - Building component	\$ 2,047	\$ 2,047	★	Project completed.
Surge protection – Operations Centre	\$ 15,140	\$ 4,234	✓	In progress. New UPS battery to be procured. \$10,906 Budget re-provisioned to 2017-18.
Hummock UPS & cabling	\$ 9,058	\$ 9,058	★	Project completed.
Rugged Tablets	\$ 10,000	\$ 10,000	★	Project completed.

Internal Ombudsman

Operation Type – Internal Ombudsman	Strategic Links	Risk Id.	3 rd Quarter Budget	4 th Quarter Actuals		
Core Programs/Services Areas	4.2.2, 4.6.2	BP-OS-3:8-9	Operational Revenue	\$ 10,500		
Corporate Governance	4.7.3		Operational Expenditure	\$ 2,225,385		
Statutory Requirements			Capital Revenue	\$ 0		
Insurance			Capital Expenditure	\$ 0		
Risk Management						
Property & Leasing						
Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Administrative Reviews	Number of Administrative Reviews received and processed within applicable timeframes. Notes: Reviews include Complaints Management Process and Ombudsman / Office of the Information Commissioner Reviews and Crime and Corruption Commission	Trend		4		4 administrative reviews were received and processed within applicable timeframes.

Organisational Services

Internal Ombudsman

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Right to Information and Privacy Applications	Percentage of Right to Information and Privacy Applications received and processed within applicable timeframes. Notes: The number of Applications is also recorded in the Comments to provide trend information.	90%		100%	✓	8 Right to Information applications were processed within timeframes during the quarter.
Right to Information and Privacy Training	Percentage of staff trained in Right to Information and Information Privacy processes and procedures	90%		98.94%	✓	467 of 472 eligible employees have completed Right to Information and Information Privacy training.
Insurance	Percentage of insurance claims processed (submitted) within timeframes (i.e. General Insurance and Public Liability Claims). Notes: The number of Applications is also recorded in the Comments to provide trend information	95%		100%	✓	26 insurance claims were processed within timeframes (general insurance and public liability claims).
Risk Management	Percentage of open risk compared to total risks each quarter (i.e. number of open risks compared to closed risks, shown as a percentage)	< 25%		13.1%	✓	A total of 1486 risks have been identified across Council. 1291 have been closed. 195 risks remain open this quarter, equating to 13.1%.

People & Performance

Operation Type – Human Resource Management	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	4.3.2, 4.7.1	BP-OS-4:8-9-10	Operational Revenue	\$ 182,500	\$ 161,250
Recruitment	4.7.2, 4.7.3		Operational Expenditure	\$ 848,1981	\$ 823,125
Training & Development			Capital Revenue	\$ 0	\$ 0
Payroll			Capital Expenditure	\$ 0	\$ 0
Employee Relations & Community Relations					
Key Performance Indicators					

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Training & Development	Percentage of staff satisfaction with training.	80%		80%	✓	161 Training opportunities organised by Human Resources were attended by staff including training by external providers and internal training.
Community Relations/Support	Number of Community Support activities undertaken (e.g. work experience, traineeships, apprenticeships, scholarships, and cadetships)	50 Annually		76	✓	A total of 48 work experience opportunities provided to high school student and other community members. There are currently 11 Trainees and 16 Apprentices working for Council. One CQU First year Engineering Scholarship was granted in 2016 - 17.

Organisational Services

People & Performance

Operation Type – Workplace Health & Safety	Strategic Links	Risk Id.	Budget	3 rd Quarter Budget	4 th Quarter Actuals	
Core Programs/Services Areas	4.7.3	BP-OS-4:8	Operational Revenue	\$ 4,366	\$ 0	
Workplace Health & Safety			Operational Expenditure	\$ 1,044,233	\$ 1,062,145	
			Capital Revenue	\$ 0	\$ 0	
			Capital Expenditure	\$ 0	\$ 0	
Key Performance Indicators			*Note: Unless otherwise indicated, WHS KPIs Targets are Annual - Reported Quarterly YTD			
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
WHS Management	Days Lost - Number of days leave taken as a result of injury.	< 588		919	✘	4 serious, long term injuries (vehicle / plant related) requiring over 100 days off each. All staff have returned to work in their substantive position, either on full or partial hours / duties.
WHS Management	Lost Time Injuries - Number of people injured requiring leave of duties.	< 24		40	✘	4 serious, long term injuries (vehicle / plant related) requiring over 100 days off each. All staff have returned to work in their substantive position, either on full or partial hours / duties. Potentially we are seeing the result of an aging outdoor workforce and the aggravation of age related degeneration.
WHS Management	Hazard Inspections – Percentage of inspections carried out on time	100% Annual Reported Quarterly		91%	○	The 9% overdue is attributed to staff being on annual leave and higher prioritised work requirements, as well as, new staff not being aware of the process for recording. This has now been addressed through consultation and training.
WHS Management	Lost Time Injury Frequency Rate (LTIFR) - Number of injuries per number of hours worked (all employees across whole organisation).	<17.9		28.76	✘	Over half of the injuries lodged are in the 45 – 65+ age bracket, predominantly outside workforce with musculoskeletal (MSD) injuries (lower back & knee). WHS and HR are investigating options to address implications of aging in the workforce and the possible link to MSD injuries.
WHS Management	Notifiable incidents - Number of notifiable incidents. Notes: Upper tolerance < 4.	0		0	✔	There have not been any notifiable incidents year to date.
WHS Management	Training & Development- Staff satisfaction - Percentage of satisfaction with training.	80%		92%	✔	The staff surveyed have indicated a 92% average satisfaction of the training and development completed.
WHS Management	Reported Incidents: Percentage of reported incidents investigated.	80%		100%	✔	All incidents reported are individually reviewed by the respective management teams and WHS as required. All incidents that result in a compensation claim and or are of a nature that could potentially pose a significant risk for council are appropriately reviewed and investigated.
WHS Management	Return to Work Programs: Percentage of successful return to work programs. i.e. staff member has returned to normal duties	90%		100%	✔	All staff have returned to their pre-injury positions and are either working full or reduced hours.

Organisational Services

Sustainable Finance

Operation Type – Sustainable Finance		Strategic Links	Risk Id.	3 rd Quarter Budget		4 th Quarter Actuals
Core Programs/Services Areas		4.2.2, 4.4.3	BP-OS-6:7-8	Operational Revenue	\$ 5,100,000	\$ 7,603,241
Financial Planning, Reporting & Forecasting		4.5.1, 4.5.2		Operational Expenditure	\$ 749,886	\$ 711,338
Corporate Planning & Reporting		4.6.2, 4.7.3		Capital Revenue	\$ 0	\$ 0
Performance Management				Capital Expenditure	\$ 0	\$ 0
Systems & Document Management / Audits & Accreditation						
Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Net Financial Liabilities Ratio	Net loan indebtedness & liabilities less current Assets does not exceed 60% of Gross Operating Revenues.	< 60% Average over 5 years		-14%	✓	This is a preliminary estimate and will be finalised by end of September with the Audited Financial Statements. Council is currently in a very sound sustainable financial position.
Operating Surplus	Ratio is between 0 and 15% of total operating revenue for whole of council	5% Average over 5 years		9.5%	✓	\$4.0 million of the surplus is the Federal assistance grant paid in advance. This is 2.2% of the surplus.
Asset Sustainability Ratio	The capital expenditure on replacement assets is greater than 90% of depreciation	100% Average over 5 years		50%	✗	This is a preliminary estimate and will be finalised by end of September with the Audited Financial Statements. Council is currently undertaking major new capital works.
Own Source Revenue	Own source revenue as a percentage of total recurrent revenue	Trend		78%	↗	Up by 3.1% from \$1,371 in 2015/16
Own Source Revenue	Own source revenue per head of regional population	Trend		\$1,414	↗	Up by 3.1% from \$1,371 in 2015/16
Internal Quality Audits	Coordinate and conduct Internal Quality Audits: Number of Internal Quality Audits.	7 Annually		5	○	1 audit has been undertaken and finalised this quarter; 161713 East Treatment Plant Biogas Facility Safety Management Plan. Audit 161708 WHS Consultation Procedure is at the formation of opinion stage.

Internal Audits

Operation Type – Internal Audits		Strategic Links	Risk Id.	3 rd Quarter Budget		4 th Quarter Actuals
Core Programs/Services Areas		4.2.2, 4.4.3	BP-OS-6:7-8	Operational Revenue	\$ 0	\$ 0
Audits & Accreditation		4.5.1, 4.5.2		Operational Expenditure	\$ 150,091	\$ 120,731
		4.6.2, 4.7.3		Capital Revenue	\$ 0	\$ 0
				Capital Expenditure	\$ 0	\$ 0
Key Performance Indicators						
Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Internal Audits	Coordinate and conduct Internal Audits: Number of Internal Quality Audits.	7 Annually		5 YTD	✓	The Internal Auditor has continued to receive requests that are in addition to the Annual Internal Audit Plan, and has responded to these in a timely manner. The audits that will be not be completed this financial year will be carried over to the next financial year

Organisational Services**General Rates**

Operation Type – General Rates & Charges	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	4.2.2, 4.4.3	BP-OS-6:7-8	Operational Revenue	\$ 75,199,500	\$ 75,138,245
General Rate	4.5.1, 4.5.2		Discounts & pensioner remission	\$ 7,244,000	\$ 7,271,034
Valuation Services	4.6.2, 4.7.3		Operational Expenditure	\$ 784,000	\$ 730,477
Discount & pensioner remissions					

On Costs NCP & Overheads

Operation Type – General Rates & Charges	Strategic Links	Risk Id.		3 rd Quarter Budget	4 th Quarter Actuals
Core Programs/Services Areas	4.2.2, 4.4.3	BP-OS-6:7-8	Payroll Oncost Recoveries	\$ 21,810,000	\$ 20,947,836
On Costs	4.5.1, 4.5.2		Payroll Oncost Expenses	\$ 20,034,903	\$ 16,369,766
NCP Recoveries – Dividends tax	4.6.2, 4.7.3		NCP Dividend & tax recoveries	\$ 17,254,079	\$ 17,254,079
Corporate Overhead Recoveries			Corporate overhead recoveries	\$ 15,845,479	\$ 15,845,479

Executive Services

CEO's Office

Operation Type – CEO's office	Strategic Links	Risk Id.		3rd Quarter Budget	4th Quarter Actuals
Core Programs/Services Areas	4.2.2, 4.4.3	BP-OS-6:7-8	Operational Revenue	\$ 7,417	\$ 37,681
Council Administration	4.5.1, 4.5.2		Operational Expenditure	\$ 571,027	\$ 556,348
Deputations and	4.6.2, 4.7.3		Capital Revenue	\$ 0	\$ 0
Civic receptions and events			Capital Expenditure	\$ 0	\$ 0

Operation Type – Office of Mayor and Councillors	Strategic Links	Risk Id.		3rd Quarter Budget	4th Quarter Actuals
Core Programs/Services Areas	4.2.2, 4.4.3	BP-OS-6:7-8	Operational Revenue	\$ 0	\$ 73
Council Strategies	4.5.1, 4.5.2		Operational Expenditure	\$ 1,006,514	\$ 1,037,113
Deputations and Government relations	4.6.2, 4.7.3		Capital Revenue	\$ 0	\$ 0
Civic receptions and events			Capital Expenditure	\$ 0	\$ 0

Operation Type – Communications & Media	Strategic Links	Risk Id.		3rd Quarter Budget	4th Quarter Actuals
Core Programs/Services Areas	4.1.1, 4.3.2	BP-OS-5:7-8	Operational Revenue	\$ 0	\$ 0
Community & Council Communications	4.3.1, 4.3.2		Operational Expenditure	\$ 571,027	\$ 556,348
Media & Marketing	4.6.1		Capital Revenue	\$ 0	\$ 0
			Capital Expenditure	\$ 0	\$ 0

Key Performance Indicators

Task/ Action	Performance Measure	Target	Milestone	Actual	Status	Comment
Media Communications - Representing and communicating the interests of regional stakeholders	Number of media releases including releases, statements and web-site posts.	150		161	✓	Council continues to achieve a high percentage of media releases published in the NewsMail and adapted for media stories for local TV and radio.
Social Media Engagement	Number of views, includes: Twitter, Facebook and YouTube.	250,000		633,375	✓	Council's community engagement through interactive posts via various social media platforms continues to increase.





Item

08 August 2017

Item Number:	File Number:	Part:
F4	.	GOVERNANCE & COMMUNICATIONS

Portfolio:

Organisational Services

Subject:

Information Services Steering Committee Meeting Outcomes

Report Author:

Ian Norvock, Chief Information Officer

Authorised by:

Stuart Randle, General Manager Organisational Services

Link to Corporate Plan:

Our People, Our Business - 3.6 Responsible and ethical leadership and governance.

Background:

In July 2013, Council formally endorsed the creation of an Information Technology Steering Committee, which included representatives across various Council departments and also a Councillor representative. Since that time, the Committee has evolved, with changes to the role of Chief Information Officer and representatives on the Committee.

The Committee has recently been rebranded to be the Information Services (IS) Steering Committee and its representatives are Council’s Executive Leadership Team, Portfolio Councillor Governance & Communications, Cr Helen Blackburn and KPMG representation providing an external advisory role.

The Committee met on 19 July 2017 and the Meeting Outcomes are attached for Council’s information. The Meeting Outcomes and Terms of Reference from this meeting are submitted for Council’s endorsement.

Consultation:

Representatives of IS Steering Committee.

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 and resource implications.

Risk Management Implications:

There appear to be no risk management implications.

Communications Strategy:

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

Attachments:

- 1 IS Steering Committee Meeting Outcomes & Terms of Reference - Confidential

Recommendation:

That the Meeting Outcomes of the Information Services Steering Committee held 19 July 2017, including the Terms of Reference – be endorsed by Council.

**Item****08 August 2017****Item Number:**

G1

File Number:

-

Part:

INFRASTRUCTURE

Portfolio:

Infrastructure & Planning Services

Subject:

Fleet Management Advisory Committee

Report Author:

Valerie Andrewartha, Executive Assistant

Authorised by:

Andrew Fulton, General Manager Infrastructure & Planning

Link to Corporate Plan:

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

Background:

In accordance with Council's resolution, the Fleet Management Advisory Committee met on 18 July 2017. The minutes and associated attachments from this meeting are submitted for Council's endorsement.

Further, Council's endorsement is also sought on the proposed 2017/2018 Plant Replacement Program (PRP) and is attached for consideration.

Associated Person/Organization:

Fleet Management Advisory Committee

Consultation:

Portfolio Spokesperson: Cr Wayne Honor

Fleet Management Advisory Committee – consultation undertaken with Committee members on all issues contained within the Agenda/Minutes;

Fleet Services – provision of draft Plant Replacement Program for consideration by the Fleet Management Advisory Committee;

Finance – liaison with Sustainable Finance on the 2017/2018 Plant Replacement Program.

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

Endorsement by Council of the Fleet Management Advisory Committee's draft 2017/2018 Plant Replacement Program comprising \$3,846,800 of expenditure.

Risk Management Implications:

There appears to be no risk management implications.

Communications Strategy:

Communications Team consulted.

Yes

No

Attachments:

- 1 Fleet Minutes - 18072017 - Confidential
- 2 2017/2018 Plant Replacement Program, - Confidential

Recommendation:

That the minutes of the Fleet Management Advisory Committee meeting held on 18 July 2017, be received and noted by Council.

Further, that the draft 2017/2018 Plant Replacement Program be endorsed by Council.



Item

08 August 2017

Item Number:	File Number:	Part:
J1	339.2017.17.1	PLANNING

Portfolio:

Infrastructure & Planning Services

Subject:

70 Watsons Road, Bargara (Lot 12 on SP198534) – Request for Street Names

Report Author:

Leonard Strub, Development Engineer

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.

Background:

APPLICATION NO	339.2017.17.1
PROPOSAL	Request for Street Names
APPLICANT	OH Unit Trust
LOCATION	Bargara
ESTATE NAME	Bargara Rise
RELATED APPROVAL	321.2015.44623.1, .2 & .3
DATE OF REQUEST	16 June 2017
EXISTING NAME	Not Applicable
NO OF SUBMITTERS	Not Applicable

1. BACKGROUND

This is a request by the Applicant to name new streets being created as part of a reconfiguration of a lot and as required by conditions of approval. The Applicant, Offida Holdings, is seeking to name new roads A, B & C, being the new roads associated with stages 1 & 2 of the approximately 11 stage subdivision. The developer has provided 3 preferences for each road.

Roads A, B & C will service multiple stages. The Applicant has chosen South Sea Islands names as a theme for the development which are unique to the Bargara locality.

Advice from the developer:

I have been in contact with two members of the Australian South Sea Islander group over the past few weeks. The first was Darryl Lingwoodock, who is the president of a group in Brisbane who grew up at Bingera. The second is Matthew Nagas from Bundaberg. Both gentlemen felt that this was an honour for their people and are in favour, they had also spoken to each other about it.

I read my list to these men and deleted only one which was a volcano and so have decided not to include any volcanos. I was also able to add some names of significant islands to the list and both men have said they would email me further suggestions in time.

I would like to submit our preferences for the initial three street names as required. These are names of islands in Vanuatu and the Solomon Islands. I would really like to represent both island groups across the course of the subdivision.

Table 1 provides a summary of the street names, proposed by the Applicant, for consideration.

Table 1 - Suggested Street Name/s

Road	Street Names Register – suggested by Developer	Alternative Names – suggested by Developer
	Name	Name
Road A	1. Nil	1. Malakula Drive
	2. Nil	2. Malo Drive
	3. Nil	3. Makira Drive
Road B	1. Nil	1. Lavella Street
	2. Nil	2. Aniwa Street
	3. Nil	3. Rennell Street
Road C	1. Nil	1. Bellona Court
	2. Nil	2. Ambryn Court
	3. Nil	3. Amayan Close

Malakula Island, also spelled Malekula, is the second-largest island in the nation of Vanuatu, in the Pacific Ocean region of Melanesia.

Vella Lavella is an island in the Western Province of the Solomon Islands. It lies to the west of New Georgia, but is considered one of the New Georgia Group. To its west are the Treasury Islands.

Bellona Island is an island of the Rennell and Bellona Province, Solomon Islands.

The island of Makira is the largest island of Makira-Ulawa Province in the Solomons.

Amayan could be considered similar to Amaroo Crescent. Amayan is a province in India. I can't find online reference to this island in the Solomons.

2. ASSESSMENT

2.1 Street Names

	Yes	No
Does the proposal reflect aspects of the area in which it is located, including historical names?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the proposal part of a theme for a development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the name a noun and generally contain one (1) word? If a composite word, does the word supplement the primary name?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Where in an urban locality, are the proposed names unique to that locality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Where in a rural area, is the proposed name unique to the Bundaberg region?	<input type="checkbox"/>	<input type="checkbox"/>
For extensions to existing streets, does the extension retain the name of the street extended?	<input type="checkbox"/>	<input type="checkbox"/>

It is considered that the request does comply with the requirements of the Street and Park Naming Governance Policy.

2.2 Park Names

Not Applicable

Associated Person/Organization:

Offida Holdings

Consultation:

Emergency Services have been consulted in relation to any possible confusion with similar sounding street names within the Bundaberg Region.

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.

Yes

No

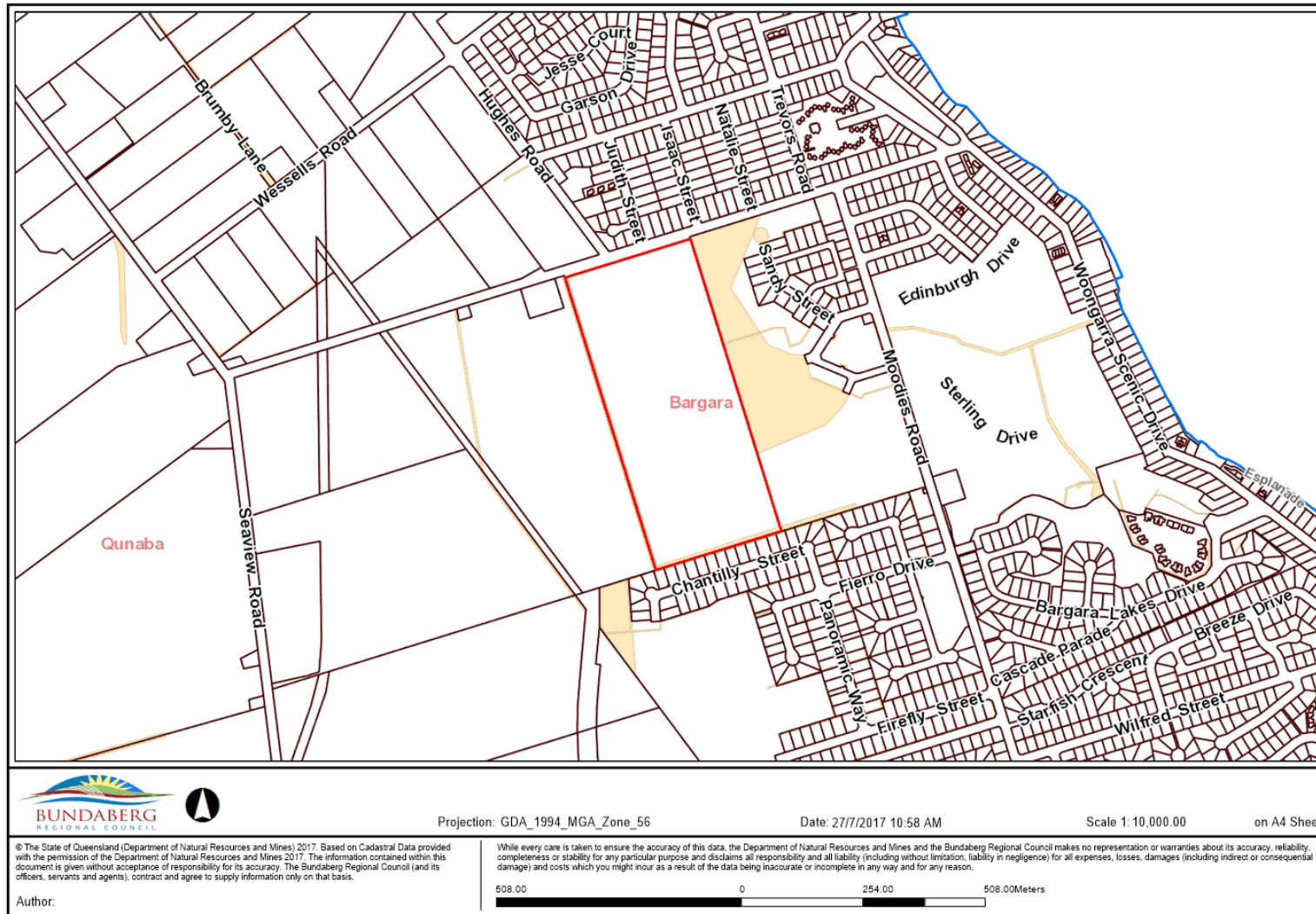
Attachments:

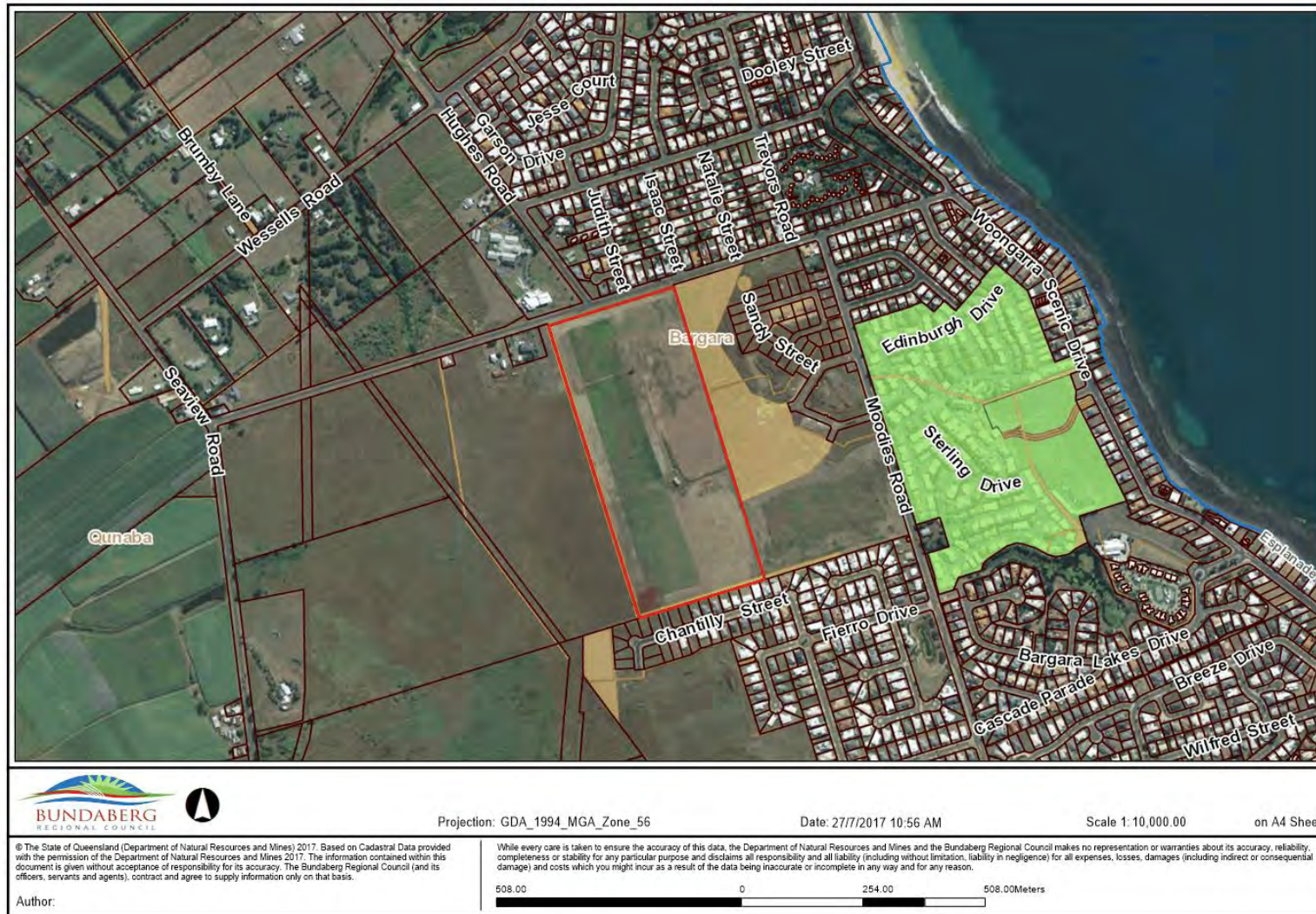
- [↓](#) 1 Locality Plan
- [↓](#) 2 Aerial Photo
- [↓](#) 3 Road Layout Plan

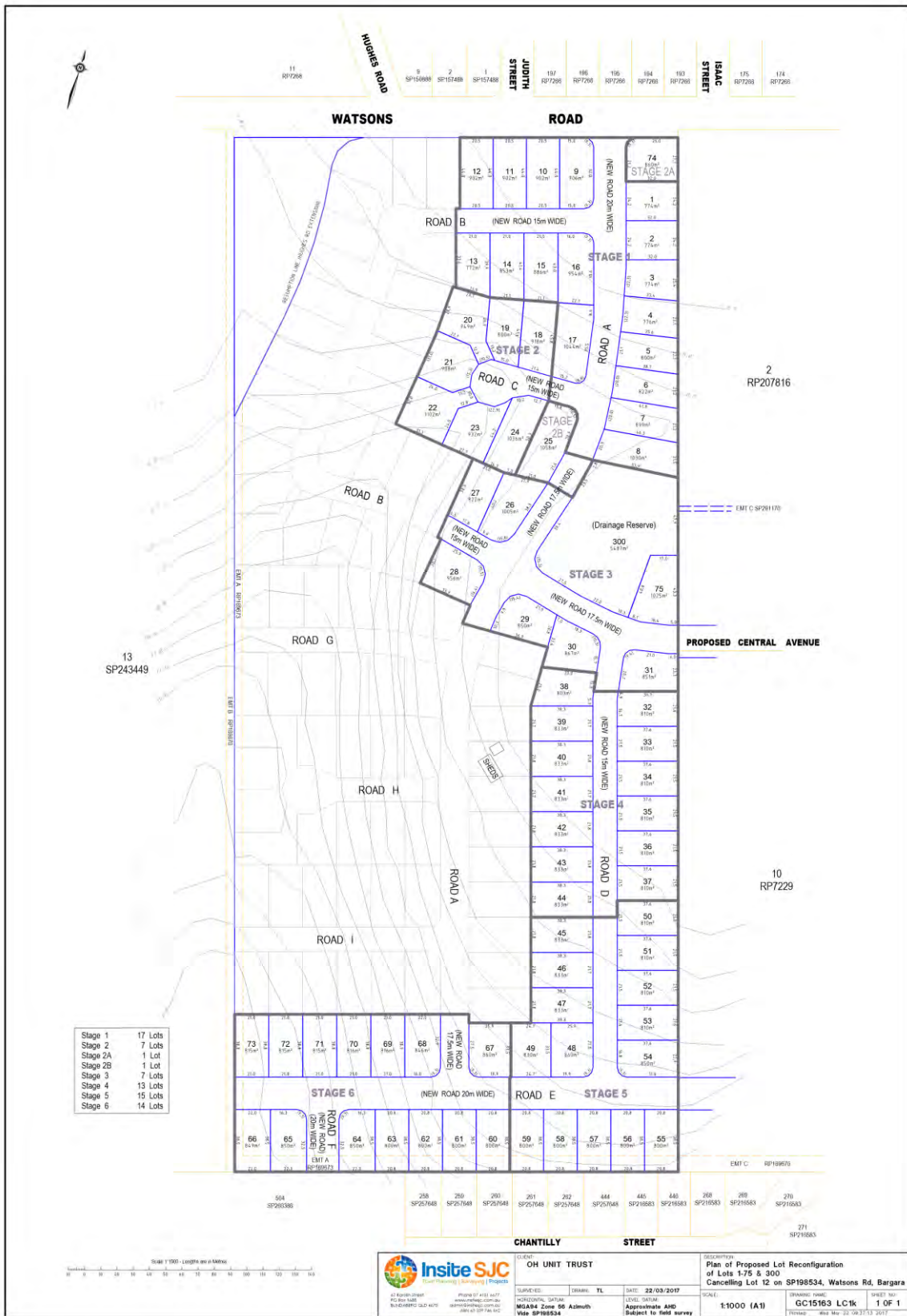
Recommendation:

That roads A, B & C in the development identified as Bargara Rise stages 1 & 2, located at Watsons Road and approved under development approval 321.2015.44623.1, .2 & .3, be named as follows:

- **Road A – Malo Drive;**
- **Road B – Lavella Street; and**
- **Road C – Bellona Court.**







**Item****08 August 2017****Item Number:**

J2

File Number:

325.2016.45639.1

Part:

PLANNING

Portfolio:

Infrastructure & Planning Services

Subject:

Logan Road, Innes Park - Infrastructure Agreement for Preliminary Approval for a Material Change of Use (section 241 of the Act) and Preliminary Approval (section 242 of the Act) to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for a Master Planned Residential Community (Headlands Coastal Community) and a Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement)

Report Author:

Michael Ellery, Group Manager Development

Authorised by:

Andrew Fulton, General Manager Infrastructure & Planning

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:

This report seeks Council's agreement to enter into an Infrastructure Agreement under the *Planning Act 2016* for DA 325.2016.45639.1, being the development application for the Headlands master planned residential community at Logan Road, Innes Park.

The application, which is subject to a separate report on the same Council Meeting agenda as this item, was first lodged on 6 May 2016. In summary, the development seeks to create a residential estate and adjoining neighbourhood centre together with associated infrastructure including foreshore parks. Importantly, it is noted that the land is outside Council's Priority Infrastructure Area (PIA) as nominated in the Priority Infrastructure Plan (PIP) and outside the draft PIA contained in the draft Local Government Infrastructure Plan (LGIP).

As part of the assessment process, it was identified by both officers and the applicant that it would be desirable to enter into an infrastructure agreement to provide certainty for both parties in terms of infrastructure provision and costs. This has arisen primarily because the draft conditions require the developer to provide trunk infrastructure that is estimated to cost in the vicinity of \$12,284,588. The value of this infrastructure could be considered to equate to 487 allotments worth of infrastructure charges.

This development will create a total of 325 (chargeable) allotments which leaves an imbalance of 162 Lots (creditable lots). This equates to an additional cost of over \$4 million, before any recalculation of establishment costs (s137 of the Planning Act 2016 [PA]) or conversion applications (s139 PA).

The prospect of the imposition of an additional payment condition (under s650 of SPA) of this magnitude would, on the advice of the applicant, make the development unviable. Likewise, should some future amendment to Council's LGIP include this land in the PIA, Council would be unable to afford the potential refund. To this end, officers and the applicant have negotiated an infrastructure agreement which is included in attachment 1. In summary, the Infrastructure Agreement seeks to:

1. Detail the trunk infrastructure to be provided by the Developer;
2. Fix the value of trunk infrastructure to be provided;
3. Remove the ability of the applicant to:
 - a. make a request to recalculate the establishment cost of the trunk infrastructure;
 - b. appeal the conditions about infrastructure (subject to them being the same in the draft conditions); and
 - c. make a conversion application to change non-trunk into trunk infrastructure;
4. Provides for a credit of 162 lots to be transferred to a nearby lot, Lot 34 on RP194899, which is on the western side of Logan Road, directly opposite the development. Lot 34 is owned by a different company from the one that owns the development land, but both are controlled by the same entity; and
5. Ensure that Council never has to pay a refund to the Developer or owner of the land.

The benefits of the agreement to Council are:

- It fixes the cost of the trunk infrastructure and places the risk of increased costs with the Developer;
- Additional trunk infrastructure will be provided by the Developer that Council would not otherwise have conditioned (or have been able to) including:
 - The provision of the foreshore footpath (turtle trail);
 - Early dedication of the Esplanade;
 - Provision of a foreshore park and other embellishments; and
 - The full construction of Logan's Road rather than only half road construction;
- If the development is approved by the Council subject to the conditions negotiated with the applicant, there will not be any applicant appeal;
- Should the land ever be included in the PIA in the future, Council will not be liable for any refunds;
- Should the development of Lot 34 not proceed, then Council is under no obligation to make alternate arrangements with the Developer to otherwise make good the 162 lot credit;
- The development is more likely to proceed given the greater level of certainty provided for the Developer; and
- Provision of the infrastructure agreed to will provide additional facilities for existing residents in the area as well as provide other infrastructure that will assist with other development in the surrounding area.

The disadvantages of the agreement to Council are:

- The Council cannot impose an Additional Payment Condition on the development. Instead it will be agreeing to transfer the potential value of such condition (currently in the order of \$4 million) to a future development that has not yet been applied for. This will mean Council will not be able to collect infrastructure charges on 162 lots sometime in the future. There is no obligation under law for Council to agree to transfer the credit to Lot 34; and
- By linking the credit to a number of lots rather than a dollar value, the Council is agreeing to fix the value of infrastructure charges for the first 162 lots of this future development at \$25,200. Should the amount charged per lot for infrastructure charges increase in the future, the Council will not be able to collect the increased value (in the opposite, if the value decreases the Developer will not be able to seek further credits, however, it is considered that this scenario is very unlikely).

On balance, it is considered that the proposed agreement strikes an appropriate balance of risk between the Council and the Developer, and satisfies Council's public interest requirements. Accordingly, it is recommended that the Council authorize the Chief Executive Officer to enter into the agreement.

It should be noted that the conditions package associated with the Development Application and the Infrastructure Agreement have been drafted in a way to work together. Should the Council not be agreeable to the Infrastructure Agreement, it is recommended that it defer any determination of the Development Application to allow officers sufficient time to reconsider the conditions package.

Associated Person/Organization:

The infrastructure agreement was drafted through negotiation with the Applicant, Multilow Pty Ltd, and their advisors.

Consultation:

Not Applicable

Legal Implications:

The proposed agreement is proposed to be an Infrastructure Agreement pursuant to section 150 of the *Planning Act 2016*. Once executed, the Infrastructure Agreement will be binding on the owner of the development land and any successors in title, subject to the terms of the Agreement.

The agreement has been reviewed for Council by Connor O'Meara Solicitors.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

The exact financial impacts are not known given uncertainties about the exact cost of the infrastructure to be provided and the future possible changes to infrastructure charging. The general potential impacts are outlined in the report above, however it is noted that should Council enter into the agreement the financial impacts (both positive and negative) will be:

- Council will forego collection of infrastructure charges on 162 lots in the future, which equates currently to \$4,082,400;

- Council will not be able to collect any future increase in infrastructure charges for these 162 lots; and
- Council will never have to provide a refund for the provision of trunk infrastructure associated with the Headlands development.

Risk Management Implications:

There appears to be no risk management implications.

Communications Strategy:

Communications Team consulted.

- Yes
- No

Attachments:

- [↓1 Logan Road Infrastructure Agreement](#)

Recommendation:

That Council agree to enter into the Headlands Coastal Community Infrastructure Agreement pursuant to the provisions of the *Planning Act 2016* with Multilow Pty Ltd (ACN 010972264)

- as Trustee under instrument 716174919 and 716130858 (for Lot 34 on RP194899) and
- as Trustee of the Bill Moorhead Family Trust (for Lot 3 on RP7301 and Lot 1 on SP182595);

attaching to Development Application 325.2016.45639.1 for a Preliminary Approval for a Material Change of Use (Section 241 of the Act) and Preliminary Approval (Section 242 of the Act) to vary the effect of the *Bundaberg Regional Council Planning Scheme 2015* for a:-

- **Master Planned Residential Community (Headlands Coastal Community); and**
- **Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement) at Logan Road Innes Park.**

Further, that the Chief Executive Officer be authorized to execute the agreement on Council's behalf.

Infrastructure Agreement

Headlands Coastal Community

Multilow Pty Ltd ACN 010972264 as Trustee under instrument 716174919 and 716130858

Owner

Multilow Pty Ltd ACN 010972264 as trustee of the Bill Moorhead Family Trust

Developer

Bundaberg Regional Council

Council

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Dated this day of 2017

PARTIES

Owner: **MULTILOW PTY LTD ACN 010972264 AS TRUSTEE UNDER INSTRUMENT 716174919 AND 716130858** of 117 Esplanade BARGARA in the State of Queensland.

Developer **MULTILOW PTY LTD ACN 010972264 AS TRUSTEE OF THE BILL MOORHEAD FAMILY TRUST** of 117 Esplanade BARGARA in the State of Queensland and as Owner of Lot 3 on RP7301 and Lot 1 on SP182595

Council: **BUNDABERG REGIONAL COUNCIL** of 180 Bourbong Street, Bundaberg in the State of Queensland

BACKGROUND

- A. The Developer is the registered owner of the Land,
- B. The Owner is the registered owner of the Adjacent Land.
- C. If approved, the Development Application made by the Developer under the *Repealed Act* benefits the Land.
- D. The Land is in the Emerging Community zone in the Planning Scheme but not within the Priority Infrastructure Area.
- E. If approved, the Development Application will be conditioned to provide Works Contributions for infrastructure to achieve the outcomes required in the Planning Scheme, in addition to the payment of Financial Contributions.
- F. In the circumstances, the parties have agreed that in Consideration for the Developer:
 - (a) accepting the Development Conditions;
 - (b) performing the Works Contribution – Offset Infrastructure at the times required by the Development Approval or this Agreement; and
 - (c) agreeing not to make a Conversion Application for any Works Contribution,
 - (d) the Council will reduce the amount of the Financial Contribution for the Development Approval in accordance with the terms of the Agreement and will apply the Agreed Offset as an Allowable Offset

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for Financial Contributions payable for the future development of the Adjacent Land.

G. The Agreement also provides for a range of related issues about the provision of infrastructure for the Development.

AGREED TERMS

1 Definitions and Interpretation

1.1 Definitions

(a) In this document:

Term	Definition
Act	means the <i>Planning Act 2016</i> .
Address for Notices	means, for each party to the Agreement: <ol style="list-style-type: none"> its address or facsimile number shown in Schedule 1; such other address or facsimile number as it has notified to the party giving it a Notice as its address or facsimile number for Notices under this Agreement; or if it is not at the address or facsimile number the subject of paragraph (a) or paragraph (b) of this definition, its last principal place of business or facsimile number in Queensland known to the party giving it a Notice.
Adjacent Land	means Lot 34 on RP194899
Adjacent Road Dedication	means that part of the Adjacent Land shown on Insite SJC Plan ML15-002 RD2, dated 21/03/17.
Adopted Infrastructure Changes Notice	means the infrastructure changes notice given by the Council for the Development Approval pursuant to the Council's Infrastructure Changing Instrument.
Adjustment Note	has the meaning given to that term in the GST Act.

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Term	Definition
Agreed Offset	means a credit calculated as follows: $AO = 487RL - XRL$ Where: (b) AO means the Agreed Offset; (c) RL means Residential Lots; and (d) X means the number of lots created pursuant to the Development Approval.
Agreement	means this infrastructure agreement.
Allowable Offset	means the Infrastructure Contribution which is offset against the Levied Charge.
Business Day	means a day, other than a Saturday, Sunday or public holiday, in the locality to which a Notice is to be sent.
Chief Executive Officer	means the Council's Chief Executive Officer, including any person to whom the chief executive officer lawfully delegates his authority.
Commencement Date	means the date stated in Item 1 of Schedule 1.
Consideration	means consideration as defined in the GST Act (being, without limiting the ambit of that definition, anything given or done, voluntarily or not, in return for a Taxable Supply).
Conversion Application	has the meaning in the Planning Act 2016
Council	means the Bundaberg Regional Council and its predecessors, successors, transferees and assigns.
Council's Infrastructure Charging Instrument	means the Council's Adopted Infrastructure Charges Resolution (No. 1) 2015 or equivalent future resolution.
Court	means the Planning and Environment Court of

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Term	Definition
	Queensland;
Default Notice	has the meaning given in clause 6.2.
Developable Lot	means a lot which is not a Developed Lot.
Developed Lot	means a lot created by virtue of the Development Approval which is fully serviced.
Development Application	has the meaning given in the Act and as the circumstances require, includes the application made to the Council under the Act, as specified in Item 6 of Schedule 1.
Development Approval	has the meaning given in the Act and as the circumstances require, includes the Development Approval made pursuant to the Development Application
Development Conditions	means the conditions identified in Schedule 4.
Development	has the meaning given in the Act and is the development proposed under the Development Application.
Dispute	means a dispute between Council and the Developer, arising from this Agreement.
Dispute Notice	means a Notice of a Dispute: <ul style="list-style-type: none"> (a) stating in reasonable detail the basis of the Dispute; (b) to which copies of all documents specified in those details are attached or bound; (c) identifying the provisions of this Agreement applicable to the Dispute; and (d) specifying the facts upon which the party giving the Notice relies, and its position upon the issue in the Dispute.
Financial Contribution	means a monetary sum for the provision of infrastructure including a payment required under the Council's Infrastructure Charging

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Term	Definition
Force Majeure	<p data-bbox="715 421 836 443">Instrument</p> <p data-bbox="715 472 900 495">means an event:</p> <p data-bbox="715 517 1259 741">(a) being a decree of the Commonwealth Government or the State Government, an act of God, industrial disturbance, act of public enemy, war, international blockade, public riot, lightning, flood, earthquake, fire, storm or other event whether of a kind herein specified or otherwise; and;</p> <p data-bbox="715 763 1259 819">(b) which is not within the control of the party claiming Force Majeure; and</p> <p data-bbox="715 842 1259 1003">(c) which could not have been prevented by the exercise by that person of a standard of foresight, care and diligence consistent with that of a prudent and competent person under the circumstances.</p>
GST	has the meaning given to that term in the GST Act.
GST Act	means <i>A New Tax System (Goods and Services Tax) Act 1999</i> (Cth).
Headlands Improvement Works	works and embellishments for informal recreation and community facilities and as set out in Schedule 3 of this Agreement.
Infrastructure Contribution	means a Financial Contribution, Land Contribution or Work Contribution (associated with Trunk Infrastructure).
Input Credit	has the meaning given to that term in the GST Act.
Land	<p data-bbox="715 1496 1259 1552">means the land described in Item 5 of Schedule 1 and includes:</p> <p data-bbox="715 1574 1259 1630">(a) any interest in, on, over or under the land; and</p> <p data-bbox="715 1653 1259 1700">(b) the airspace above the surface of the land and any interest in the airspace</p>

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Term	Definition
	above the surface of the land; and
	(c) the subsoil of the land and any interest in the subsoil; and
	(d) any part or parts of the land; and
	(e) any interest created in respect of any of the above matters.
Land Contribution	means the provision of land, including an easement.
Levied Charge	means the amount in an Adopted Infrastructure Charge Notice.
Notice	means a certificate, demand, or notice to be made, given or served by a party under this Agreement.
Planning Scheme	means the planning scheme adopted by the Council under the Act, which commenced on 19 October 2015 entitled <i>Bundaberg Regional Council Planning Scheme 2015</i> .
Reduced Charge	means the amount stated in item 7 in Schedule 1.
Referee	means the person independent of Council and the Developer and appointed: <ul style="list-style-type: none"> (a) by Council and the Developer or the President of the Queensland Law Society pursuant to clause 8.5, and (b) to resolve a Dispute as an expert pursuant to clause 8.6.
Referral Notice	means a Notice of intention: <ul style="list-style-type: none"> (b) to refer a Dispute for determination by an independent person qualified to make the determination; and (b) to request the President of the Queensland Law Society to appoint the qualified person.
Repealed Act	means the <i>Sustainable Planning Act 2009</i> .

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Term	Definition
Representative Member	has the meaning given to that term in the GST Act.
Sell	includes transfer, dispose of, and alienate and Sale has the corresponding meaning.
Supplier	means the person who makes a Taxable Supply under this Agreement.
Supply	has the meaning given to that term in the GST Act.
Tax Invoice	has the meaning given to that term in the GST Act.
Taxable Supply	has the meaning given to that term in the GST Act.
Transferee	means a person to whom the Owner proposes to sell a Developable Lot.
Trunk Infrastructure	has the meaning given in the Act and is recognised as an Infrastructure Contribution.
Work Contribution	means the provision of work for infrastructure.
Work Contribution – Offset Infrastructure	means the Works Contributions identified in Schedule 5.

1.2 Interpretation

- (a) This Agreement begins on the Commencement Date.
- (b) In this Agreement, unless a contrary intention appears, reference to:
 - (i) a section, clause, or paragraph is to a section, clause, or paragraph in this Agreement; and
 - (ii) the singular includes the plural and vice versa; and
 - (iii) any gender includes all other genders; and
 - (iv) a person includes a firm, a corporation, an association and a body, whether incorporated or not and a government or statutory body or authority; and
 - (v) legislation (including subordinate legislation) includes:
 - (A) statutory instruments made under the legislation; and

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- (B) consolidations, amendments, re-enactments or replacements of the legislation; and
- (vi) writing includes any mode of representing or reproducing words in tangible and permanently visible form and includes facsimile transmission; and
- (vii) this Agreement or any other document includes the document as varied or replaced and is not affected by any change in the identity of the parties.
- (c) The clause headings appearing in this Agreement are inserted for convenience of reference and do not affect the construction of this document.
- (d) If any words are italicised or otherwise printed differently, this has been done for convenience only and does not affect the construction of this Agreement.
- (e) Whenever more persons than one constitute a party all the covenants, agreements, conditions, restrictions and provisos on the part of that party contained or implied in this Agreement bind those persons jointly and each of them severally.
- (f) This Agreement is in all respects to be interpreted in accordance with the laws of the State of Queensland and the parties irrevocably and unconditionally submit to the non-exclusive jurisdiction of the courts of that state and any courts that have jurisdiction to hear appeals from them, and waive any right to object to proceedings being brought in those courts.
- (g) An inclusive definition or an example or particularisation of a provision, does not limit but may extend that definition or provision.
- (h) Where a word or expression is defined, other parts of speech and grammatical forms of that word or expression have a corresponding definition.
- (i) Reference to the period between two specified dates, times or periods includes each of those two dates, times or periods.
- (j) Reference to the numbers, provisions or items, in this or another document, between two numbers, numbered provisions or numbered items, includes each of those two numbers, numbered provisions or items.
- (k) All Schedules to this Agreement form part of this Agreement.
- (l) If a term is not defined in this Agreement, unless the context otherwise requires, it has the meaning given to it by:

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- (i) the Act; or
- (ii) the Macquarie Dictionary in the absence of a definition in the Act.

2 Infrastructure Agreement

2.1 Application of the Act

- (a) This Agreement is an infrastructure agreement under section 123 of the Act with respect to the Land. For the avoidance of doubt, it is noted that the parties have assumed that given the repeal of the Repealed Act, this Agreement is made under the Act. To the extent that the Agreement should have been made pursuant to the Repealed Act, then the parties agree that the Agreement is made under the Repealed Act.

2.2 Agreement to bind successors in title

- (a) It is the intention of the parties that the obligations of the Owner and the Developer under this Agreement will attach to the Land and be binding on the Owner's and the Developer's successors in title in accordance with section 155 of the Act.

2.3 Obligations not affected by change of ownership

- (a) For the purposes of the Act, the obligations under this Agreement are not to be affected by a change in the ownership of the Land.

2.4 Agreement prevails if inconsistent with Development Approval or Adopted Infrastructure Charges Notice

- (a) To the extent that any term of this Agreement is inconsistent with a Development Approval with respect to Development on the Land, this Agreement prevails.
- (b) To the extent that any term of this Agreement is inconsistent with an adopted infrastructure charges notice or a negotiated adopted infrastructure charges notice under the Act with respect to Development on the Land, this Agreement prevails.

2.5 Termination of this Agreement

- (a) This Agreement terminates if:
- (b) the Development Application is not approved by 1 July 2018; or
- (c) a Development Approval with respect to the Land has not been relied upon and ceases to have effect or if an approval has not been granted for the Development on the Land or any part thereof.

3 Deed**3.1 Continuing Effect as a Deed if not an Infrastructure Agreement**

- (a) In the event that this Agreement is declared not to be an Infrastructure Agreement, as defined by the Act, or not to be enforceable as an agreement for any reason the parties agree to be bound by the terms of this document as though it were a Deed and to comply with the terms hereof.

4 Obligations of the Parties**4.1 Developer's Obligations**

- (a) The Developer agrees:
- (b) not to appeal to the Court or otherwise challenge the Development Approval or the Development Conditions;
- (c) to comply with the Development Conditions at the times stated in the Development Approval or at the other time stated in this Agreement;
- (d) to perform the Work Contribution – Offset Infrastructure at the times stated in the Development Approval or at the other times stated in the Agreement;
- (e) subject to clause 4.4(c) to provide the Headlands Improvement Works; and
- (f) not to make a Conversion Application in relation to any Works Contribution.

4.2 Owner's Obligations

- (a) The Owner agrees to dedicate as road the Adjacent Land Road Dedication prior to the making of any development application for operational works for Development authorised by the Development Approval;

4.3 Council's Obligations

- (a) In Consideration for the Developer's agreement in clauses 4.1(b), 4.1(c), 4.1(d) and 4.1(f), the Council agrees:
- (b) to accept the Reduced Charge in satisfaction of the requirement to pay the Levied Charge;
- (c) the Council agrees that the Owner will be entitled to the Agreed Offset as an Allowable Offset for the future development of the Adjacent Land, or part thereof;

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- (d) to provide any consent reasonably required by the Developer to perform the obligation in clause 4.1(d), promptly.

4.4 The Parties Agree

- (a) The Parties agree;
- (b) that in no circumstances, regardless of whether or not the Adjacent Land is developed in whole or in part or not at all, is the Council liable to make a payment to either the Owner or the Developer for the provision of the Works Contribution – Offset Infrastructure, pursuant to the Agreement;
- (c) in the event it is demonstrated to the Council's reasonable satisfaction that the cost of implementing construction of the Headlands Improvements Works exceeds \$100,000 the Developer is discharged from its obligation in clause 4.1(e).

5 GST

5.1 Character of payments

- (a) Except under this clause, the consideration for a Supply made under or in connection with this Agreement does not include GST.
- (b) Irrespective of clause 5.1(a), the Developer, the Owner and the Council acknowledge that to the extent Division 82 of the GST Act applies to supplies made in return for a right to develop that such supplies do not attract GST.

5.2 Responsibility for payment

- (a) If a Supply made under or in connection with this Agreement is a Taxable Supply, then at or before the time the consideration for the Supply is payable:
- (b) the Recipient must pay the Supplier an amount equal to the GST for the Supply (in addition to the consideration otherwise payable under this document for that Supply); and
- (c) the Supplier must give the Recipient a Tax Invoice for the Supply.

5.3 Adjustment for input tax credits (reimbursement of expenses)

- (a) If any party has the right under this Agreement to be reimbursed or indemnified by another party for a cost incurred in connection with this Agreement, that reimbursement or indemnity excludes any GST component of that cost for which an Input Tax Credit may be claimed by the party being reimbursed or indemnified, or by its Representative Member, Joint Venture Operator or other similar person entitled to the Input Tax Credit (if any).

5.4 Adjustments by taxation authority

- (a) If the GST paid by the Supplier differs from the amount of GST borne by the Recipient because the Commissioner of Taxation has lawfully adjusted the value of a Taxable Supply;
- (b) the Recipient must pay the shortfall to the Supplier; or
- (c) the Supplier must refund the overpayment to the Recipient,
- (d) as the case requires.

5.5 Tax invoices and adjustment notes

- (a) The Supplier need not give the Recipient a Tax Invoice or Adjustment Note for a Taxable Supply under this Agreement if the Commissioner of Taxation has issued a written determination permitting the Recipient to issue its own Tax Invoice or Adjustment Note for the supply.
- (b) Otherwise, however, the Supplier must give the Recipient, in exchange for the Consideration, a Tax Invoice or Adjustment Note for the Taxable Supply.

5.6 Payment of prospective GST (performance securities)

- (a) The sum secured by a Bond must include the GST that would be payable were the money drawn and applied against the cost of discharging the relevant obligations.

6 Default**6.1 Events of default**

- (a) A party defaults under this Agreement if it fails to discharge within the time specified (if any) an obligation by which it is bound under this Agreement.

6.2 Default Notice

- (a) In this clause 6, a Default Notice is a Notice from one party to another:
- (b) specifying in reasonable detail the default under this Agreement; and
- (c) requesting the defaulting party to rectify the default within the period specified in the notice, which period must be reasonable.

6.3 Entitlements upon default

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- (a) For an Owner or Developer as they relate to the respective Land default that is rectifiable, if the Owner or Developer as they relate to the respective Land fails to comply with a Default Notice, Council may, as the case requires:
 - (i) rectify the default (if the default is a failure to perform work, properly or at all); and
 - (ii) recover the cost of carrying out any works or taking any actions directly from the Developer (or Owner) as a liquidated debt.
- (b) The Council's entitlements under this clause 6.3 are additional to its entitlements under legislation (including, to prevent doubt, the Planning Scheme), the general law and other clauses of this Agreement.

6.4 Suspension of time – dispute

- (a) If a Default Notice precipitates a Dispute, the period between the date upon which the Dispute Notice is given and the date upon which the Dispute is resolved in accordance with clause 8 is not to form part of the period limited for compliance with the Default Notice.

6.5 Council may act in public interest

- (a) Regardless of the existence of a Dispute, Council may undertake the work the subject of a Default Notice if it considers (acting reasonably) that delaying the work will or is likely to compromise public safety or will or is likely to inconvenience the public unreasonably.
- (b) If the Dispute is resolved by an agreement or a determination that the Owner or Developer as they relate to the respective Land is in default, Owner is to comply with the Default Notice:
 - (i) within the period specified in the Default Notice, adjusted in accordance with clause 6.4; or
 - (ii) by the date otherwise agreed or determined upon resolution of the Dispute.
- (c) If the Council has undertaken the relevant work pursuant to clause 6.5(a), the Council may exercise its entitlements under clause 6.3 subject to a contrary agreement or determination upon resolution of the Dispute.
- (d) To prevent doubt, if the Dispute is resolved by an agreement or a determination that the Owner or Developer as they relate to the respective Land is not in default:
 - (i) the Owner or Developer may ignore the Default Notice; and

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- (ii) the Council must bear the cost of the work undertaken pursuant to clause 6.5(a) to the extent that the cost is not otherwise payable by the Owner, or recoverable from it, under this Agreement.

6.6 Council's right to enter land

- (a) Without limiting its entitlements under legislation or at general law, Council officers, agents, and contractors (including their sub-contractors) authorised by the Council to do so may enter the Land, with all necessary vehicles, plant, and equipment, to exercise the Council's rectification entitlements under this clause 6 subject to clauses 6.7 and 6.8.

7 Force Majeure

7.1 Notice of occurrence

- (a) A party unable to discharge an obligation under this Agreement because of Force Majeure is to give the other prompt Notice of the occurrence.

7.2 Content of notice

- (a) The Notice is to:
 - (b) give full particulars of the Force Majeure event;
 - (c) detail the likely impact of the event upon the discharge of its obligations under this Agreement; and
 - (d) claim the benefit of this clause 7.

7.3 Mitigation of effect

- (a) The claimant is to take all reasonable steps to stem or mitigate the impact of Force Majeure upon it.

7.4 Suspension of obligations

- (a) If the claimant has complied with clauses 7.1 to 7.3, the obligation impacted by the Force Majeure is to be suspended until the impact ceases.
- (b) Clause 7.4(a) is not to be interpreted to prevent Force Majeure discharging this Agreement by frustration.

7.5 Absorption of losses

- (a) Subject to a contrary provision:
 - (b) in this Agreement; or

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- (c) in any relevant policy of insurance obtained pursuant to this Agreement,
- (d) the party that incurs or sustains them must bear the expenses or losses resulting from the Force Majeure.

8 Disputes

8.1 Statement of intent

- (a) The intent of this clause 8 is to provide a mechanism for:
- (b) ensuring that there is no want of certainty in this Agreement having regard to the necessity to facilitate and expedite the recording of the agreement between the parties without being able to incorporate herein full engineering specifications of the acts and works agreed to be performed undertaken carried out executed provided or done by either party to satisfy the obligations of the parties hereunder;
- (c) resolving, in a speedy and cost-effective manner, any dispute between the parties in relation to the meaning of any provision hereof or the scope, content or extent of their respective obligations hereunder, including disputes as to matters which of necessity cannot be agreed or specified at the present time and must be left to be agreed between the parties at a later time.

8.2 Exclusion of debt disputes

- (a) This clause 8:
- (b) does not apply to disputes over debts; and
- (c) does not apply to prevent the Council, the Owner or the Developer applying to a court for urgent injunctive relief.

8.3 Notice of dispute

- (a) If a Dispute arises between the Council, the Owner and the Developer, any of the parties may give a Dispute Notice to the others.

8.4 Negotiation

- (a) The parties must seek in good faith to resolve a Dispute first by negotiation.
- (b) Within 14 days after a Dispute Notice is given, the parties are to meet, in person or by telephone, to conduct the negotiation.
- (c) If they cannot agree the time and place for a meeting, the following provisions apply:

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- (i) the venue for the meeting is to be at 190 Bourbong Street, Bundaberg; and
- (ii) the meeting is to begin at 10.00am on the next Bundaberg Business Day after the 14-day period expires.

8.5 Appointment of referee

- (a) If:
 - (i) a party fails to attend the meeting, or withdraws from it; or
 - (ii) the meeting otherwise fails to achieve resolution of the Dispute, the parties may:
 - (iii) apply or appeal to the Planning and Environment Court, if the issue in dispute is justiciable by that court under the Act; or
 - (iv) (otherwise) give a Referral Notice to each other, to precipitate determination of the issue in the Dispute by an independent, appropriately qualified referee.
- (b) If, within seven days after a Referral Notice is given, the parties do not agree who is to be the referee, the party who gave the notice is to:
 - (i) request the President of the Queensland Law Society to make the appointment; and
 - (ii) for that purpose, send the President a copy of the Dispute Notice.
- (c) The referring party is to request the President:
 - (i) to appoint a referee who possesses the qualifications, experience and standing necessary and appropriate to ensure the Dispute is resolved justly and efficiently; and
 - (ii) to inform the parties of the appointee's estimated fee for acting upon the determination.
- (d) To prevent doubt, if the issue in the Dispute requires the application of expertise in more than one discipline, the President may:
 - (i) appoint as Referee a person appropriately qualified in one of those disciplines; and
 - (ii) appoint another person or other persons, appropriately qualified in the other discipline or disciplines, to give the Referee the

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expert assistance the Referee might require to facilitate expeditious and effective resolution of all issues in the Dispute.

8.6 Determination by Referee

- (a) In determining an issue in the Dispute, the Referee is to:
 - (i) act as an expert, not an arbitrator;
 - (ii) act as quickly as the interests of a fair and proper resolution of the Dispute permit;
 - (iii) act bona fide, without bias and without reference to irrelevant considerations; and
 - (iv) endeavour to make the determination that serves best the nature and intent of this Agreement as an instrument that complements and effectuates the intent of the Development Approval for the Development Application.
- (b) Though bound to observe the rules of procedural fairness in resolving the Dispute, the Referee is not to be bound by the rules of evidence.
- (c) Generally, the Referee may investigate the Dispute in the manner the Referee considers appropriate and consistent with the Referee obligations under this clause 8.
- (d) In particular, the Referee may:
 - (i) receive submissions (verbal or written) from the parties;
 - (ii) interview persons the Referee considers might assist in resolving the issue in the Dispute;
 - (iii) seek information and documents the Referee considers are or might be relevant to an issue in the Dispute; and
 - (iv) inspect documents and consider information obtained.
- (e) The Referee must deliver the Referee's determination in writing, addressed to Council, the Owner and the Developer jointly.
- (f) The determination is to contain a full statement of the reasons for the Referee's decision, including:
 - (i) each fact considered relevant;
 - (ii) the weight given to each such fact;
 - (iii) the facts disregarded; and
 - (iv) the reasons for disregarding each such fact.

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- (g) Unless, within 14 days after the Referee delivers the Referee's determination, a party applies to a court of competent jurisdiction to overturn or vary the determination, the determination is to be final and binding on the parties.

8.7 Costs of resolving dispute

- (a) The parties are to share equally:
- (i) the President of the Queensland Law Society's fee; and
 - (ii) the Referee's fee for acting to resolve a Dispute; and
 - (iii) the fee of each expert appointed to assist the Referee.
- (b) However, each party must bear its own costs in connection with resolving the Dispute, including the cost of:
- (i) preparing and delivering the Dispute Notice;
 - (ii) seeking to resolve the Dispute by negotiation;
 - (iii) referring the Dispute for resolution by a Referee; and
 - (iv) participating in the resolution process before the Referee.

8.8 Ouster of jurisdiction

- (a) To prevent doubt, no party may seek to invoke this clause 8 to oust the jurisdiction of a court competent to adjudicate a Dispute.
- (b) If any party applies to a court for the determination of an issue in a Dispute, after a Referral Notice has been given but before a Referee's determination is delivered, the proceeding for Referee determination is to cease pending the decision of the court.

9 Service

9.1 Notices (general)

- (a) This clause 9 governs a Notice unless a provision of this Agreement specifically provides otherwise.
- (b) A Notice must be in writing.
- (c) The party giving a Notice, or one of its officers, is to sign the Notice.
- (d) The recipient need not seek to establish the authority of a signatory to the Notice.
- (e) If a party is comprised of more than one person:

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- (i) a Notice by that party need not be signed by all of those persons if it expressly states that the signatory is, or signatories are, authorised by all of those persons to sign the Notice; and
- (ii) the recipient need not enquire into the validity of the authorisation.

9.2 Service of notices

- (a) A Notice may be;
- (b) delivered;
- (c) posted; or
- (d) transmitted by facsimile,
- (e) to the intended recipient at its Address for Notices.

9.3 Receipt of notices

- (a) A Notice that is delivered personally or posted will be deemed received:
 - (i) if personally delivered, at the moment of delivery;
 - (ii) if posted to an address in Australia, two Business Days after posting;
 - (iii) if posted to an address outside Australia, five Business Days after posting.
- (b) A Notice sent by facsimile transmission will be deemed received at the time of receipt specified in a Confirmation Report, if the report discloses that the transmission was received at or before 5.00pm.
- (c) If the Confirmation Report discloses that the transmission was received after 5.00pm, the Notice will be deemed received at 8.30am on the Business Day following the date of receipt disclosed in the Confirmation Report.

10 Novation of document upon sale

10.1 Reconfiguring of the Development Land

- (a) If the Land is subject to a reconfiguring a lot to create a Development Lot, then a Development Obligation no longer:
 - (i) remains attached to the Developed Lot; and
 - (ii) binds the Owner or the Developer or the Owner's or Developer's successor in title of the Developed Lot.

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- (b) If the Land is subject to a reconfiguring of a lot to create a Developable Lot, then a Development Obligation:
 - (i) remains attached to the Developable Lot; and
 - (ii) binds the owner of a Developable Lot.

10.2 Dealing with the Development Land

- (a) The Owner or Developer is not to sell a Developable Lot to a Transferee unless the Owner and the Transferee has executed one of the following documents:
 - (i) a document in which the Transferee covenants and agrees to the following:
 - (A) that the Developable Lot is subject to this document;
 - (B) that a Development obligation in respect of the Developable Lot (Prescribed Development Obligation) may be unperformed and unfulfilled;
 - (C) that a Prescribed Development Obligation attaches to the Developable Lot and binds a future owner;
 - (D) that the owner of the Developable Lot is liable to the Council to perform and fulfil a prescribed Development Obligation which remains unperformed and unfulfilled;
 - (ii) a deed in which the Transferee becomes contractually bound to the Council to perform and fulfil the Prescribed Development Obligation.
- (b) However, clause 10.2(a) does not prevent the Owner or the Developer from entering into an agreement for the sale of a Developable Lot which is conditional upon compliance with the matters stated in 10.2(a).

10.3 The Developer and Owner remains liable until transferee signs

- (a) Until the Transferee executes and delivers the required deed of novation or in the event of a Sale being made otherwise than in compliance with clause 10.2:
- (b) the Owner or the Developer (as applicable) remains liable for the performance and fulfilment of the obligations which the Owner or the Developer is required to perform and fulfil pursuant to this Agreement as though no Sale had taken place; and
- (c) the Owner or the Developer (as applicable) is to perform and fulfil such of its obligations under this Agreement as have not been performed and fulfilled immediately or at such other time or times as

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the Council stipulates, even if the time or times otherwise appointed for such performance and fulfilment have not then arrived.

11 Release of liability

- (a) In the event that the Transferee enters into a deed of novation or agreement which contractually binds the Transferee to the Council to perform the obligations under this Agreement, the Owner and the Developer are forever released from the obligations under this Agreement and Council agrees that it will contract with the Transferee to perform and fulfil such of its obligations under this Agreement as have not, at the date of execution of the deed of novation or agreement as hereinbefore mentioned by the Transferee, been performed and fulfilled.

12 General provisions

12.1 No merger

- (a) The covenants, conditions, provisions and warranties contained in this agreement do not merge or terminate upon completion of the transactions contemplated in this agreement but to the extent that they have not been fulfilled and satisfied or are capable of having effect, remain in full force and effect.

12.2 Entire agreement

- (a) This agreement constitutes the entire agreement of the parties as to its subject matter, and supersedes and cancels all prior arrangements, understandings, and negotiations in connection with it.

12.3 Further assurances

- (a) Each party agrees at its cost to do everything necessary to give effect to this agreement.

12.4 Warranty of authority

- (a) Any person signing this agreement:
- (b) as attorney of any party warrants to the other parties that at the date of execution that person has not received any notice or information of the revocation of the power of attorney appointing that person; and
- (c) as an authorised officer, agent or trustee of any party warrants to the other parties that at the date of execution that person has full authority to execute this Agreement in that capacity.

12.5 Amendment of agreement

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- (a) Despite any provision of this agreement, Council, the Developer and the Owner may at any time vary the terms of this agreement if:
 - (i) the Owner is the registered owner of the Land or part of the Land to which the variation relates; or
 - (ii) the registered owner has given written consent to the amendment.
- (b) No variation of this agreement is of any force or effect unless:
 - (i) it is in the form of a Variation agreement and has been signed by the parties (or their successors in title); and
 - (ii) where relevant, the variation agreement complies with the requirements of the Act.

12.6 No waiver

- (a) The failure of a party at any time to require full or partial performance of any provision of this agreement does not affect in any way the full right of that party to require that performance subsequently.
- (b) The waiver by any party of a breach of a provision of this agreement is not deemed a waiver of all or part of that provision or of any other provision or of the right of that party to avail itself of its rights subsequently.
- (c) Any waiver of a breach of this agreement is to be in writing signed by the party granting the waiver, and is effective only to the extent specifically set out in that waiver.

12.7 Place for payment of money

- (a) All money payable to a party under this agreement is payable free from all deductions at the party's Address for Notices.

13 Costs

- (a) Each party bears its own costs in relation to the negotiation, preparation and execution of this Agreement.

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SCHEDULE 1
Agreement Details

ITEM 1	Commencement Date	The day the last party signs this Agreement.
ITEM 2	Council	
	Name of Council	Bundaberg Regional Council
	Address	190 Bourbong Street, Bundaberg, 4670 in the State of Queensland
	Facsimile No.	(07) 41505410
	Email address:	ceo@bundaberg.qld.gov.au
ITEM 3	Developer	
	Name	Multilow Pty Ltd ACN 010972264 as Trustee of the Bill Moorhead Family Trust and as Owner of Lot 3 on RP7301 and Lot 1 on SP182595
	Address (or registered office if a corporation)	117 Esplanade BARGARA QLD 4670
	Facsimile No.	Not applicable
	Email address:	bill@moorhead.com
ITEM 4	Owner	
	Name	Multilow Pty Ltd ACN 010972264 as Trustee Under Instrument 716174919 and 716130858
	Address (or registered office if a corporation)	117 Esplanade BARGARA QLD 4670
	Facsimile No.	Not applicable
	Email address:	bill@moorhead.com
ITEM 5	Land	
	Land located at Logan Road in the State of Queensland and comprising the following:	
	* Lot 3 on RP7301; and	

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- Lot 1 on SP182595.

ITEM 6 Development Application

The Development Application number 325.2016.45639.1 on the Land for a Preliminary Approval for a Material Change of Use (section 241 of the Act) and Preliminary Approval (section 242 of the Act) to vary the effect of the *Bundaberg Regional Council Planning Scheme 2015* for a Master Planned Residential Community (Headlands Coastal Community) and a Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement).

ITEM 7 Reduced Charge

The reduced charge is nil. (\$0).

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SCHEDULE 2

Headlands – Improvement Works

- 2 Drinking Fountains
- 6 tables and chairs
- 1 shelter at the North Eastern end of the site having an area of not less than 40m²

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SCHEDULE 3**Conditions Package****ALL DEVELOPMENT****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 submission of a Plan of Subdivision for compliance assessment and signing, unless otherwise stated within this notice.

Assessment Provisions

4. This approval varies the effect of the Bundaberg Regional Council Planning Scheme 2015 to the extent that reconfiguring of approved lots and development on the approved lots must be undertaken in accordance with the tables of assessment and codes included in the Headlands Coastal Community Plan of Development.

Date Development Must be Completed By (Lapsing Date)

5. In accordance with section 342 of the *Sustainable Planning Act 2009*, this Development Approval to the extent it relates to development not completed will lapse fifteen (15) years from the date of this approval.
 - (b) Building Envelopes
6. Submit and have approved by the Assessment Manager a Building Envelope Plan for the lots within the Headlands Small Lot Residential Precinct, as shown on Approved plan A1000 Rev. E, titled 'Masterplan', dated 28.03.17, that:
 - (a) is prepared by a surveyor;
 - (b) identifies by metes and bounds the approved building envelope for each lot identified on the Approved Plans as having a building envelope, having:
 - (i) a minimum street frontage setback of 3 metres;
 - (ii) a minimum side boundary setback of 1m, or where within 1 metre of the side boundary, the envelope has a maximum height of 3.5m and a length parallel to the boundary no longer than 12

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metres of 50% of the total side boundary length, whichever is the lesser.

- (iii) a minimum rear boundary setback of 1 metre, where a maximum height of 3.5m, or 6m, where a maximum height of 9 metres;
 - (iv) a maximum building height of two storeys, or 9 metres; and
 - (v) a maximum site cover of 60%; and
- (c) dimensions each building envelope to a point on the lot boundary with a minimum area of 200m² unless otherwise identified on the Approved Plans; and

Once approved, the amended plans will form part of the Approved Plans for this development and amendments to the Building Envelope can only be made with the agreement of the Assessment Manager. Any agreement must be obtained in writing.

7. All future dwellings and buildings on the approved lots within the Headlands small lot residential precinct, must be sited and constructed in accordance with the approved building envelopes and dwelling controls (ie. the "Plan of Development") shown on the Approved Plans. A copy of the approved Plan of Development must be included in the contract of sale for the approved lots, together with a clause which requires future dwellings to be constructed in accordance with it.
- (c) Building Design = Dwelling house in Headlands small lot residential precinct
8. Any roof decks or viewing platform must have a setback at least 1.5m from the side boundary and a floor level no more than 7m above ground level or 1.5m less than the overall height, whichever is less.
9. All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as shutters, louvres, glass panelling or the like, except where required to satisfy any privacy condition of this Decision Notice.
10. Unbroken lengths of wall must not exceed:
- (a) 15m for walls up to 3.5m in height;
 - (b) 7.5m for walls greater than 3.5m in height.

Note: For the purpose of this acceptable outcome, "Unbroken length of wall" includes any continuous section of wall without a full height separation or recess:

- (a) Greater than 0.5m deep; and
- (b) Greater than 1m wide.

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Privacy - Dwelling house in Headlands small lot residential precinct

11. To ensure privacy is protected between adjoining properties, any windows located on the upper level of buildings where overlooking an adjoining property must either:
 - (a) have a minimum window sill height of 1.7 metres above floor level;
 - (b) be fitted with translucent glazing;
 - (c) be fitted with a fixed external screen;
12. To ensure privacy is protected between adjoining properties, any upper level balcony where facing an adjoining balcony or window, must include either balcony planter boxes, balustrading or fixed external screens, positioned in such a way to obscure direct views into the habitable room windows or private open space areas of the adjoining property.
 - (d) Construction Management
13. 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.
14. 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.
15. 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.

Turtle Sensitive Lighting

16. Where assessable development regulated by this preliminary approval relates to building work or a material change of use, internal lighting must be shaded through glass tinting on all windows facing or seen from the beach with a transmittance value of 45% or less.

Water

17. Provide a reticulated water supply service to each lot by supplying all necessary materials, including structures and equipment, and performing all necessary works. Works must include network modelling with internal main sizing to be finalised as part of an application for Operational Works.

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Sewerage

18. Provide a reticulated sewerage service to each lot by supplying all necessary materials, including structures and equipment, and performing all necessary works generally as indicated in Empire Engineering Drawings *Sewerage Reticulation Plans* CC2995 CON 04 and 05 Issue D4. The nominated point of connection to Council's reticulated sewerage network is sewerage maintenance hole SMH13162 (Discharge Pit) located on the south eastern corner of the Back Windermere Road and Poinciana Drive Intersection.

DEVELOPMENT PERMIT**Easements**

19. Lodge for registration at the office of the Land Registry the following easement(s):
- (a) an access and services easement having a minimum width as indicated on the Approved Plans to the benefit of proposed Lot 501. Note: this access easement will no longer be required when the new roadway is constructed;
 - (b) stormwater drainage easements having a minimum width of three (3) metres or as determined in an application for Operational Works, whichever is the greater, to the benefit of Council that includes:
 - (i) all stormwater overland flow paths traversing the subject site from upstream catchments (even where such areas where the flows would be covered by a road or reserve) with such easements to be registered in the first stage of development;
 - (ii) Q100 ARI stormwater overland flow paths traversing the subject site. Where paths traverse a balance lot they may be partial (stub) easements with additional non-interference clauses to the satisfaction of the Assessment Manager; and
 - (iii) any stormwater main existing or proposed to traverse the land located within the easement and a minimum of one (1) metre from the easement boundary;
 - (c) stormwater drainage easements over the proposed stormwater treatment facilities (even where such areas would be covered by a road or reserve) as identified on the Approved Plans or as determined in any approval for operational works to the benefit of Council;
 - (d) sewerage easements having a minimum width of three (3) metres to the benefit of Council that includes any sewerage main (including pressure mains) existing or proposed traversing the land located within the easement and a minimum of one (1) metre from the easement boundary; and

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- (e) water supply easements having a minimum width of three (3) metres to the benefit of Council that includes any water main existing or proposed traversing the land located within the easement and a minimum of one (1) metre from the easement boundary.
20. Draft easement documentation must be submitted to the Assessment Manager for endorsement.
 21. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.
 22. Ensure that any easements and rights pertaining to the parcels of land associated with this approval are maintained unless otherwise stated on the Approved Plans or the conditions of this approval. Proof of the registration or surrender of any easements are to be submitted to the Assessment Manager at the time of the submission of a Plan of Subdivision for compliance assessment and signing.

Electricity, Lighting and Telecommunications

23. Enter into an agreement with an approved electricity provider, to ensure that underground electricity will be available to each lot under standard tariff conditions and without further capital contributions. Provide evidence of such an agreement, along with associated bonding arrangements, to the Assessment Manager prior to the approval of the relevant Plan of Subdivision.
24. Padmount transformers must be located within the road reserve fronting proposed or existing park or drainage reserves, unless otherwise agreed in writing by the Assessment Manager.
25. Street lighting to new roads, multi-modal pathways and intersections must be by way of provision of underground conduits and cables, poles and street lights. The design and provision of street lighting must be in accordance with Australian Standard 1158:2005. The applicable lighting category is P5 with aeroscreens for all roadways.
26. Street and park lighting must be the most energy efficient, dark sky compliant (which prevents the light from escaping upward and direct light down and away from the beach) and amber lighting available in the National Electricity Market Load Tables for Unmetered Connection Points (AEMO 2015). Ergon Rate 3 Lighting must only be used with the specific approval of the Assessment Manager.
27. Enter into an agreement with the Telecommunications Authority or Cable Service provider (whichever is applicable) to ensure that telecommunication/cable services will be available to each lot. Provide evidence of such an agreement to the Assessment Manager prior to the approval of the Plan of Subdivision.

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28. Telecommunication conduits (ducts) and pits, including trenching and design, must be provided to service the development in accordance with 'Fibre-Ready' standards or the NBN Co Installing Pit and Conduit Infrastructure - *Guidelines for Developers*, to the satisfaction of the Assessment Manager.
- (e) Fences
29. Any fencing for lots within Stage 1 and interface with the proposed Headlands Community Reserve is to consider CPTED principles and have a maximum height of 1.2 metres.
- (f) Land Dedication
30. Dedicate land shown on the Approved Plans as follows:
- (a) Land identified as road must be dedicated to the state as road reserve with plan sealing for each relevant stage, unless specifically listed in another condition;
- (b) At the first relevant stage adjoining the proposed Lot 502 (stage module 11), land identified as proposed Lot 502 must be dedicated to the state as drainage reserve; and
- (c) At the sealing of survey plans for the first stage, land identified as proposed Lot 503 must be dedicated as reserve for park.
31. The land area to be dedicated must be unencumbered by services such as pump stations, services easements or similar operational uses.
- (g) Landscaping
32. An overall landscape plan must be submitted to and approved by the Assessment Manager as part of the first application for Operational Works. The plan must be generally in accordance with the Approved Plans, excluding agreed embellishment structures contained within proposed Lot 503 and Lot 3 on SP182595 and have regard to the conditions of this approval and include, but not be limited to, the following features:
- (a) The area or areas set aside for landscaping;
- (b) A schedule of all proposed trees, shrubs and ground covers to be used in landscaping including the utilisation of species indigenous to the area (the Plant Species List contained within Council's Landscaping Planning Scheme Policy is a guide to species selection; the botanical and common names of plants must be provided). No exotic plants are to be specified;
- (c) Details of any major landscaping structures, including entrance statements;
- (d) A strategy for street tree planting proposed within the road reserves;

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- (e) Details of any landscaping works proposed to 'Headlands Community Reserve' as shown on Concept Kalina Creek Rehabilitation Plan A1012 Revision A dated 18.07.16, including the consideration of CPTED principles for the pathway;
- (f) Details of any other landscaping works proposed to 'Headlands Village Green' as shown on Approved plan A1000 Issue E, titled 'Masterplan', dated 28.03.17;

Once approved, the Landscape Plan will form part of the Approved Plans for this development.

33. Submit with the Operational Works application for each stage, a further detailed landscape plan relevant to each stage, generally in accordance with the overall plan within the above condition which includes:
- (a) The area or areas set aside for landscaping;
 - (b) Location and name of existing major trees;
 - (c) The existing trees to be maintained;
 - (d) A plan and schedule of all proposed trees, shrubs and ground covers which identifies:
 - (i) The location and sizes at planting and at maturity of all plants;
 - (ii) The utilisation of species indigenous to the area (the Plant Species List contained within Council's Landscaping Planning Scheme Policy is a guide to species selection; the botanical and common names of plants must be provided). No exotic plants are to be specified;
 - (e) The location of all areas to be covered by turf or other surface material including pavement and surface treatment details;
 - (f) Measures to ensure that the planted trees will be retained and managed to allow growth of the trees to mature size;
 - (g) Details of any landscaping structures, including entrance statements;
 - (h) Details of cutting and filling and all retaining structures and fences and associated finishes. Note: Where applicable property boundary garden/landscape bed edge walls must be provided with sleeper or equivalent retaining walls to contain the garden material within the site. Such walls must be constructed to a height that is at or above the adjacent kerb;
 - (i) Contours or spot levels if appropriate;
 - (j) Fence size and materials where applicable;

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- (k) Inclusion of a controlled underground or drip irrigation system where applicable. Note: Any such system is to be fitted with an approved backflow water prevention device
 - (l) Location of any drainage, sewerage and other underground services and any overhead power lines;
 - (m) Detail of proposed street trees within the road reserve.
34. Complete landscaping shown on the endorsed plans in association with each relevant stage and maintain all landscape works in accordance with the approved design for a period of 24 months from the date works are accepted on maintenance.
- (h) **New Street Names**
35. Street names must be submitted to and approved by the Assessment Manager prior to the commencement of Operational Works associated with this approval. A written request for the proposed naming of streets must be submitted that includes three (3) suggested road names for each new street in the development that:
- (a) Reflect aspects of the area in which the streets are located, including historical names, unless otherwise determined by the Assessment Manager. The order of preference in allocating street names will be:
 - (i) Historical persons / Historical place names;
 - (ii) Other relevant aspects (eg. local flora and fauna); and
 - (iii) Themed street names. Where 'themed' names are proposed, a list of street names for the entire development must be submitted as part of the Operational Works application for Stage One of the development;
 - (b) Are nouns and generally contain one (1) word. Composite words may be acceptable when they supplement the primary name; and
 - (c) Are unique and unambiguous to the Bundaberg Regional Council local government area.
- (Note: where a street is extended, the new section created will retain the name of the street extended.)*
36. Supply and erect all necessary street signs and posts.

Pathways, Park and Bridge

37. Provide a Coastal Principal Path (turtle trail – three (3) metres wide) in accordance with Council's Plans for Trunk Infrastructure at the location generally provided on the Master Plan Drawing number A1000 issue E dated 28 March 2017. Such pathway is to be contained either in the roadway or a

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future or existing park. The pathway must be provided at the adjacent module.

38. Provide a Pathway Bridge to the satisfaction of Council across Kalina Creek to link the Principal Path by the earlier of 30 June 2026 or completion of module 16.

Roadworks and Access

39. Intersection designs and speed restriction devices must be in accordance with Main Roads Road Planning and Design Manual and, where applicable, *Austrroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections*.
40. Provide truncations to all street intersection types to a minimum of six (6) metre three (3) chord configuration unless adjacent to proposed Lots 1 & 110 and 226 & 227 where the truncation must be increased to accommodate the proposed roundabouts. The truncation must be dedicated as road reserve.
41. At the first stage of development:
- (a) provide a BAL type intersection at Innes Park Road and Logan Road adjusted to suit the existing infrastructure; and
 - (b) provide works, such as physical barriers and appropriate signage, as necessary to physically close the Cockerills Road and Logan Road intersection. The specifics must be determined as part of an application for Operational Works, however, such works must make allowance to:
 - (i) restrict construction traffic to Logans Road; and
 - (ii) ensure that Cockerills Road remains open until the completion of Stage 1 works.
 - (c) provide Trunk Collector roadway in Logan Road with a paved width of a minimum of 12 metres from the southern property boundary of the subject land to the northern boundary of 131 Logan Road, or such lesser distance as agreed by the Assessment Manager.
42. Construct all new roads in accordance with the plan number ML15-002-ROL Colour and with the following requirements:
- (a) All roadways must be sealed with asphaltic concrete.
 - (b) Provide concrete kerb and channelling on each side of all roadways to the relevant standard.

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- (a) The Access Place or culs-de-sac roadway reserve must be of a minimum dedication width of fifteen (15) metres and must be paved to a width seven (7) metres measured between nominal kerb lines;
 - (b) The Access Street roadway reserve must be of a minimum dedication width of fifteen (15) metres and must be paved to a width of eight (8) metres measured between nominal kerb lines;
 - (c) The Collector Street roadway reserve must be a minimum dedication width of twenty (20) metres and must be paved to a width of nine (9) metres measured between nominal kerb lines;
 - (d) The Trunk Collector roadway reserve being Logan Road must be an ultimate minimum dedication width of twenty-five (25) metres and must be paved to a width of twelve (12) metres (roadway) measured between nominal kerb lines. Works must:
 - (i) be to the full property frontage;
 - (ii) be provided not later than with the adjacent stages; and
 - (iii) be extended to Poinciana Drive in the north by module 24;
 - (e) The Trunk Collector roadway reserve being Esplanade Road must be an ultimate minimum dedication width of twenty (20) metres and must be paved to a width of twelve (12) metres, or such lesser width as agreed by the Assessment Manager, measured between nominal kerb lines; and
 - (f) Cul-de-sac bulbs must be provided with a minimum twenty (20) metre turning circle measured from the nominal kerb line.
43. Where the staged road layout does not allow a commercial vehicle to manoeuvre within the roadway in a forward gear, provide a temporary sealed turn-around facility. The temporary turn-around facilities must be in accordance with an Operational Works approval and provide a minimum twenty (20) metre turning circle, measured from the edge of the pavement.
44. At the second stage of development provide a minimum continuous six (6) metre sealed pavement in Logan Road to Poinciana Drive and prioritise the Poinciana Drive and Logan Road traffic flow;
45. Provide three roundabouts in locations shown on approved plan A1000 Rev. E dated 28.03.17 titled 'Masterplan', when undertaking associated roadworks.
46. Prior to submitting the Plan of Subdivision incorporating the 120th Lot:
- (a) widen the existing Logan Road from the northern boundary of 131 Logan Road to the intersection with Innes Park Road, to a minimum carriage width of nine (9) metres;

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- (b) provide a sealed BAR type intersection at Back Windermere Road and Poinciana Drive.

The pavement specifics must be determined as part of an application for Operational Works.

- (i) Rock

- 47. Unless otherwise approved by the Assessment Manager, no rock breaking is to be undertaken outside of trenches and no rock crushing is to be undertaken.

Rural Land Interface

- 48. Agricultural activities, including grazing are not to be undertaken within 40 metres of each stage boundary on the balance lots area. Appropriate treatments to restrict access may include fencing or similar.

Sewerage

- 49. Make provision for a new sewerage connection suitable to meet the requirements of the development. All live sewer work, including the point of connection, must be undertaken by Council.
- 50. Except where perpendicular to or intersecting with a property boundary, a sewer main must not be situated closer than 1.5 metres to a property boundary, unless otherwise approved by the Assessment Manager.
- 51. At the first stage of development, provide and commission to the satisfaction of Assessment Manager the sewerage pump station in accordance with Council standard plan Bundaberg City Council Plan Number 15970 and provide a pressure main to the Discharge Pit, generally in accordance with the approved plans, and described, but not limited to, as follows:
 - (a) dedicate to Council, Lot 501 as the pump station lot (SPS1) and 20 m access and utilities easement (SPS1 Easement) with terms and conditions acceptable to Assessment Manager;
 - (b) provide a minimum 3 m all weather access from within the SPST easement;
 - (c) provide a minimum 50 mm potable service;
 - (d) immediately upstream of the Discharge Pit provide sewer discharge maintenance hole (Surcharge Pit) to Bundaberg Regional Council standard plan S1001;
 - (e) provide a two stage rising main to the satisfaction of the Assessment Manager with a low flow pressure main from SPS1 to the Surcharge Pit and high flow pipe to RM3; and

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- (f) provide security fencing and landscape screening, designed to the satisfaction of the Assessment Manager, around and within SPS1 so that the infrastructure will be effectively screened and provide a high degree of amenity.
52. At the first stage of development provide the trunk 225mm gravity sewerage mains from GM1 to SPS1 via GM2 – GM4. The sewerage specifics must be determined as part of an application for Operational Works.
53. Provide the trunk 225mm gravity sewerage mains between:
- (a) GM5 and GM4 at the earlier of the adjacent modules or completion of the adjacent road works to Logan Road; and
 - (b) GM6 and GM4 at the earlier of the adjacent modules or completion of the adjacent road works to Lot 32 on RP 893359.
- (j) Staging
54. The development may be staged in accordance with the stage boundaries shown on the Approved Plans. If staged, the development need not be completed sequentially in the stage order and the developer may sub-stage the release of any or all allotments in that stage, as indicated on the Approved Plans provided that:
- (a) All sewerage infrastructure works relating to the provision of a new pump station occurs with the first stage of the development, including the provision of gravity mains, as listed herein;
 - (b) All new roads on plan ML15-002-ROL Stage 1 Issue A, are dedicated with the first stage of development;
 - (c) All roadworks and necessary infrastructure works to facilitate the provision of continuous sealed pavement in Logan Road and intersection works at Back Windermere Road and Poinciana Drive, occurs at the second stage of development;
 - (d) any road access and infrastructure services required to service the particular stage are constructed with that stage.
55. Comply with the conditions of each respective stage of this Development Permit prior to the endorsement of a Plan of Subdivision for that stage unless otherwise stated within this notice.

Stormwater

56. Install a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an Operational Works approval and Queensland Urban Drainage Manual, and must include in particular:

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- (a) the works shown on the Approved Plans and the works as described in section 3.3, 3.8 and 3.9 of the Empire Engineering *Site Based Stormwater Management Plan* (dated March 2016 Revision D) except as listed herein and with the exception of the following:
- (i) upstream flows from Lot 34 (northern Catchment) and Poinciana Drive/existing Logan Road must be conveyed in underground drainage directly to the Headland Village Green water sensitive urban design area (WSUD area);
- (b) Shape the surface of each lot to drain directly to either a Road or Drainage Reserve, as no inter-allotment drainage will be permitted, unless it can be demonstrated that Lot filling, shaping, retaining walls or other methods are not practical. Should inter-allotment drainage be accepted for use by Council, inter-allotment drainage for Q100 ARI flows must be designed and constructed in accordance with the requirements of the Queensland Urban Drainage Manual. The drainage specifics must be determined as part of an application for Operational Works;
- (c) Lateral underground drainage in Logan Road must be to a minimum Q50 ARI standard, unless stated herein, with no afflux to upstream lots. For Kalina Creek Crossing the lateral drainage must also either:
- (i) be designed with the associated downstream catchment for Kalina Creek crossing modified to maintain the pre-development flows; or
 - (ii) must be as follows:
 - A. generally in accordance with the recommendations of the SBSMP;
 - B. be accompanied with the registration of a Q100 ARI easement in Lot 34 on RP194899 prior to the commencement of works; and
 - C. result in no increase in water surface level in Lot 33 on RP194899 immediately upstream of Lot 34;
- (d) Lateral underground drainage within the subject land must be provided under the proposed new access roads to a minimum standard of Q10 ARI;
- (e) Stormwater drainage must be designed and constructed in accordance with the requirements of the Queensland Urban Drainage Manual and Bundaberg Regional Council, i.e., a piped system with a capacity to cater for Q5 residential and Q10 ARI flows for all other uses, with overland flowpaths to be provided for a capacity of Q100ARI less piped flow;

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- (f) Where an overland component of the Q100 ARI flows must be conveyed to an open drain or outlet including in a balance parcel, such open drains must –
- (i) Have capacity for Q100 flows from the existing upstream catchments and this development with a minimum 150 mm freeboards;
 - (ii) Have a maximum batter slopes 1V : 6H;
 - (iii) Have a maintainable invert; and
 - (iv) Drain invert must meander within the general alignment to present a natural appearance; and
- (g) The design for the site drainage system and fill, must be undertaken so that flows from adjacent properties will not be impeded by the development, unless as specifically listed herein.
57. The drainage system for the development must incorporate Stormwater Quality Improvements in accordance with the State Planning Policy July 2014, the Empire Engineering Site Based Stormwater Plan March 2016 (Rev D) and the Bundaberg Regional Council Stormwater Management Strategies. A Site Based Stormwater Management Plan and Erosion and Sediment Control Management Plan (SBSMP), inclusive of long term maintenance measures, must be submitted as part of an application for Operational Works outlining how the Stormwater Quality Improvements in both the construction and operational phases of the development will be achieved with special note of stages to ensure that WSUD outcomes are met at all times.
58. The Headland Village Green water sensitive urban design area (WSUD area) contained in the SBSMP must prior to the construction of the first stage directing water into the WSUD area:
- (a) be designed, to the satisfaction of the Assessment Manager, by an organisation with specific expertise regarding the detailed design of wetlands;
 - (b) be commissioned to the satisfaction of Council, and
 - (c) must be maintained and operated for a period of not less than 2 years after the last stage of development directing stormwater into the WSUD area in accordance with an agreed *Wetland Operation and Maintenance Plan* and is then to be transferred generally in accordance with the waterbydesign guideline for the *Transfer of Vegetated Stormwater Assets*.

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Water

59. At the time of the first development application for operational works, provide network modelling and layout plans indicating the main sizing internal to the development.
60. A 150 mm water main must be provided in Logan Road to service the development. The main (Looped Main) must be positioned on the eastern side of Logan Road and must extend the existing 150 mm main in Logan Road to the existing main in Poinciana Drive. The Looped Main must be completed at the earlier of:
 - (a) the module indicated in the network modelling;
 - (b) module 24; or
 - (c) when the Logan Road kerb and channel is extended to Poinciana Drive.
61. Arrangements for the installation of any metered service and sub-meters, or removal of an existing service, are to be made with Council's Operations Centre. All works are to be undertaken by Council at the Developer's expense.
62. A fire hydrant, or equivalent and sluice valve must be provided at the termination of reticulation at the Stage boundaries.

Infrastructure Agreement

63. The developer must comply with the requirements of the Headlands Coastal Community Infrastructure Agreement.

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SCHEDULE 4

Works Contribution – Infrastructure Offset

Column 1 Condition	Column 2 Provision under Condition
Section 665 – Non-Trunk Infrastructure	
17	Provide a reticulated water supply service to each lot by supplying all necessary materials, including structures and equipment, and performing all necessary works. Works must include network modelling with internal main sizing to be finalised as part of an application for Operational Works.
18	Provide a reticulated sewerage service to each lot by supplying all necessary materials, including structures and equipment, and performing all necessary works generally as indicated in Empire Engineering Drawings <i>Sewerage Reticulation Plans</i> CC2995 CON 04 and 05 Issue D4. The nominated point of connection to Council's reticulated sewerage network is sewerage maintenance hole SMH13162 (Discharge Pit) located on the south eastern corner of the Back Windermere Road and Poinciana Drive Intersection.
40	Provide truncations to all street intersection types to a minimum of six (6) metres three (3) chord configuration unless adjacent to proposed Lots 1 & 110 and 226 & 227 where the truncation must be increased to accommodate the proposed roundabouts. The truncation must be dedicated as road reserve.
42(a)-(a)(i)	Construct all new roads in accordance with the plan number ML15-002-ROL Colour and with the following requirements: <ul style="list-style-type: none"> a. All roadways must be sealed with asphaltic concrete. b. Provide concrete kerb and channelling on each side of all roadways to the relevant standard. c. The Access Place or culs-de-sac roadway reserve must be of a minimum dedication width of fifteen (15) metres and must be paved to a width seven (7) metres measured between nominal kerb lines; d. The Access Street roadway reserve must be of a minimum dedication width of fifteen (15) metres

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	and must be paved to a width of eight (8) metres measured between nominal kerb lines; a. The Collector Street roadway reserve must be a minimum dedication width of twenty (20) metres and must be paved to a width of nine (9) measured between nominal kerb lines.
42(h)	Cul-de-sac bulbs must be provided with a minimum twenty (20) metre turning circle measured from the nominal kerb line.
43	Where the staged road layout does not allow a commercial vehicle to manoeuvre within the roadway in a forward gear, provide a temporary sealed turn-around facility. The temporary turn-around facilities must be in accordance with an Operational Works approval and provide a minimum twenty (20) metre turning circle, measured from the edge of the pavement.
49	Make provision for a new sewerage connection suitable to meet the requirements of the development. All live sewer work, including the point of connection, must be undertaken by Council.
50	Except where perpendicular to or intersecting with a property boundary, a sewer main must not be situated closer than 1.5 metres to a property boundary, unless otherwise approved by the Assessment Manager.
56(b)	Shape the surface of each lot to drain directly to either a Road or Drainage Reserve, as no inter-allotment drainage will be permitted, unless it can be demonstrated that Lot filling, shaping, retaining walls or other methods are not practical. Should inter-allotment drainage be accepted for use by Council, inter-allotment drainage for Q100 ARI flows must be designed and constructed in accordance with the requirements of the Queensland Urban Drainage Manual. The drainage specifics must be determined as part of an application for Operational Works.
56(e)-(f)	(e) Stormwater drainage must be designed and constructed in accordance with the requirements of the Queensland Urban Drainage Manual and Bundaberg Regional Council, i.e., a piped system with a capacity to cater for Q5 residential and Q10 ARI flows for all other uses, with overland flowpaths to be provided for a capacity of Q100ARI less piped flow; (f) Where an overland component of the Q100 ARI flows must be conveyed to an open drain or outlet including in a balance parcel, such open drains must –

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	<ul style="list-style-type: none"> (i) Have capacity for Q100 flows from the existing upstream catchments and this development with a minimum 150 mm freeboards; (ii) Have a maximum batter slopes 1V : 6H; (iii) Have a maintainable invert; and (iv) Drain invert must meander within the general alignment to present a natural appearance; and
57	The drainage system for the development must incorporate Stormwater Quality Improvements in accordance with the State Planning Policy July 2014, the Empire Engineering Site Based Stormwater Plan March 2016 (Rev D) and the Bundaberg Regional Council Stormwater Management Strategies, A Site Based Stormwater Management Plan and Erosion and Sediment Control Management Plan (SBSMP), inclusive of long term maintenance measures, must be submitted as part of an application for Operational Works outlining how the Stormwater Quality Improvements in both the construction and operational phases of the development will be achieved with special note of stages to ensure that WSUD outcomes are met at all times.
59	At the time of the first development application for operational works, provide network modelling and layout plans indicating the main sizing internal to the development.
60	A 150 mm water main must be provided in Logan Road to service the development. The main (Looped Main) must be positioned on the eastern side of Logan Road and must extend the existing 150 mm main in Logan Road to the existing main in Poinciana Drive. The Looped Main must be completed at the earlier of: <ul style="list-style-type: none"> a. the module indicated in the network modelling; b. module 24; or c. when the Logan Road kerb and channel is extended to Poinciana Drive.
61	Arrangements for the installation of any metered service and sub-meters, or removal of an existing service, are to be made with Council's Operations Centre. All works are to be undertaken by Council at the Developer's expense.

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62	A fire hydrant, or equivalent and sluice valve must be provided at the termination of reticulation at the Stage boundaries.
Section 648 – Identified Trunk Infrastructure	
30(a)	Land identified as road must be dedicated to the state as road reserve with plan sealing for each relevant stage, unless specifically listed in another condition;
37	Provide a Coastal Principal Path (turtle trail – three (3) metres wide) in accordance with Council's Plans for Trunk Infrastructure at the location generally provided on the Master Plan Drawing number A1000 issue E dated 28 March 2017. Such pathway is to be contained either in the roadway or a future or existing park. The pathway must be provided at the adjacent module.
38	Provide a Pathway Bridge to the satisfaction of Council across Kalina Creek to link the Principal Path by the earlier of 30 June 2026 or completion of module 16.
41(a)-(c)	At the first stage of development: <ul style="list-style-type: none"> (a) provide a BAL type intersection at Innes Park Road and Logan Road adjusted to suit the existing infrastructure; and (b) provide works, such as physical barriers and appropriate signage, as necessary to physically close the Cockerills Road and Logan Road intersection. The specifics must be determined as part of an application for Operational Works, however, such works must make allowance to: <ul style="list-style-type: none"> i. restrict construction traffic to Logans Road; and ii. ensure that Cockerills Road remains open until the completion of Stage 1 works. (c) provide Trunk Collector roadway in Logan Road with a paved width of a minimum of 12 metres from the southern property boundary of the subject land to the northern boundary of 131 Logan Road, or such lesser distance as agreed by the Assessment Manager.
42(f)-(g)	(f) The Trunk Collector roadway reserve being Logan Road must be an ultimate minimum dedication width of twenty-five (25) metres and must be paved to a width of twelve (12) metres (roadway)

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	<p>measured between nominal kerb lines. Works must:</p> <ul style="list-style-type: none"> i. be to the full property frontage; ii. be provided not later than with the adjacent stages; and iii. be extended to Poinciana Drive in the north by module 24; <p>(g) The Trunk Collector roadway reserve being Esplanade Road must be an ultimate minimum dedication width of twenty (20) metres and must be paved to a width of twelve (12) metres, or such lesser width as agreed by the Assessment Manager, measured between nominal kerb lines; and</p>
44	At the second stage of development provide a minimum continuous six (6) metre sealed pavement in Logan Road to Poinciana Drive and prioritise the Poinciana Drive and Logan Road traffic flow;
45	Provide three roundabouts in locations shown on approved plan A1000 Rev. E dated 28.03.17 titled 'Masterplan', when undertaking associated roadworks.
46	<p>Prior to submitting the Plan of Subdivision incorporating the 120th Lot:</p> <ul style="list-style-type: none"> a. widen the existing Logan Road from the northern boundary of 131 Logan Road to the intersection with Innes Park Road, to a minimum carriage width of nine (9) metres; b. provide a sealed BAR type intersection at Back Windermere Road and Poinciana Drive. <p>The pavement specifics must be determined as part of an application for Operational Works.</p>
Section 647 – Other Trunk Infrastructure	
30(b)	At the first relevant stage adjoining the proposed Lot 502 (stage module 11), land identified as proposed Lot 502 must be dedicated to the state as drainage reserve; and
30(c)	At the sealing of survey plans for the first stage, land identified as proposed Lot 503 must be dedicated as reserve for park.

1298405 Hoakwinda Community Infrastructure Agreement / 73

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51	<p>At the first stage of development, provide and commission to the satisfaction of Assessment Manager the sewerage pump station in accordance with Council standard plan Bundaberg City Council Plan Number 15970 and provide a pressure main to the Discharge Pit, generally in accordance with the approved plans, and described, but not limited to, as follows:</p> <ol style="list-style-type: none"> a. dedicate to Council, Lot 501 as the pump station lot (SPS1) and 20 m access and utilities easement (SPS1 Easement) with terms and conditions acceptable to Assessment Manager; b. provide a minimum 3 m all weather access from within the SPS1 easement; c. provide a minimum 50 mm potable service; d. immediately upstream of the Discharge Pit provide sewer discharge maintenance hole (Surcharge Pit) to Bundaberg Regional Council standard plan S1001; e. provide a two stage rising main to the satisfaction of the Assessment Manager with a low flow pressure main from SPS1 to the Surcharge Pit and high flow pipe to RM3; and f. provide security fencing and landscape screening, designed to the satisfaction of the Assessment Manager, around and within SPS1 so that the infrastructure will be effectively screened and provide a high degree of amenity.
52	<p>At the first stage of development provide the trunk 225mm gravity sewerage mains from GM1 to SPS1 via GM2 - GM4. The sewerage specifics must be determined as part of an application for Operational Works.</p>
53	<p>Provide the trunk 225mm gravity sewerage mains between:</p> <ol style="list-style-type: none"> a. GM5 and GM4 at the earlier of the adjacent modules or completion of the adjacent road works to Logan Road; and b. GM6 and GM4 at the earlier of the adjacent modules or completion of the adjacent road works to Lot 32 on RP 893359.

1/2005 Logan Road Community Infrastructure Agreement #5

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56(a)	<p>(a) the works shown on the Approved Plans and the works as described in section 3.3, 3.8 and 3.9 of the Empire Engineering <i>Site Based Stormwater Management Plan</i> (dated March 2016 Revision D) except as listed herein and with the exception of the following:</p> <p>(i) upstream flows from Lot 34 (northern Catchment) and Poinciana Drive/existing Logan Road must be conveyed in underground drainage directly to the Headland Village Green water sensitive urban design area (WSUD area);</p>
56(c)-(d)	<p>(c) Lateral underground drainage in Logan Road must be to a minimum Q50 ARI standard, unless stated herein, with no afflux to upstream lots. For Kalina Creek Crossing the lateral drainage must also either:</p> <p>(i) be designed with the associated downstream catchment for Kalina Creek crossing modified to maintain the pre-development flows; or</p> <p>(ii) must be as follows:</p> <p>A. generally in accordance with the recommendations of the SBSMP;</p> <p>B. be accompanied with the registration of a Q100 ARI easement in Lot 34 on RP194899 prior to the commencement of works; and</p> <p>C. result in no increase in water surface level in Lot 33 on RP194899 immediately upstream of Lot 34;</p> <p>(d) Lateral underground drainage within the subject land must be provided under the proposed new access roads to a minimum standard of Q10 ARI;</p>
58	<p>The Headland Village Green water sensitive urban design area (WSUD area) contained in the SBSMP must prior to the construction of the first stage directing water into the WSUD area:</p> <p>a. be designed, to the satisfaction of the Assessment Manager, by an organisation with specific expertise regarding the detailed design of wetlands;</p> <p>b. be commissioned to the satisfaction of Council, and</p>

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	c. must be maintained and operated for a period of not less than 2 years after the last stage of development directing stormwater into the WSUD area in accordance with an agreed <i>Wetland Operation and Maintenance Plan</i> and is then to be transferred generally in accordance with the waterbydesign guideline for the <i>Transfer of Vegetated Stormwater Assets</i> .
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Execution

EXECUTED as a deed in Queensland,

Signed Sealed and Delivered by Michael Ellery, Group Manager Development on behalf of the **BUNDABERG REGIONAL COUNCIL** in accordance with the *Local Government Act 2009* on the day of _____ 2017

▲ _____
Signature of Michael Ellery


▲ _____
Signature of witness

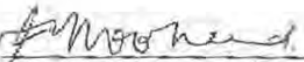
▲ _____
Name of witness (print)

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SIGNED SEALED AND DELIVERED)
for and on behalf of the Developer and)
as Owner of Lot 3 on RP7301 and Lot 1)
on SP182596 Multilow Pty Ltd as)
Trustee of the Bill Moorhead Family)
Trust)


on the 4th day of AUGUST)
2017 by authority)
of the directors in the presence of:)

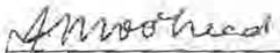

A Director
WILLIAM EBENATIUS)
MOORHEAD)
A Full name of director


A Director/Secretary
JACQUELINE MARGARET)
MOORHEAD)
A Full name of director/secretary

SIGNED SEALED AND DELIVERED)
for and on behalf of the Owner Multilow)
Pty Ltd)

ACN 010972264 as Trustee under)
Instrument 716174919 and 716130858)
by authority)
of the directors on the 4th)
day of AUGUST 2017 in the)
presence of:)


A Director
WILLIAM EBENATIUS)
MOORHEAD)
A Full name of director


A Director/Secretary
JACQUELINE MARGARET)
MOORHEAD)
A Full name of director/secretary



Item

08 August 2017

Item Number:	File Number:	Part:
K1	325.2016.45639.1	DEVELOPMENT ASSESSMENT

Portfolio:

Infrastructure & Planning Services

Subject:

Logan Road, Innes Park - Development Application for Preliminary Approval for a Material Change of Use and Reconfiguring a Lot (Section 241), incorporating a (s.242) component to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for a Master Planned Residential Community (Headlands Coastal Community); and Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement)

Report Author:

Erin Clark, Senior Planning Officer - Major Projects

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	325.2016.45639.1
PROPOSAL	Development Application for Preliminary Approval for a Material Change of Use and Reconfiguring a Lot (Section 241), incorporating a (s.242) component to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for a Master Planned Residential Community (Headlands Coastal Community); and Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement)
APPLICANT	Multilow Pty Ltd
OWNER	Multilow Pty Ltd
PROPERTY DESCRIPTION	Lot 1 on SP182595 and Lot 3 on RP7301
ADDRESS	Logan Road, Innes Park
PLANNING SCHEME	Bundaberg Regional Council Planning Scheme 2015
ZONING	Emerging Communities Zone
OVERLAYS	Acid sulfate soils, Agricultural land, Biodiversity areas, Bushfire hazard, Coastal protection, Flood hazard, Steep land (slopes >15%)

LEVEL OF ASSESSMENT	Impact Assessable
SITE AREA	36.91 ha
CURRENT USE	Vacant
PROPERLY MADE DATE	6 May 2016
STATUS	The 20 business day decision period ends on 21 June 2017
REFERRAL AGENCIES	Department of Local Government, Infrastructure and Planning
NO OF SUBMITTERS	Seven (7)
PREVIOUS APPROVALS	325.2005.51073.001 322.2007.50080.001 (Public Utility Undertaking – Sewerage) 322.2007.51429.001 (Public Utility Undertaking – Sewerage)
SITE INSPECTION CONDUCTED	25 May 2016
LEVEL OF DELEGATION	Level 3

1. INTRODUCTION

1.1 *Proposal*

The first component of this development application has been lodged for Preliminary Approval for a Material Change of Use and Reconfiguring a Lot (Section 241), incorporating a (s.242) component to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for the development of a Master Planned Residential Community, identified as 'Headlands Coastal Community'.

The second component to this development application is for a Development Permit for the Reconfiguration of a Lot, for two (2) lots into 329 lots and an access easement. This extent of development will allow for the full development of the two lots into:

- 287 'standard' low density residential allotments,
- 31 'small lot' residential park-front allotments,
- seven (7) neighbourhood centre (commercial) allotments,
- three (3) allotments for reserve purposes (drainage and park); and
- one (1) lot for the location of a sewerage pump station.

An access easement is proposed in the first stage of development to ensure access to the site for the sewerage pump station.

It is proposed that the development is to be fully serviced with reticulated infrastructure (water, sewer, stormwater) and road access (initially from Innes Park Road, then ultimately allowing for the connection of Logan Road to Poinciana Drive).

The proposed development is also to surrender an area of coastal land to the State Department of Environment and Heritage Protection for coastal management purposes.

1.2 Site Description

The subject site comprises two (2) portions of land being Lot 3 on RP7301 (17.15 ha) and Lot 1 on SP182595 (19.7 ha). The development site is located between the existing residential localities of Innes Park and Innes Park North. Land to the west of the site has been utilised for extractive industry uses (Cemex Quarry) and land to the east of the site is the coastal foreshore of the Fraser Coast Marine Park.

The western boundary (to Logan Road) has a total road frontage of approximately 785 metres and the site is zoned Emerging Communities and located within the area of the Central coastal urban growth area local plan.

The subject land is unimproved, with no existing reticulated infrastructure and generally level with interspersed drainage areas and a water course at the southern boundary of Lot 1 on SP182595. A basalt rock escarpment adjoins the eastern boundary of the site (characteristic of this general locality), with all land to the east of the escarpment subject to active coastal processes. The subject land is extensively cleared of vegetation and has been utilised historically for limited grazing activities.

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:

- Emerging community zone
- Acid sulfate soils overlay code
- Agricultural land overlay code
- Biodiversity areas overlay code
- Bushfire hazard overlay code
- Coastal protection overlay code
- Flood hazard overlay code
- Steep land (slopes >15%) overlay code
- Landscaping code
- Nuisance code
- Reconfiguring a lot code
- Transport and parking code
- Works, services and infrastructure code

Applicable Planning Scheme Policies:

- Planning scheme policy for development works

2.2 State Planning Instruments

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

State Planning Policy

An update to the State Planning Policy (SPP) was undertaken post-adoption of Council's scheme. This amendment was released on 29 April 2016 and included minor changes, broadly including:

- A new Forward by the new Minister;
- Rearrange the parts 'Housing supply and diversity' and 'Liveable communities';
- Minor changes to terminology;
- Removal of the emphasis on 'economic development' within some parts;
- Introduction of the term 'climate change' in the place of 'variable climate';
- Expanded the term of 'Prosperous Queensland' to 'Producing a liveable, sustainable and prosperous Queensland';
- Updating a number of reference documents to newer versions; and
- The correction of a number of typographical errors.

It is considered that the adopted Bundaberg Regional Council Planning Scheme 2015 continues to adequately reflect the SPP.

3. ISSUES RELEVANT TO THE APPLICATION

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

Preliminary Approval

This application is lodged over two large allotments on Logan Road, located within the Emerging communities zone and growth area identified within the Central Coast Structure Plan of the Bundaberg Regional Council Planning Scheme 2015. Any proposal within this zoning of the planning scheme, particularly reconfiguring of a lot, requires a supplementary master plan to be provided to facilitate its orderly development. For this reason, the first component of this development application has been lodged for Preliminary Approval under (Section 241 of *Sustainable Planning Act* [SPA]), incorporating a (s.242 of SPA) component to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for the development of a Master Planned Residential Community, to be identified as Headlands Coastal Community.

This is the most appropriate approval/assessment mechanism to allow for a fully master planned development area to facilitate the establishment of appropriate land uses. The applicant has detailed that this part of the application is intended to allow for specific provisions to be incorporated into the Plan of Development for the locality and ensure a logical, orderly and coherent local planning framework for future development within the master plan area for the relevant period.

Request to vary effect of Bundaberg Region Planning Scheme 2015

In summary, the Plan of Development (POD), included as an attachment to this report, predominantly requests to vary the effect of the Bundaberg Region Planning Scheme 2015 in terms of the proposed precinct areas (zones) and associated levels of assessment, to facilitate a number of land uses within the development plan area.

The applicant has nominated that four main precincts are appropriate for this site, being ‘low density residential’, ‘small lot residential’, ‘medium density residential’ and neighbourhood centre’. These precincts are generally consistent with the intent of the existing Council policy in terms of the Planning Scheme Strategic Framework and local planning for the area, undertaken previously by Council.

The POD provided clearly stipulates in which circumstances the BRC Planning Scheme 2015 apply and those in which the provisions of the development plan apply, particularly within the Preliminary (Part 1) and Interpretation (Part 2) sections. The majority of the changes are in the context of the levels of assessment tables and a limited number of zone codes and use codes which are detailed below.

It is noted that no formal information request was issued for this application and a collaborative approach was undertaken during assessment between Council officers and the applicant. The collaboration allow for the review and refinement of the Plan of Development document to ensure that it was accurate, reflective of the developer’s intent (and generally mutually agreed upon by parties) and practical for future use by the assessment manager.

Levels of assessment tables

Where a use is proposed within the development site that is not one of the specified uses listed in the Level of Assessment tables within the Preliminary Approval, the existing local planning instrument in force at the time is appropriate. This means that the planning scheme is varied (by the s.242 component) only so far as for the list of uses included in the Tables of the POD. The assessment of all other uses under the BRC Planning Scheme ensures that the proposed variations to the use codes and development codes are relevant to the intended uses. A comparison is included in Table 1 below. It is also noted that the POD utilises relevant QPP definitions consistent with the Planning Scheme.

When Reconfiguring of a Lot development is proposed, the level of assessment is similarly to be considered as Code Assessable development across the subject site in all zones (precincts) proposed over the development area. This has been included below.

Table 1: Variations proposed to Planning scheme levels of assessment

Planning Scheme Level of assessment table	Summary of changes within POD
Low density zone code	<p>The table for the Headlands low density residential precinct is a replication of the BRC Planning Scheme table, including the reference to the Planning scheme Assessment Criteria.</p> <p>The one notable amendment is the elevation of one use type – ‘Relocatable home park’, to Impact Assessable against the scheme.</p>

<p>Medium density zone code</p>	<p>The proposed table for the Headlands medium density precinct reflects a modification of the intent for the zone in this POD area to focus more on the accommodation/ residential activities, with a reduction in the business and community activities. Although the precinct code (referred to in a following section), still allows for mixed use, these types of uses were envisaged in the neighbourhood centre precinct (as described by the applicant).</p> <p>This level of assessment table elevates a number of uses to Impact assessable, which are Code assessable in the BRC Planning Scheme, including 'Relocatable home park', 'food and drink outlet', 'office', 'shop', shopping centre', 'showroom', all community activities and 'parking station'. The use 'Resort complex' has been inserted as Code assessable and a revised list of 'Short term accommodation' uses are also included as Code assessable, reflecting the described intent.</p> <p>It is noted that the application within the BRC Planning scheme of this zone is broad and a number of precincts are used to depict the level of support for each use type. The development has recognised that a number of uses are not preferred in this small and specific application of the zone.</p>
<p>Neighbourhood centre zone code</p>	<p>The table for the Headlands Neighbourhood centre precinct is similar to that of the Planning scheme, with two uses elevated to Impact assessable – 'Agricultural supplies store', 'Vet services' and three uses reduced in level of assessment to Code assessable – 'Bar', 'Short term accommodation' and 'Function Facility'.</p> <p>The remainder of the levels of assessment remain unchanged and all assessment criteria (excluding the zone code) utilises the existing BRC Planning Scheme.</p> <p>These modifications within the level of assessment table display the intent of the developer to create the possibility for a focus on tourism and visitors within the centre, in addition to servicing the local population.</p>
<p>Reconfiguring of a lot</p>	<p>The level of assessment table for Reconfiguring a lot within the Headlands Coastal Community POD area notes that all precincts (zones) will be Code assessable.</p> <p>This is a modification from the Planning Scheme provisions whereby subdivision creating non-compliant lots within the Low density residential zone are Impact assessable in the BRC scheme.</p> <p>As noted above, the underlying zone of the two (2) existing lots is Emerging Communities, which requires the undertaking of a master plan (such as this), so it is appropriate that new 'zoning' be enacted as part of the development application. Moreover, the development application has a development permit component across the entire site for 329 lots, therefore the likelihood of this table being utilised is reduced.</p> <p>The amended level of assessment table refers to the inserted Headlands Reconfiguring a lot code and the relevant precinct codes, with the remainder of assessment criteria being BRC Planning scheme provisions. The provisions for the new use code are included further in this report.</p>

Building Work	<p>The level of assessment table for Building work within the POD area has a close resemblance to the Planning scheme, with a small modification proposed by the applicant to articulate the three precincts where a dwelling house is considered appropriate. In addition to this the proposed removal of three use types from the Self-assessment provisions within all precincts will mean that building work not associated with a material change of use will become Exempt development.</p> <p>These uses are 'Nature based tourism', 'Market' and Rural activities. It was noted by the applicant that it is unlikely these uses will be proposed within the precincts that have been included in the POD area.</p>
New (level of assessment)	<p>It is noted that a new table has also been inserted for a residential use, being the Headlands small lot residential precinct. This level of assessment table is to be used for the small lots designed around the park land area and is relatively restrictive.</p> <p>The table articulates a small number of exempt uses (notably dwelling house and home based business), then requires Self-assessment for a 'Dual occupancy' use and 'Sales Office' use. The remainder of uses are Impact Assessable.</p>

In terms of Operational Works applications within the development area, there is no variation proposed to the BRC Planning Scheme. All future applications for this type of development will be undertaken in accordance with the provisions of the Council scheme.

The above table demonstrates a number of instances where the proposed plan of development will vary the effect of the BRC Planning Scheme. The variations are proposed by the developer in order to deliver tailored development parameters and concept for the Headlands Coastal Community. Generally, these modifications are minor in nature and the inconsistencies with the existing Council Planning Scheme will not relate to substantially different outcomes in this area as compared to the broader urban areas in the region. A majority of assessment criteria from the existing scheme will continue to be relied upon and the level of assessment tables are in a format identical to the QPP complaint Council scheme making it easy for a future assessment manager to utilise.

Zone codes

In terms of the proposed variations to the zone codes within the recommended Plan of Development to facilitate the Headlands Coastal Community, the changes are restricted to the variation of the Low density residential zone code, Medium density residential zone code and the Neighbourhood centre zone code. These variations are summarised in Table 2 below.

Table 2: Variations proposed to zone codes

Planning Scheme Zone Code	Summary of changes within POD
Low density zone code	Introduction of a 'Headlands low density residential precinct' with same provisions as BRC Planning Scheme low density residential zone (as per the Level of Assessment Table) to ensure an appropriate 'zone' is allocated to all land within the POD.

	<p>No change is proposed to low density residential zone code itself as referenced in the table.</p> <p>Introduction of a 'Headlands small lot precinct', which replicates a large portion of the BRC Planning Scheme Low density residential zone code with the minor inclusion of one additional overall outcome to the code.</p>
<p>Medium density zone code</p>	<p>The Headlands medium density precinct code is almost identical to the relevant zone code within the BRC Planning Scheme.</p> <p>The reference to co-location of non-residential uses has been removed and the mix of suitable uses has removed a reference to relocatable home park and tourist park (AO1).</p> <p>There is a minor change to the maximum building height to 12.5m (from 11m within the Scheme) and the maximum height of non-residential uses are restricted to one storey in the Headlands precinct code. This restriction of non-residential uses was indicated by the applicant to be an encouragement of their location on the ground floor of a mixed use development or to allow future development, where developed over time.</p>
<p>Neighbourhood centre zone code</p>	<p>The Headlands neighbourhood centre precinct code is also similar, but notably modified, to the relevant zone within the BRC Planning Scheme.</p> <p>The references to Bundaberg Region Activity Centre network have been removed to allow the POD to function independently.</p> <p>A Performance Outcome relating to a 'village-setting' or 'main street' has been removed and the land use composition broadened to include uses that serve tourists and visitors, in addition to the residents referenced in the BRC Planning Scheme.</p> <p>The reference to community activities has also been removed and the maximum height provision (as an AO), has been increased from two storeys to three storeys. The applicant has explained that the intention for this centre was to provide for tourists and travellers who may be accommodated in the adjoining medium density area, in addition to the local population. As a result, an increase in built form was permitted for and a number of uses subsequently included in a corresponding lower level of assessment.</p>

The remaining zone codes, other than those subject to variation above, have not been utilised within the area for the Plan of Development and are therefore not subject to any changes.

When considering the minimal changes listed above, it is considered that the variations to the three (3) zones codes affected within the Bundaberg Regional Council Planning Scheme 2015 are generally appropriate and allow for the developer to deliver the intended character of the area consistent with the intent of the Planning Scheme and specifically the Central coastal Structure Plan.

Development codes

The proposed Headlands POD document does include variation to three 'use codes' within the BRC Planning Scheme, with the introduction of the Headlands dwelling house (small lot) code, Resort complex code and Headlands reconfiguring a lot code. The provisions in these codes replace all of the relevant provisions within the existing scheme to the extent that they are stipulated (as being applicable) in the relevant Levels of Assessment tables.

The Headlands dwelling house (small lot) code has been introduced to regulate the development of the lots specifically within the corresponding Headlands small lot residential precinct (31 of these lots in total proposed). The applicant has articulated that additional regulation of these lots is preferred, given the potential for alternative or unappealing built form and siting outcomes with smaller lot sizes. Assessment provisions include requirements for site coverage, building height, setbacks, privacy and parking. The inclusion of this code is considered favourable by Council officers and provides extra guidance to future developers of the lots as to the preferred development outcomes. A condition relating to the establishment of building envelopes has also been recommended for further clarity on these small lots.

A number of design and privacy conditions have also been recommended to ensure that a number of potential concerns are considered in future development permits.

In terms of the Headlands resort complex code, this is another code included within the POD to ensure that specialised development is adequately regulated to the satisfaction of the developer into the future. The provisions of this code mirror a number of provisions in the Relocatable Home Park and tourist park code of the BRC Planning Scheme. These provisions are considered appropriate for the regulation of development of this type. A number of small outcomes within this code were discussed with the applicant to ensure an understanding of interpretation and reasoning for inclusion. It is considered that the code is generally consistent with the intent and requirements of the existing planning scheme.

The Headlands Reconfiguring a lot code is the third code to be included within the POD. It is noted that the remainder of the codes required for assessment will be accessed from the Bundaberg Regional Council Planning Scheme were applicable. The Reconfiguring a lot code for Headlands is very closely aligned with the existing planning scheme code, including the purpose and overall outcomes and the minimum lot size for the low density residential and neighbourhood centre areas. Minor amendment have been made to the outcomes and tables relating to the size and dimensions of lots to remove reference to inapplicable zonings and insert the POD precincts accordingly. The small residential lots section of the code has been amended to remove a reference to 'easy walking distance to an activity centre', remove the need to accommodate deep soil zones for landscaping and increase the minimum frontage requirements to 12 m (from 10 m). The small lot precinct has also been included in the table reference for Acceptable Outcomes relating to minimum lot size and dimensions to ensure clarity.

The inclusion of this code in its modified form within the POD relates to the amendment of the Levels of assessment tables above. The changes proposed are minor in nature and do provide clarity for the achievement of the small lots.

In consideration of the development permit component to the development application (for the full 329 lots), it is unlikely that any further subdivision will occur, however, this

specific code will be suitable for purpose, reflects the intent for the development (as described by the developer) and is generally consistent with the existing planning in force to date.

Overlay codes

When considering the Level of Assessment Tables for the overlay codes within Bundaberg Regional Council Planning, there are no changes proposed by the applicant. The recommended Plan of Development for the Headlands Coastal Community clearly articulates that the relevant provisions of the scheme apply.

Reflection of State Interests

It is important as part of the application, to consider whether, in recommending for approval, Council's requirement to adequately reflect the required State interests is impacted upon.

It is noted that the proposed development has been referred to the State Government Department of Local Government, Infrastructure and Planning as a Concurrence agency for assessment. It is considered that any relevant state interests have been assessed accordingly and appropriately conditioned where required.

Development Permit – Reconfiguration of lot

The second component to this development application is for a Development Permit for the Reconfiguration of a Lot, for two (2) lots into 329 lots and an access easement. This extent of development will allow for the full development of the two lots into 287 'standard' low density residential allotments, 31 'small lot' residential allotments, seven (7) neighbourhood centre allotments, three (3) allotments for reserve purposes (drainage and park) and one (1) lot for the location of the sewerage pump station. An access easement is proposed in the first stage of development to ensure access to the site for the sewerage pump station.

In terms of compliance with the Bundaberg Regional Council Planning Scheme 2015 for this proposed development, it is considered that the proposal generally complies with all of the relevant provisions. As detailed further in the report, the lots can be appropriately serviced by reticulated infrastructure, roads and access.

Central coastal urban growth area local plan

The proposed reconfiguring of a lot development component of the application is subject to assessment against the local plan and the relevant codes to ensure that the subdivision (and master plan) will achieve the intended character for the locality.

A full code assessment was provided by the applicant, which articulated that the proposal is able to comply the local plan provisions. The development provides for a mix of accommodation types including low to medium density accommodation. The proposal provides for a mixed use neighbourhood centre as designated on the 'structure plan concept' and incorporates an intra-urban break as also designated on the 'structure plan concept'.

This creates a discrete community separated from existing development to the south. The development sites connection with the ocean edge is reinforced through the subdivision pattern that also incorporates natural features.

In terms of Performance Outcome two (PO2), the proposal includes upgrades to the secondary road network (the unformed section of Logan Road). This provides

connection to Poinciana Drive and Innes Park Road thus strengthening the north-south connection with Innes Park and Innes Park North.

Active transport options are promoted through the pedestrian linkages provided through the site and via the 'Turtle trail' multi-modal pathway. The pedestrian linkages permeate from the Esplanade back through the site to Logan Road.

When considering the new activity centre (PO5), the proposed development provides for a neighbourhood centre as designated by the 'structure plan concept'. The size of this area of land is appropriate to serve the proposed neighbourhood whilst not detracting from the higher order activity centres in the coastal growth area that form part of the wider catchment.

Although not a specific requirement for assessment against the provisions of the local plan, in terms of considering the fit of the proposed neighbourhood centre within the 'Activity centres network' within the Planning scheme, the Strategic Framework is to be assessed. As per Section 3.4.2 'Element 1 – Activity Centres Network' of the Strategic Framework, a non-compliance is noted in the proposed form and scale of the neighbourhood centre that is proposed. A neighbourhood activity centre is described within this provision as 'typically servicing the residential neighbourhoods with small-scale convenience shopping that caters for day-to-day and top-up needs, locally servicing professional offices, community services and other activities of a local servicing nature'. These centres may also comprise of stand-alone business or entertainment activities (noted as existing) and may cater to the needs of tourists, visitors and the travelling public appropriate (in a larger catchment).

Whilst the proposed neighbourhood centre is of an adequate size to accommodate the intended uses at an appropriate scale (which is intended to be a maximum of approximately 1500m² of GFA in this centre type), the corresponding Plan of Development, proposed as part of the Preliminary Approval component does broaden the scope of the centre to perform in a slighter larger context than as intended by the Strategic Framework. The proposed centre will service the residential neighbourhood, both those proposed as part of this development application and the existing development which will have access to the new centre. The centre in an urban context then also has the ability to operate on the larger scale (as described as appropriate for a village setting) to cater for the needs of tourists, visitors and travelling public, particularly given the specific inclusion of these types of uses and a preference for the neighbourhood centre to be focussed on the visitor and tourist populations, including lower levels for uses such as 'short term accommodation', 'function facility' and 'bar' in the corresponding POD for the resultant lots.

Given some minor non-compliance of the development with the applicable codes, it is considered appropriate to have regard to the Strategic Framework of the Planning Scheme in this instance. Section 313(3)(d) of the SPA requires an assessment manager, in addition to the other requirements, to have regard to the purposes of any instrument containing an applicable code. This requirement is repeated in section 5.3.3(3)(d) of the Planning Scheme, which also contains the following note:

Note—in relation to sub-section 5.3.3(3)(d) above, and in regard to section 313(3)(d) of the Act, the strategic framework is considered to be the purpose of the instrument containing an applicable code.

The purpose of the Strategic Framework is to set the policy direction for the planning scheme area and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

The Strategic Framework lays out the policy direction for the planning scheme within eight themes, for which strategic and specific outcomes are specified to measure achievement of the theme.

The applicable theme of the Strategic Framework is section 3.4 – ‘Economic Development Theme’. The key concepts of this theme include:

- (a) *A diversified regional economy.*
- (b) *A network of well-designed, connected and accessible activity centres with complementary scales, roles and functions contributing to greater levels of employment and economic self-sufficiency for the Bundaberg Region.*
- (c) *A variety of well-designed industry and enterprise areas that:-*
 - (i) *support regionally significant economic attractors and accommodate a range of general industry, science and technology, health, education and training activities; and*
 - (ii) *encourage the co-location and clustering of innovative and emerging industry sectors such as mining support services, aviation and food processing.*
- (d) *Tourism which takes advantage of the region’s diverse landscapes and location at the gateway to the southern Great Barrier Reef and provides opportunities for a wide range of experiences, attractions and facilities to cater to diverse holiday and recreational needs.*
- (e) *Intact rural lands that maintain and support ongoing rural production and value adding enterprises.*
- (f) *Home based businesses that support localised small scale entrepreneurship.*
- (g) *High quality infrastructure and transport networks that support economic development.*

In this instance, section (b) is most applicable to the proposed subdivision application given the reference within the local plan to the purpose of providing a neighbourhood centre. The included assessment against all relevant codes has demonstrated that the proposed development in this location is capable of providing a mix of uses in an appropriately located neighbourhood activity centre. To further examine how the key concepts of the Theme are to be achieved, the Strategic outcomes within 3.4.1 can be analysed, specifically section 3.4.1(f) and (g):

- (f) *The economic development of the region is maximised through the identification of a well-defined activity centre network. This network identifies the primary locations for employment and enterprise areas in the region, provides for the co-location and clustering of business and industries to generate synergies and economies of scale, and maximises the utilisation of existing and planned infrastructure and transport networks to provide opportunities for growth in industry, commercial, tourism and rural activities.*

- (g) *The Bundaberg Region has an activity centre network that establishes a hierarchy of complementary centres and supports the long term viability of these centres. The activity centre network supports and reinforces the role and function of the city, towns and villages in the region, with:-*
- (i) *Bundaberg's CBD being the principal activity centre and accommodating the largest range and mix of retail, business, education, health, recreational and cultural services within a modern and vibrant regional metropolitan setting, complemented and supported by a major activity centre (incorporating Sugarland Shopping Centre and environs) and a district activity centre at Ashfield;*
 - (ii) *Bargara being a district activity centre for the central coastal urban area, providing employment and services that assist in achieving the self-containment of the coastal urban area between Burnett Heads and Elliott Heads; and*
 - (iii) *Childers and Gin Gin remaining as traditional district level rural service centres that provide a range of commercial and community services and facilities to service the hinterland.*

Section 3.4.1(f) requires that economic development opportunities for the region are maximised by utilising a well-defined activity centre network. This has been addressed above and it is considered that proposed neighbourhood centre is appropriately located in accordance with the structure planning and allows for the achievement the land uses (through the enactment of the POD). Further section 3.4.1(g) goes on to detail that the region activity centre network has a hierarchy of complementary centres and supports the long term viability of the centres. The proposed neighbourhood centre is not to a district activity centre scale (noted in 3.4.1(g)(ii)) and has been incorporated (at an appropriate size) so as to not negatively impact upon the long term viability of these higher order centres. There is also opportunity for self-containment of this part of the central coastal urban area.

In addition to the activity centre network, Element 1 of this section of the Theme of the Strategic Framework continues to provide a number of other specific outcomes necessary to achieve the intent and concepts. These include:

- (b) *Major land uses contributing to employment, education and services in the Bundaberg Region are located in an activity centre commensurate with the role and function of the activity centre as defined by the activity centre network.*
- (c) *Development does not undermine or compromise the activity centre network either by proposing centre activities outside of an activity centre or by proposing a higher order or larger scale of uses than intended for a particular activity centre.*
- (d) *New regional level State government facilities for justice, education, health, community, administration and employment activities serving the Bundaberg Region are predominantly located within Bundaberg City, either within the Bundaberg CBD as the principal activity centre or in other appropriate locations in the city where supported by other specific outcomes of this strategic framework.*
- (e) *Development in activity centres supports and contributes to a quality urban environment serving as a community focal point and suited to its scale and community setting.*

- (f) *Activity centres incorporate layouts and high quality building design that focuses on and gives priority to people, public main streets, squares, parks, community facilities and public transport, rather than cars.*
- (g) *Development in activity centres is designed to maximise opportunities for public transport usage, walking and cycling.*
- (h) *'Corner stores' are established in appropriate locations to service the basic convenience needs of local residents provided that such facilities do not conflict with or undermine the viability of the activity centre network.*
- (i) *High quality infrastructure and transport networks encourage and support business growth and development within and between the identified activity centres.*

In terms of compliance with these outcomes, it is considered that the proposed development can sensibly accord with those applicable in the future when a Material Change of Use development application may be endorsed.

Therefore, the proposed development can comply with the remaining Specific Outcomes of Element 1 and Strategic Outcomes of the Strategic Framework Theme 3.4. On balance, when considering these above centre attributes and in conjunction with a slightly amended intent for the Headlands medium density residential precinct within the POD for the resultant lots adjoining the centre (restriction of some commercial and community uses, increase of accommodation uses), it is considered generally appropriate that the Headlands neighbourhood centre precinct may operate at this intended slightly larger scale. The proposal can demonstrate compliance with the applicable code, being the Strategic Framework, through its purpose. The extended period for completion of the subdivision is also noted, whereby the catchment for this neighbourhood centre may have significantly increased over the period the development is being undertaken, particularly with further development to the east.

Additionally, the proposed neighbourhood centre is described as an active, vibrant centre and focal point for the community, in accordance with PO7 provisions, particularly due to its location within the subdivision pattern, ie adjacent to the esplanade and higher density living. It is envisaged by the developer that the area will form an important part of the viewing catchment and an activated space/place where the community and tourists will enjoy the ocean vista.

The scale and intensity will be commensurate with the intended character of the area and intended future uses will be medium density residential development with a focus on accommodation uses, with similar built form and smaller lot development fronting a proposed park area. The centre is also adjacent to parkland and located to take advantage of the pedestrian linkages within the site.

In terms of the environmental and open space network (PO12), the proposed Headlands Community Reserve is to protect the existing (or improved following rehabilitation) environmental values whilst providing an intra-urban break thus providing a physical separation between the different communities.

Open space networks are incorporated into the subdivision pattern and are integrated through connection with pedestrian linkages.

A continuous coastal esplanade is provided in accordance with the 'structure plan concept' and the coastal foreshore is protected through previous designations as public use land and through the proposed Esplanade and foreshore parklands. The

Headlands Village Green, as well as being an active space, also is to be utilised for Water Sensitive Urban Design (WSUD) purposes.

Additionally, as previously noted the zoning of land (and surrounding lots) as Emerging Communities indicates that an agricultural use of land is no longer appropriate. However, the continued existing use rights for the land could include its use for cattle grazing on balance areas as the land is developed over time (given the fifteen year horizon, therefore relating to PO14, a condition for separation of land uses has been recommended accordingly.

Overlay assessment

The subject site is made up of two large lots in excess of 36.9 ha in area and is affected by a number of Planning scheme overlays, which must be considered in the assessment of the reconfiguring of a lot component. Overlays include Acid sulfate soils, Agricultural land, Biodiversity areas, Bushfire hazard, Coastal protection, Flood hazard and Steep land (slopes >15%). The plan of subdivision has been designed to ensure that the majority of these constraints have been included within the park or reserve areas.

In terms of the coastal protection and biodiversity overlay, the development application is considered to generally comply with the applicable provisions of the overlay code. The majority of code considerations were addressed in the preparation of a number of environmental reports lodged with the application and the concurrence agency assessment of the application by relevant State government departments. It is noted that in this regard, a portion of land, approximately 1ha in area is to be surrendered to the State for a reserve for the purpose of coastal management. This is consistent with the provision included within the Coastal protection overlay code for subdivision development within the erosion prone area and coastal management district.

When specifically considering the wetland area, the applicant entered into negotiations with the relevant State department to get the HES wetland area removed from referable mapping due to being demonstrated by on site field work and working with suitably qualified professionals that no threatened flora species and no threatened ecological communities exist within the area, confirming that the area does not contain a high ecological significance wetland. These findings were further discussed by the applicant with the relevant State department (who regulate the matter) at length to conclude that the wetlands protection area has been revised

Moreover, a consolidated Environmental Report and a full 'Wetland assessment, vegetation mapping and fauna survey' were lodged by the applicant as part of the development application. Recommendations of one of the reports noted that the existing (undeveloped) wetland environmental values of the area are generally low due to the dominance of weeds, few existing species and the constructed weirs. Further, it was noted by KRW Environmental Pty Ltd that there are no distinct or unique features, plants or animals and their habitats present.

The proposed development is to come within 20 m of the wetlands, however it is proposed as part of an ongoing management of the area that a 'wetland support area' be maintained.

The regulation of water in the creek and disruption to flows noted by the submitted report is in part due to the existence of weirs in the waterway. The qualified professional also noted within the wetland assessment that these weirs affect the

hydrological cycle, therefore the developer has indicated to Council officers that these weirs have recently been removed to allow for the unregulated flow of the waterway.

Generally, the remaining overlay code assessments were undertaken and it is considered that the proposed development generally complies with the provisions and conditions have been recommended accordingly to ensure compliance. In terms of the Agricultural land overlay, this code is not applicable in an urban context. The zoning of the land for future urban communities indicates that this is appropriate. Additionally, any acid sulphate soils can be appropriately managed through an Operational works application in the future and the Steep land is restricted mainly to areas for park, reserve or road infrastructure (generally correlating with the erosion prone area assessed by the concurrence agency. Further clarification was also sought during assessment relating to the extent of the bushfire hazard area, including the provision of additional mapping with overlay shows of plans of subdivision, to ensure that all proposed lots could appropriately accommodate dwellings and ensure public safety.

Flood hazard

Performance Outcome nine (PO9) of the Flood Hazard Overlay Code requires developments to be provided in a manner that 'does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site'. The applicant submitted a Site based Stormwater Management Plan (dated March 2016 Revision D) that dealt with the two major flow paths that traverse the subject site. The first being Kalina Creek catchment (southern catchment) and the second being flows from Poinciana Drive and the north of Lot 34 (the southern catchment).

The first (southern) catchment is effectively split into two sections: being upstream of Logan Road and downstream of Logan Road. The report demonstrated that the flood characteristics of the latter does not change from the predevelopment characteristics for all storms up to the critical event (by slightly modifying the contributing catchment). However, the applicant's report documents a slight increase in the level of inundation upstream of Logan Road. Accordingly, a condition has been recommended to ensure that the aforementioned upstream level is revised, at the construction stage, so that the infrastructure does not create an upstream afflux and as a consequence ensures the development complies with the requirements of PO9 of the Flood Hazard Overlay Code.

The northern catchment has two major drainage flow paths through the subject site. A number of options exist for the applicant to manage this overland flow. The developer can combine the overflow paths into one major drainage path with conveyance of stormwater controlled by a combination of aboveground (within the road reserve) and underground infrastructure, or can split the overland flow component (in the roads) through three separate parts. The specifics of the design will be considered at the detailed design phase (as part of a subsequent Operational Works application).

It should be noted, however, that this type of drainage solution requires compliance with the Queensland Urban Drainage Manual (QUDM). A system designed in accordance with QUDM consequently meets the requirements of the Flood Hazard Overlay code. An additional requirement has also been recommended in the conditions for compliance with the code to establish lawful points of discharge. This term, through case law, also controls the effect of development on flood characteristics

external to the development and hence reinforces the QUDM and Flood Hazard Overlay requirements.

Subdivision layout

The proposed reconfiguration of the two lots into 329 lots and access easements has been assessed against the relevant provisions of the Planning scheme. Demonstrated compliance with the provisions of the Reconfiguring a lot code is the most pertinent assessment consideration in this instance. When considering Performance Outcome one (PO1), the applicant has demonstrated that the proposal generally complies, whereby, the lot layout is responsive to site constraints and contours, the foreshore remains undeveloped for erosion prone and coastal management considerations. This also ensures the scenic amenity, as a natural environment value is protected. Two (2) lots are subject to the mapped erosion hazard area. Both of these affected lots have sufficient site area for constraint free building envelopes. The submitted environmental reports provide justification for a reduced wetland buffer and hence the proposed layout will not impact the wetland area.

In accordance with the requirements for lot layout and neighbourhood design (PO2), the proposed development will be integrated with the existing road hierarchy and integrates pedestrian linkages with open space networks both internal and external to the site. The esplanade and 'Turtle Trail' multi-modal path are able to be connected to future developments on neighbouring allotments and the provision of relevant bridge infrastructure at Kalina Creek has been recommended as a condition.

In addition, the subdivision pattern provides for the possibility of different housing types from low to medium density development as required. The Headlands neighbourhood centre precinct and Headlands medium density residential precinct will be integrated with the esplanade and foreshore to create an active public space.

The efficient and timely delivery of infrastructure is achievable and further discussed within this report (PO2). An approximate timeline for the delivery of this infrastructure is to be established in accordance with staging of the development. All lots will be serviced by the appropriate level of infrastructure required to service the particular stage. In terms of the sequencing for the development, the proposed development is included in the urban growth area for the Central Coast (reflected in the Emerging Communities zone) and consistent with Council structure planning and infrastructure. The developer is to provide all of the required infrastructure to an appropriate standard and part of the infrastructure required to service the development is provided for in Council's trunk infrastructure plans for the future and the delivery of this infrastructure will be addressed in an Infrastructure Agreement with the developer. Whilst cul-de-sacs are incorporated into the site their purpose is to provide the majority of the site with ocean views, they also incorporate CPTED principles as the configuration encourages passive surveillance.

In terms of the size and dimensions of proposed lots, the provision of PO3 apply. However, given the existing zoning for the land is Emerging Communities (with a minimum lot size of 10ha) and the combined development application nature, it is appropriate to consider the intent for the proposed lots and relevant provision in the context of the proposed low density residential, medium density residential and neighbourhood centre zone requirements within the BRC Planning scheme. In this regard, all lots generally comply with the requirements of the lot. In terms of a minimum lot size for the low density residential type lots, 98% of the lots are in excess of the

prescribed 600m² minimum. A total of eight lots in the 287 lots of this type are under this requirement. This, together with a large number of lots in excess of 700m², is compliant with the corresponding Performance Outcome, providing for a good mix of lot sizes and types and is consistent with the proposed POD as the master plan for the area. Specifically related to mapped constraints or valuable features (PO3), all lots have sufficient site area to accommodate a constraint free building envelope. Proposed Lots 16 & 17 are partially affected by the mapped erosion prone area. The effect of an overlay is limited to the portion of the site it affects. In terms of rear/ hatchet lots, the proposed rear hatchet allotments comply with the dimensions for the residential zone, notwithstanding this, the proposed Lots 54 and 197 comply with the relevant PO7.

Other development codes

Overall, the proposed subdivision generally complies with the applicable requirements of the Reconfiguring of a lot code within the BRC Planning scheme. Additionally, compliance has been demonstrated by the applicant with the remainder of the development codes.

The purpose of the Landscaping code is to ensure that landscaping is provided in a manner which is consistent with the desired character and amenity of the Bundaberg Region. An assessment of the proposal against the applicable Performance Outcomes has demonstrated that the proposal generally complies or can be conditioned to comply with the requirements of the Code. Accordingly, it is considered the proposal is consistent with the purpose of the Code and therefore complies with this element of the assessment criteria.

The purpose of the Nuisance code is to maintain community wellbeing and protect environmental values by preventing or mitigating nuisance emissions from development adversely impacting on surrounding sensitive land use and the exposure of proposed sensitive land uses to nuisance emissions from surrounding development. This has limited applications in a reconfiguring of a lot context, and the potential impacts, such as noise and dust, will be regulated in any subsequent Operational works application. An assessment of the proposal against the applicable Performance Outcomes has demonstrated that the proposal generally complies or can be conditioned to comply with the requirements of the Code. Accordingly, it is considered the proposal is consistent with the purpose of the Code and therefore complies with this element of the assessment criteria.

In relation to the requirement within the Nuisance code to consider the impacts of development on turtle sensitive areas, the development application was referred to the State Department of Environment and Heritage Protection (as the regulator of marine and coastal areas) as a concurrence agency for consideration and this matter was considered holistically as part of their assessment.

Further to ensure compliance, the recommended condition relating to the provision of dark sky compliant street lighting within the development is the most contemporary solution to provision of lighting in proximity to a turtle nesting area. The impacts of noise, dust, vibration and lighting during construction will be considered in any subsequent Operational Works application.

Water infrastructure

To ensure that the provision of water infrastructure meets the intent of Performance Outcome four (P04) of the Works, Services and Infrastructure Code, Council's infrastructure branch modelled the water network required for the area. Given demands of the development and taking into account the surrounding infrastructure it was determined that the development did not need to upgrade its infrastructure to a trunk standard at this point in time. Accordingly, standard conditions have been recommended for the provision of potable water for the development.

Sewerage infrastructure

Performance Outcome four (P04) of the Works, services and infrastructure code requires the developer to provide sewerage infrastructure that is appropriate for the development and ensures that the ongoing operation of the development's infrastructure is not disrupted. Accordingly, the development will provide sewerage infrastructure to all allotments within and north of the site and catchments west of Logan Road.

In providing for the external network such works are to be identified trunk infrastructure. The infrastructure for the development and the areas external to the development necessitate the provision of a new pump station and rising main to the existing trunk gravity system at the corner of Poinciana Drive and Back Windermere Road. The new pump station will be situated within proposed lot 501 (near the Village Green - proposed Lot 502). The site, the pump station, access roads, electricity and water supply have been recommended as conditions and for the provision at the first stage of development.

Stormwater infrastructure

Performance Outcome four (P04) of the Works, services and infrastructure code requires that stormwater minimises the risk of environmental harm. Accordingly, the developer submitted a Site based Stormwater Management Plan (dated March 2016 Revision D) that dealt with water quality issues in a manner that addresses environmental harm through a best standard water quality management system. Of note the northern system proposed for the development (proposed Lot 502 – called the Village Green WSUD) incorporates the following component:

- a Ecosol GPT 4450 in line grit or gross pollutant trap; and
- a constructed wetland.

In this regard, a constructed wetland if designed, established and maintained appropriately has the potential (upon being transferred in accordance with *Transferring Ownership of Vegetated Stormwater Assets*), to represent a cost-effective stormwater quality management outcome for the northern catchment.

Other relevant issues relating to stormwater involve the crossing at Kalina Creek (watercourse on the southern boundary of the subject land) which needs to be a minimum Q50 ARI standard (given Logan Road is to be a trunk collector) and the need to convey the stormwater flows from the northern catchment (adjacent to Poinciana Drive) via underground drainage directly to proposed Lot 502. The management of this matter has been included in the aforementioned report, recommended accordingly in conditions and subject to a future Operational Work application.

Roadworks and Access

Performance Outcome one (P01) of the Transport and parking code requires the provision of a road network that does not interfere with the planned function, safety and efficiency of the transport network. Given the aforementioned, it will be necessary to temporarily cut Cockerills Road off to through traffic at Logan Road from the first stage of development. The main reason for this temporary road closure is that the use of Cockerills Road would be more appealing than Innes Park Road for traffic entering the development where they travel via Elliott Heads Road. This road is currently dirt construction past the old quarry and the road is classified as a Rural Road for its entire length. In addition, if any traffic from the subject land was to use the road it is likely to need intersection works, sealing and widening at Back Windermere Road (noting a counter shows 2500 vehicles per day on Back Windermere road between Innes Park Road and Poinciana Drive).

To balance the closure requirement, it recommended the developer provide a connection to Poinciana Drive with the second stage of development. This condition also considers that some traffic from the area is already using Cockerills Road as a shortcut and those users will be temporarily inconvenienced because of the closure. The new road connection is only six metre wide when first constructed but further requirements recommended would then require the road to be completed as the adjoining stages front Logan Road. Further to reinforce this closure the developer will be conditioned to extend the fully developed cross section past the Cockerills road and Logan Road intersection up to 131 Logan Road.

The issue of the temporary closure of Cockerills Road was presented to Council on 10 April 2017. Council agreed to the temporary closure of the road as part of the Stage 1 development works on the condition that Cockerills Road remain open until the Stage 1 development works are completed; after which the closure of the road is to be effected through physical barriers and appropriate signage. Further it was noted that construction traffic during the Stage 1 works should be directed to use Logan Road rather than Cockerills Road.

The Plans for Trunk Infrastructure suggest that the coastal road (Woongarra Scenic Drive extension) should be to a trunk collector standard. This standard requires a 25 metre reserve with 12 metre roadway. Adjacent land has only a 20 metre reserve with nine metre road. Given the aforementioned, the 20 metre reserve will be required with a 12 metre carriageway. This additional road width allows for parking on both sides of the road while continuing the through road.

Other important roadwork considerations that ensures the development complies with PO1 of the code are that the developer will be required to do, by the 120th Lot, through the recommended conditions:

- widen Logan Road from the proposed new road (adjacent to 131 Logan Road) provided in stage 1 to the intersection of Innes Park Road to a minimum width of nine (9) metres. This is necessary as the existing roadway will by that number of lots start to function as a collector road and as such will need to be the aforementioned width to accommodate the traffic flows; and
- provide a protected right turn lane at the corner of Poinciana Drive and Back Windermere Road. This requirement considers the possibility that there may be turning movement into Poinciana Drive from southern catchments.

Minor Change to development

The development application was subject to a request for a change by the applicant by letter dated 6 October 2016 for the purpose of minor amendments to the master plan and Plan of Development (POD). These changes were deemed to be a ‘minor change’ as per section 350 of the *Sustainable Planning Act* and primarily related to minor terminology and code changes requested through negotiation with the applicant for the refinement of the specific planning provisions within the POD. There was no impact of the minor change on the processing of the application in terms of timeframes.

Length of approval

The applicant has requested a specific timeframe of fifteen (15) years for the development to be completed. It is considered that this timeframe is appropriate to allow ample time for the development outcomes to be realised and a condition has been recommended accordingly. By this time, it is also envisaged that relevant planning controls, such as the Planning Schemes will have been updated and it would be prudent to apply contemporary planning provisions.

Infrastructure Agreement

It is noted that the provision of trunk infrastructure and the associated charges, including that relating to roads, sewerage and parks, have been addressed in a separate Infrastructure Agreement. Another item relating to this agreement has been entered on this agenda as this report for review.

Draft conditions

A copy of without prejudice draft conditions was provided to the applicant initially on 24 February 2017. Following further discussions held, agreed revisions were undertaken by the assessment manager and an amended package of draft conditions was then issued on 30 May 2017. A subsequent meeting then established agreement between parties on all conditions. Following this, a minor amendment was also made on 7 July 2017, with agreement from all parties, to address a drafting issue within the Plan of Development.

Public Notification

The following matters were raised by submitters:

Grounds of Submissions		Considerations
1	Support was given for the development, noting good planning for a growth corridor to Bargara.	The officer’s recommendation is in agreement with these grounds.
2	Traffic impacts from the proposed development, specific concerns including, increased numbers of cars on network, flow impacts along Cockerills Road, narrow and unsealed pavement, visibility along Logan Road (crest), intersection of Logan Road and Innes Park Road, access from Iluka Street.	As part of the recommended conditions, the developer will be required to close Cockerills Road and ensure that no thoroughfare or construction traffic utilises the thoroughfare. Additionally, the developer will be required through recommended conditions to upgrade/ seal and widen a number of roads and intersections to ensure a safe an efficient network as discussed in the report, including Logan Road and the intersection to the north and south, and further to Innes Park Road at certain stages of development.

<p>3</p>	<p>The proposed development is out of sequence as the necessary infrastructure is not currently in place. This will then have a flow on effect to Council general rates for its provision. Additionally, concern is raised regarding the capacity of the Bargara Waste Water Treatment Plant (and possibility for discharge of polluted water to the nearby Marine Park) prior to the commissioning of the Rubyanna Treatment Plant.</p>	<p>The proposed development is included in the urban growth area for the Central Coast and consistent with Council structure planning and infrastructure. The developer is to provide all of the required infrastructure to an appropriate standard. Part of the infrastructure required to service the development is provided for in Council's trunk infrastructure plans for the future and the delivery of this infrastructure will be addressed in an Infrastructure Agreement with the developer.</p>
<p>4</p>	<p>The proposed development will have a negative impact upon marine turtle nesting and nearby beaches, including light pollution.</p>	<p>The development application was referred to the State Department of Environment and Heritage Protection (as the regulator of marine and coastal areas) as a concurrence agency for consideration and this matter would have been considered as a whole.</p> <p>Further, the recommended condition relating to the provision of dark sky compliant street lighting within the development is the most contemporary solution to provision of lighting in proximity to a turtle nesting area.</p>
<p>5</p>	<p>The proposed turtle trail will produce unwanted impacts on private property, specifically the ocean front side of existing properties.</p> <p>Conversely, submissions were received noting support for the opportunity for safe walking access in the Amaroo Cres/ Iluka Street/ Kalina Street vicinity to allow thoroughfare to Palmers Creek inlet.</p>	<p>The proposed location of the turtle trail in this vicinity is included in Council's forward planning and essential infrastructure for the area in the designated location to link areas to the north and south. It is located on an elevated ridge consisting predominantly of highly erosion resistance basalt. The proposed location is to remain consistent with the existing siting of the trail in other areas.</p>
<p>6</p>	<p>Environmental impacts from the proposed bridge over Kalina Creek, including dune damage and fauna movement. There is a possibility for increased maintenance cost given the potential for storm damage.</p>	<p>The development application was referred to the State Department of Environment and Heritage Protection (as the regulator of marine and coastal areas) as a concurrence agency for consideration and this matter would have been considered as a whole.</p> <p>The proposed bridge is included in Council's forward planning and trunk infrastructure for the area in the designated location. This is to remain consistent with the existing siting of the trail in other locations. The proposed construction materials and design specifics will be designed by a suitably qualified Register Professional Engineer of Queensland (RPEQ) with due consideration of soil stability, water flows and velocities and other general conditions to ensure the structure will appropriate to environment. It is noted that this bridged will be subject to a future approval process. Further information was submitted to the concurrence agency during assessment to this extent.</p>

<p>7</p>	<p>The impact of the proposed development on the wetland area. The encroachment on flora and fauna of the habitat should be minimised, avoiding issues from stormwater run-off, sediment build up/ low flows.</p>	<p>The development application was referred to the State Department of Environment and Heritage Protection (as the regulator of marine and coastal areas) as a concurrence agency for consideration and this matter would have been considered as a whole.</p> <p>The State referral trigger for this matter was based upon development in a coastal management district. A full assessment was undertaken by qualified State government representatives and appropriate conditions regulating the works in the tidal or coastal have been recommended as part of the Concurrence Agency Response (as attached).</p> <p>When specifically considering the wetland area, a consolidated Environmental Report and a full 'Wetland assessment, vegetation mapping and fauna survey' were lodged by the applicant as part of the development application. Recommendations of one of the reports noted that the existing (undeveloped) wetland environmental values of the area are generally low due to the dominance of weeds, few existing species and the constructed weirs. Further it was noted by KRW Environmental Pty Ltd that there are no distinct or unique features, plants or animals and their habitats present. The proposed development is to come within 20m of the wetlands, however it is proposed as part of an ongoing management of the area that a 'wetland support area' be maintained.</p> <p>The regulation of water in the creek and disruption to flows noted by the submitter is in part due to the existence of weirs in the waterway. The qualified professional also noted within the wetland assessment that these weirs affect the hydrological cycle, therefore the developer has indicated to Council officers that these weirs have recently been removed to allow for the unregulated flow of the waterway.</p> <p>AK Earth Environmental Consultants also noted within their conclusions that no threatened flora species and no threatened ecological communities exist within the area, and the area does not contain a high ecological significance wetland. These findings were further discussed by the applicant with the relevant State department (who regulate the matter) at length to conclude that the wetlands protection area has been revised.</p>
<p>8</p>	<p>Concern regarding impacts from dust/dirt pollution and construction noise.</p>	<p>Regulation of construction management and environmental amenity have been included in the recommended conditions and are likely to be further included in any subsequent Operational works application.</p>

9	A request for boundary fencing to be provided by the developer for privacy.	The requested neighbouring fencing was to be located in a flood hazard area adjoining what is proposed to be a public park/ reserve (that will ultimately be in Council ownership in the long term as a reserve). The assessment manager considered the requirement for boundary fencing in this location, however it was determined that the type of fence that might be suitable in a flood area is not likely to provide the privacy that was desired by the submitter. It is possible that the large stands of vegetation in the area could be retained to serve this purpose and in the future, the landowners could consider the construction of a fence if concerns remain.
10	The proposed lot sizes (particularly Stage 1 and the park front homes) are too small and inconsistent with the existing area/ amenity, not sufficient for green space and not supported by an appropriate level of infrastructure.	The proposed lots in the development are to be serviced by an appropriate level of infrastructure, including reticulated sewerage, water and stormwater. Across the entire development, the master plan provides for a mix and diverse range of housing options, with a large proportion (in excess of 85%) of the lots being in excess of 600m ² , which is an acceptable solution for low density residential type development, such as that proposed. Additionally, the park front homes are proposed to be regulated by a specific code within the Plan of Development ensuring appropriate design and siting outcomes for any future dwelling.

4. REFERRALS

4.1 Internal Referrals

Advice was received from the following internal departments:

Internal department	Referral Comments Received
Development Assessment - Engineering	29 June 2017
Water and Wastewater	4 May 2016
Strategic Planning	31 May 2016

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

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	7 June 2017	Yes

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 30 business days from 18 October 2016 until 30 November 2016. The Applicant submitted documentation on 1 December 2016 advising that public notification had been carried out in accordance with the *Sustainable Planning Act 2009*. Council received seven (7) submissions in relation to this development application during this period. Any significant issues raised have been included in section 3 of this report.

Communication Strategy:

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

Attachments:

- [↓1](#) Locality Plan
- [↓2](#) Site Plan
- [↓3](#) Approval Plans
- [↓4](#) Headlands Coastal Community Plan of Development
- [↓5](#) Referral Agency Response

Recommendation:

That Development Application 325.2016.45639.1 be determined as follows:

DESCRIPTION OF PROPOSAL

Preliminary Approval for a Material Change of Use and Reconfiguring a Lot (Section 241), incorporating a (s.242) component to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for a Master Planned Residential Community (Headlands Coastal Community); and Development Permit for Reconfiguring a Lot (2 Lots into 329 Lots and access easement)

SUBJECT SITE

Logan Road, Innes Park described as Lot 1 on SP182595 and Lot 3 on RP7301

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Reconfiguring a lot	Part 1, table 3, item 1	<input checked="" type="checkbox"/>	<input checked="" 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

A preliminary approval to which section 242 of the SPA applies is given and the assessment manager has approved a **variation to the local planning instruments:**

Local Planning Instrument	Variation Approved
<p>Bundaberg Regional Council Planning Scheme 2015</p>	<p>Part 5 – Tables of Assessment - Table 5.4.1 Low density residential Zone – Levels of Assessment for material change of use is overridden by the provisions of Headlands Coastal Community Plan of Development Table 5.2.1 –Levels of Assessment Table – Material Change of Use – Headlands low density residential precinct as included in the Schedule A.</p> <p>Part 5 – Tables of Assessment - Table 5.4.2 Medium density residential zone – Levels of Assessment for material change of use is overridden by the provisions of Headlands Coastal Community Plan of Development Table 5.2.2 –Levels of Assessment Table – Material Change of Use – Headlands medium density residential precinct as included in the Schedule A.</p> <p>Part 5 – Tables of Assessment - Table 5.4.8 Neighbourhood centre zone – Levels of Assessment for material change of use is overridden by the provisions of Headlands Coastal Community Plan of Development Table 5.2.4 –Levels of Assessment Table – Material Change of Use – Headlands neighbourhood centre precinct as included in the Schedule A.</p> <p>Part 5 – Tables of Assessment - Table 5.5.1 Reconfiguring a lot – Levels of assessment is overridden by the provisions of Headlands Coastal Community Plan of Development Table 5.3.1 –Level of Assessment Table – Reconfiguring a Lot as included in the Schedule A.</p> <p>Part 5 – Tables of Assessment - Table 5.6.1 Building work - Levels of assessment is overridden by the provisions of Headlands Coastal Community Plan of Development Table 5.4.1 - Level of Assessment Table – Building Work as included in the Schedule A.</p> <p>New insertion of Headlands Coastal Community Plan of Development Table 5.2.3 –Levels of Assessment Table – Material Change of Use – Headlands small lot residential precinct as included in the Schedule A.</p> <p>New insertion of Headlands Coastal Community Plan of Development Part 6 – Headlands Precinct – Section 6.1 Preliminary as included in the Schedule A.</p>

	<p>New insertion of <i>Headlands Coastal Community Plan of Development Section 6.2.1 –Headlands medium density residential precinct code</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development Section 6.2.2 –Headlands small lot residential precinct code</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development Section 6.2.3 –Headlands neighbourhood centre precinct code</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development Part 9 – Headlands Development code – Section 9.1 Preliminary</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development – Section 9.2.1 – Headlands dwelling house (small lot) code</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development – Section 9.2.2 – Headlands resort complex code</i> as included in the Schedule A.</p> <p>New insertion of <i>Headlands Coastal Community Plan of Development – Section 9.3.1 – Headlands reconfiguring a lot code</i> as included in the Schedule A.</p>
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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
- All Material Change of Use, unless otherwise made Exempt or Self-Assessable

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 and Associated Planning Scheme Policies
- Headlands Coastal Community Plan of Development

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

Compliance assessment is required under chapter 6, part 10 of SPA for the following documents or works in relation to the development

Documents or works requiring compliance assessment	Matters or things against which the document or work must be assessed	Compliance assessor	When the request for compliance assessment must be made
Subdivision Plan	The matters or things listed in Schedule 19, Table 1 of the <i>Sustainable Planning Regulation 2009</i>	Bundaberg Regional Council	In the time stated in Schedule 19, Table 1 of the <i>Sustainable Planning Regulation 2009</i>

6. SUBMISSIONS

There were seven (7) submissions received for the application. The name and address of the principal submitter for each properly made submission are as follows:

Name of principal submitter	Address
1. Karen Peacock	42 Coolanblue Avenue, Innes Park, Qld, 4670
2. Leonore Miller	127 Logan Road, Innes Park, Qld, 4670
3. Michael Stacey	395 Woongarra Scenic Drive, Innes Park, Qld, 4670
4. John Wood	141 Logan Road, Innes Park, Qld, 4670
5. Josephine & Jason Ferris	44 Coolanblue Avenue, Innes Park, Qld, 4670
6. Pam Soper	29 Watsons Road, Bargara, Qld, 4670
7. Simon de Bomford	131 Logan Road, Innes Park, Qld, 4670

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

The referral agency for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
<i>Schedule 7, Table 2, Item 14 – Tidal works, or development in a coastal management district</i>	Department of Infrastructure, Local Government and Planning	Concurrence	State Assessment and Referral Agency (SARA) E: WBBSARA@dilgp.qld.gov.au P: PO Box 979 Bundaberg Qld 4670
<i>Schedule 7, Table 3, Item 2 – An aspect of development identified in schedule 9 that (a) is for a purpose mentioned in schedule 9, column 1; and (b) meets or exceeds the threshold for the purpose</i>	Department of Infrastructure, Local Government and Planning	Concurrence	State Assessment and Referral Agency (SARA) E: WBBSARA@dilgp.qld.gov.au P: PO Box 979 Bundaberg Qld 4670
<i>Schedule 7, Table 3, Item 5 – Material change of use, if carrying out the use will involve (a) operational work, other than excluded work, carried out completely or partly in a coastal management district</i>	Department of Infrastructure, Local Government and Planning	Concurrence	State Assessment and Referral Agency (SARA) E: WBBSARA@dilgp.qld.gov.au P: PO Box 979 Bundaberg Qld 4670

9. APPROVED PLANS

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

Plan/Document number	Plan/Document name	Date
CC – 2995 – CON 04 – issue D4	Sewerage Reticulation Plan 1 of 2	10 November 2015
CC – 2995 – CON 05 – issue D4	Sewerage Reticulation Plans 2 of 2	10 November 2015
ML15-002 - ROL Stage 1 – Issue A	Plan of Proposed Lot Reconfiguration Headlands Stage 1	19 January 2016
ML15-002 - ROL Colour – Issue A	Plan of Proposed Lot Reconfiguration Headlands	19 January 2016
ML15-002 - MOD – Issue B	Headlands Stage Modules	29 January 2016
ML15-002 - MOD	Stage Modules 2 of 5	25 July 2017
ML15-002 - MOD	Stage Modules 3 of 5	25 July 2017
ML15-002 - MOD	Stage Modules 4 of 5	25 July 2017
ML15-002 - MOD	Stage Modules 5 of 5	25 July 2017
A1000 – Issue E	Masterplan – Headlands Coastal Community	28 March 2017
Document No: 325.2016.45639.1 – Revision 2	Headlands Coastal Community Plan of Development	As amended 25 July 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

The following conditions about infrastructure have been imposed under Chapter 8 of the *Sustainable Planning Act 2009*:

Condition/s	Provision under which the Condition was imposed
17, 18, 40, 42a-e(i), 42h, 43, 49, 50, 56b, 56e-f, 57, 59, 60, 61, 62	Section 665 – Non-trunk Infrastructure
30a, 37, 38, 41a-c, 42f-g, 44, 45, 46	Section 646 – Identified Trunk Infrastructure
30b, 30c, 51, 52, 53, 56a, 56c-d, 58	Section 647 – Other Trunk Infrastructure

SCHEDULE 1 CONDITIONS AND ADVICES IMPOSED BY THE ASSESSMENT MANAGER

PART 1A – CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

ALL DEVELOPMENT

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 submission of a Plan of Subdivision for compliance assessment and signing, unless otherwise stated within this notice.

Assessment Provisions

4. This approval varies the effect of the Bundaberg Regional Council Planning Scheme 2015 to the extent that reconfiguring of approved lots and development on the approved lots must be undertaken in accordance with the tables of assessment and codes included in the Headlands Coastal Community Plan of Development.

Date Development Must be Completed By (Lapsing Date)

5. In accordance with section 342 of the *Sustainable Planning Act 2009*, this Development Approval to the extent it relates to development not completed will lapse fifteen (15) years from the date of this approval.

Building Envelopes

6. Submit and have approved by the Assessment Manager a Building Envelope Plan for the lots within the Headlands Small Lot Residential Precinct, as shown on Approved plan A1000 Rev. E, titled 'Masterplan', dated 28.03.17, that:
 - a. is prepared by a surveyor;
 - b. identifies by metes and bounds the approved building envelope for each lot identified on the Approved Plans as having a building envelope, having:
 - a. a minimum street frontage setback of 3 metres;
 - b. a minimum side boundary setback of 1m, or where within 1 metre of the side boundary, the envelope has a maximum height of 3.5m and a length parallel to the boundary no longer than 12 metres or 50% of the total side boundary length, whichever is the lesser.
 - c. a minimum rear boundary setback of 1 metre, where a maximum height of 3.5 m, or 6 m, where a maximum height of 9 metres;
 - d. a maximum building height of two storeys, or 9 metres; and
 - e. a maximum site cover of 60%; and
 - c. dimensions each building envelope to a point on the lot boundary with a minimum area of 200 m² unless otherwise identified on the Approved Plans; and

Once approved, the amended plans will form part of the Approved Plans for this development and amendments to the Building Envelope can only be made with the agreement of the Assessment Manager. Any agreement must be obtained in writing.

7. All future dwellings and buildings on the approved lots within the Headlands small lot residential precinct, must be sited and constructed in accordance with the approved building envelopes and dwelling controls (ie. the "Plan of Development") shown on the Approved Plans. A copy of the approved Plan of Development must be included in the contract of sale for the approved lots, together with a clause which requires future dwellings to be constructed in accordance with it.

Building Design – Dwelling house in Headlands small lot residential precinct

8. Any roof decks or viewing platform must have a setback at least 1.5 m from the side boundary and a floor level no more than 7 m above ground level or 1.5 m less than the overall height, whichever is less.
9. All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as shutters, louvres, glass panelling or the like, except where required to satisfy any privacy condition of this Decision Notice.

10. Unbroken lengths of wall must not exceed:
 - a. 15 m for walls up to 3.5 m in height;
 - b. 7.5 m for walls greater than 3.5 m in height.

Note: For the purpose of this acceptable outcome, 'Unbroken length of wall' includes any continuous section of wall without a full height separation or recess:

- (a) Greater than 0.5 m deep; and
- (b) Greater than 1 m wide.

Privacy – Dwelling house in Headlands small lot residential precinct

11. To ensure privacy is protected between adjoining properties, any windows located on the upper level of buildings where overlooking an adjoining property must either:
 - a. have a minimum window sill height of 1.7 metres above floor level;
 - b. be fitted with translucent glazing;
 - c. be fitted with a fixed external screen;
12. To ensure privacy is protected between adjoining properties, any upper level balcony where facing an adjoining balcony or window, must include either balcony planter boxes, balustrading or fixed external screens, positioned in such a way to obscure direct views into the habitable room windows or private open space areas of the adjoining property.

Construction Management

13. 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.
14. 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.
15. 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.

Turtle Sensitive Lighting

16. Where assessable development regulated by this preliminary approval relates to building work or a material change of use, internal lighting must be shaded through glass tinting on all windows facing or seen from the beach with a transmittance value of 45% or less.

Water

17. Provide a reticulated water supply service to each lot by supplying all necessary materials, including structures and equipment, and performing all necessary works. Works must include network modelling with internal main sizing to be finalised as part of an application for Operational Works.

Sewerage

18. Provide a reticulated sewerage service to each lot by supplying all necessary materials, including structures and equipment, and performing all necessary works generally as indicated in Empire Engineering Drawings *Sewerage Reticulation Plans* CC2995 CON 04 and 05 Issue D4 . The nominated point of connection to Council's reticulated sewerage network is sewerage maintenance hole SMH13162 (Discharge Pit) located on the south eastern corner of the Back Windermere Road and Poinciana Drive Intersection.

DEVELOPMENT PERMIT**Easements**

19. Lodge for registration at the office of the Land Registry the following easement(s):
 - a. an access and services easement having a minimum width as indicated on the Approved Plans to the benefit of proposed Lot 501. Note: this access easement will no longer be required when the new roadway is constructed;
 - b. stormwater drainage easements having a minimum width of three (3) metres or as determined in an application for Operational Works, whichever is the greater, to the benefit of Council that includes:
 - i. all stormwater overland flow paths traversing the subject site from upstream catchments (even where such areas where the flows would be covered by a road or reserve) with such easements to be registered in the first stage of development;
 - ii. Q100 ARI stormwater overland flow paths traversing the subject site. Where paths traverse a balance lot they may be partial (stub) easements with additional non-interference clauses to the satisfaction of the Assessment Manager; and
 - iii. any stormwater main existing or proposed to traverse the land located within the easement and a minimum of one (1) metre from the easement boundary;
 - c. stormwater drainage easements over the proposed stormwater treatment facilities (even where such areas would be covered by a road or reserve) as identified on the Approved Plans or as determined in any approval for operational works to the benefit of Council;
 - d. sewerage easements having a minimum width of three (3) metres to the benefit of Council that includes any sewerage main (including pressure mains) existing or proposed traversing the land located within

- the easement and a minimum of one (1) metre from the easement boundary; and
- e. water supply easements having a minimum width of three (3) metres to the benefit of Council that includes any water main existing or proposed traversing the land located within the easement and a minimum of one (1) metre from the easement boundary.
20. Draft easement documentation must be submitted to the Assessment Manager for endorsement.
21. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.
22. Ensure that any easements and rights pertaining to the parcels of land associated with this approval are maintained unless otherwise stated on the Approved Plans or the conditions of this approval. Proof of the registration or surrender of any easements are to be submitted to the Assessment Manager at the time of the submission of a Plan of Subdivision for compliance assessment and signing.

Electricity, Lighting and Telecommunications

23. Enter into an agreement with an approved electricity provider, to ensure that underground electricity will be available to each lot under standard tariff conditions and without further capital contributions. Provide evidence of such an agreement, along with associated bonding arrangements, to the Assessment Manager prior to the approval of the relevant Plan of Subdivision.
24. Padmount transformers must be located within the road reserve fronting proposed or existing park or drainage reserves, unless otherwise agreed in writing by the Assessment Manager.
25. Street lighting to new roads, multi-modal pathways and intersections must be by way of provision of underground conduits and cables, poles and street lights. The design and provision of street lighting must be in accordance with Australian Standard 1158:2005. The applicable lighting category is P5 with aeroscreens for all roadways.
26. Street and park lighting must be the most energy efficient, dark sky compliant (which prevents the light from escaping upward and direct light down and away from the beach) and amber lighting available in the National Electricity Market Load Tables for Unmetered Connection Points (AEMO 2015). Ergon Rate 3 Lighting must only be used with the specific approval of the Assessment Manager.
27. Enter into an agreement with the Telecommunications Authority or Cable Service provider (whichever is applicable) to ensure that telecommunication/cable services will be available to each lot.
- Provide evidence of such an agreement to the Assessment Manager prior to the approval of the Plan of Subdivision.
28. Telecommunication conduits (ducts) and pits, including trenching and design, must be provided to service the development in accordance with 'Fibre-

Ready' standards or the NBN Co Installing Pit and Conduit Infrastructure - *Guidelines for Developers*, to the satisfaction of the Assessment Manager.

Fences

29. Any fencing for lots within Stage 1 and interface with the proposed Headlands Community Reserve is to consider CPTED principles and have a maximum height of 1.2 metres.

Land Dedication

30. Dedicate land shown on the Approved Plans as follows:
 - a. Land identified as road must be dedicated to the state as road reserve with plan sealing for each relevant stage, unless specifically listed in another condition;
 - b. At the first relevant stage adjoining the proposed Lot 502 (stage module 11), land identified as proposed Lot 502 must be dedicated to the state as drainage reserve; and
 - c. At the sealing of survey plans for the first stage, land identified as proposed Lot 503 must be dedicated as reserve for park.
31. The land area to be dedicated must be unencumbered by services such as pump stations, services easements or similar operational uses.

Landscaping

32. An overall landscape plan must be submitted to and approved by the Assessment Manager as part of the first application for Operational Works. The plan must be generally in accordance with the Approved Plans, excluding agreed embellishment structures contained within proposed Lot 503 and Lot 3 on SP182595 and have regard to the conditions of this approval and include, but not be limited to, the following features:
 - a. The area or areas set aside for landscaping;
 - b. A schedule of all proposed trees, shrubs and ground covers to be used in landscaping including the utilisation of species indigenous to the area (the Plant Species List contained within Council's Landscaping Planning Scheme Policy is a guide to species selection; the botanical and common names of plants must be provided). No exotic plants are to be specified;
 - c. Details of any major landscaping structures, including entrance statements;
 - d. A strategy for street tree planting proposed within the road reserves;
 - e. Details of any landscaping works proposed to 'Headlands Community Reserve' as shown on Concept Kalina Creek Rehabilitation Plan A1012 Revision A dated 18.01.16, including the consideration of CPTED principles for the pathway;
 - f. Details of any other landscaping works proposed to 'Headlands Village Green' as shown on Approved plan A1000 Issue E, titled 'Masterplan', dated 28.03.17;

Once approved, the Landscape Plan will form part of the Approved Plans for this development.

33. Submit with the Operational Works application for each stage, a further detailed landscape plan relevant to each stage, generally in accordance with the overall plan within the above condition which includes:
- a. The area or areas set aside for landscaping;
 - b. Location and name of existing major trees;
 - c. The existing trees to be maintained;
 - d. A plan and schedule of all proposed trees, shrubs and ground covers which identifies:
 - i. The location and sizes at planting and at maturity of all plants;
 - ii. The utilisation of species indigenous to the area (the Plant Species List contained within Council's Landscaping Planning Scheme Policy is a guide to species selection; the botanical and common names of plants must be provided). No exotic plants are to be specified;
 - e. The location of all areas to be covered by turf or other surface material including pavement and surface treatment details;
 - f. Measures to ensure that the planted trees will be retained and managed to allow growth of the trees to mature size;
 - g. Details of any landscaping structures, including entrance statements;
 - h. Details of cutting and filling and all retaining structures and fences and associated finishes.

Note: Where applicable property boundary garden/landscape bed edge walls must be provided with sleeper or equivalent retaining walls to contain the garden material within the site. Such walls must be constructed to a height that is at or above the adjacent kerb;
 - i. Contours or spot levels if appropriate;
 - j. Fence size and materials where applicable;
 - k. Inclusion of a controlled underground or drip irrigation system where applicable. Note: Any such system is to be fitted with an approved backflow water prevention device
 - l. Location of any drainage, sewerage and other underground services and any overhead power lines;
 - m. Detail of proposed street trees within the road reserve.
34. Complete landscaping shown on the endorsed plans in association with each relevant stage and maintain all landscape works in accordance with the approved design for a period of 24 months from the date works are accepted on maintenance.

New Street Names

35. Street names must be submitted to and approved by the Assessment Manager prior to the commencement of Operational Works associated with this approval. A written request for the proposed naming of streets must be submitted that includes three (3) suggested road names for each new street in the development that:
- a. Reflect aspects of the area in which the streets are located, including historical names, unless otherwise determined by the Assessment Manager. The order of preference in allocating street names will be:
 - i. Historical persons / Historical place names;
 - ii. Other relevant aspects (eg. local flora and fauna); and
 - iii. Themed street names. Where 'themed' names are proposed, a list of street names for the entire development must be submitted as part of the Operational Works application for Stage One of the development;
 - b. Are nouns and generally contain one (1) word. Composite words may be acceptable when they supplement the primary name; and
 - c. Are unique and unambiguous to the Bundaberg Regional Council local government area.
- (Note: where a street is extended, the new section created will retain the name of the street extended.)*
36. Supply and erect all necessary street signs and posts.

Pathways, Park and Bridge

37. Provide a Coastal Principal Path (turtle trail – three (3) metres wide) in accordance with Council's Plans for Trunk Infrastructure at the location generally provided on the Master Plan Drawing number A1000 issue E dated 28 March 2017. Such pathway is to be contained either in the roadway or a future or existing park. The pathway must be provided at the adjacent module.
38. Provide a Pathway Bridge to the satisfaction of Council across Kalina Creek to link the Principal Path by the earlier of 30 June 2026 or completion of module 16.

Roadworks and Access

39. Intersection designs and speed restriction devices must be in accordance with Main Roads Road Planning and Design Manual and, where applicable, Austroads *Guide to Road Design Part 4A: Unsignalised and Signalised Intersections*.
40. Provide truncations to all street intersection types to a minimum of six (6) metre three (3) chord configuration unless adjacent to proposed Lots 1 & 110 and 226 & 227 where the truncation must be increased to accommodate the proposed roundabouts. The truncation must be dedicated as road reserve.
41. At the first stage of development:

- a. provide a BAL type intersection at Innes Park Road and Logan Road adjusted to suit the existing infrastructure; and
 - b. provide works, such as physical barriers and appropriate signage, as necessary to physically close the Cockerills Road and Logan Road intersection. The specifics must be determined as part of an application for Operational Works, however, such works must make allowance to:
 - i. restrict construction traffic to Logans Road; and
 - ii. ensure that Cockerills Road remains open until the completion of Stage 1 works.
 - c. provide Trunk Collector roadway in Logan Road with a paved width of a minimum of 12 metres from the southern property boundary of the subject land to the northern boundary of 131 Logan Road, or such lesser distance as agreed by the Assessment Manager.
42. Construct all new roads in accordance with the plan number ML15-002-ROL Colour and with the following requirements:
- a. All roadways must be sealed with asphaltic concrete.
 - b. Provide concrete kerb and channelling on each side of all roadways to the relevant standard.
 - c. The Access Place or cul-de-sac roadway reserve must be of a minimum dedication width of fifteen (15) metres and must be paved to a width seven (7) metres measured between nominal kerb lines;
 - d. The Access Street roadway reserve must be of a minimum dedication width of fifteen (15) metres and must be paved to a width of eight (8) metres measured between nominal kerb lines;
 - e. The Collector Street roadway reserve must be a minimum dedication width of twenty (20) metres and must be paved to a width of nine (9) metres measured between nominal kerb lines;
 - f. The Trunk Collector roadway reserve being Logan Road must be an ultimate minimum dedication width of twenty-five (25) metres and must be paved to a width of twelve (12) metres (roadway) measured between nominal kerb lines. Works must:
 - i. be to the full property frontage;
 - ii. be provided not later than with the adjacent stages; and
 - iii. be extended to Poinciana Drive in the north by module 24;
 - g. The Trunk Collector roadway reserve being Esplanade Road must be an ultimate minimum dedication width of twenty (20) metres and must be paved to a width of twelve (12) metres, or such lesser width as agreed by the Assessment Manager, measured between nominal kerb lines; and
 - h. Cul-de-sac bulbs must be provided with a minimum twenty (20) metre turning circle measured from the nominal kerb line.

43. Where the staged road layout does not allow a commercial vehicle to manoeuvre within the roadway in a forward gear, provide a temporary sealed turn-around facility. The temporary turn-around facilities must be in accordance with an Operational Works approval and provide a minimum twenty (20) metre turning circle, measured from the edge of the pavement.
44. At the second stage of development provide a minimum continuous six (6) metre sealed pavement in Logan Road to Poinciana Drive and prioritise the Poinciana Drive and Logan Road traffic flow;
45. Provide three roundabouts in locations shown on approved plan A1000 Rev. E dated 28.03.17 titled 'Master plan', when undertaking associated roadworks.
46. Prior to submitting the Plan of Subdivision incorporating the 120th Lot:
 - a. widen the existing Logan Road from the northern boundary of 131 Logan Road to the intersection with Innes Park Road, to a minimum carriage width of nine (9) metres;
 - b. provide a sealed BAR type intersection at Back Windermere Road and Poinciana Drive.The pavement specifics must be determined as part of an application for Operational Works.

Rock

47. Unless otherwise approved by the Assessment Manager, no rock breaking is to be undertaken outside of trenches and no rock crushing is to be undertaken.

Rural Land Interface

48. Agricultural activities, including grazing are not to be undertaken within 40 metres of each stage boundary on the balance lots area. Appropriate treatments to restrict access may include fencing or similar.

Sewerage

49. Make provision for a new sewerage connection suitable to meet the requirements of the development. All live sewer work, including the point of connection, must be undertaken by Council.
50. Except where perpendicular to or intersecting with a property boundary, a sewer main must not be situated closer than 1.5 metres to a property boundary, unless otherwise approved by the Assessment Manager.
51. At the first stage of development, provide and commission to the satisfaction of Assessment Manager the sewerage pump station in accordance with Council standard plan Bundaberg City Council Plan Number 15970 and

provide a pressure main to the Discharge Pit, generally in accordance with the approved plans, and described, but not limited to, as follows:

- a. dedicate to Council, Lot 501 as the pump station lot (SPS1) and 20 m access and utilities easement (SPS1 Easement) with terms and conditions acceptable to Assessment Manager;
 - b. provide a minimum 3 m all weather access from within the SPS1 easement;
 - c. provide a minimum 50 mm potable service;
 - d. immediately upstream of the Discharge Pit provide sewer discharge maintenance hole (Surcharge Pit) to Bundaberg Regional Council standard plan S1001;
 - e. provide a two stage rising main to the satisfaction of the Assessment Manager with a low flow pressure main from SPS1 to the Surcharge Pit and high flow pipe to RM3; and
 - f. provide security fencing and landscape screening, designed to the satisfaction of the Assessment Manager, around and within SPS1 so that the infrastructure will be effectively screened and provide a high degree of amenity.
52. At the first stage of development provide the trunk 225 mm gravity sewerage mains from GM1 to SPS1 via GM2 – GM4. The sewerage specifics must be determined as part of an application for Operational Works.
53. Provide the trunk 225 mm gravity sewerage mains between:
- a. GM5 and GM4 at the earlier of the adjacent modules or completion of the adjacent road works to Logan Road; and
 - b. GM6 and GM4 at the earlier of the adjacent modules or completion of the adjacent road works to Lot 32 on RP 893359.

Staging

54. The development may be staged in accordance with the stage boundaries shown on the Approved Plans. If staged, the development need not be completed sequentially in the stage order and the developer may sub-stage the release of any or all allotments in that stage, as indicated on the Approved Plans provided that:
- a. All sewerage infrastructure works relating to the provision of a new pump station occurs with the first stage of the development, including the provision of gravity mains, as listed herein;
 - b. All new roads on plan ML15-002-ROL Stage 1 Issue A, are dedicated with the first stage of development;
 - c. All roadworks and necessary infrastructure works to facilitate the provision of continuous sealed pavement in Logan Road and intersection works at Back Windermere Road and Poinciana Drive, occurs at the second stage of development;
 - d. any road access and infrastructure services required to service the particular stage are constructed with that stage.

55. Comply with the conditions of each respective stage of this Development Permit prior to the endorsement of a Plan of Subdivision for that stage unless otherwise stated within this notice.

Stormwater

56. Install a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an Operational Works approval and Queensland Urban Drainage Manual, and must include in particular:
- a. the works shown on the Approved Plans and the works as described in section 3.3, 3.8 and 3.9 of the Empire Engineering *Site Based Stormwater Management Plan* (dated March 2016 Revision D) except as listed herein and with the exception of the following:
 - i. upstream flows from Lot 34 (northern Catchment) and Poinciana Drive/existing Logan Road must be conveyed in underground drainage directly to the Headland Village Green water sensitive urban design area (WSUD area);
 - b. Shape the surface of each lot to drain directly to either a Road or Drainage Reserve, as no inter-allotment drainage will be permitted, unless it can be demonstrated that Lot filling, shaping, retaining walls or other methods are not practical. Should inter-allotment drainage be accepted for use by Council, inter-allotment drainage for Q100 ARI flows must be designed and constructed in accordance with the requirements of the Queensland Urban Drainage Manual. The drainage specifics must be determined as part of an application for Operational Works;
 - c. Lateral underground drainage in Logan Road must be to a minimum Q50 ARI standard, unless stated herein, with no afflux to upstream lots. For Kalina Creek Crossing the lateral drainage must also either:
 - i. be designed with the associated downstream catchment for Kalina Creek crossing modified to maintain the pre-development flows; or
 - ii. must be as follows:
 - A. generally in accordance with the recommendations of the SBSMP;
 - B. be accompanied with the registration of a Q100 ARI easement in Lot 34 on RP194899 prior to the commencement of works; and
 - C. result in no increase in water surface level in Lot 33 on RP194899 immediately upstream of Lot 34;
 - d. Lateral underground drainage within the subject land must be provided under the proposed new access roads to a minimum standard of Q10 ARI;
 - e. Stormwater drainage must be designed and constructed in accordance with the requirements of the Queensland Urban Drainage Manual and Bundaberg Regional Council, i.e., a piped system with a

- capacity to cater for Q5 residential and Q10 ARI flows for all other uses, with overland flowpaths to be provided for a capacity of Q100ARI less piped flow;
- f. Where an overland component of the Q100 ARI flows must be conveyed to an open drain or outlet including in a balance parcel, such open drains must –
 - i. Have capacity for Q100 flows from the existing upstream catchments and this development with a minimum 150 mm freeboards;
 - ii. Have a maximum batter slopes 1V : 6H;
 - iii. Have a maintainable invert; and
 - iv. Drain invert must meander within the general alignment to present a natural appearance; and
 - g. The design for the site drainage system and fill, must be undertaken so that flows from adjacent properties will not be impeded by the development, unless as specifically listed herein.
57. The drainage system for the development must incorporate Stormwater Quality Improvements in accordance with the State Planning Policy July 2014, the Empire Engineering Site Based Stormwater Plan March 2016 (Rev D) and the Bundaberg Regional Council Stormwater Management Strategies. A Site Based Stormwater Management Plan and Erosion and Sediment Control Management Plan (SBSMP), inclusive of long term maintenance measures, must be submitted as part of an application for Operational Works outlining how the Stormwater Quality Improvements in both the construction and operational phases of the development will be achieved with special note of stages to ensure that WSUD outcomes are met at all times.
58. The Headland Village Green water sensitive urban design area (WSUD area) contained in the SBSMP must prior to the construction of the first stage directing water into the WSUD area:
 - a. be designed, to the satisfaction of the Assessment Manager, by an organisation with specific expertise regarding the detailed design of wetlands;
 - b. be commissioned to the satisfaction of Council, and
 - c. must be maintained and operated for a period of not less than 2 years after the last stage of development directing stormwater into the WSUD area in accordance with an agreed *Wetland Operation and Maintenance Plan* and is then to be transferred generally in accordance with the waterbydesign guideline for the *Transfer of Vegetated Stormwater Assets*.

Water

59. At the time of the first development application for operational works, provide network modelling and layout plans indicating the main sizing internal to the development.

60. A 150 mm water main must be provided in Logan Road to service the development. The main (Looped Main) must be positioned on the eastern side of Logan Road and must extend the existing 150 mm main in Logan Road to the existing main in Poinciana Drive. The Looped Main must be completed at the earlier of:
 - a. the module indicated in the network modelling;
 - b. module 24; or
 - c. when the Logan Road kerb and channel is extended to Poinciana Drive.
61. Arrangements for the installation of any metered service and sub-meters, or removal of an existing service, are to be made with Council's Operations Centre. All works are to be undertaken by Council at the Developer's expense.
62. A fire hydrant, or equivalent and sluice valve must be provided at the termination of reticulation at the Stage boundaries.

Infrastructure Agreement

63. The developer must comply with the requirements of the Headlands Coastal Community Infrastructure Agreement.

PART 1B – ADVICE NOTES

ALL DEVELOPMENT

Nature and Extent of Approved Development

- A. Any subsequent development on the approved subject site (as per Plan No: A1000 Issue E, titled 'Master plan', dated 28.03.17 is to be in accordance with the approved Headlands Coastal Community Development Plan included as a Schedule in this decision.
- B. Any subsequent development works or application made over the land to which this Preliminary Approval applies must comply with the terms of the Headlands Coastal Community Infrastructure Agreement 2017.
- C. This Decision Notice does not represent an approval to commence Building Works.

Fencing

- D. Should any existing fence not comply with the requirements of this approval, the existing fence must be replaced in accordance with the requirements of this approval.
- E. Fencing should be undertaken in accordance with the provisions of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*. This includes appropriate mediation practices and agreements regarding the type of materials, location and retrieval of any materials for any fence removed.

Rates and Charges

- F. In accordance with the *Sustainable Planning Act 2009*, all rates, charges or any expenses being a charge over the subject land under any Act must be paid prior to the Plan of Subdivision being endorsed by the Assessment Manager.

Environmental Harm

- G. 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.

Signage

- H. An Operational Works permit is required to be obtained for all signs and advertising devices associated with the development that do not comply with the self-assessable criteria of the Planning Scheme in effect at the time of the proposed works.

Operational Works

- I. This Decision Notice does not represent an approval to commence Operational Works.

Any Operational Works associated with this Material Change of Use or other engineering work proposed on the lot is subject to relevant assessment under the Bundaberg Regional Council Planning Scheme 2015 or the instrument in effect at the time of assessment.

Acid Sulfate Soils

- J. An acid sulfate soils management plan will be required to be submitted as part of an application for Operational Works.

Water & Sewer Connections

- K. Council permits one water property service only for each property. This means only one connection to the water main although there may be a potable and fire service feeding from that connection;

- L. Water and sewer connections to Council infrastructure will not be granted until approval is issued from Service Provider. An application for water and/or sewer connection for proposed development is to be made to the Service Provider through any one of Council Service Centre's. Water & Wastewater Operations & Reticulation Section requests the following requirements to be lodged with application:
- Site plan;
 - Floor plan;
 - Hydraulic plans showing proposed meter locations and sizes;
 - All plans are to be scaled and at minimum size of A3.
- M. The Developer is to make arrangements with Council for the provision of a new point of connection, at the Developer's expense, to satisfy the requirements of the development.
- N. All live sewer work, including the main replacement and new sewer point of connection, are to be undertaken by Council at the Developer's expense.

Temporary Closure of Cockerills Road

- O. A resolution of Council will be required to temporarily close Cockerills road. The Developer is requested to provide Council with a minimum of three (3) months' notice prior to the proposed closure.

PART 1C - PROPERTY NOTES

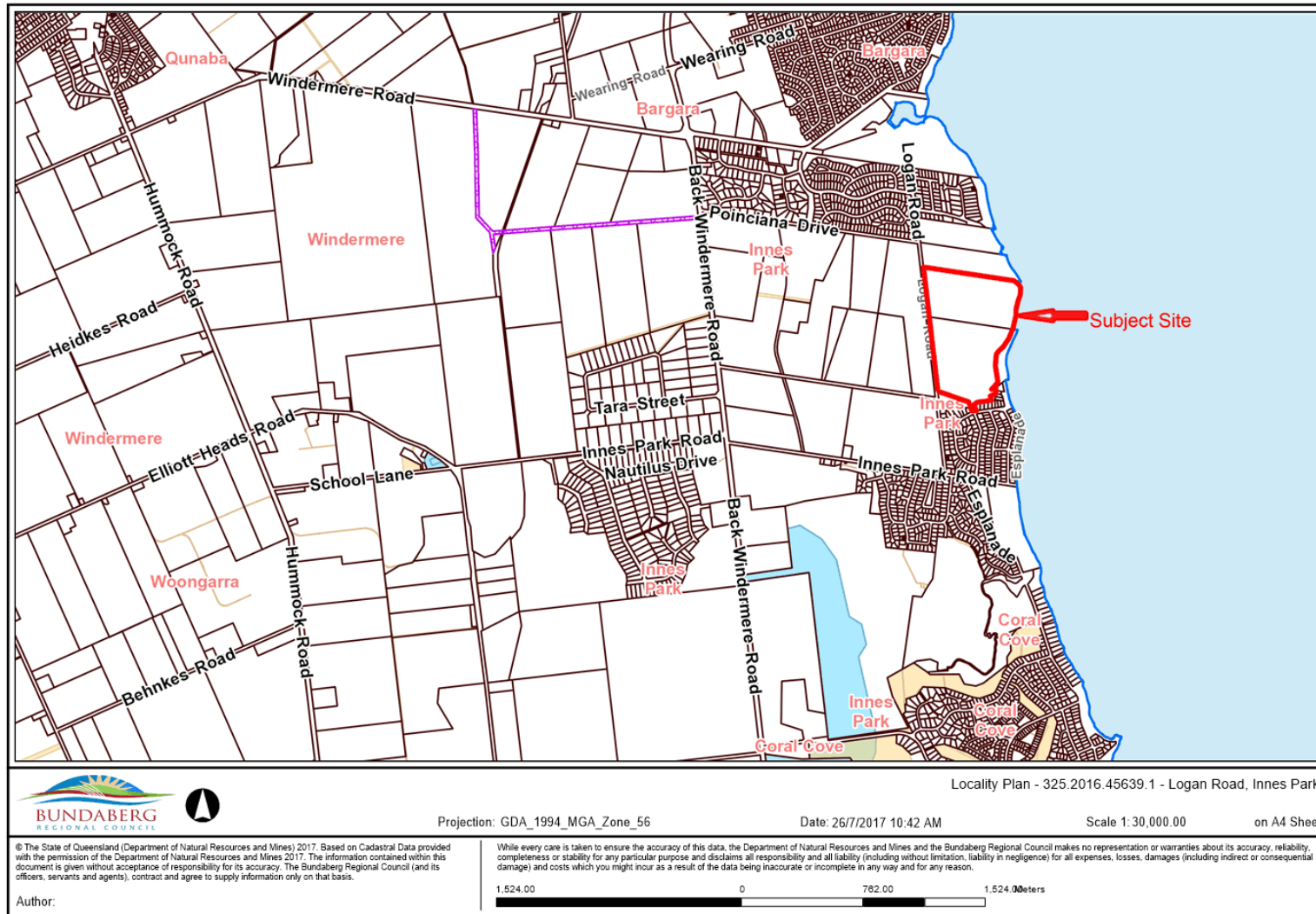
- P1. Development Approval 325.2016.45639.1 – Building Envelopes

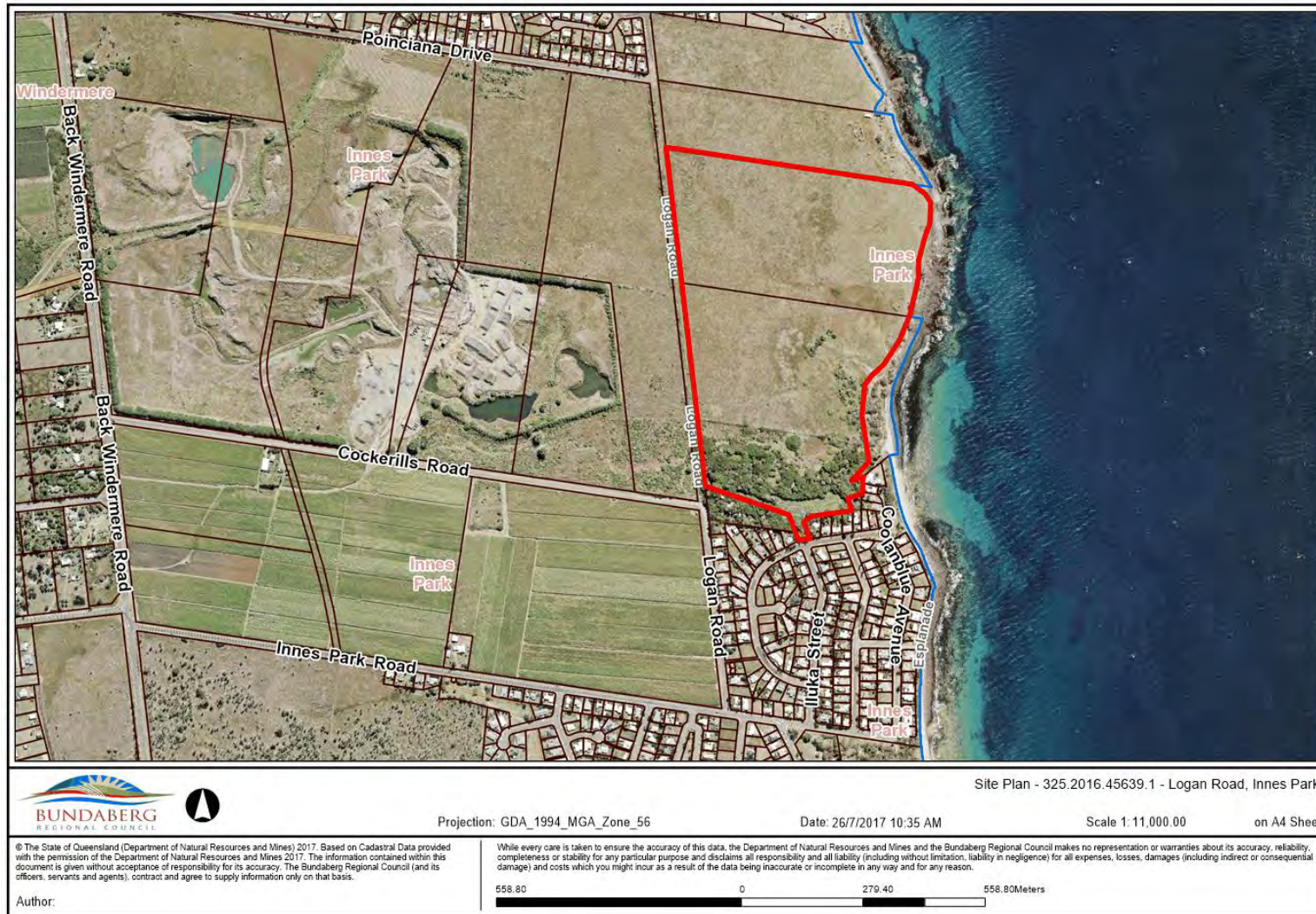
The following notation applies to approved Lots 300 - 330:

Building Envelope restrictions apply in respect to the use and development of this property. A copy of the Plan of Development and Building Envelope Plan is available from the Council. Landowners or purchasers are strongly advised to seek further details by contacting the Council's Development Assessment Branch.

PART 2—CONCURRENCE AGENCY CONDITIONS

The Department of Infrastructure, Local Government and Planning, by letter dated 7 June 2017 (copy letter attached for information).





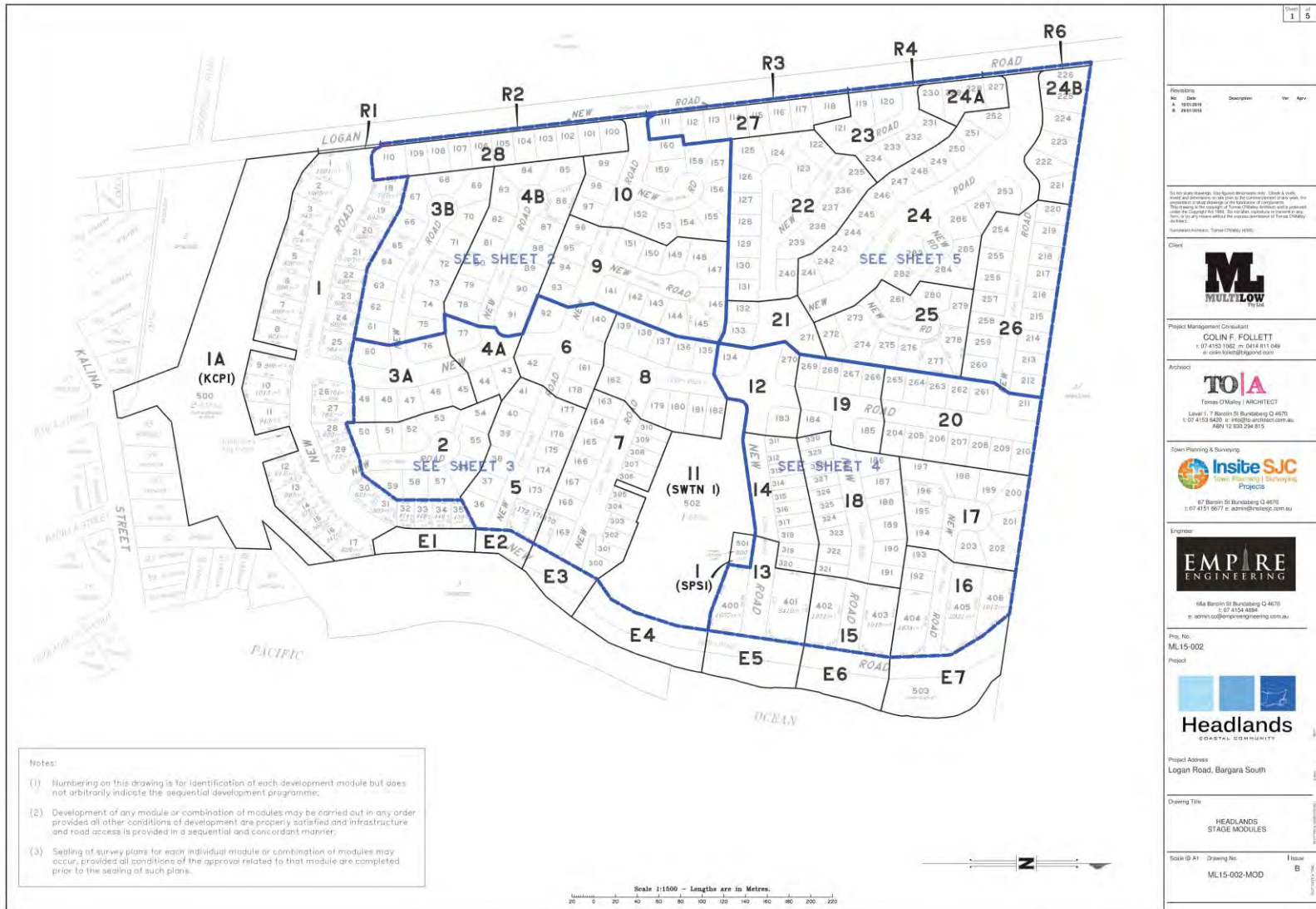






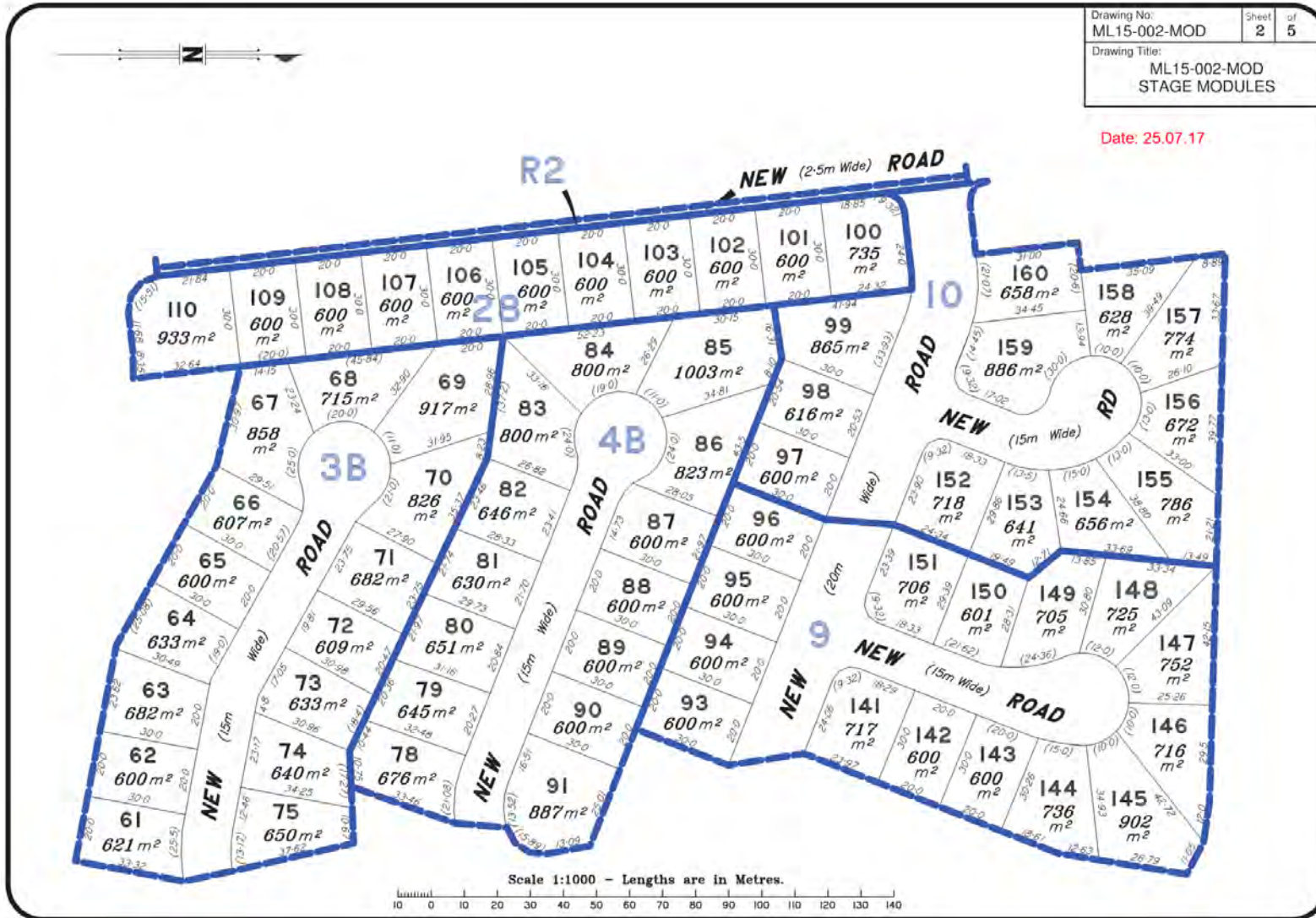


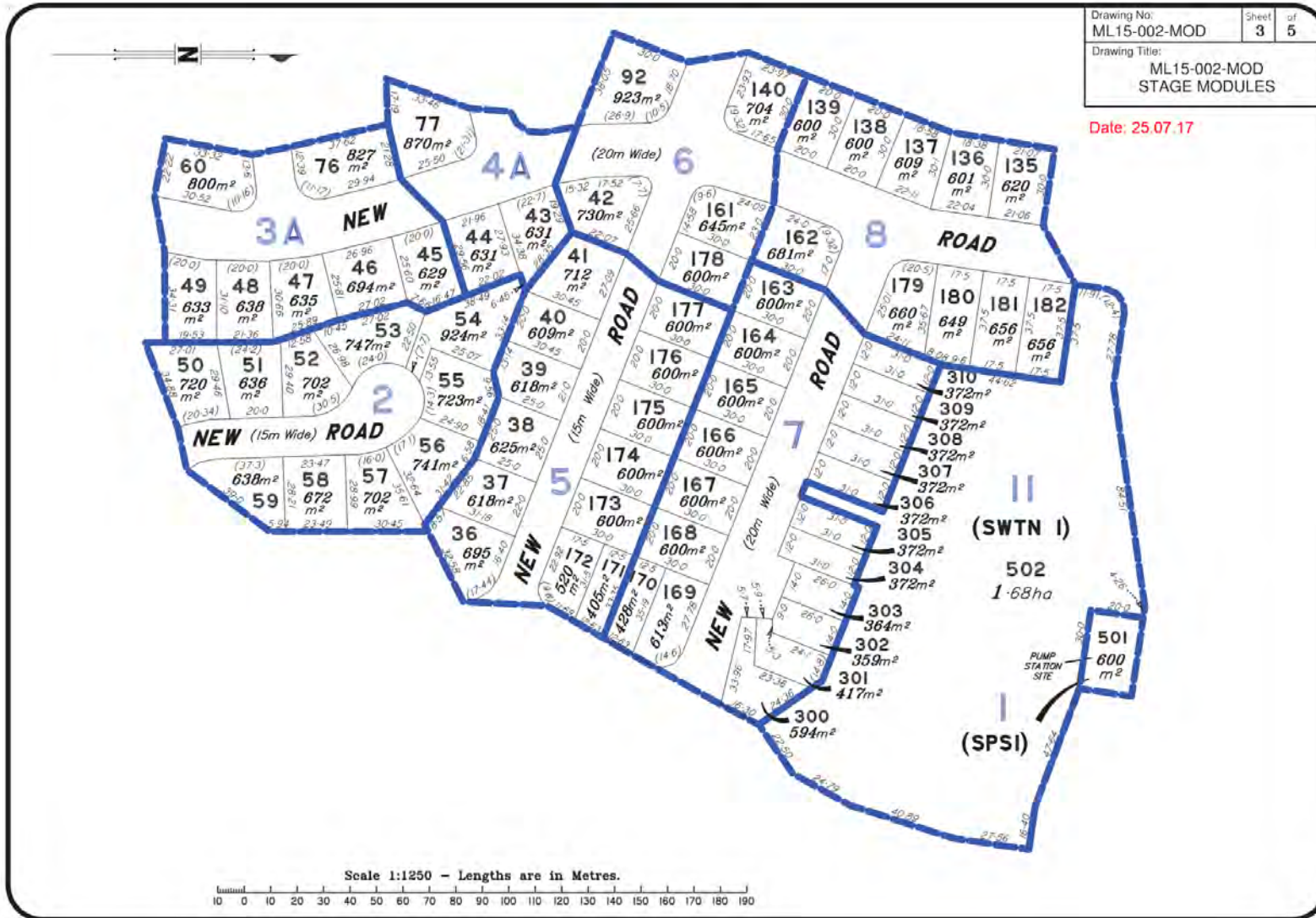




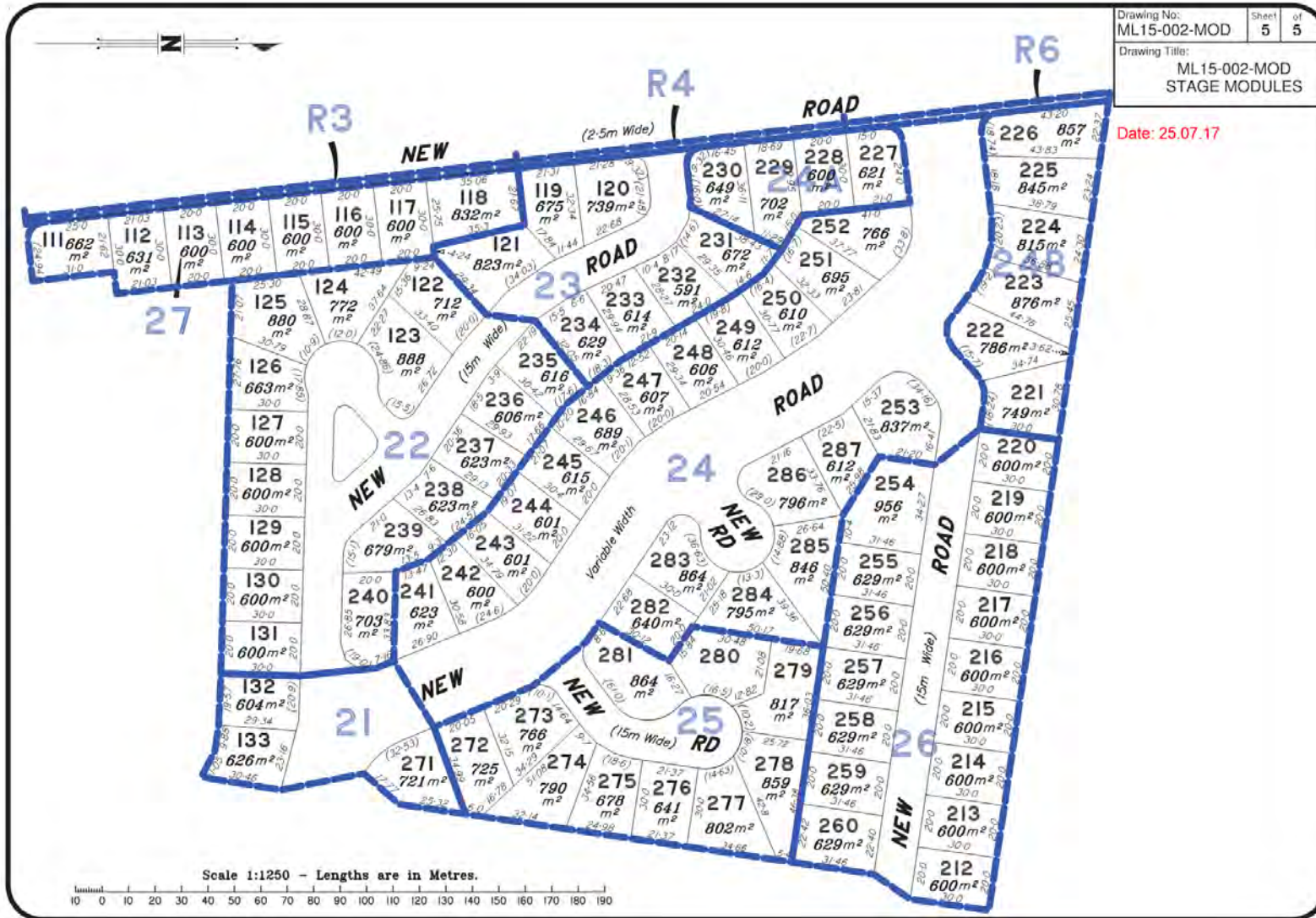
- Notes:
- (1) Numbering on this drawing is for identification of each development module but does not arbitrarily indicate the sequential development programme.
 - (2) Development of any module or combination of modules may be carried out in any order provided all other conditions of development are properly satisfied and infrastructure and road access is provided in a sequential and concordant manner.
 - (3) Sealing of survey plans for each individual module or combination of modules may occur, provided all conditions of the approval related to that module are completed prior to the sealing of such plans.

Sheet of 1 5	
Revisions	
No.	Date
1	15/03/2023
2	28/03/2023
<p>Do not plan, design, site, sign or construct any. Check a valid permit and compliance with all other conditions of the plan, the conditions of the plan and the conditions of the plan. This plan is the property of Empire O'Malley Architects and is provided under the Copyright Act 1969. Do not make, reproduce or transmit any copies of any form without the express permission of Empire O'Malley Architects.</p> <p>Surveyor/Author: Tames O'Malley 4670</p>	
Client	
Project Management Consultant	<p>COLIN F. FOLLETT 1 07 4153 6420 or 0434 811 166 c.colin.follett@colind.com</p>
Architect	<p>Tames O'Malley ARCHITECT Level 1, 7, Burslem St, Burnsideburg Q 4670 L: 07 4153 6420 or 0434 811 166 e: colin.follett@colind.com.au ABN 12 630 294 815</p>
Town Planning & Surveying	<p>Insite SJC Town Planning Surveying Projects 67 Burslem St Burnsideburg Q 4670 L: 07 4151 9677 or admin@insiteproject.com.au</p>
Engineer	<p>EMPIRE ENGINEERING 66a Burslem St Burnsideburg Q 4670 L: 07 4154 4888 e: admin@empireengineering.com.au</p>
Proj. No.	ML15-002
Project	<p>Headlands COASTAL COMMUNITY</p>
Project Address	Logan Road, Bargara South
Drawing Title	HEADLANDS STAGE MODULES
Scale @ A1	Drawing No. Issue
	ML15-002-MOD B









Headlands Coastal Community

PLAN OF DEVELOPMENT FOR A PRELIMINARY APPROVAL
AFFECTING THE PLANNING SCHEME—SECTION 242 OF THE
SUSTAINABLE PLANNING ACT 2009 — 25 JULY 2017

Document No: 325.2016.45639.1 – Revision 2



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Part 1 Preliminary

1.1 Planning scheme and Plan of Development

- (1) For the purposes of this document the Bundaberg Regional Council Planning Scheme 2015 is referred to as the 'planning scheme';
- (2) For the purposes of this document the Plan of Development is referred to as the 'POD'.

1.2 Land to which the POD applies

- (1) This POD applies to land described as Lot 1 on SP182595 and Lot 3 on RP7301, referred to in the POD as the 'plan area'.
- (2) The extent of the plan area is outlined in Figure 1 below.



Figure 1 - Extent of plan area

1.3 Purpose

- (1) This plan of development has been prepared for Multilow Pty Ltd under the provisions of section 242 of the *Sustainable Planning Act 2009* (SPA)—Preliminary approval which may vary the effect a local planning instrument.
- (2) The POD is intended to advance the purpose of the SPA in seeking to achieve ecological sustainability.

- (3) In seeking to achieve this purpose, the POD provides a logical, orderly and coherent local planning framework for future development in the master plan area for the relevant period.

1.4 Varying the effect of local planning instruments

- (1) This preliminary approval varies the effect of the planning scheme to the extent stated in this plan of development and subject to any conditions of the approval¹.
- (2) The POD varies the effect of the planning scheme in respect of the following—
- (a) Part 5—Tables of assessment²;
 - (b) Part 6—Zones;
 - (c) Part 9—Development codes.
- (3) To remove any doubt, the Strategic Framework contained in Part 3 of the planning scheme continues to have effect.

1.5 Development regulated in this POD

This preliminary approval applies to—

- (1) making a material change of use;
- (2) reconfiguring a lot;
- (3) carrying out building work³; and
- (4) carrying out operational work.

1.6 Preliminary approval

- (1) This POD varies the effect of the local planning instrument such that the assessment tables contained in this POD replace the applicable assessment tables in the planning scheme.
- (2) The codes and additional assessment criteria identified in the POD are the applicable codes and assessment criteria for the plan area.
- (3) To remove any doubt, if this POD conflicts with any provisions of the planning scheme or planning scheme policies, the POD prevails to the extent of any inconsistency.

1.7 Commencement and relevant period

The relevant period⁴ of this approval is 15 years from the date the approval takes effect. In accordance with Section 242(7) of the SPA, once each part of development has been completed, the provisions of the POD no longer apply.

¹ In cases where Council adopts a new planning scheme provision or policy after approval of this POD that has different requirements to this POD, the POD prevails within the relevant period of the approval.

² Of particular relevance is the overriding of Table 5.5.1.5—Emerging community zone.

³ Section 78A of the SPA states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*. Refer to the planning scheme Section 1.6—Building work regulated under the planning scheme.

⁴ See the SPA, section 343—When approval lapses if development not started.



1.8 Conditions of approval

All development within the plan area is to comply with this POD and the conditions of the development approval.



Headlands Coastal Community
Plan of Development 2016

Part 2 Interpretation

2.1 Defined terms in the SPA

All terms that are defined in the SPA and form part of the POD have the same meaning as in the SPA.

2.2 Definitions

Section 1.3.1 Definitions of the planning scheme continues to have effect, except for the following definition—

Domestic outbuilding: A class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purposes of a shed, garage and carport.

2.3 Codes

All codes identified in the POD—Tables of assessment and not contained in the POD are taken to be planning scheme codes.

2.4 Roads, watercourses and reclaimed land

To remove any doubt, this POD does not vary the effect of section 1.3.4—*Zones for roads, closed roads, waterways and reclaimed land* of the planning scheme.

Part 3 Tables of assessment

3.1 Introduction

This part and tables in *Appendix A—Part 5—Headlands Tables of assessment* identify the levels of assessment and assessment criteria for development within the plan area.

3.2 Explanation of tables of assessment

- (1) The development assessment tables identify—
 - (a) the assessment category applicable to development stated in the table; and
 - (b) the applicable assessment criteria for self-assessable development, code assessable development and exempt development.
- (2) The POD is to be read in conjunction with the Bundaberg Regional Council planning scheme Parts 5.1—5.4.

Note: please refer to Section 1.6 (2) of this POD.

3.3 Tables of assessment—Material change of use

The 'Tables of assessment' for making a material change of use in the plan area identify the levels of assessment and assessment criteria for the following precincts:-

- (1) Headlands low density residential precinct;
- (2) Headlands medium density residential precinct;
- (3) Headlands small lot residential precinct; and
- (4) Headlands neighbourhood centre precinct .

3.4 Table of assessment—Reconfiguring a lot

The 'Table of assessment' for reconfiguring a lot identifies the levels of assessment and assessment criteria for the plan area.

3.5 Table of assessment—Building work

- (1) The 'Table of assessment' for building work associated with a material change of use identifies the levels of assessment and assessment criteria in the Headlands low density residential precinct, Headlands medium density residential precinct, and Headlands small lot residential precinct.
- (2) The 'Table of assessment' for building work not associated with a material change of use identifies the levels of assessment and assessment criteria for all zones in the plan area.

3.6 Table of assessment—Operational work

The planning scheme 'Table of assessment' for operational work—Table 5.8.1 applies to operational work in the plan area.

3.7 Table of assessment—Overlays

The planning scheme 'Table of assessment' for overlays—Table 5.10 applies to development in the plan area⁵.

⁵ The POD does not change the effect of the planning scheme overlays.



Part 4 Codes for the plan area

- (1) The POD includes codes for development within the plan area.
- (2) *Part 6 Headlands Precincts* contains precinct codes that vary, to the extent stated, the effect of the zone codes in Part 6 of the planning scheme.
- (3) *Part 9 Headlands Development codes* contain development codes that vary, to the extent stated, the effect of development codes in Part 9 of the planning scheme.

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Part 5 – Headlands Tables of Assessment

5.1 Preliminary

Part 5 Headlands Tables of assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the plan area.

Part 5 – Headlands Tables of Assessment

5.2 Levels of assessment – Material change of use

The following tables identify the levels of assessment for development in a precinct for making a material change of use.

Table 5.2.1 Headlands low density residential precinct

Use	Level of assessment	Assessment criteria						Applicable use code
		Low density residential zone code of Bundaberg Regional Council Planning Scheme 2015	Landscaping code of Bundaberg Regional Council Planning Scheme 2015	Nuisance code of Bundaberg Regional Council Planning Scheme 2015	Transport and parking code of Bundaberg Regional Council Planning Scheme 2015	Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015		
Residential activities								
Dual occupancy	Self assessment							Dual occupancy code of Bundaberg Regional Council Planning Scheme 2015
Dwelling house	Exempt	Not applicable						
Dwelling unit	Code assessment	✓	✓	✓	✓	✓		Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable						
	Self assessment if not exempt.							Home based business code of Bundaberg Regional Council Planning Scheme 2015
Residential care facility	Code assessment	✓	✓	✓	✓	✓		Residential care facility and retirement facility code of Bundaberg Regional Council Planning Scheme 2015
Retirement facility	Code assessment	✓	✓	✓	✓	✓		Residential care facility and retirement facility code of Bundaberg Regional Council Planning Scheme 2015
Business activities								
Sales office	Self assessment							Sales office code of Bundaberg Regional Council Planning Scheme 2015
Community activities								
Community use	Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable						
Recreation activities								
Environment facility	Exempt	Not applicable						
Park	Exempt	Not applicable						
Other activities								
Utility installation	Exempt if a local utility.	Not applicable						

5.2 Levels of assessment – Material change of use

Use	Level of assessment	Assessment criteria
		Low density residential zone code of Bundaberg Regional Council Planning Scheme 2015 Landscaping code of Bundaberg Regional Council Planning Scheme 2015 Nuisance code of Bundaberg Regional Council Planning Scheme 2015 Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 Works, services and infrastructure code of Bundaberg Regional Council Planning
Not specified		
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The Bundaberg Regional Council Planning Scheme 2015

Part 5 – Headlands Tables of Assessment

5.2 Levels of assessment – Material change of use

Table 5.2.2 Headlands medium density residential precinct

Use	Level of assessment	Assessment criteria					Applicable use code
		Headlands medium density residential precinct code	Landscaping code of Bundaberg Regional Council Planning Scheme 2015	Nuisance code of Bundaberg Regional Council Planning Scheme 2015	Transport and parking code of Bundaberg Regional Council Planning Scheme 2015	Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015	
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code of Bundaberg Regional Council Planning Scheme 2015
Dual occupancy	Self assessment						Dual occupancy code of Bundaberg Regional Council Planning Scheme 2015
Dwelling house	Exempt	Not applicable					
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Self assessment if not exempt.						Home based business code of Bundaberg Regional Council Planning Scheme 2015
Multiple dwelling	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015
Residential care facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code of Bundaberg Regional Council Planning Scheme 2015
Resort complex	Code assessment	✓	✓	✓	✓	✓	Headlands resort complex code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code of Bundaberg Regional Council Planning Scheme 2015
Rooming accommodation	Self assessment if:- (a) within an existing dwelling house; (b) providing accommodation for not more than 5 residents; and (c) not involving any assessable building work against the Building Act	AO1.3 and AO1.5 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015					

Part 5 – Headlands Tables of Assessment

5.2 Levels of assessment – Material change of use

Use	Level of assessment	Assessment criteria						Applicable use code
		Headlands medium density residential precinct code	Landscaping code of Bundaberg Regional Council Planning Scheme 2015	Nuisance code of Bundaberg Regional Council Planning Scheme 2015	Transport and parking code of Bundaberg Regional Council Planning Scheme 2015	Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015		
	other than a change of classification.							
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015	
Short-term accommodation	Code assessment if involving a motel, backpackers, serviced apartments, accommodation hotel.	✓	✓	✓	✓	✓	Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015	
Business activities								
Sales office	Self assessment						Sales office code of Bundaberg Regional Council Planning Scheme 2015	
Recreation activities								
Environment facility	Exempt	Not applicable						
Park	Exempt	Not applicable						
Other activities								
Utility installation	Exempt if a local utility.	Not applicable						
Not specified								
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The Bundaberg Regional Council Planning Scheme 2015						

Part 5 – Headlands Tables of Assessment

5.2 Levels of assessment – Material change of use

Table 5.2.3 Headlands small lot residential precinct

Use	Level of assessment	Assessment criteria					
		Headlands small lot residential precinct code	Landscaping code of Bundaberg Regional Council Planning Scheme 2015	Nuisance code of Bundaberg Regional Council Planning Scheme 2015	Transport and parking code of Bundaberg Regional Council Planning Scheme 2015	Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015	Applicable use code
Residential activities							
Dual occupancy	Self assessment						Dual occupancy code of Bundaberg Regional Council Planning Scheme 2015
Dwelling house	Exempt	Not applicable					
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> . Self assessment if not exempt.	Not applicable					
							Home based business code of Bundaberg Regional Council Planning Scheme 2015
Business activities							
Sales office	Self assessment						Sales office code of Bundaberg Regional Council Planning Scheme 2015
Recreation activities							
Environment facility	Exempt	Not applicable					
Park	Exempt	Not applicable					
Other activities							
Utility installation	Exempt if a local utility.	Not applicable					
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The Bundaberg Regional Council Planning Scheme 2015					

5.2 Levels of assessment – Material change of use

Table 5.2.4 Headlands neighbourhood centre precinct

Use	Level of assessment	Assessment criteria					Applicable use code
		Headlands neighbourhood centre precinct code	Landscaping code of Bundaberg Regional Council Planning Scheme 2015	Nuisance code of Bundaberg Regional Council Planning Scheme 2015	Transport and parking code of Bundaberg Regional Council Planning Scheme 2015	Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015	
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code of Bundaberg Regional Council Planning Scheme 2015
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> . Self assessment if not exempt.	Not applicable					Home based business code of Bundaberg Regional Council Planning Scheme 2015
Multiple dwelling	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015
Short-term accommodation	Code assessment if forming part of a mixed use building located.	✓	✓	✓	✓	✓	Multi-unit residential uses code of Bundaberg Regional Council Planning Scheme 2015
Business activities							
Bar	Code assessment	✓	✓	✓	✓	✓	Business uses code of Bundaberg Regional Council Planning Scheme 2015
Food and drink outlet	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered, and	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015					

5.2 Levels of assessment – Material change of use

Use	Level of assessment	Assessment criteria						Applicable use code
		Headlands neighbourhood centre precinct code	Landscaping code of Bundaberg Regional Council Planning Scheme 2015	Nuisance code of Bundaberg Regional Council Planning Scheme 2015	Transport and parking code of Bundaberg Regional Council Planning Scheme 2015	Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015		
	(c) not incorporating a drive through facility. Code assessment if not incorporating a drive through facility and not self assessment.	✓	✓	✓	✓	✓	Business uses code of Bundaberg Regional Council Planning Scheme 2015	
Office	Self assessment if- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m ² .	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015						
	Code assessment if having a GLA not exceeding 400m ² and not self assessment.	✓	✓	✓	✓	✓	Business uses code of Bundaberg Regional Council Planning Scheme 2015	
Sales office	Self assessment						Sales office code of Bundaberg Regional Council Planning Scheme 2015	
Shop	Self assessment if- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m ² .	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015						
	Code assessment if having a GLA not exceeding 400m ² and not self assessment.	✓	✓	✓	✓	✓	Business uses code of Bundaberg Regional Council Planning Scheme 2015	
Shopping centre	Self assessment if- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 2,500m ² for all shop tenancies and 400m ² for any single shop tenancy.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015						
	Code assessment if having a GLA not exceeding 2,500m ² for all shop tenancies and 400m ² for any single	✓	✓	✓	✓	✓	Business uses code of Bundaberg Regional Council Planning Scheme 2015	

Part 5 – Headlands Tables of Assessment

5.2 Levels of assessment – Material change of use

Use	Level of assessment	Assessment criteria						Applicable use code
		Headlands neighbourhood centre precinct code	Landscaping code of Bundaberg Regional Council Planning Scheme 2015	Nuisance code of Bundaberg Regional Council Planning Scheme 2015	Transport and parking code of Bundaberg Regional Council Planning Scheme 2015	Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015		
	shop tenancy and not self assessment.							
Entertainment activities								
Function facility	Code assessment	✓	✓	✓	✓	✓		Business uses code of Bundaberg Regional Council Planning Scheme 2015
Industry activities								
Service industry	Self assessment if within an existing commercial building and the existing development footprint is not altered. Code assessment if not self assessment.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015						
		✓	✓	✓	✓	✓		Business uses code of Bundaberg Regional Council Planning Scheme 2015
Community activities								
Child care centre	Code assessment	✓	✓	✓	✓	✓		Child care centre code of Bundaberg Regional Council Planning Scheme 2015
Community care centre	Code assessment	✓	✓	✓	✓	✓		Community activities code of Bundaberg Regional Council Planning Scheme 2015
Community use	Exempt if- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council. Code assessment if not exempt.	Not applicable						
		✓	✓	✓	✓	✓		Community activities code of Bundaberg Regional Council Planning Scheme 2015
Educational establishment	Self assessment if within an existing commercial building and the existing development footprint is not altered. Code assessment if not self assessment.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015						
		✓	✓	✓	✓	✓		Business uses code of Bundaberg Regional Council Planning Scheme 2015
Emergency services	Self assessment if within an existing	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code of Bundaberg Regional Council Planning Scheme 2015						

Part 5 – Headlands Tables of Assessment

5.2 Levels of assessment – Material change of use

Use	Level of assessment	Assessment criteria						Applicable use code
		Headlands neighbourhood centre precinct code	Landscaping code of Bundaberg Regional Council Planning Scheme 2015	Nuisance code of Bundaberg Regional Council Planning Scheme 2015	Transport and parking code of Bundaberg Regional Council Planning Scheme 2015	Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015		
	commercial building and the existing development footprint is not altered. Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code of Bundaberg Regional Council Planning Scheme 2015	
Health care services	Self assessment if- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m ² . Code assessment if having a GLA not exceeding 400m ² and not self assessment.	✓	✓	✓	✓	✓	Business uses code of Bundaberg Regional Council Planning Scheme 2015	
Recreation activities								
Environment facility	Exempt	Not applicable						
Park	Exempt	Not applicable						
Other activities								
Utility installation	Exempt if a local utility. Code assessment if not exempt.	✓	✓	✓	✓	✓	Utility code of Bundaberg Regional Council Planning Scheme 2015	
Not specified								
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The Bundaberg Regional Council Planning Scheme 2015						

Part 5 – Headlands Tables of Assessment

5.3 Levels of assessment – Reconfiguring a lot

5.3 Levels of assessment – Reconfiguring a lot^{1 2}

The following table identifies the levels of assessment for reconfiguring a lot.

Table 5.3.1 Reconfiguring a lot

Precinct	Level of assessment	Assessment criteria
All precincts within the Headlands Coastal Community	Code assessment	<ul style="list-style-type: none"> • Applicable Headlands zone code (or Low Density Residential Zone Code of Bundaberg Regional Council Planning Scheme 2015 where applicable) • Applicable Headlands precinct code • Headlands reconfiguring a lot code • Landscaping code of Bundaberg Regional Council Planning Scheme 2015 • Nuisance code of Bundaberg Regional Council Planning Scheme 2015 • Transport and parking code of Bundaberg Regional Council Planning Scheme 2015 • Works, services and infrastructure code of Bundaberg Regional Council Planning Scheme 2015

¹ Editor's note—under Schedule 4 of the Regulation, certain reconfiguring a lot is exempt development and cannot be declared to be self-assessable development, development requiring compliance assessment, assessable development or prohibited development by a planning scheme (examples—amalgamating two or more lots or a building format plan of subdivision that does not subdivide land).

² Editor's note—despite the levels of assessment identified in this section for reconfiguring a lot, in the circumstances identified in planning scheme **Section 5.4 (Prescribed levels of assessment)**, subdivision of one lot into two lots is development requiring compliance assessment, in accordance with Schedule 18 of the Regulation.

5.4 Levels of assessment – Building work

The following table identifies the levels of assessment for building work regulated under the POD.

Table 5.4.1 Building work

Editor's note—Council may adopt an amenity and aesthetics policy for particular Class 1a and Class 10a buildings and structures. The requirements contained within any amenity and aesthetics policy are in addition to the assessment criteria identified within the POD.

Precinct	Level of assessment	Assessment criteria
<i>Building work associated with a material change of use</i>		
Headlands low density residential precinct	Self assessment if for a dwelling house.	Dwelling house code of Bundaberg Regional Council Planning Scheme 2015
Headlands medium density residential precinct	Self assessment if for a dwelling house.	Dwelling house code of Bundaberg Regional Council Planning Scheme 2015
Headlands small lot residential precinct	Self assessment if for a dwelling house.	Headlands dwelling house (small lot) code and Dwelling house code of Bundaberg Regional Council Planning Scheme 2015
<i>Building work not associated with a material change of use</i>		
All precincts within the Headlands Coastal Community	Self assessment if for Caretaker's accommodation, Dual Occupancy, Dwelling house, Home based business, Sales office, Industry activities (for Service Industry).	<ul style="list-style-type: none"> • The use code applicable to the use for which the building work is to be undertaken • Transport and parking code of Bundaberg Regional Council Planning Scheme 2015
	Exempt if not self assessment	Not applicable

5.5 Levels of assessment – Operational work

5.5 Levels of assessment – Operational work ³

The *Bundaberg Regional Council Planning Scheme 2015*—Table of Assessment for Operational Work (Table 5.8.1) applies to operational work.

³ Editor's note—despite the levels of assessment identified in this section for operational work, in the circumstances identified in planning scheme **Section 5.4 (Prescribed levels of assessment)**, operational work associated with a subdivision of one lot into two lots is development requiring compliance assessment, in accordance with Schedule 18 of the Regulation.

5.6 Levels of assessment – Overlays

The *Bundaberg Regional Council Planning Scheme 2015* —Table of Assessment for Overlays (Table 5.10.1) applies to the plan area.

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6.1 Preliminary

Part 6 Headlands Precincts**6.1 Preliminary**

- (1) Precincts organise the plan of development area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Precincts are mapped and included in **Headlands Coastal Community Masterplan A1000 Issue D**.
- (3) The levels of assessment for development in a precinct are in **Part 5 Headlands Tables of assessment**.
- (4) Assessment criteria for precincts are contained in a precinct code.
- (5) Each precinct code identifies the following:-
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code; and
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code.
- (6) The following are the precinct codes for the plan of development area:-

Residential precincts category

 - (a) Headlands medium density residential precinct code;
 - (b) Headlands small lot residential precinct code;

Centre precincts category

 - (a) Headlands neighbourhood centre precinct code.

6.2 Precinct codes

6.2.1 Headlands medium density residential precinct code

6.2.1.1 Application

This code applies to development:-

- (a) within the Headlands medium density residential precinct as identified on the precinct map contained in the **Headlands Coastal Community Masterplan**; and
- (b) identified as requiring assessment against the Medium density residential precinct code by the tables of assessment in **Part 5 Headlands Tables of assessment**.

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Headlands medium density residential precinct code is to provide for medium density multiple dwellings.
- (2) The purpose of the Headlands medium density residential precinct code will be achieved through the following overall outcomes:-
 - (a) development provides for a range and mix of low and medium density residential dwelling choices and forms, predominantly for permanent living;
 - (b) other medium density residential uses such as hostels, resort complexes, residential care facilities, retirement facilities and short-term accommodation may also be established in the precinct;
 - (c) limited non-residential activities may also be established in the precinct, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development;
 - (d) the scale, density and layout of development facilitates an efficient land use pattern that supports compact, safe and walkable neighbourhoods that are connected to employment nodes, activity centres, open space and recreational areas, community services and facilities, educational opportunities and transport options;
 - (e) development encourages and facilitates the efficient provision and use of physical and social infrastructure; and
 - (f) development is designed and located in a manner which makes a positive contribution to the streetscape, is sympathetic to the existing and intended scale and character of the surrounding area and maintains a high level of residential amenity.

6.2.1.3 Criteria for assessment

Table 6.2.1.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Residential uses</i>	
<p>PO1 Development provides for a compatible mix of predominantly low and medium density residential activities.</p>	<p>AO1.1 Development provides for one or more of the following residential activities to occur in the Headlands medium density residential precinct:-</p> <ul style="list-style-type: none"> (a) Caretaker’s accommodation; (b) Dual occupancy; (c) Dwelling house; (d) Multiple dwelling; (e) Residential care facility; (f) Retirement facility; (g) Rooming accommodation; and (h) Short-term accommodation;

6.2 Precinct codes

Performance outcomes	Acceptable outcomes
Non-residential uses	
<p>PO2 A limited range of non-residential activities may be established in the Headlands medium density residential precinct, provided that these activities:-</p> <ul style="list-style-type: none"> (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the prevailing residential character and amenity of the local area. <p>Note—such non-residential activities include sales offices, shops and utility installations (limited to local utilities).</p>	<p>AO2 No acceptable outcome provided.</p>
Building height and built form	
<p>PO3 Development has a low-rise built form that is compatible with the existing and intended scale and character of the surrounding area.</p>	<p>AO3.1 Residential development has a maximum building height of 3 storeys and 12.5m overall.</p> <p>AO3.2 Non-residential development has a maximum building height of one (1) storey.</p>
<p>PO4 Development has a built form and scale that is compatible with the existing and intended residential character of the precinct, positively contributes to the streetscape and maintains or provides a high level of residential amenity.</p> <p>Note—In assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):-</p> <ul style="list-style-type: none"> (a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts; (b) privacy and overlooking impacts; and (c) building mass and scale as seen from neighbouring premises, and from the street. 	<p>AO4 No acceptable outcome provided.</p>
<p>PO5 Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to its local setting by complementing:-</p> <ul style="list-style-type: none"> (a) the Queensland 'coastal beach' vernacular where located in a coastal town or village. <p>Editor's note – the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i>, prepared by the Centre for Subtropical Design, provides guidance about the application of subtropical design principles. These principles are considered to have relevance and applicability to development in the Bundaberg region.</p>	<p>AO5 No acceptable outcome provided.</p>
Residential density	
<p>PO6 Development facilitates a compact land use pattern that increases the number of people living close to services and facilities, maximises the efficient use of infrastructure and maintains a high level of residential amenity.</p>	<p>AO6 Development provides for a net residential density of 30 to 50 equivalent dwellings per hectare.</p>
Amenity	
<p>PO7 Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p>	<p>AO7 No acceptable outcome provided.</p>

6.2 Precinct codes

Performance outcomes	Acceptable outcomes
<i>Infrastructure and services</i>	
<p>PO8 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p>AO8 No acceptable outcome provided</p>
<p>PO9 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO9 No acceptable outcome provided</p>

6.2 Precinct codes

6.2.2 Headlands small lot residential precinct code**6.2.2.1 Application**

This code applies to development:-

- (a) within the Headlands small lot residential precinct as identified in the **Headlands Coastal Community Masterplan A1000 Issue D**; and
- (b) identified as requiring assessment against the Small lot residential precinct code by the tables of assessment in **Part 5 Headlands Tables of assessment**.

6.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Headlands small lot precinct code is to provide for predominantly dwelling houses with reduced setbacks and a high level of amenity.
- (2) The purpose of the Headlands small lot residential precinct code will be achieved through the following overall outcomes:-
 - (a) development including a domestic outbuilding, incorporates high quality design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space;
 - (b) development incorporates high quality design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants;
 - (c) development incorporates high quality design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses;
 - (d) development provides sufficient and safe vehicle access and parking without impacting adjoining and nearby dwelling houses and public infrastructure;
 - (e) development including a domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land;
 - (f) development ensures that the siting does not negatively impact on the privacy and amenity of adjoining residents including existing built to boundary walls; and
 - (g) development provides appropriate streetscape outcomes.

6.2.2.3 Criteria for assessment**Table 6.2.2.3.1 Criteria for assessable development**

Performance outcomes	Acceptable outcomes
Residential uses	
PO1 Development provides for predominantly low density residential activities in the form of dwelling houses on lots less than 450m ² .	AO1.1 No acceptable outcome
Non-residential uses	
PO2 A limited range of non-residential activities may be established in the Headlands small lot precinct, provided that these uses:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the prevailing residential character and amenity of the local area. Note—such non-residential activities include sales offices and utility installations (limited to local utilities).	AO2 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Building height and built form	
PO3 Development has a low-rise built form to maintain the low density residential character and amenity of the precinct.	AO3 Development has a maximum building height of 2 storeys and 9.5m overall.
PO4 Development has a built form and scale that is sympathetic to the low density residential character of the precinct, positively contributes to the streetscape and maintains or provides a high level of residential amenity. Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):- (a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts; (b) privacy and overlooking impacts; and (c) building mass and scale as seen from neighbouring premises, and from the street.	AO4 No acceptable outcome provided.
PO5 Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to its local setting by complementing:- (a) the Queensland 'coastal beach' vernacular. Editor's note – the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i> , prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles. These principles are considered to have relevance and applicability to development in the Bundaberg region.	AO5 No acceptable outcome provided.
Residential density	
PO6 Development provides for an attractive, open and relatively low density form of urban residential settlement that maintains a high level of residential amenity that would be expected for dwelling houses.	AO6 Development provides for a net residential density of 15 to 25 equivalent dwellings per hectare.
Amenity	
PO7 Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	AO7 No acceptable outcome provided.
Infrastructure and services	
PO8 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO8 No acceptable outcome provided
PO9 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO9 No acceptable outcome provided

6.2 Precinct codes

6.2.3 Headlands neighbourhood centre precinct code**6.2.3.1 Application**

This code applies to development:-

- (a) within the Headlands neighbourhood centre precinct as identified on the precinct maps contained in **Headlands Coastal Community Masterplan A1000 Issue D**; and
- (b) identified as requiring assessment against the Headlands neighbourhood centre precinct code by the tables of assessment in **Part 5 Headlands Tables of assessment**

6.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Headlands neighbourhood centre precinct code is to provide for a small range of land uses and activities to support the basic convenience needs of the local neighbourhood.

The precinct accommodates small-scale convenience shopping, offices, community activities and other uses which directly support the basic convenience needs of the immediate community.

The precinct also accommodates existing standalone business or entertainment activities, such as general stores, function facilities and hotels, which do not form part of a higher order activity centre.

Neighbourhood centres complement and do not undermine the role and function of higher order activity centres.

- (2) The purpose of the Headlands neighbourhood centre precinct code will be achieved through the following overall outcomes:-
 - (a) development provides for a small range of business activities that service the day-to-day needs of localised catchments and are compatible with the intended role and function of the Neighbourhood centre precinct;
 - (b) development provides for a limited range of complementary uses in appropriate locations to support community wellbeing and local employment opportunities;
 - (c) development provides for a compatible range of residential activities that are ancillary to and support the predominant business functions of the precinct;
 - (d) development has a low-rise built form and incorporates a high standard of architecture, urban design and landscaping that is compatible with and sympathetic to its setting and context;
 - (e) development does not unreasonably impact on the amenity of surrounding premises; and
 - (f) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.3.3 Criteria for assessment**Table 6.2.3.3.1 Criteria for assessable development**

Performance outcomes	Acceptable outcomes
<i>Land use composition and activity centre network</i>	
PO1 Development provides for the day-to-day retail and commercial needs of the residents within the locality or for the needs of tourists and visitors, with uses including shops, food and drink outlets, health care services and offices.	AO1 No acceptable outcome provided.
PO2 Business activities are of a small-scale and do not compete with higher order activity centres as the preferred location for retail and business activities in the Bundaberg region.	AO2 No acceptable outcome provided.

6.2 Precinct codes

Performance outcomes	Acceptable outcomes
<p>PO3 Service industry, utility installations, community uses and emergency services uses may also be established in the precinct where they are compatible with the amenity of surrounding residential development.</p>	<p>AO3 No acceptable outcome provided.</p>
Building height, built form and urban design	
<p>PO4 Development has a low-rise built form that is compatible with the existing and intended scale and character of the streetscape and surrounding area.</p>	<p>AO4 Development has a maximum building height of 3 storeys and 12.5m overall.</p>
<p>PO5 The built form and urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places.</p>	<p>AO5 No acceptable outcome provided.</p>
Amenity	
<p>PO6 Development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.</p>	<p>AO6 No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO7 Development is provided with urban services to support the needs of the community, including access to parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p>AO7 No acceptable outcome provided.</p>
<p>PO8 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p>AO8 No acceptable outcome provided.</p>

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9.1 Preliminary

Part 9 Headlands Development codes**9.1 Preliminary**

- (1) This part is to be read in conjunction with **Section 9.2 Statewide codes** contained in the planning scheme **Part 9—Development codes**, which continue to apply in the planning area.
- (2) Development codes are codes for assessment where identified as an applicable code in the POD **Part 5 Headlands Tables of assessment**.
- (3) Development codes referred to in the POD **Part 5 Headlands Tables of Assessment** apply to the planning scheme **Part 9—Development Codes** where applicable.
- (4) Statewide codes are included in all Queensland planning schemes.
- (5) The following are the Statewide codes for the POD:-
 - (a) Community residence code; and
 - (b) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.
- (6) The following are the use codes for the plan area:-
 - (a) Headlands dwelling house (small lot) code;
 - (b) Resort complex code;
- (7) The following are the other development codes for the plan area:-
 - (a) Headlands reconfiguring a lot code.

9.2 Use codes

9.2.1 Headlands dwelling house (small lot) code

9.2.1.1 Application

This code applies to development identified as requiring assessment against the Headlands dwelling house (small lot) code by the tables of assessment in **Part 5 Headlands Tables of assessment**.

9.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Headlands dwelling house (small lot) code is to assess the suitability of development to which this code applies to ensure that the design and siting of detached houses protects residential amenity and maintains streetscape character and that associated secondary dwellings are of an appropriate scale and intensity.
- (2) The purpose of the Headlands dwelling House (small lot) code will be achieved through the following overall outcomes:-
 - (a) development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space;
 - (b) development for a dwelling house incorporates design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants;
 - (c) development for a dwelling house incorporates design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses;
 - (d) development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
 - (e) development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land;
 - (f) development ensures that the siting of a dwelling house and any built to boundary walls does not negatively impact on the privacy and amenity of adjoining residents; and
 - (g) development ensures that the design & siting of the house provides appropriate streetscape outcomes.

9.2.1.3 Assessment criteria

Table 9.2.1.3.1 Criteria for self-assessable and assessable development

Editor's notes—

- (a) Building work for a dwelling house identified as self-assessable in **Table 5.4.1 Building work of Part 5 Headlands Tables of assessment** that does not comply with the acceptable outcomes identified as alternative provisions in **Table 9.2.1.3.1** of this code is decided under Schedule 7 of the Regulation.
- (b) Acceptable outcomes not identified as alternative provisions in **Table 9.2.1.3.1** of this code are planning provisions. Therefore, building work for a dwelling house identified as self-assessable in **Table 5.4.1 Building work of Part 5 Headlands Tables of assessment** that does not comply with one or more of these acceptable outcomes will become code assessable development in accordance with planning scheme **section 5.3.3(1)(a) (Determining the assessment criteria)**.

9.2 Use codes

Performance outcomes	Acceptable outcomes
Secondary dwelling	
<p>PO1 Development ensures that a building other than a dwelling house on a site: (a) is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site.</p>	<p>AO1.1 A secondary dwelling is to be:- (a) smaller in size and scale than the dwelling house; (b) a maximum GFA of 80m²; and (c) have the appearance of a building ancillary to the dwelling house.</p>
Building height and setbacks	
<p>PO2 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) does not result in the loss of significant views or outlook of adjoining residents; (e) provides for natural light, sunlight and breezes.</p>	<p>AO2.1 Development is in accordance with the approved Building envelope plan for the development site.</p>
Site coverage	
<p>PO3 Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space.</p>	<p>AO3 Development is in accordance with the approved Building envelope plan for the development site.</p>
<p>PO5 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.</p>	<p>AO5.1 Development incorporates screening devices that are: (a) solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable; (b) offset a minimum of 0.3m from the face of the wall around any window.</p>

9.2 Use codes

Performance outcomes	Acceptable outcomes
Casual surveillance	
<p>PO6 Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest.</p>	<p>AO6 Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street.</p>
On-site car parking	
<p>PO8 Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.</p>	<p>AO8.1 Development provides covered car accommodation that:</p> <ul style="list-style-type: none"> (a) has a maximum width to the street frontage of 60% of the lot width at the front alignment of the car accommodation; and (b) is set back behind the building line of the primary building façade except where adjacent to the Headlands Village Green. <p>Note: Primary building façade is considered to be the most prominent building element of the development, and may be an open structure such as a balcony or portico.</p>

9.2 Use codes

9.2.2 Headlands resort complex code

9.2.2.1 Application

This code applies to development identified as requiring assessment against the Headlands resort complex code by the tables of assessment in **Part 5 Headlands Tables of assessment**.

9.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Headlands resort complex code is to ensure resort complexes are appropriately located and are designed in a manner which meets the needs of residents and visitors and protects the amenity of surrounding premises.
- (2) The purpose of the Headlands resort complex code will be achieved through the following overall outcomes:-
 - (a) a resort complex provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;
 - (b) a resort complex is of a scale and intensity that is compatible with the preferred character of this part of the plan area as a medium-rise scale locality dominated by contemporary coastal Queensland sub-tropical vernacular architecture;
 - (c) a resort complex does not adversely impact on the amenity of the plan area; and
 - (d) a resort complex is provided with appropriate utilities and services.

9.2.2.3 Assessment criteria

Table 9.2.2.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Design and layout</i>	
PO1 The design and layout of the resort complex ensures that residents and guests are provided with a high quality living environment.	AO1 No acceptable outcome provided.
<i>Location and site suitability</i>	
PO2 The resort complex is located so that residents and guests have convenient access to recreational areas.	AO2 No acceptable outcome provided.
PO3 The resort complex is located on a site of an appropriate size and has suitable levels of accessibility.	AO3.1 No acceptable outcome
<i>Residential amenity and landscaping</i>	
PO4 The resort complex does not impact on the amenity of adjoining or nearby residential areas.	AO4.1 A 1.8m high solid screen fence is provided for the full length of any property boundary adjoining an existing residential use or land included in a residential precinct. AO4.2 A 3m wide landscaping strip is provided to the front, side and rear property boundaries of the site. AO4.3 High noise generating uses within the complex, such as outdoor recreation spaces are not sited within close proximity to residential uses on adjoining lots.
<i>Residential density</i>	
PO5	AO5.1

Part 9 – Headlands Development Codes

9.2 Use codes

Performance outcomes	Acceptable outcomes
The resort complex has a residential density that is compatible with the preferred character of the plan area.	Development provides for a net residential density of 30 to 50 equivalent dwellings per hectare.
Recreational open space	
<p>PO6</p> <p>The resort complex provides recreational open space that:-</p> <p>(a) meets the needs of all residents and visitors; and</p> <p>(b) promotes safety through casual surveillance.</p>	<p>AO6.1</p> <p>A minimum of 10% of the total site area, exclusive of landscaping strips, is provided as recreational open space.</p> <p>AO6.2</p> <p>50% of the required recreational open space is provided in one area.</p> <p>AO6.3</p> <p>Recreational open space:-</p> <p>(a) has a minimum dimension of 15m;</p> <p>(b) contains one area at least 150m² in size;</p> <p>(c) is independent of landscaping strips and clothes drying areas; and</p> <p>(d) includes a fenced children's playground.</p> <p>AO6.4</p> <p>A communal recreation area is provided for the use of residents.</p>
Site access and parking	
<p>PO7</p> <p>The design and management of access and entry parking arrangements:-</p> <p>(a) facilitates the safe and convenient use of the resort complex by residents and visitors; and</p> <p>(b) minimises the demand upon external roads and other public spaces for car parking associated with the use.</p>	<p>AO7.1</p> <p>Excluding any required emergency access points, vehicle access is limited to one (1) major entry/exit point on one (1) road frontage.</p> <p>AO7.2</p> <p>Visitor parking is located with direct access to the entry driveway and is located and sign-posted to encourage visitor use.</p>
Internal access and circulation	
<p>PO8</p> <p>The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the site facilitates the safe and convenient use of the resort complex.</p>	<p>AO8.1</p> <p>Vehicular access is via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians.</p> <p>AO8.2</p> <p>Accessways are designed to discourage vehicle speeds in excess of 15km/hr.</p> <p>AO8.3</p> <p>The accessway and footpath system together provide adequate access for service and emergency vehicles and connect with external roads.</p> <p>AO8.4</p> <p>Internal accessways:-</p> <p>(i) have a carriageway width not less than 6m for two way traffic and not less than 4m for one way traffic;</p> <p>(ii) have verge width on both sides of not less than 1.5m;</p> <p>(iii) provide a looped circulation system and avoid or minimise culs-de-sac;</p> <p>(iv) if culs-de-sac are provided, turning bays are incorporated capable of allowing conventional service trucks to reverse direction with a maximum of two movements; and,</p> <p>(v) are sealed to the carriageway widths stated above.</p>

9.2 Use codes

Performance outcomes	Acceptable outcomes
	AO8.5 Internal footpaths are not less than 1.2m wide.
<i>Amenities and refuse management</i>	
PO9 The resort complex is provided with adequate access to amenities for day-to-day living.	AO9.1 Laundry and clothes drying facilities are provided for guests.

9.3 Other development codes

9.3.1 Headlands reconfiguring a lot code

9.3.1.1 Application

This code applies to development identified as requiring assessment against the Headlands reconfiguring a lot code by the tables of assessment in **Part 5 Headlands Tables of assessment**.

9.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Headlands reconfiguring a lot code is to ensure that new lots are configured in a manner which:-
 - (a) is appropriate for their intended use;
 - (b) is responsive to local character and site constraints;
 - (c) provides appropriate access (including access for services); and
 - (d) supports high quality urban design outcomes.
- (2) The purpose of the Headlands reconfiguring a lot code will be achieved through the following overall outcomes:-
 - (a) development provides for lots that are of a size and dimension that:-
 - (i) are appropriate for their intended use;
 - (ii) promote a range of housing types in the case of residential development;
 - (iii) are compatible with the prevailing character and density of development within the local area; and
 - (iv) sensitively respond to site constraints;
 - (b) development provides for lots that have a suitable and safe means of access to a public road; and
 - (c) development provides for subdivisions that result in the creation of safe, healthy and prosperous communities by:-
 - (i) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
 - (ii) incorporating a road and transport network with a grid or modified grid street pattern that is responsive to the natural topography of the site, integrated with existing or planned adjoining development and supportive of the circulation of public transport;
 - (iii) avoiding adverse impacts on economic or natural resource areas;
 - (iv) avoiding, as far as practicable, adverse impacts on native vegetation, watercourses, wetlands and other areas of environmental significance present on, or adjoining the site;
 - (v) avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, landslide and steep slopes;
 - (vi) incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and
 - (vii) providing timely, efficient and appropriate infrastructure including reticulated water supply and sewerage, sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.

9.3 Other development codes

9.3.1.3 Assessment criteria

Table 9.3.1.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Lot layout and site responsive design	
<p>PO1 Development provides for a lot layout and configuration of roads and other transport corridors that is responsive to:-</p> <ul style="list-style-type: none"> (a) the setting of the site within an urban or non-urban context; (b) any natural environmental values or hazards present on, or adjoining the site; (c) character areas present on, or adjoining the site; (d) any important landmarks, views, vistas or other areas of high scenic quality present on, or able to be viewed from the site; and (e) sub-tropical and sustainable design principles including the orientation of lots, the provision of water cycle infrastructure and the incorporation of landscaping within the subdivision. 	<p>AO1 No acceptable outcome provided.</p>
Lot layout and neighbourhood/estate design	
<p>PO2 Development provides for a lot layout, land use and infrastructure configuration that:-</p> <ul style="list-style-type: none"> (a) provides for an efficient land use pattern; (b) effectively connects and integrates the site with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles; (d) creates legible and interconnected movement and open space networks; (e) provides defined edges to public open space; (f) provides for the creation of a diverse range of lot sizes capable of accommodating a mix of housing types and other uses required to support the community as appropriate to the precinct; (g) promotes a sense of community identity and belonging; (h) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; (i) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; and (j) avoids the sporadic or out-of-sequence creation of lots. 	<p>AO2.1 No acceptable outcome provided.</p>
Size and dimensions of lots	
<p>PO3 Development provides for the size, dimensions and orientation of lots to:-</p> <ul style="list-style-type: none"> (a) be appropriate for their intended use; (b) be compatible with the preferred character of the local area; (c) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access; (d) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space; (e) take account of and respond sensitively to site constraints. 	<p>AO3.1 Unless otherwise specified in this code, all reconfigured lots comply with the minimum lot size specified in Table 9.3.1.3.2 (Minimum lot size and dimensions).</p> <p>AO3.2 All reconfigured lots (except rear (hatchet) lots) have a minimum frontage and a maximum depth to frontage ratio that complies with Table 9.3.1.3.2 (Minimum lot size and dimensions).</p> <p>AO3.5 Lot boundaries are aligned to avoid traversing areas of environmental significance.</p>

Performance outcomes	Acceptable outcomes
Small residential lots¹	
<p>PO4 Development may provide for small residential lots to be created where:-</p> <ul style="list-style-type: none"> (a) the development will be consistent with the preferred character for the precinct in which the land is located; (b) the land is fit for purpose and not subject to significant topographic constraints; and (c) the lots have adequate dimensions and proportions to accommodate future housing construction. 	<p>AO4.1 Despite acceptable outcome AO3.1 above, small residential lots may be created on land in one of the following precincts:-</p> <ul style="list-style-type: none"> (a) Headlands low density residential precinct, where the parent lot has a minimum area of 2,000m². <p>AO4.2 The land does not have a slope of greater than 10%.</p> <p>AO4.3 Small residential lots have the following dimensions and proportions:-</p> <ul style="list-style-type: none"> (a) a minimum frontage of 12m; and (b) a maximum depth to frontage ratio of 2.5:1.
<p>PO5 Small residential lots are of adequate size and dimension to provide for the development of a diverse range of housing products.</p>	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 Small residential lots demonstrate that:-</p> <ul style="list-style-type: none"> (a) the majority of lots are provided with a north-south orientation to optimise opportunities for passive solar design; (b) the development is efficiently configured and optimises the use of public streets by pedestrians and minimises pedestrians/vehicle conflict points; (c) an appropriate building envelope can be accommodated; and (d) any building contained within the building envelope is unlikely to impact adversely upon the amenity of adjoining premises as a result of overshadowing, privacy and access to sunlight. 	<p>AO6 No acceptable outcome provided.</p>
Rear (hatchet) lots	
<p>PO7 Development provides for rear lots to be created only where:-</p> <ul style="list-style-type: none"> (a) located in a cul de sac head; (b) the lots are not likely to prejudice the subsequent development of adjoining land; and (c) the siting of buildings on the rear lot is not likely to be detrimental to the use and amenity of the surrounding area; 	<p>AO7 Rear lots are designed such that:-</p> <ul style="list-style-type: none"> (a) the minimum area of the lot, exclusive of any access strip, complies with the minimum lot size specified in Table 9.3.1.3.2 (Minimum lot size and dimensions); (b) the gradient of the access strip does not exceed 10%; (c) no more than 10% of lots within a subdivision are accessed from an access handle; (d) where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided; (e) no more than two rear lots and/or rear lot access strips directly adjoin each other (excluding lots that directly adjoin each other at a single point e.g. a corner); (f) rear lot access strips are located on only one side of a full frontage lot; and (g) rear lot access strips and driveways comply with the requirements of Table 9.3.1.3.3 (Access strip requirements for rear lots) and the standards specified in the Planning scheme policy for development works.

¹ Note—for the purposes of this code, a small residential lot is a residential lot with an area less than 600m² that does not form part of the Headlands small lot residential precinct.

9.3 Other development codes

Performance outcomes	Acceptable outcomes
Irregular shaped lots	
<p>PO8 Development provides for irregular shaped lots to be created only where:-</p> <ul style="list-style-type: none"> (a) the creation of regular lots is impractical such as at a curve in the road; (b) safe access and visual exposure to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and (c) the irregular lot is demonstrably suitable for its intended purpose. 	<p>AO8 Irregular shaped lots are designed so that they:-</p> <ul style="list-style-type: none"> (a) satisfy the requirements for maximum depth to frontage ratio specified in Table 9.3.1.3.2 (Minimum lot size and dimensions); and (b) comply with requirements of Table 9.3.1.3.4 (Minimum width for irregular shaped lots).
Rearrangement of lot boundaries	
<p>PO9 Development provides that the rearrangement of lot boundaries is an improvement to the existing situation; or Development provides that the rearrangement supports the precinct in which it is situated.</p>	<p>AO9 The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply with Table 9.3.1.3.2 (Minimum lot size and dimensions).</p>
Volumetric subdivision	
<p>PO10 Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the precinct and local plan area in which the site is located, or is consistent with a development approval that has not lapsed.</p>	<p>AO10 No acceptable outcome provided.</p>
Buffers to sensitive land, incompatible uses and infrastructure	
<p>PO11 Development provides for lots to be created in locations that:-</p> <ul style="list-style-type: none"> (a) separate the lots from incompatible uses and infrastructure. 	<p>AO11.1 Any part of any lot included in a residential precinct:-</p> <ul style="list-style-type: none"> (a) achieves the minimum lot size specified in Table 9.3.1.3.2 (Minimum lot size and dimensions) clear of any electricity transmission line easement; (b) is not located within 500m of an existing or planned high voltage transmission grid substation site; (c) is not located within 100m of an existing bulk supply transformer; and (d) is not located within 60m of an existing precinct transformer.
Public parks and open space infrastructure	
<p>PO12 Development provides for public parks and open space infrastructure that:-</p> <ul style="list-style-type: none"> (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; (b) is well distributed and contributes to the legibility, accessibility and character of the locality; (c) creates attractive settings and focal points for the community; (d) benefits the amenity of adjoining land uses; (e) incorporates appropriate measures for stormwater and flood management; (f) facilitates the retention of native vegetation, watercourses, wetlands and other areas of environmental significance and natural and cultural features; (g) is cost effective to maintain; and (h) is dedicated as public land in the early stages of the subdivision. 	<p>AO12 No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.2 (Landscaping code) includes requirements for the design and construction of landscape elements in public parks and open space infrastructure.</p>

Table 9.3.1.3.2 Minimum lot size and dimensions

Column 1 Precinct	Column 2 Minimum lot size (excluding access strips in rear (hatchet) lots)	Column 3 Minimum frontage (metres)	Column 4 Maximum depth to frontage ratio
Residential precincts category			
Headlands low density residential precinct	600m ²	15	3:1
Headlands medium density residential precinct	800m ²	15	3:1
Headlands small lot residential precinct	350m ²	12	2.5:1
Centre precincts category			
Headlands neighbourhood centre precinct	400m ²	Not specified	4:1

Table 9.3.1.3.3 Access strip requirements for rear lots

Column 1 Precinct	Column 2 Minimum width of single access strip (metres)	Column 3 Minimum width of combined access strips with reciprocal easement (metres)	Column 4 Minimum driveway width (metres)	Column 5 Maximum driveway length (metres)
Residential precincts	5	6 (2x3)	3.5	40

Table 9.3.1.3.4 Minimum width for irregular shaped lots

Column 1 Precinct	Column 2 Minimum width measured at site frontage (metres)	Column 3 Minimum width measured 6m from site frontage (metres)
Headlands low density residential precinct Headlands medium density residential precinct	6	10
Headlands small lot residential precinct	5	6
Headlands neighbourhood centre precinct	6	10

RECEIVED

By Elda Silvester at 9:50 am, Jun 08, 2017



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0516-030535
Your reference: 325.2016.45639.1
Applicant reference: ML 15-002-T01

7 June 2017

The Chief Executive Officer
Bundaberg Regional Council
PO Box 3130
BUNDABERG QLD 4670
ceo@bundaberg.qld.gov.au

Attention: Ms Erin Clark

Dear Ms Clark

Amended concurrence agency response—with conditions

Logan Road, Innes Park QLD 4670 (Lot 1 on SP182595 and Lot 3 on RP7301)

(Given under Section 290(1)(b) of the *Sustainable Planning Act 2009*)

The Department of Infrastructure, Local Government and Planning (the department) issued a Concurrence Agency Response under Section 285 of the *Sustainable Planning Act 2009* (the Act) on 13 February 2017. On 26 April 2017, the department received written representations from the applicant under Section 320(1) of the Act requesting that the department amend its concurrence agency response under Section 290(1)(b)(i) of the Act.

The department has considered the written representations and agrees to issue the following Amended Concurrence Agency Response.

Applicant details

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

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Wide Bay – Burnett Region
PO Box 979 Bundaberg
Queensland 4670 Australia
Telephone (07) 4331 5614
Website www.dilgp.qld.gov.au

SDA-0516-030535

Site details

Street address:	Logan Road, Innes Park
Lot on plan:	Lot 1 on SP182595 and Lot 3 on RP7301
Local government area:	Bundaberg Regional Council

Application details

Proposed development:	Material Change of Use (Preliminary Approval under Sections 241 and 242 of the <i>Sustainable Planning Act 2009</i> seeking to vary the effect of the <i>Bundaberg Regional Council Planning Scheme 2015</i> for a Master Planned Residential Community) Reconfiguration of a Lot (2 Lots into 328 Lots)
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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	Preliminary Approval	Master Planned Residential Community	Impact Assessment
Reconfiguration of a Lot	Development Permit	2 Lots into 328 Lots	Impact Assessment

Referral triggers

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

Referral triggers	Schedule 7, Table 2, Item 14 (Tidal Works, or development in a Coastal Management District) Schedule 7, Table 3, Item 2 (Development impacting on State transport infrastructure) Schedule 7, Table 3, Item 5 (Material Change of Use, if carrying out the use will involve Operational Work other than excluded work, carried out completely or partly in a Coastal Management District)
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Amended 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.

Amended reasons for decision to impose conditions

Under Section 289(1) of the *Sustainable Planning Act 2009*, the Department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

The Department offers advice to the applicant in Attachment 3.

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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: Material Change of Use (Preliminary Approval under Sections 241 and 242 of the Sustainable Planning Act 2009 seeking to vary the effect of the Bundaberg Regional Council Planning Scheme 2015 for a Master Planned Residential Community) and Reconfiguration of a Lot (2 Lots into 328 Lots)				
<i>Plan of Proposed Lot Reconfiguration Headlands Cancelling Lots 1 on SP182595 and Lot 3 on RP7301 (as amended by the Department of Infrastructure, Local Government and Planning on 10 February 2017)</i>	Thomas O'Malley Architects	19 January 2016	ML15-002-ROL Colour	Issue A
<i>Plan of Proposed Lot Reconfiguration Headlands Cancelling Lots 1 on SP182595 and Lot 3 on RP7301 (as amended in red by the Department of Infrastructure Local Government and Planning dated 15 June 2016)</i>	Thomas O'Malley Architects	19 January 2016	ML15-002-ROL Colour	Issue A

The applicant has provided written agreement to this Amended Concurrence Agency Response, as attached.

For further information, please contact Peter Mulcahy, Principal Planning Officer, SARA Wide Bay Burnett on (07) 4331 5614, or email WBBSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Andrew Foley
Manager (Planning)

SDA-0516-030535

cc: Multilow Pty Ltd
C/- Insite SJC
PO Box 1688
BUNDABERG QLD 4670
shane@insitesjc.com.au

Department of Transport and Main Roads
WBB.IDAS@tmr.qld.gov.au

Department of Environment and Heritage Protection
Sara-EHP@qld.gov.au

enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications
Applicant written agreement to Amended Concurrence Agency Response

SDA-0516-030535

Our reference: SDA-0516-030535
 Your reference: 325.2016.45639.1
 Applicant reference: ML 15-002-T01

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Preliminary Approval for Material Change of Use (Under Sections 241 and 242 of the <i>Sustainable Planning Act 2009</i> seeking to vary the effect of the <i>Bundaberg Regional Council Planning Scheme 2015</i> for a Master Planned Residential Community) and Development Permit for Reconfiguration of a Lot (2 Lots into 328 Lots)		
Schedule 7, Table 3, Item 2—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 Transport and Main Roads 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(s):		
Future bus route		
1.	Provide a bus route designed and constructed in accordance with the Schedule - Code for IDAS, Part 2 – Development Standards of the <i>Transport Planning and Coordination Regulation 2005</i> to accommodate a single unit rigid bus of 13.5m in length and in accordance with the potential future bus route shown on <i>Plan of Proposed Lot Reconfiguration Headlands Cancelling Lots 1 on Sp182595 and Lot 3 on RP7301</i> , prepared by Thomas O'Malley Architect, Drawing No. ML15-002-ROL Colour, Issue A dated 19 January 2016 as amended in red.	Prior to submitting the plan of survey to the local government for each stage of development
Road works on a State-controlled road		
2.	(a) Road works comprising of a Channelised right turn treatment with a short turn slot (CHR(S)) standard in accordance with Figure 7.6 of the <i>Austrroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections</i> to cater for right turn movements from Innes Park Road west approach into Back Windermere Road must be provided at the Innes Park Road/Back Windermere Road intersection. (b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' <i>Road Planning and Design Manual 2nd Edition</i> and the Department of Transport and Main Roads' <i>Specifications and Standard Drawings Roads</i> .	(a) and (b) Prior to submitting the Plan of Survey to the local government for approval for the 36 th 120 th lot, whichever occurs first <i>Note: The number of lots is to be calculated as the cumulative total of any combination of lots within the area to which the preliminary approval applies</i>
Schedule 7, Table 3, Item 5—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 Environment and Heritage Protection 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(s):		
Tidal works, or development in a coastal management district		
3.	Maintain proposed Lot 503 as a development free buffer except for structures that are <i>temporary, readily relocatable or able to be abandoned</i> (as defined in SDAP Module 10, Version 1.10 dated 28 November 2016) in accordance with the amendments in red shown on <i>Plan of Proposed Lot Reconfiguration Headlands</i>	Prior to the commencement of use and to be maintained at all times.

SDA-0516-030535

No.	Conditions	Condition timing
	<i>Cancelling Lots 1 on SP182595 and Lot 3 on RP7301</i> , prepared by Thomas O'Malley Architect, Drawing No. ML15-002-ROL Colour, Issue A dated 19 January 2016 as amended in red.	
4.	For the proposed works only use materials which are free from contaminants as defined under Section 11 of the <i>Environmental Protection Act 1994</i> .	For the duration of works the subject of this approval
5.	Erosion and sediment control measures are to be installed and maintained to prevent to release of sediment to tidal waters.	For the duration of works the subject of this approval
6.	As a result of works the subject of this approval any disturbed or oxidised acid sulfate soil must be treated and managed in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i> prepared by the Department of Science, Information Technology, Innovation and the Arts 2014.	For the duration of works the subject of this approval

SDA-0516-030535

Our reference: SDA-0516-030535
Your reference: 325.2016.45639.1
Applicant reference: ML 15-002-T01

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards
- To provide, as far as practicable, public passenger transport infrastructure to support public passenger services
- To ensure the development avoids or minimises adverse impacts on coastal resources and their values
- To ensure any disturbance to acid sulfate soils is managed to prevent impacts to coastal environments

SDA-0516-030535

Our reference: SDA-0516-030535
Your reference: 325.2016.45639.1
Applicant reference: ML 15-002-T01

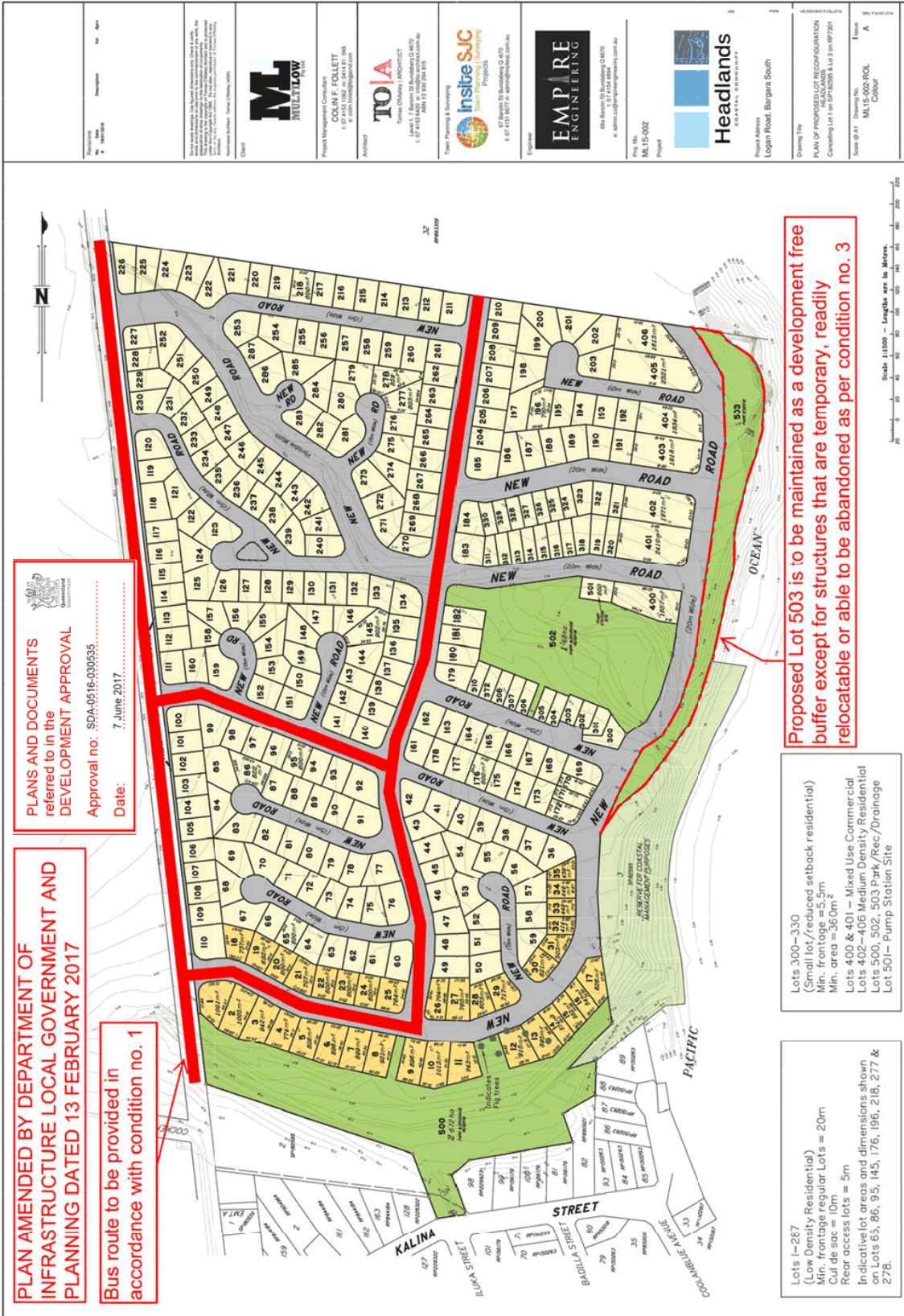
Attachment 3—Further Advice

Road works approval	
1.	<p>Under Section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out works that are road works on a state-controlled road.</p> <p>Please contact the Department of Transport and Main Roads on WBB.IDAS@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p>

SDA-0516-030535

Our reference: SDA-0516-030535
Your reference: 325.2016.45639.1
Applicant reference: ML 15-002-T01

Attachment 4—Approved Plans and Specifications



<p>Client: ML MULTIFLOW</p> <p>Project Management Consultant: COLIN F. FOLLETT</p> <p>Architect: TOIA</p> <p>Urban Planning & Surveying: insite SJC</p> <p>Engineer: EMPIRE ENGINEERING</p> <p>Project No.: ML15-002</p> <p>Project: Headlands</p> <p>Project Address: Logan Road, Bargaue South</p>	<p>Drawn By: PLAN OF PROGRESS OF RECOGNITION HEADLANDS</p> <p>Scale: 1:1000</p> <p>Sheet: A</p>
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Our reference: SDA-0516-030535
Your reference: 325.2016.45639.1
Applicant reference: ML 15-002-T01

Attn: Wide Bay Burnett SARA


Written agreement for the Department of Infrastructure, Local Government and Planning to amend its concurrence agency response

(Given under Section 290(1)(b)(i) of the *Sustainable Planning Act 2009*)

Street address: Logan Road, INNES PARK
Real property description: Lot 1 on SP182595 and Lot 3 on RP7301
Assessment manager reference: 325.2016.45639.1
Local government area: Bundaberg Regional Council

As the applicant of the above development application, I hereby agree to the amended concurrence agency response provided to me in the notice dated 26 May 2017:

Name of applicant: Multilow Pty Ltd C/- Insite SJC

Signature of applicant: 

Date: 29 May 2017

Elda Silvester

From: Peter Mulcahy <Peter.Mulcahy@dilgp.qld.gov.au>
Sent: Wednesday, 7 June 2017 4:58 PM
To: David Newby; Shane Booth; Erin Clark; Richard Jenner
Cc: insite@emailmyjob.com; BRC CEO Incoming
Subject: Proposed MCU/ROL - Logan Road, Innes Park (ML 15-002-T01 & BRC Reference: 325.2016.45639.1)
Attachments: N41-T38-s290 Amended concurrence agency response with conditions SDA-0516-030535.pdf
Importance: High
Categories: Planning

Good Afternoon David/Shane/Erin/Richard,

Proposed MCU/ROL at Logan Road, Innes Park (BRC Reference: 325.2016.45639.1 / Applicant Reference: ML 15-002-T01)
SARA Reference: SDA-0516-030535

I refer to the above application and written representations received by SARA on 26 April 2017.

Pursuant to Section 290 of the *Sustainable Planning Act 2009* (SPA), please find attached a copy of the Amended Concurrence Agency Response. This amended response includes a copy of written consent received from the applicant on 29 May 2017.

The Amended Concurrence Agency Response supersedes the previous Concurrence Agency Response issued on 13 February 2017.

A copy of the attached correspondence is also available within MyDAS.

If you have any queries please let me now.

Kind Regards,

Peter

Peter Mulcahy
Principal Planning Officer | Wide Bay Burnett
Planning and Development Services | Southern Region

Department of Infrastructure, Local Government and Planning
Level 1, 7 Takalvan Street Bundaberg QLD 4670
p. 07 4331 5603 | e. peter.mulcahy@dilgp.qld.gov.au

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Item

08 August 2017

Item Number:	File Number:	Part:
K2	322.2016.46953.1	DEVELOPMENT ASSESSMENT

Portfolio:

Infrastructure & Planning Services

Subject:

167 Woodgate Road, Woodgate - 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 Councils 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.

The report for Council to discuss the proposal was tabled at the Meeting on the 6 June 2017. Council resolved that the application be deferred pending further consideration by Council.

On the 10 July 2017 the applicant sought variations to the proposed development application (*the change*) and made further representation to draft conditions. These changes included:

1. Modification of the proposed separation distance/s between the proposed free run yards and puppy yards to adjoining residential dwellings be increased to 120 metres;
2. Variation to the maximum number of dogs as follows:-
No more than thirty eight dogs (38) in total are to be kept on the premises at any time, consisting of:-
 - a) No more than sixteen (16) racing greyhounds
 - b) No more than fourteen (14) pups either being reared or whelped are to be kept on site at any one time
 - c) No more than six (6) retired greyhounds and two (2) domestic dogs are to be kept on the site at any one time;
3. Amend proposed condition 11 (below) to omit reference to retired greyhounds.

Extent of Approved Use

11. Racing greyhounds and retired greyhounds are not permitted to access the 50 m front boundary setback area (including the driveway area), except briefly where contained within a vehicle for transportation purposes.

4. Delete condition 23 (below) which reads:

Waste Disposal

23. No burial or disposal of deceased greyhounds is allowed to be undertaken onsite.

The applicant's request to change the application can be broken into two components. Request items 1 and 4 are considered representation to the Council Officers draft conditions presented to Council. These request items would not ordinarily trigger a minor change in accordance with section 350 of the *Sustainable Planning Act 2009* given they are not requested changes to the proposed development as submitted to Council but representations to Council draft condition package.

Request items 2 and 3 however is a proposed change to the numbers of proposed dog numbers (less) and the area of use respectively. Section 350 of the *Sustainable Planning Act 2009* (SPA) qualifies proposed minor changes. In this instance, the proposed change is considered minor as it does not:

- result in a substantially different development;
- require the application to be referred to any additional referral agencies;
- change the type of development approval sought; and
- require impact assessment for any part of the changed application, if the original application did not involve impact assessment.

Noting the matters above, the amended application has been considered against the applicable planning provisions without the need for re-advertising.

1.2 Proposal

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

The applicant originally sought to operate a Greyhound Kennel which included:

- 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 changed application (representations) lodged with Council on the 10 July 2017, the applicant seeks a revised number and dog 'mix' to a maximum capacity of thirty-eight (38) dogs as follows:

- 16 racing greyhounds;
- 6 retired greyhounds;
- 14 pups to 12 months of age; and
- 2 house dogs (domestic pets).

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 originally included 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. The change (10 July 2017) sought to limit the use of the driveway area at the front of the allotment for retired greyhounds only (maximum six).

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

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 6.30am and 8am 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 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. This consideration was a feature of recommended conditions of approval in past reporting to Council.

More recent representations made by the applicant on 10 July 2017 requested that retired greyhounds be permitted to access the driveway area of the site, due to the practical difficulties of restricting the dogs access to this area (fencing, gates etc) and the impacts on the function of the driveway for the house (eg: having to open multiple gates to access the dwelling). Although these concerns are understood, in attempting to address community concerns assessing officers have had to give regard to the content of some public submissions which discuss noise impacts and negative interactions between dogs and members of the public at the road frontage. It is anticipated that by removing the dogs access to this area the stimulus of passing cars and pedestrians is removed reducing the potential for offsite impacts.

In addition to those matters detailed above it is not considered to be practical (or reasonable) for the community or Council Officers to distinguish between a retired or

racing greyhound in the front driveway area. For this it is recommended that a condition be retained to ensure that only domestic dogs, that are not greyhounds, are permitted in the area between Woodgate Road and the dwelling house.

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 (for retired greyhounds) 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.

It is noted that the proposed modification to setbacks to the puppy yards, requiring a 120 metre separation to adjoining residential buildings rather than the draft condition of 100 metres does not include the proposed extension to the existing kennel nor the proposed rearing and whelping yards adjacent to the dwelling house on the proposed plan. This proposed amended setback is specific to free run yards for racing greyhounds and the puppy yards as indicated on the proposed plans.

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 set back 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 1000m 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 2ha in land area. These lots are intended to have a minimum 60m 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 16 dogs, plus the keeping of up to an additional 6 retired greyhounds.
- Introducing a Whelping kennel and Rearing kennel for up to fourteen (14) 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 are located within the prescribed setbacks (eg: minimum 100m 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 (free run yards, puppy yards) 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 38 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 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 120m physical separation between any adjoining residence and free run areas 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</p>

		<p>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.	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. 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.
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 a point not closer than 50m from the Woodgate Road property boundary unless for the purpose of prompt transportation purposes where contained in a vehicle .
5	No noise management plan is provided.	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

		<p>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 originally sought a maximum 20 pups up to 12 months of age. A subsequent minor change (under section 350 and 351 of SPA) lodged with Council on the 10 July 2017 now seeks a maximum of 14 pups up to the age of 12 months.
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.	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. 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.
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 38 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 by the Development Assessment team through conditions of approval that proposed free run areas be relocated from the front of the property to point not closer than 50m from the Woodgate Road property boundary, not closer than 120m to an adjoining residence (as requested by the applicant on the 10 July 2017), and not closer than 15m 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 100m 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.	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. 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.
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
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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.

Submitted changes to the applicant on the 10 July 2017, as discussed earlier, are considered minor and in response to draft conditions respectively. Part 6 of SPA contains the relevant provision considering these changes.

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 Applicant's representations is provided below:

Condition 13 (Extent of Approved Use) - We would like the hours of kennelling changed to read between 7.00pm and 5.30am 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 7:00pm to 6:00am 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*).

A further request (included in the request to amend the development application dated 10 July 2017) sought to delete condition 23 which reads:

23. *No burial or disposal of deceased greyhounds is allowed to be undertaken onsite.*

On reflection of the proposed condition, the context of the site (rural zoned), the proposed intensity of the use, the accepted uses that could occur on the subject site (for instance grazing where deceased animals would ordinarily be buried) and the

inclusion of conditions controlling environmental outcomes through an approved Environmental Management System (EMS) it is reasonable to exclude the condition.

Communication Strategy:

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

Attachments:

- [↓1](#) Site Plan
- [↓2](#) Locality Plan
- [↓3](#) Approval Plan
- [↓4](#) Response to Draft Conditions - 28 April 2017
- [↓5](#) Response to Draft Conditions - 10 July 2017

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 120 m 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 120 m 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 thirty-eight (38) dogs in total are to be kept on site at any time, consisting of:
 - a) No more than sixteen (16) dogs (racing greyhounds) are to be kept on the site at any one time;
 - b) No more than fourteen (14) 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. 50 m (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 40 m 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 50 m 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.

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

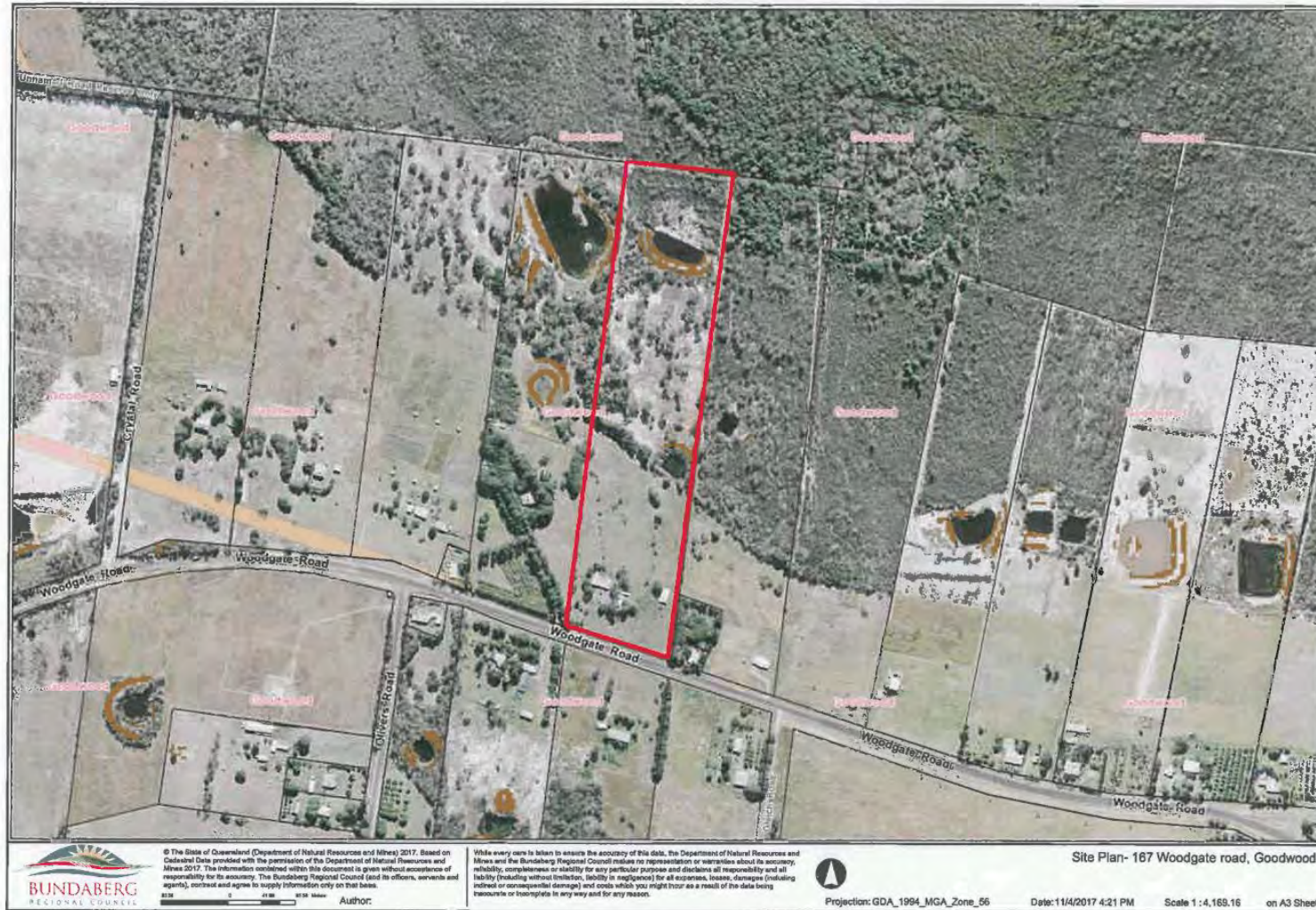
- E. The conditions of this Decision Notice require resubmission of plans to Council with amendments. Please address the amended plans to Council's Development Assessment Branch with the Register No 322.2016.46593.1.

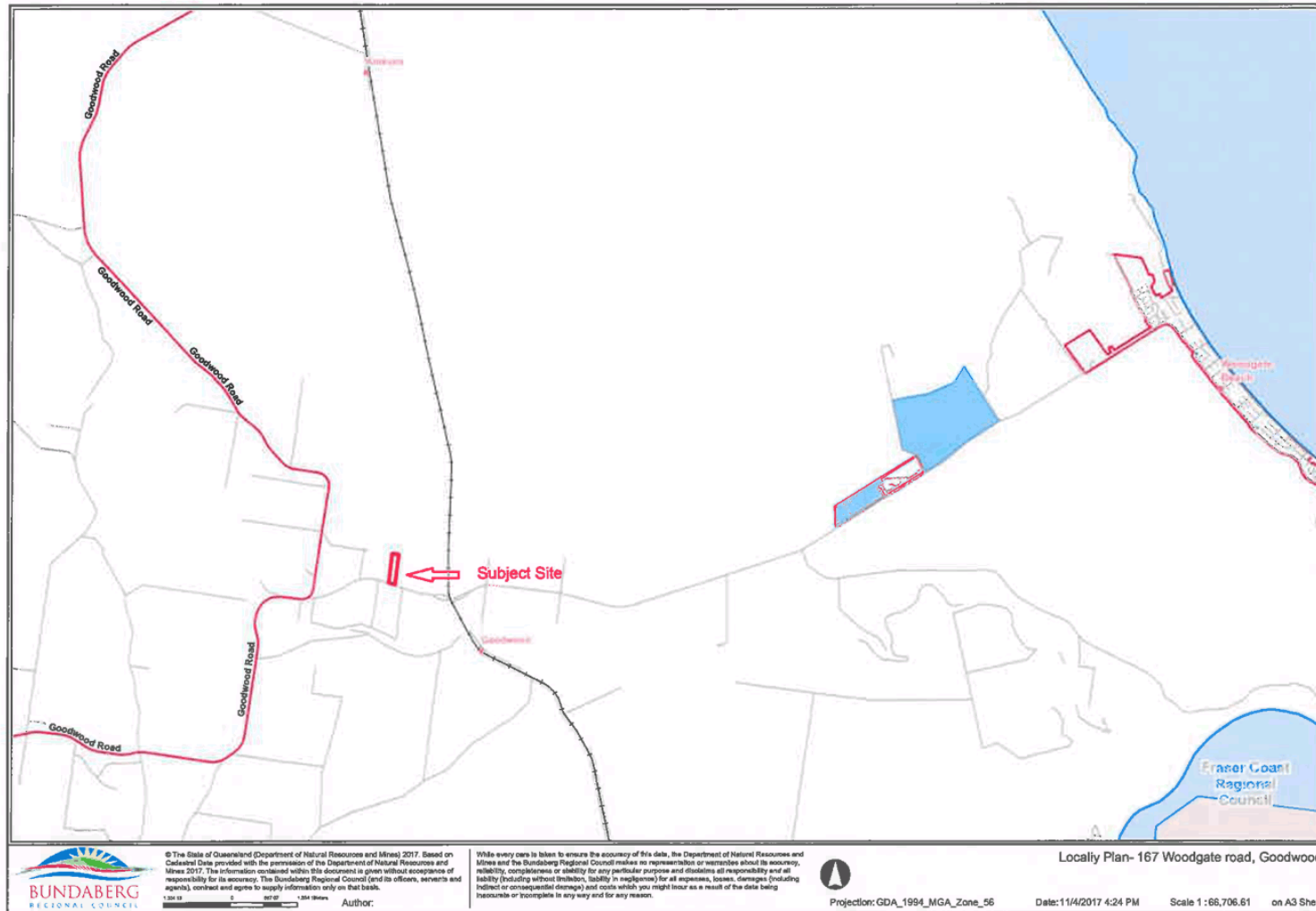
Environmental Management System

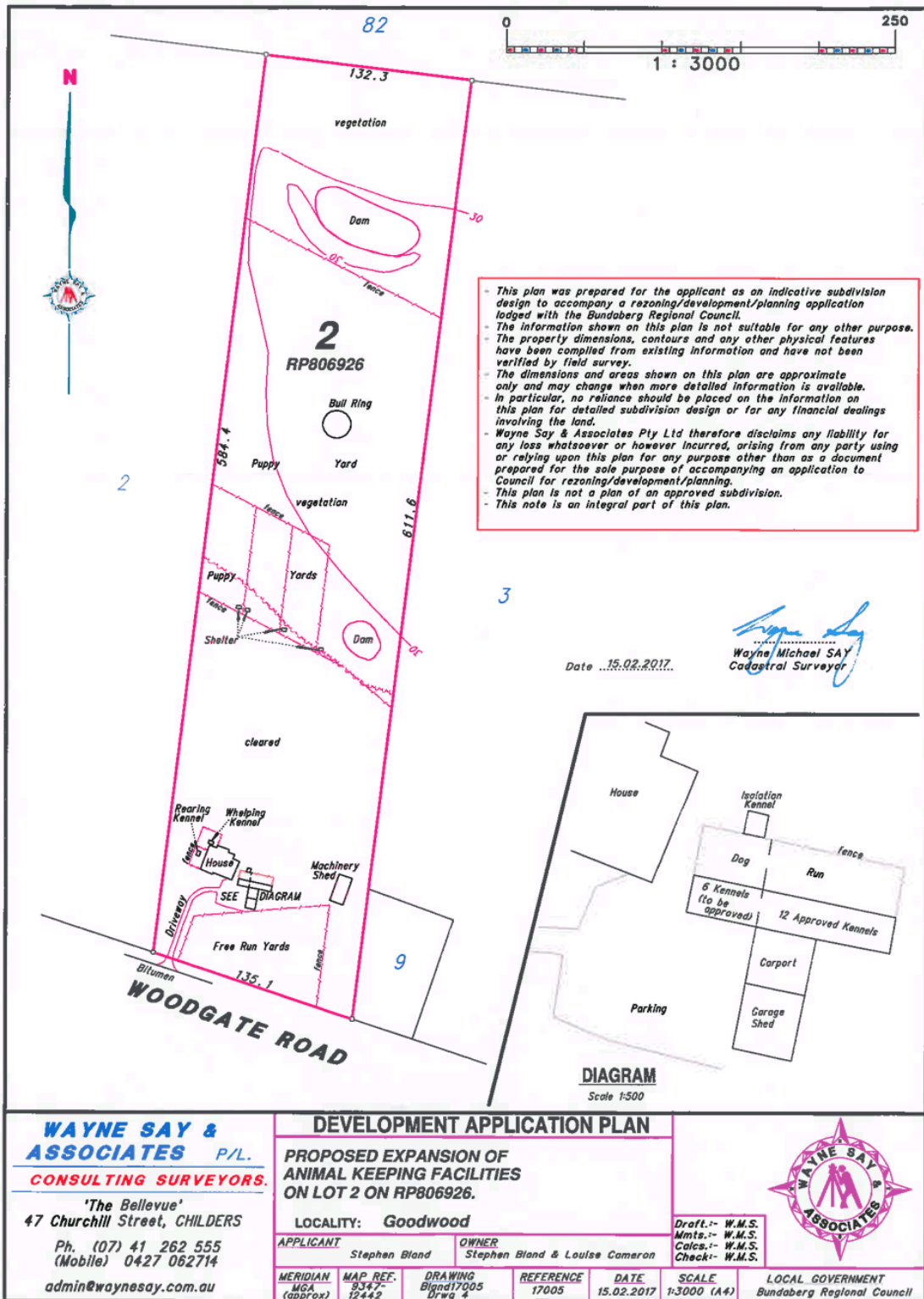
- F. *Pollution Solutions: Commercial Boarding Kennels, the Operator's Environmental Guide for Environmentally Relevant Activity 43* is a document prescribed by the Environmental Protection Agency (EPA) and prepared by Brisbane City Council in April, 2000. This guide can provide guidance to the kennel 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 (16 kennelled greyhounds and 14 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*.







Stephen Bland & Louise Cameron
167 Woodgate Road
Goodwood QLD 4660
Mobile 0417630990
Email blandy167@bigpond.com

Bundaberg Regional Council
PO Box 3130
Bundaberg QLD 4670
April 28 2017

Attention Mr Richard Jenner

RE: 167 Woodgate Road
Response To Draft Conditions for Development Application Council Reference
322.2016.46953.1

Dear Richard,

In response to the Draft Conditions dated 13 April 2017 and following our recent meeting, we have the following response.

Extent of Approved Use

Section 13

We would like the hours of kennelling changed to read 7.00pm and 5.30am 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

Waste Disposal

Section 23

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, which has a natural run off into the back paddock as this is a Rural property we see no reason for this clause on there is no detrimental effect on the environment

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. We have however planted a number of various fruit trees in this area as per our previously approved landscape plan

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

Stephen Bland & Louise Cameron
167 Woodgate Road
Goodwood QLD 4660
Mobile 0417630990
Email blandy167@bigpond.com

General

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

We trust the above meets with the Council's approval, should you require further information please contact me

Respectfully yours

Stephen Bland

Stephen Bland & Louise Cameron
167 Woodgate Road
Goodwood QLD 4660
Mobile 0417630990
Email blandy167@bigpond.com

Bundaberg Regional Council
PO Box 3130
Bundaberg QLD 4670
July 10 2017

Attention: Mr Richard Jenner
Re: Application 322.2016.46953.1

Dear Richard

In regards to the above development application, we respectfully request the following minor change.

1. Modification of the proposed Free run yards and puppy yards the separation distances to adjoining residential dwellings be increased to 120 metres
2. Variation to the maximum number of dogs as follows:-
No more than thirty eight dogs (38) in total are to be kept on the premises at any time, consisting of:-
 - a) No more than sixteen (16) racing greyhounds
 - b) No more than fourteen (14) pups either being reared or whelped are to be kept on site at any one time
 - c) No more than six (6) retired greyhounds and two (2) domestic dogs are to be kept on the site at any one time

Also as discussed and agreed, Clause 11 of the Draft Conditions be amended to omit reference to retired greyhounds in the driveway area and Clause 23 be deleted

I trust the above is sufficient information to proceed with the application

Respectfully yours

Stephen Bland

**Item****08 August 2017****Item Number:**

S1

File Number:

-

Part:STRATEGIC PROJECTS &
ECONOMIC DEVELOPMENT**Portfolio:**

Executive Services

Subject:

2017/2018 Local Government Grants & Subsidies Program

Report Author:

Andrew Fulton, General Manager Infrastructure & Planning

Authorised by:

Andrew Fulton, General Manager Infrastructure & Planning

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:

It is expected in the near future that the Department of Infrastructure Local Government and Planning will announce the availability of the 2017/2018 Local Government Grants and Subsidies Program.

Under the 2016/2017 Program a subsidy of up to 60% of eligible project costs will be allocated and it is expected that the 2017/2018 program will be similar.

To facilitate officer's preparation of applications under this scheme, it is suggested Council consider the following projects:-

- Elliott Heads Foreshore Redevelopment – Part Stage 1-4: indicative cost \$4.1 million;
- Gin Gin Streetscape – Stage 2: preliminary cost estimate \$3.955 million.

The Elliott Heads Foreshore Redevelopment builds on Stage 1 (part) already constructed and positions the Elliott Heads foreshore, adjacent the Elliott River, as a premium tourist and recreational destination within the Region.

The Gin Gin Streetscape Stage 2 project compliments the works undertaken in 2010/2011 by finalizing the streetscape and continuing the works along Mulgrave Street, between Mildren and Dear Streets. The project is strategic in attracting tourists to the greater Bundaberg Region as well as further facilitating commercial strength of the Gin Gin Business Centre.

Associated Person/Organization:

Nil.

Consultation:

Cr Jack Dempsey - Mayor

Legal Implications:

There appear to be no legal implications.

Policy Implications:

There appear to be no policy implications.

Financial and Resource Implications:

Gin Gin Streetscape – Stage 2: cost \$3.955 million total – Council currently seeking \$1.6 million from RJIP (60% subsidy to be applied for = \$1.413 million).

Elliott Heads Foreshore Redevelopment – Part Stage 1-4: cost \$4.1 million (*indicative only*) (60% subsidy to be applied for = \$2.46 million).

Neither project has a budget provision in the 2017/2018 or 2018/2019 programs; budget adjustments will be necessary should Council be successful with their funding applications.

Risk Management Implications:

There appears to be no risk management implications.

Communications Strategy:

Communications Team consulted.

Yes

No

Attachments:

- [↓1](#) Elliott Heads Foreshore Masterplan
- [↓2](#) Gin Gin Streetscape

Recommendation:

That the Chief Executive Officer be delegated authority to submit applications to the Department of Infrastructure, Local Government and Planning under the “Local Government Grants & Subsidies Program” - subject to discussion with Council regarding preferred options.

Elliott Heads Foreshore Masterplan & Kiosk Redevelopment Staging Plan.



