



**AGENDA FOR ORDINARY MEETING  
TO BE HELD IN COUNCIL CHAMBERS, BUNDABERG  
ON TUESDAY 30 AUGUST 2016, COMMENCING AT 10.00 AM**

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**Item**

**30 August 2016**

<b>Item Number:</b> E1	<b>File Number:</b> .	<b>Part:</b> FINANCE
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**Portfolio:**

Organisational Services

**Subject:**

Financial Summary as at 1 August 2016

**Report Author:**

Anthony Keleher, Chief Financial Officer

**Authorised by:**

Andrew Ireland, General Manager Organisational Services

**Link to Corporate Plan:**

Governance - 4.4.5 Responsible financial management and efficient operations

**Background:**

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

**Consultation:**

Chief Financial Officer and Financial Services team.

**Legal Implications:**

There appear to be no legal implications.

**Policy Implications:**

There appear to be no policy implications.

**Financial and Resource Implications:**

This report satisfies the requirements of *Section 204 of the Local Government Regulation 2012*.

**Risk Management Implications:**

There appear to be no risk management implications.

**Communication Strategy:**

Communications Team consulted. A Communication Strategy is:

Not required

Required

**Attachments:**

- 1 Financial Summary as at 1 August 2016

**Recommendation:**

**That the Financial Summary as at 1 August 2016** (as detailed on the 12 pages appended to this report) – **be noted by Council.**

Financial Summary  
as at 01 Aug 2016

Progress check - 9%	Council			General			Waste			Wastewater			Water		
	Actual YTD	Adopted Budget	% Act/ Bud	Actual YTD	Adopted Budget	% Act/ Bud	Actual YTD	Adopted Budget	% Act / Bud	Actual YTD	Adopted Budget	% Act/ Bud	Actual YTD	Adopted Budget	% Act/ Bud
<b>Recurrent Activities</b>															
<i>Revenue</i>															
General Rates and Utility Charges	67,234,423	142,680,500	47%	32,827,769	75,569,500	43%	7,116,398	14,146,000	50%	13,439,445	26,677,000	50%	13,850,811	26,288,000	53%
Less: Discounts and pensioner remissions	(788,406)	(7,786,000)	10%	(506,381)	(7,209,000)	7%	(95,679)	(195,000)	49%	(105,113)	(213,000)	49%	(81,233)	(169,000)	48%
	<b>66,446,017</b>	<b>134,894,500</b>	<b>49%</b>	<b>32,321,388</b>	<b>68,360,500</b>	<b>47%</b>	<b>7,020,719</b>	<b>13,951,000</b>	<b>50%</b>	<b>13,334,332</b>	<b>26,464,000</b>	<b>50%</b>	<b>13,769,578</b>	<b>26,119,000</b>	<b>53%</b>
Fees and Charges	1,554,120	24,330,348	6%	1,164,922	18,509,107	6%	202,749	3,973,441	5%	58,047	933,500	6%	128,402	914,300	14%
Interest Revenue	(69,607)	2,971,000	-2%	(68,651)	1,039,000	-7%	3,205	72,000	4%	(8,497)	729,000	-1%	4,336	1,131,000	0%
Operating Grants, Subsidies & Donations	299,217	10,669,426	3%	299,217	10,669,426	3%	-	-	-	-	-	-	-	-	-
Sale of Developed Land Inventory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operating Revenue</b>	<b>68,229,747</b>	<b>172,865,274</b>	<b>39%</b>	<b>33,716,876</b>	<b>98,578,033</b>	<b>34%</b>	<b>7,226,673</b>	<b>17,996,441</b>	<b>40%</b>	<b>13,383,882</b>	<b>28,126,500</b>	<b>48%</b>	<b>13,902,316</b>	<b>28,164,300</b>	<b>49%</b>
<i>Expenses</i>															
Employee, Material and Services Costs	8,617,349	118,404,297	7%	6,055,451	80,764,882	7%	954,171	15,551,667	6%	613,777	10,556,079	6%	993,950	11,531,669	9%
Finance Costs	27,061	3,473,000	1%	27,061	1,639,000	2%	-	343,000	0%	-	1,269,000	0%	-	222,000	0%
Depreciation	3,895,786	46,749,432	8%	2,956,027	35,472,322	8%	52,723	632,675	8%	455,039	5,460,470	8%	431,997	5,183,965	8%
<b>Total Operating Expenditure</b>	<b>12,540,196</b>	<b>168,626,729</b>	<b>7%</b>	<b>9,038,539</b>	<b>117,876,204</b>	<b>8%</b>	<b>1,006,894</b>	<b>16,527,342</b>	<b>6%</b>	<b>1,068,816</b>	<b>17,285,549</b>	<b>6%</b>	<b>1,425,947</b>	<b>16,937,634</b>	<b>8%</b>
<b>Operating Result</b>	<b>55,689,551</b>	<b>4,238,545</b>		<b>24,678,337</b>	<b>(19,298,171)</b>		<b>6,219,779</b>	<b>1,469,099</b>		<b>12,315,066</b>	<b>10,840,951</b>		<b>12,476,369</b>	<b>11,226,666</b>	
<i>Transfers to</i>															
Restricted Capital Cash	-	4,000,000	0%	-	-	-	-	-	-	-	4,000,000	0%	-	-	-
NCP Transfers	1	-	-	(1,199,084)	(14,389,008)	8%	(134,748)	(1,616,978)	8%	609,305	7,311,651	8%	724,528	8,694,335	8%
Fund Capital Expenditure (Capital Account)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Transfers</b>	<b>1</b>	<b>4,000,000</b>	<b>0%</b>	<b>(1,199,084)</b>	<b>(14,389,008)</b>	<b>8%</b>	<b>(134,748)</b>	<b>(1,616,978)</b>	<b>8%</b>	<b>609,305</b>	<b>11,311,651</b>	<b>5%</b>	<b>724,528</b>	<b>8,694,335</b>	<b>8%</b>
<b>Movement in Unallocated Surplus</b>	<b>55,689,550</b>	<b>238,545</b>		<b>25,877,421</b>	<b>(4,909,163)</b>		<b>6,354,527</b>	<b>3,086,077</b>		<b>11,705,761</b>	<b>(470,700)</b>		<b>11,751,841</b>	<b>2,532,331</b>	
Unallocated Surplus (Deficit) brought forward from prior year(s)	879,080	(1,254,367)	-70%	(10,409,605)	(16,111,371)	65%	-	1,155,052	0%	-	2,515,414	0%	11,288,685	11,186,538	101%
<b>Unallocated Surplus (Deficit)</b>	<b>56,568,630</b>	<b>(1,015,822)</b>		<b>15,467,816</b>	<b>(21,020,534)</b>		<b>6,354,527</b>	<b>4,241,129</b>		<b>11,705,761</b>	<b>2,044,714</b>		<b>23,040,526</b>	<b>13,718,869</b>	
<b>Capital Activities</b>															
<i>Council's Capital Expenditure (Excludes Donated Assets)</i>															
Council Expenditure on Non-Current Asset:	1,147,777	110,170,747	1%	784,695	60,986,747	1%	-	318,000	0%	199,880	45,521,000	0%	163,202	3,345,000	5%
Loan Redemption	-	8,316,000	0%	-	5,937,000	0%	-	418,000	0%	-	1,662,000	0%	-	299,000	0%
<b>Total Capital Expenditure</b>	<b>1,147,777</b>	<b>118,486,747</b>	<b>1%</b>	<b>784,695</b>	<b>66,923,747</b>	<b>1%</b>	<b>-</b>	<b>736,000</b>	<b>0%</b>	<b>199,880</b>	<b>47,183,000</b>	<b>0%</b>	<b>163,202</b>	<b>3,644,000</b>	<b>4%</b>
Cash opening balance (incl. investments)	94,357,604	86,548,673													
Cash closing balance (incl. investments)	85,899,653	72,530,816													

**Please note Year to Date (YTD) Budget is the 2016/2017 Budget**

Further to the Financial Summary Report as at 1 August 2016, the following key features are highlighted.

**Operating Expenditure**

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

a) Employee, Materials and Services Costs

The pattern of expenditure for Employee Materials and Services Costs across a financial year can vary slightly from year to year depending on factors such as the progress of Non-Capital Projects, weather conditions/events, and emergent works.

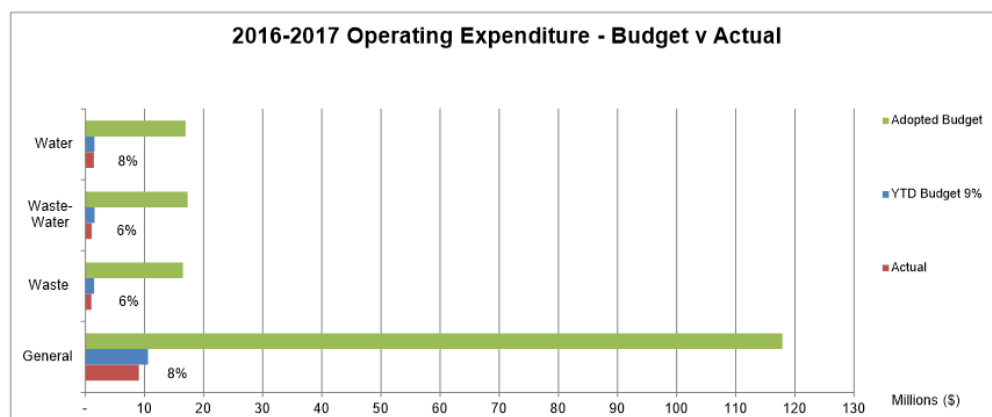
Due to the reversal of accruals in July each year the actual expenditure is expected to be approximately 2% lower than the budget progress of 9%. These accruals relate to accrued Wages and Superannuation, and Goods Received not invoiced at 30 June 2016.

b) Finance Costs

Finance Costs mainly consist of the interest paid on Council loans. The first quarterly loan payment for the 2016/2017 FY is due to be made on 15 September 2016. As expected the Finance Costs will be significantly lower than budget until this payment is made. This pattern will continue for each quarter throughout the year.

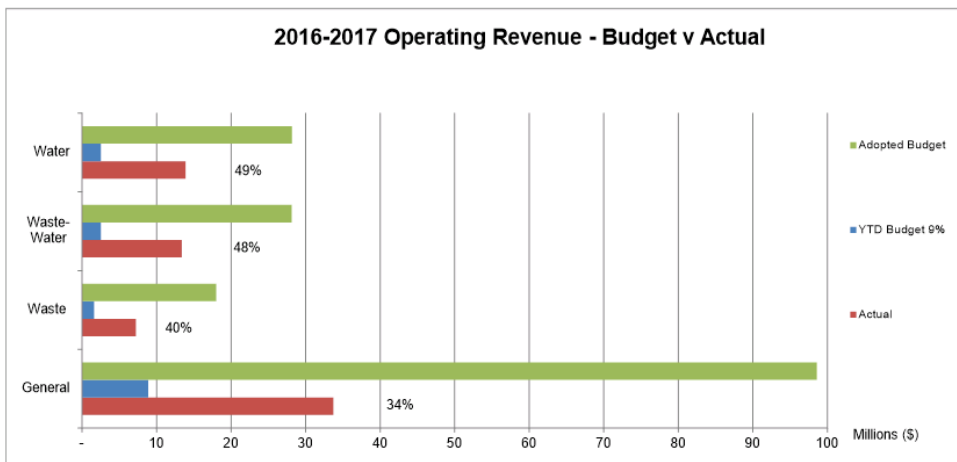
c) Depreciation

The budgeted depreciation expenditure is apportioned evenly across the 12 months of the year and is processed every month. The depreciation amount for July has been processed and the overall expenditure is as expected.



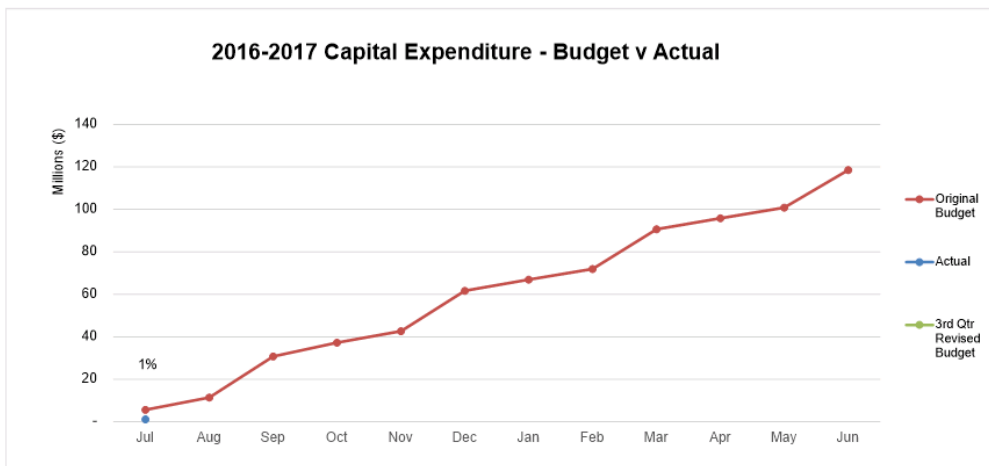
**Operating Revenue**

- Net Rates and Utility Charges revenue is currently following the normal pattern of income for Council during a financial year, with the rates having been levied for the 1<sup>st</sup> half of the year and the revenue showing as around 49% of budget. The percentage of actual to budgeted Discount on Rates is lower for the General Fund as the discount is applied as payments are received. No discount is applied to the other Business Units.
- Interest revenue is influenced by current interest rates and also the amount of cash held within the Business Units. Accrual adjustments from the previous financial year have been reversed in July. The operating figures for Interest Revenue are distorted due to these accrual reversals for interest owing as at 30 June 2016, however these figures will normalise as the year progresses.
- Operating Grants received to date include grants for Home and Community Care services and for Fuel Tax Credits.



**Capital Expenditure**

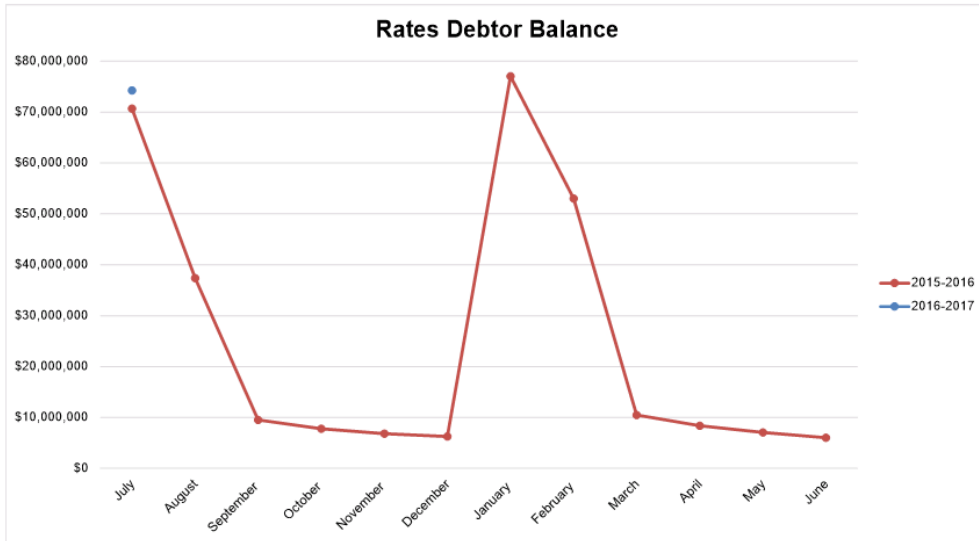
- The payment of the 1 Quarter loan redemption for outstanding Council loans is due to be made on 15 September 2016.
- Capital Expenditure is currently 1% of the budget.



For more details regarding Capital Expenditure projects please refer to the Project tables below.

**Rates Debtor**

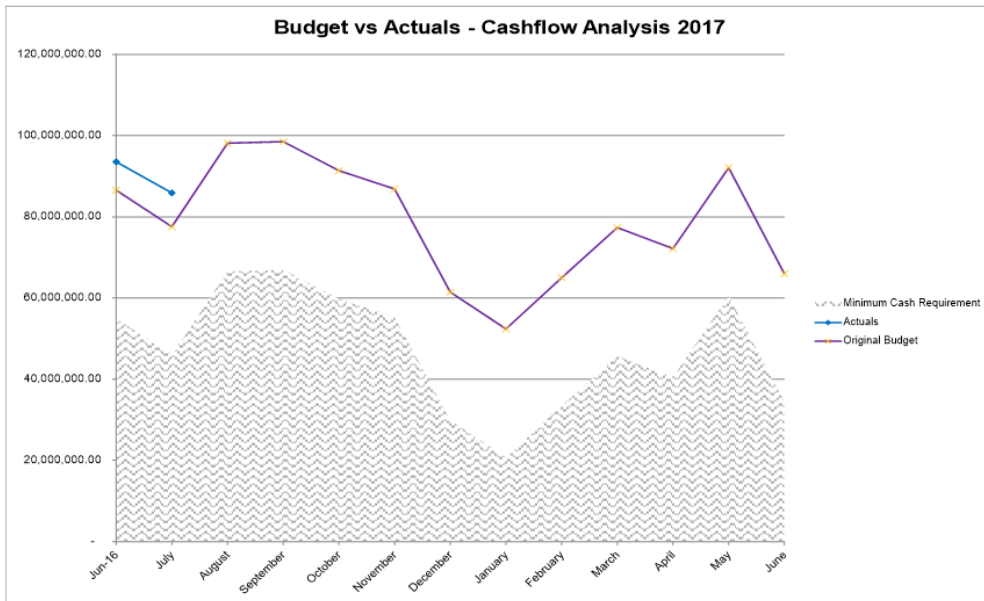
- Council's Rates are levied in July and February each financial year.
- The latest levy was raised in July 2016.
- As at 31 July 2016 the Rates Debtor balance sits at \$74 million. The higher balance is reflective of the value of Rates levied.





**Cash Flow**

- The Cash Balance as at 31 July 2016 was \$85.9 million. This balance is higher than forecast due to actual Opening Cash Balance as at 1 July 2016 being approximately \$8 million higher than the budgeted Opening Cash Balance for the 2016/2017 FY. A detailed analysis of this variance will form part of the first quarter revised budget.
- Council is undertaking several major projects during this financial year, and will require appropriate cash levels in order to cover expenditure on these projects. After assessing the forecast expenditure for these projects, the minimum cash requirement level has been increased from \$34 million in June 2016 to \$55 million in July 2016, to ensure that an adequate level of liquidity is maintained during the year.
- The current Cash Balance is significantly higher than the minimum Cash Balance required by Council.
- No liquidity issues are foreseeable in the near future.



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

Department	Project Description	Status *	Monitor (Descriptor)	Budget	2017 FY YTD Actuals	% Spend	Est Final Cost 2017	\$ Variance	Comments	
Water and Wastewater	Deering Place Innes Park - New Sewer Pump Station & Pressure Main	✓	Construction expected to be completed March 2017	900,000	9,711	1%	1,305,000	405,000	Revised Budget Request submitted to reproviseion \$405,000 from 2016 to 2017 to fund extension of the construction program into the current financial year.	
	Rubyanna STP - Design & Construction of Plant	✓	90% Design complete. Significant progress with bulk earthworks undertaken during July 2016.	32,966,000	3,278	0%	32,966,000	-		
	Purchase of Land	★	Costs have been finalised.	-	-	0%	-	-		
	Rubyanna SPS Concept Study	★	Costs have been finalised.	-	-	0%	-	-		
	Project Administration and Control (All Stages)	✓	Work order is ongoing	85,000	9,842	12%	85,000	-		
	Rubyanna River outfall for Rubyanna WWTP	✓	Contract to be awarded in early August.	5,205,000	2,365	0%	5,205,000	-		
		<i>Subtotal</i>			<i>38,256,000</i>	<i>15,484</i>	<i>0%</i>	<i>38,256,000</i>	<i>-</i>	
	Gin Gin Water Treatment Plant Upgrade	○	Internal delivery, completion expected March 2017	150,000	18,146	12%	369,000	219,000	Revised Budget Request submitted to reproviseion \$219,000 from 2016 to 2017 to fund extension of the construction program into the current financial year.	
	Mellifont Street Water Pump Station (to transfer Treated Water to Kalkie WTP)	✓	Internal delivery, completion expected May 2017	650,000	4,312	1%	650,000	-		
	Woodgate Vacuum Sewer Extension	✓	Project commencement is subject to Infrastructure Agreement with Developer	1,300,000	-	0%	1,300,000	-		
	Belle Eden Gravity Main Construction	✓	Construction expected to commence August 2017	1,000,000	-	0%	1,000,000	-		
	Hughes Road/ Blain Street, Bargara - Reticulation Renewal - SPS Gravity Main Conversion to Rising Main	✓	Internal Delivery, construction expected to commence August 2017.	600,000	-	0%	600,000	-		
	Port Water Infrastructure	✓	Internal Delivery, construction expected to commence August 2017.	500,000	1,143	0%	500,000	-		
	Water Service Restoration (Water Hydrants)	✓	QWRAP initiative - tender dates not yet confirmed	-	-	0%	530,000	530,000	Revised Budget Request submitted to move \$530,000 from unallocated funds.	
Port Sewerage Infrastructure - Installation of Gravity Reticulation System	✓	Tender estimated to be advertised in August 2017	-	-	0%	700,000	700,000	Revised Budget Request submitted to move \$700,000 from unallocated funds.		

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

Department	Project Description	Status *	Monitor (Descriptor)	Budget	2017 FY YTD Actuals	% Spend	Est Final Cost 2017	\$ Variance	Comments
Major Projects	Bundaberg Showgrounds Development - Multi-Use Sport and Community Centre (Multiplex) - Stage 1	✓	Construction in progress - practical completion estimated 28 October 2016	10,100,000	1,622,895	16%	10,100,000	-	
	Bundaberg Showgrounds Development - Multi-Use Sport and Community Centre (Multiplex) - Stage 2	✓		5,000,000	-	0%	5,000,000	-	
	<i>Subtotal</i>			<i>15,100,000</i>	<i>1,622,895</i>	<i>11%</i>	<i>15,100,000</i>	<i>-</i>	
Information Systems	Corporate Applications - Core Systems Replacement Program	✓	Tender to open 19th August 2016 for the Enterprise Asset Management (EAM) System	4,210,000	-	0%	4,356,826	146,826	Revised Budget Request submitted to reproviseion \$146,826 from 2016 into 2017
Roads and Drainage	Walla Street Bridge Rehabilitation Project	●	Construction is practically complete. Minor works to be undertaken onsite in August. Contract to be finalised by end of September.	-	1,291	100%	50,432	50,432	2016 Budget was exceeded by approximately \$30,000. 2017 expenditure to be funded by the unallocated program budget - Revised Budget Revision submitted for \$50,000 for 1st quarter reviews.
	Kay McDuff Drive Extension	✓	Design has been finalised. Application has been submitted for funding from the Heavy Vehicle Safety and Productivity Program. Currently awaiting response before issuing for tender.	2,600,000	1,393	0%	2,600,000	-	
	Winfield Road Widening	✓	Design is currently being finalised.	1,150,000	703	0%	1,150,000	-	
	Monduran Bridge	✓	Construction has commenced on site and due to be completed March 2017.	3,120,000	6,945	0%	3,120,000	-	
	Eggmolese Street	✓	Project currently being designed.	2,800,000	4,531	0%	2,800,000	-	
	Thabeban Stormwater Drainage Scheme - Stage 1B and 2	✓	Design has been finalised. Construction to commence in August.	1,308,000	51,729	4%	1,308,000	-	
	Winfield Road Construction - Rocky Point Road Turnoff to Boat Ramp	✓	Project currently being designed.	750,000	843	0%	750,000	-	

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

Department	Project Description	Status *	Monitor (Descriptor)	Budget	2017 FY YTD Actuals	% Spend	Est Final Cost 2017	\$ Variance	Comments
Parks, Sport & Natural Areas	Christesen Park - Redevelopment	✓	Costs have been finalised for Stage 1. Stage 2 to be finalised by December 2016	450,000	2,038	0%	450,000	-	An application for the 'Stronger Regions' funding has been submitted, still waiting to hear if successful. Stage 2 to be finalised in December 2016
	Animal Pound Facility	✓	Tender to be awarded August 2016	1,550,000	5,747	0%	1,550,000	-	
Community & Environment	Gin Gin Swimming Pool Amenities	✓	Demolition has occurred. Construction to commence shortly.	425,000	3,140	1%	492,148	67,148	Revised Budget Request has been submitted to reproviseion \$67,148 from 2016 into 2017
	Elliott Heads Holiday Park Amenities	●	Construction has started.	900,000	1,346	0%	1,105,210	205,210	Revised Budget Request has been submitted to reproviseion \$205,210 from 2016 into 2017

**Indicator Status      Indicator Meaning**

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

*Please note that completed projects may still have outstanding costs*

### Moderate + High Governance Projects - Life to Date

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

Department	Project Description	Status *	Monitor (Descriptor)	Original Budget	Current Revised Budget	LTD Actuals	Est Final Cost	Comments	
Water and Wastewater	Deering Place Innes Park - New Sewer Pump Station & Pressure Main	✓	Construction expected to be completed March 2017	2,700,000	3,028,127	2,137,837	3,028,127		
	Rubyanna STP - Design & Construction of Plant	✓	90% Design complete. Significant progress with bulk earthworks undertaken during July 2016.	95,726,237	51,956,589	5,783,055	51,956,589		
	Purchase of Land	★	Costs have been finalised.		2,667,537	2,667,536	2,667,537		
	Rubyanna SPS Concept Study	★	Costs have been finalised.		53,700	53,700	53,700		
	Project Administration and Control (All Stages)	✓	Work order is ongoing		1,005,000	709,786	1,005,000		
	Non Capital Costs for Design and Construction of Plant	✓	Work order is ongoing		231,000	231,133	231,133		
	Rubyanna STP - Trunk Pipelines Concept Design & Survey	★	Costs have been finalised.		7,057,331	7,057,331	7,057,331		
	Rubyanna River outfall for Rubyanna WWTP	✓	Contract to be awarded in early August.		5,469,971	219,151	5,469,971		
	Rubyanna WWTP Pipelines - Springhill Road to RWWTP	★	Costs have been finalised.		487,880	487,880	487,880		
	Rubyanna WWTP Pipelines - Darnell Street Sewerage Cutting	★	Costs have been finalised.		321,020	321,020	321,020		
	Decommissioning of East Bundaberg WWTP	✓	Currently undertaking Concept Options Review		1,800,000	6,953	1,800,000		
				<i>Subtotal</i>	<i>95,726,237</i>	<i>71,050,028</i>	<i>17,537,545</i>	<i>71,050,161</i>	
	Gin Gin Water Treatment Plant Upgrade	○	Internal delivery, completion expected March 2017		1,100,000	1,167,193	816,339	1,167,193	Revised Budget Request submitted to reproviseion \$219,000 from 2016 to 2017 to fund extension of the construction program into the current financial year.
	Mellifont Street Water Pump Station (to transfer Treated Water to Kalkie WTP)	✓	Internal delivery, completion expected May 2017		700,000	700,000	55,081	700,000	
	Woodgate Vaccum Sewer Extension	✓	Project commencement is subject to Infrastructure Agreement with Developer		1,300,000	1,300,000	-	1,300,000	
	Belle Eden Gravity Main Construction	✓	Construction expected to commence August 2017		1,000,000	1,000,000	-	1,000,000	
	Hughes Road/ Blain Street, Bargara - Reticulation Renewal - SPS Gravity Main Conversion to Rising Main	✓	Internal Delivery, construction expected to commence August 2017.		600,000	600,000	-	600,000	
	Port Water Infrastructure	✓	Internal Delivery, construction expected to commence August 2017.		750,000	895,225	396,368	895,225	
	Water Service Restoration (Water Hydrants)	✓	QWRAP initiative - tender dates not yet confirmed		-	-	-	530,000	Revised Budget Request submitted to move \$530,000 from unallocated funds.
	Port Sewerage Infrastructure - Installation of Gravity Reticulation System	✓	Tender estimated to be advertised in August 2017		-	-	-	700,000	Revised Budget Request submitted to move \$700,000 from unallocated funds.

**Moderate + High Governance Projects - Life to Date**

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

Department	Project Description	Status *	Monitor (Descriptor)	Original Budget	Current Revised Budget	LTD Actuals	Est Final Cost	Comments
Major Projects	Bundaberg Showgrounds Development - Multi-Use Sport and Community Centre (Multiplex) - Stage 1	✓	Construction in progress - practical completion estimated 28 October 2016	9,500,000	14,800,000	3,219,120	14,800,000	
	Bundaberg Showgrounds Development - Multi-Use Sport and Community Centre (Multiplex) - Stage 2	✓		12,500,000	12,500,000	141,399	12,500,000	
	<i>Subtotal</i>			<i>22,000,000</i>	<i>27,300,000</i>	<i>3,360,519</i>	<i>27,300,000</i>	
Information Systems	Corporate Applications - Core Systems Replacement Program - Initial product scope and product selection	●	Tender to open 19th August 2016 for the Enterprise Asset Management (EAM) System	-	647,262	713,984	762,212	Revised Budget Request to be completed for Non Capital expenditure
	Corporate Applications - Core Systems Replacement Program	✓	Tender to open 19th August 2016 or the Enterprise Asset Management (EAM) System	4,500,000	5,379,103	22,277	5,379,103	
	<i>Subtotal</i>			<i>4,500,000</i>	<i>6,026,365</i>	<i>736,260</i>	<i>6,141,315</i>	

### Moderate + High Governance Projects - Life to Date

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

Department	Project Description	Status *	Monitor (Descriptor)	Original Budget	Current Revised Budget	LTD Actuals	Est Final Cost	Comments
Roads and Drainage	Walla Street Bridge Rehabilitation Project	○	Construction is practically complete. Minor works to be undertaken onsite in August. Contract to be finalised by end of September.	775,000	400,000	430,860	480,000	2016 Budget was exceeded by approximately \$30,000. 2017 expenditure to be funded by the unallocated program budget - Revised Budget Revision submitted for \$50,000 for 1st quarter reviews.
	Kay McDuff Drive Extension	✓	Design has been finalised. Application has been submitted for funding from the Heavy Vehicle Safety and Productivity Program. Currently awaiting response before issuing for tender.	2,900,526	2,900,526	308,317	2,900,000	
	Winfield Road Widening	✓	Design is currently being finalised.	1,150,000	1,185,473	36,176	1,185,473	
	Monduran Bridge	✓	Construction has commenced on site and due to be completed March 2017.	3,300,000	3,307,370	194,315	3,307,370	
	Eggmolesse Street	✓	Project currently being designed.	2,800,000	2,865,249	69,780	2,865,249	
	Thabeban Stormwater Drainage Scheme - Stage 1B and 2	✓	Design has been finalised. Construction to commence in August.	1,308,000	1,446,253	189,982	1,446,253	
	Winfield Road Construction - Rocky Point Road Turnoff to Boat Ramp	✓	Project currently being designed.	750,000	750,000	843	750,000	

### Moderate + High Governance Projects - Life to Date

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

Department	Project Description	Status *	Monitor (Descriptor)	Original Budget	Current Revised Budget	LTD Actuals	Est Final Cost	Comments
Parks, Sport & Natural Areas	Christsen Park - Redevelopment	✓	Costs have been finalised for Stage 1. Stage 2 to be finalised by December 2016	800,000	800,000	429,941	800,000	
Community & Environment	Animal Pound Facility	✓	Tender to be awarded August 2016	1,250,000	1,757,394	213,141	1,800,000	
	Gin Gin Swimming Pool Amenities	✓	Demolition has occurred. Construction to commence shortly.	100,000	525,000	35,992	525,000	Revised Budget Request has been submitted to reprovision \$67,148 from 2016 into 2017
	Elliott Heads Holiday Park Amenities	●	Construction has started.	270,465	1,170,465	101,617	1,170,465	Revised Budget Request has been submitted to reprovision \$205,210 from 2016 into 2017

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

*Please note that completed projects may still have outstanding costs*



**Item****30 August 2016****Item Number:**

F1

**File Number:**

.

**Part:**GOVERNANCE &  
COMMUNICATIONS**Portfolio:**

Organisational Services

**Subject:**

Pine Creek Road, Pine Creek - Renewal of Term Lease over Lot 51 on C371095

**Report Author:**

Nathan Powell, Property Leasing Officer

**Authorised by:**

Andrew Ireland, General Manager Organisational Services

**Link to Corporate Plan:**

Governance - 4.4.6 A commonsense approach to planning, coordination and consultation

**Background:**

The Department of Natural Resources & Mines is investigating the renewal of Term Lease 0/231911 over land described as Lot 51 on C371095, Pine Creek Road, Pine Creek. The lease is currently used for grazing purposes and expires 29 October 2017. The Department seeks Council's views, comments or objections to be considered by the Minister with respect to renewal of this lease.

Council has been limiting any approval or requesting the State to limit any leases to a maximum term of 10 years. Council should be consistent with the application of this and again request the term be no more than 10 years.

**Associated Person/Organization:**

The Department of Natural Resources &amp; Mines

**Consultation:**

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

**Portfolio Councillor:** Cr Helen Blackburn, offers no objection to the proposal.

**Divisional Councillor:** Division 3 Cr Wayne Honor advised that he has no objection to the re-leasing of the block, however would like noted that this is Nerum giant grass country with very unique 185 cm tall Xanthorrhoea (commonly known as blackboys) and would hope that DNRM put a protection clause in the lease.

**Department of Infrastructure & Planning:**

Development Assessment Manager, Richard Jenner confirms there are no objections from a land use planning perspective.

Planning Services Engineer, Roads & Drainage Services, Hennie Roux advises he has no objections on the renewal of lease for grazing purposes.

Department of Community & Environment:

Operational Supervisor, Natural Resource Management, Nick McLean advises he has no objection to the renewal of the lease for grazing 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. A Communication Strategy is:

- Not required
- Required

Attachments:

- 1 Aerial Map (wide) - Lot 51 on C371095
- 2 Aerial Map (close) - Lot 51 on C371095
- 3 SmartMap - Lot 51 on C371095

Recommendation:

**That the Department of Natural Resources & Mines be advised Council offers no objection to the renewal of Term Lease 0/231911 over land described as Lot 51 on C371095, located on Pine Creek Road, Pine Creek, for a term no greater than 10 years.**







STANDARD MAP NUMBER  
9347-41411



MAP WINDOW POSITION &  
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION	
DCDB	51/C371095
Lot/Plan	5.749ha
Area/Volume	RESERVE
Tenure	BUNDABERG REGIONAL
Local Government	PINE CREEK
Locality	38879/35
Segment/Parcel	

**CLIENT SERVICE STANDARDS**

PRINTED (dd/mm/yyyy) 20/07/2016  
For additional information regarding this SmartMap see page 2.  
Shading Rules have been applied.

DCDB 19/07/2016

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### **Additional Information Page**

#### Shading Rules

 Lot Number = 51 and Plan Number = C371095



**Item**

**30 August 2016**

<b>Item Number:</b>	<b>File Number:</b>	<b>Part:</b>
F2	.	GOVERNANCE & COMMUNICATIONS

**Portfolio:**

Organisational Services

**Subject:**

Grass Tree Road, Nearum - Conversion of Pastoral Holding Lease over Lots 13, 46 & 82 on BON416

**Report Author:**

Nathan Powell, Property Leasing Officer

**Authorised by:**

Andrew Ireland, General Manager Organisational Services

**Link to Corporate Plan:**

Governance - 4.4.6 A commonsense approach to planning, coordination and consultation

**Background:**

The Department of Natural Resources & Mines (DNRM) is investigating an application for the conversion to freehold of Pastoral Holding Lease – PH7/5337, over land described as Lots 13, 46, & 82 on BON416, Grass Tree Road, Nearum. The lease is currently used for grazing purposes and is approximately 1,900 hectares in size. The department seeks Council’s views, comments or objections to be considered when assessing the application.

**Associated Person/Organization:**

The Department of Natural Resources and Mines

**Consultation:**

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

**Department of Infrastructure & Planning:**

Development Assessment Manager, Richard Jenner confirms there are no objections from a land use planning perspective.

Planning Services Engineer, Roads & Drainage Services, Hennie Roux advises he has no objections on the Department’s proposal, however, it should be noted that Council currently has no plans to construct Grass Tree Road.

**Department of Community & Environment:**

Operational Supervisor, Natural Resource Management, Nick McLean advises he has no objection to the conversion to freehold. Whilst his department has no objections to the conversion, after examining the DNRM Vegetation Management report (attached) he has noted the following:

*“The lessee/owner should be made aware of their obligations under the Nature Conservation Act 1992 with respect to the presence of a protected plant species (the map doesn’t actually say what species it is, but the process is the same regardless). The map in Section 5.4 shows the record of an Endangered, Vulnerable and Near Threatened plants (EVNT) plant species just outside the western boundary of the largest of the three properties, and the map in Section 5.6 shows the high risk (ie trigger) area whereby if any clearing work was to occur in this zone (including boundary fencing), the lessee/owner would be required to engage a professional botanist to undertake a flora survey to highlight additional EVNT plants, or to confirm the lack of their presence, before undertaking any clearing. Section 3.8 of the attached veg report outlines this process.*

*The rest of the properties contain dominant of concern regional ecosystems, whereby additional to the requirements set out above, clearing may also require either a development approval, the completion and submission of a relative Vegetation Management Act 1999 self-assessable code, or an area management plan, if exemptions don’t apply. Section 3.2 of the attached report contains further information on this.*

*Finally, given the consistent mix of regional ecosystems between the area where the EVNT plant species has been recorded in 5.4, and the rest of the properties identified for conversion, I would reasonably expect to find further EVNT species throughout the conversion area. This should all be passed on to the lessee/owner by the state”.*

**Portfolio Councillor:** Cr Helen Blackburn offers no objection to the proposal.

**Divisional Councillor:** Cr Wayne Honor offers no objection to the proposal.

**Legal Implications:**

There appear to be no legal implications.

**Policy Implications:**

There appear to be no policy implications.

**Financial and Resource Implications:**

There appear to be no financial or resource implications.

**Risk Management Implications:**

There appears to be no risk management implications.

**Communications Strategy:**

Communications Team consulted. A Communication Strategy is:

- Not required
- Required



**Attachments:**

- 1 DNRM Vegetation Management Report
- 2 Aerial Map - Lots 13, 46 & 82 on BON416
- 3 SmartMap - Lots 13, 46 & 82 BON416

**Recommendation:**

**That the Department of Natural Resources & Mines be advised Council offers no objection to the conversion to freehold of Pastoral Holding Lease over land described as Lots 13, 46, & 82 on BON416, located on Grass Tree Road, Nearum; and provides the following further information:-**

- a. Council currently has no plans to construct Grass Tree Road;
- b. Should the Department of Natural Resources & Mines approve the conversion, formal advice be conveyed to the applicant stating their obligations under the *Nature Conservation Act 1992* in relation to presence of protected plant species.

Department of Natural Resources and Mines



## Vegetation management report

For Lot: 13 Plan: BON416

Current as at 08/08/2016



Queensland  
Government

This publication has been compiled by Operations Support, Department of Natural Resources and Mines.

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## Overview

The management and clearing of native vegetation in Queensland is regulated by the *Vegetation Management Act 1999*, the *Vegetation Management Regulation 2009*, the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009* in conjunction with associated policies and codes. These legislation, policies and codes are referred to as the Vegetation Management Framework.

Many routine vegetation management activities can be carried out under exemptions or self-assessable codes under the *Vegetation Management Act 1999*. Other activities may require you to apply for a development approval under the *Sustainable Planning Act 2009*. The requirements for a permit depend on the type of vegetation, the land tenure (e.g. freehold or leasehold land), the location, and the extent and purpose of the proposed clearing. In urban areas, vegetation may be regulated by local government provisions even if it is not regulated vegetation under the VMA.

The information in this report will assist you to determine the options for managing vegetation on your property. Based on the lot on plan you have supplied, this report provides the following detailed information:

1. *Property region* - the local government area, bioregion(s), subregion(s), catchment(s) and any applicable area management plans associated with your property.
2. *Vegetation management framework* - an explanation of the options that may be available to manage vegetation on your property.
3. *Property details for the specified Lot on Plan* - specific information about your property including land tenure, vegetation categories, regional ecosystems, watercourses, wetlands, essential habitat, land suitability and protected plants.
4. *Maps* - a series of colour maps to assist in identifying regulated vegetation on your property including:
  - regulated vegetation management map
  - vegetation management map
  - proposed regulated vegetation management map
  - proposed vegetation management map
  - land suitability map
  - protected plants map.

***Please note, the Government has proposed changes to the Category C and Category R areas which are shown on the proposed regulated vegetation management map. For more information on these changes, please refer to the Department's [website](#).***

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## 1. Property regions

Table 1 provides a summary of the regions that property Lot: 13 Plan: BON416 is located within.

**Table 1: Property regions**

<b>Local Government(s)</b>
Bundaberg Regional

Bioregion(s)	Subregion(s)
Southeast Queensland	Gympie Block
Southeast Queensland	Burnett - Curtis Hills and Ranges

<b>Catchment(s)</b>
Burnett
Kolan

<b>Area Management Plan(s)</b>
Necessary environmental clearing in the Burnett and Kolan catchments

## 2. Vegetation management framework

Vegetation clearing is regulated under the *Vegetation Management Act 1999* (VMA) and the *Sustainable Planning Act 2009* (SPA). A development approval is required to clear where the clearing is not exempt under the SPA, or where it cannot be carried out under a self-assessable clearing code or an area management plan under the VMA.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenure types as defined under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing vegetation not regulated under the VMA may require permits under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- a) grass or non-woody herbage;
- b) a plant within a grassland regional ecosystem; and
- c) a mangrove.

The regulated vegetation management map, the vegetation management map, the land suitability map and the protected plants map provided in section 4 and the information provided in section 2 and 3 of this report will assist you in identifying clearing suitability and enable you to determine whether your proposed clearing is:

- exempt;
- requires notification and compliance with a self-assessable code or area management plan; or
- requires a development approval.

### 2.1 Exemptions

The vegetation management framework allows clearing for certain purposes without approval, known as an exemption.

Areas that are mapped as Category X (white in colour) on the regulated vegetation management map (section 5.1) on most State land tenures are exempt and therefore do not require a development approval or notification.

There are other exemptions that apply to a range of routine property management activities. A list of these is available at <https://www.qld.gov.au/environment/land/vegetation/exemptions/>.

Although vegetation management laws may allow clearing under an exemption, there may be other state, local or Commonwealth laws that apply. Exemptions may not apply if the vegetation is subject to permit conditions, a covenant, an offset or restrictions as a result of unlawful clearing.

## 2.2 Self-assessable codes

Some clearing activities can be undertaken using a self-assessable vegetation clearing code and notification process. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/vegetation/codes/>

If you intend to clear vegetation under a self-assessable vegetation clearing code, you must notify the department before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>

## 2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

If an area management plan applies to your property, it will be listed in Table 1 of this report.

To clear under an existing AMP, you must notify the DNRM before clearing starts and follow the conditions listed in the AMP. You can download the area management clearing notification form and obtain a copy of the relevant AMP at

<https://www.qld.gov.au/environment/land/vegetation/area-plans/>

## 2.4 Development approvals

If your proposed clearing is not exempt, or is not permitted under a self-assessable vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/vegetation/applying/>

### 3. Property details for Lot: 13 Plan: BON416

#### 3.1 Tenure

All of the lot, plan and tenure information associated with property Lot: 13 Plan: BON416, including links to relevant Smart Maps, are listed in Table 2. The tenure of the property (whether it is freehold, leasehold, or other) may be viewed by clicking on the Smart Map link(s) provided.

**Table 2: Lot, plan and tenure information for the property**

Tenure	Lot	Plan	Link to property on SmartMap
Lands Lease	13	BON416	<a href="http://globe.information.qld.gov.au/cgi-bin/SmartMapgen.py?q=13/BON416">http://globe.information.qld.gov.au/cgi-bin/SmartMapgen.py?q=13/BON416</a>

The tenure of the land determines whether certain exemptions are applicable.

Some self-assessable codes apply only to freehold and leasehold land granted for grazing and agricultural purposes.

#### 3.2 Vegetation categories

**Please note, the Government has proposed changes to the Category C and Category R areas which are shown on the proposed regulated vegetation management map. For more information on these changes, please refer to the Department's [website](#).**

Vegetation categories are shown on the regulated vegetation management map in section 5.1 of this report. Descriptions for these categories are shown in Table 3.

**Table 3**

Category	Colour on Map	Description	Requirements
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Clearing requires a development approval, exemption, or self-assessable clearing code or area management plan notification.
B	dark blue	Remnant vegetation areas	Clearing requires a development approval, exemption, or self-assessable clearing code or area management plan notification.
C	light blue	High-value regrowth areas	Clearing requires exemption, or self-assessable clearing code or area management plan notification.
R	yellow	Regrowth within 50m of a watercourse in the priority reef catchment areas	Clearing requires exemption, or self-assessable clearing code or area management plan notification.
X	white	Areas not regulated under the <i>Vegetation Management Act 1999</i>	No permit or notification required on all but certain state land tenures.

The vegetation categories on this property are listed in Table 4.

**Table 4: Vegetation categories for subject property**

Vegetation category
Category X
Category C
Category B



### 3.3 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 5.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

**Table 5: Regional ecosystems present on subject property**

Regulated vegetation description	Regional ecosystem patch
rem_oc	12.12.3/12.3.15/12.3.7

rem_leastc	is vegetation category A or B with a VMA status of least concern
rem_oc	is vegetation category A or B with a VMA status of concern
rem_end	is vegetation category A or B with a VMA status of endangered
hvr_leastc	is vegetation category C or R with a VMA status of least concern
hvr_oc	is vegetation category C or R with a VMA status of concern
hvr_end	is vegetation category C or R with a VMA status of endangered

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exemptions
- performance outcomes in State Development Assessment Provisions (SDAP)
- self-assessable codes.

Some clearing purposes are limited to a particular group of regional ecosystems (e.g. encroachment) and some self-assessable codes allow clearing only in certain regional ecosystems.

### 3.4 Watercourses

Vegetation management watercourses for this property are shown on the vegetation management supporting map in section 5.2.

### 3.5 Wetlands

There are no vegetation management wetlands present on this property.

### 3.6 Essential habitat

Any essential habitat on this property will be shown on the vegetation management supporting map in section 5.2.

Essential habitat identifies areas in which species of wildlife that are endangered, vulnerable, rare or near threatened under the *Nature Conservation Act 1992* have been known to occur. These important habitat areas are protected under the VMA.

If essential habitat is identified on this property, the information about the protected wildlife species is provided in Table 6 below (if no table is displayed below, there has not been any essential habitat identified on this property). The species label is shown on the vegetation management supporting map in section 5.2. The essential habitat factors are stated in the columns marked with an asterisk.

**Table 6: Endangered, vulnerable, rare or near threatened wildlife species identified within the property (if no table is shown below, there is no essential habitat identified on the property)**

#### Additional essential habitat information

### 3.7 Land suitability

Land suitability mapping and information is required if you are applying to clear vegetation for high value or irrigated high value agriculture. Land suitability assessment addresses the capacity of land to sustain specific land uses such as cropping, irrigated agriculture and forestry.

A land suitability map for this property is provided in section 5.3. The map provides detailed land suitability, agricultural land classification, or soil and land resource mapping data where it is available.

The land suitability project that applies to this property is shown in Table 7 and Table 8.

**Table 7: Land suitability project details for this property**

Project name	Project code	Start date	Scale
Kolan-Miriam Vale Resource Assessment	MVK	1998-09-01 00:00:00	250000

**Table 8: Available land suitability project reports for this property**

Project name	Availability of report
Kolan-Miriam Vale Resource Assessment	Available at <a href="http://www.publications.qld.gov.au">www.publications.qld.gov.au</a>

### 3.8 Protected plants

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992*. The Act endeavours to ensure that protected plants (whole plants or protected plant parts) are not illegally removed from the wild or illegally traded.

Prior to clearing, you must check the flora survey trigger map to determine if the clearing is within a high risk area. The trigger map for this property is provided in section 5.4.

If your property is in a high risk area, a flora survey must be undertaken and a clearing permit may be required for clearing endangered, vulnerable and near threatened plants (EVNT plants) and their supporting habitat.

If a flora survey identifies that EVNT plants are not present or can be avoided by 100m, the clearing activity may be exempt from a permit. An exempt clearing notification form is required. This form can be downloaded at <http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/>

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present.

Clearing of least concern plants is exempt from requiring a clearing permit within a low risk area.

To be eligible for certain clearing exemptions you need to keep a copy of the map for the area subject to clearing. Protected plants flora survey trigger maps are valid for a period of 12 months from the date of request. After 12 months you will need to obtain a new protected plants flora survey trigger map to determine clearing requirements for your area of interest. This can be accessed online at <http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php>

For further information or assistance on the protected plants flora survey trigger map for this property, please contact the Department of Environment and Heritage Protection at [palm@ehp.qld.gov.au](mailto:palm@ehp.qld.gov.au)

### 3.9 Emissions Reduction Fund (ERF)

The ERF is an Australian Government scheme which offers incentives for businesses and communities across the economy to reduce emissions.

Under the ERF, farmers can earn money from activities such as planting (and keeping) trees, managing regrowth vegetation and adopting more sustainable agricultural practices.

The purpose of a project is to remove greenhouse gases from the atmosphere. Each project will provide new economic opportunities for farmers, forest growers and land managers.

Further information on ERF is available at <https://www.qld.gov.au/environment/land/state/use/carbon-rights/>

## 4. Contacts for further information

For further information on vegetation management:

**Phone** 135VEG (135 834)

**Email** [vegetation@dnrm.qld.gov.au](mailto:vegetation@dnrm.qld.gov.au)

**Visit** [www.dnrm.qld.gov.au/our-department/contact-us/vegetation-contacts](http://www.dnrm.qld.gov.au/our-department/contact-us/vegetation-contacts) to submit an online enquiry.

## 5. Maps

The maps included in this report may also be requested individually at:

<https://www.dnrm.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

and

<http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php>

### **Regulated vegetation management map**

The regulated vegetation management map shows vegetation categories to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation

### **Vegetation management supporting map**

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

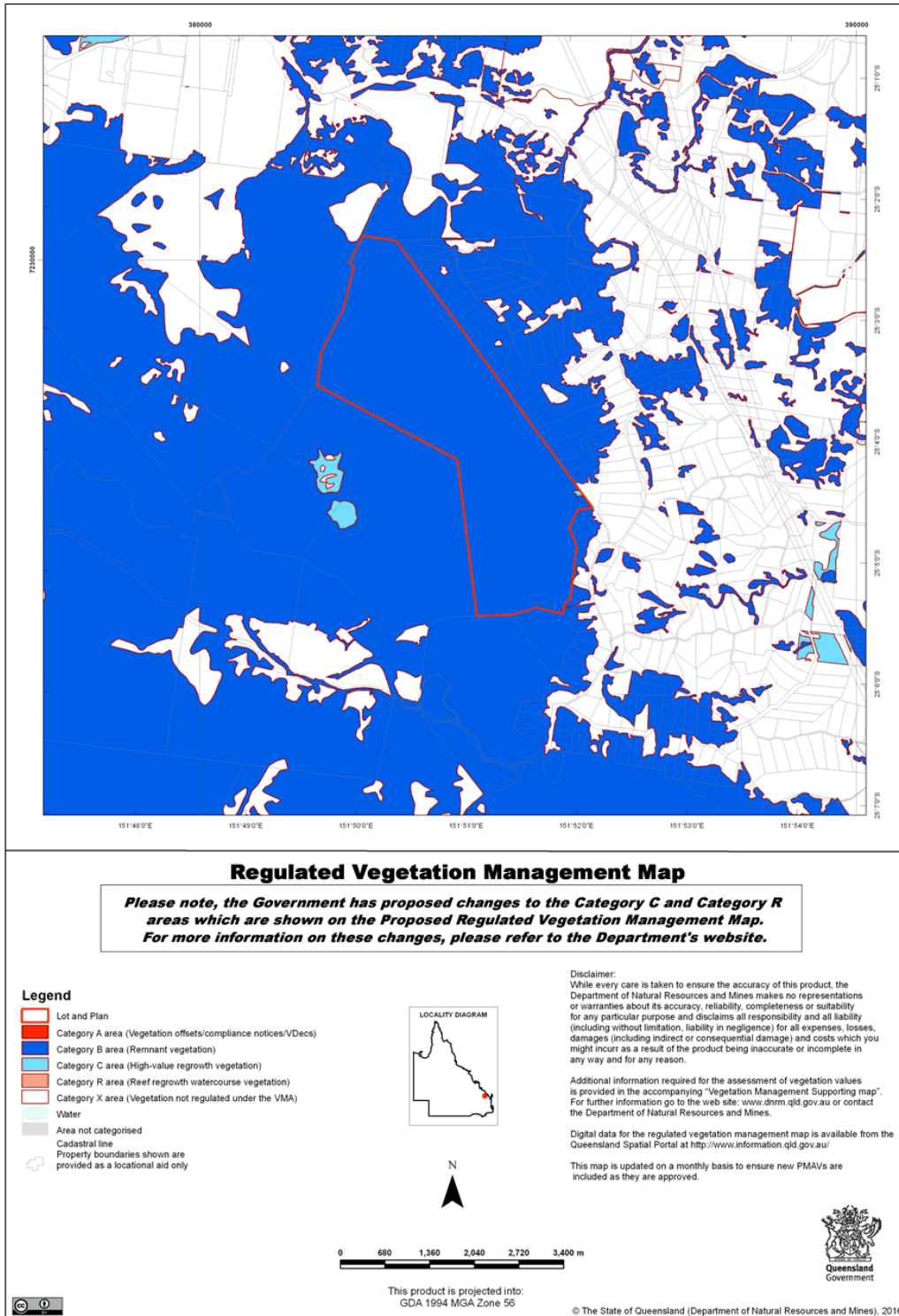
### **Land suitability map**

The land suitability map assists with identifying the land suitability category under the high value and irrigated high value agriculture vegetation clearing purpose.

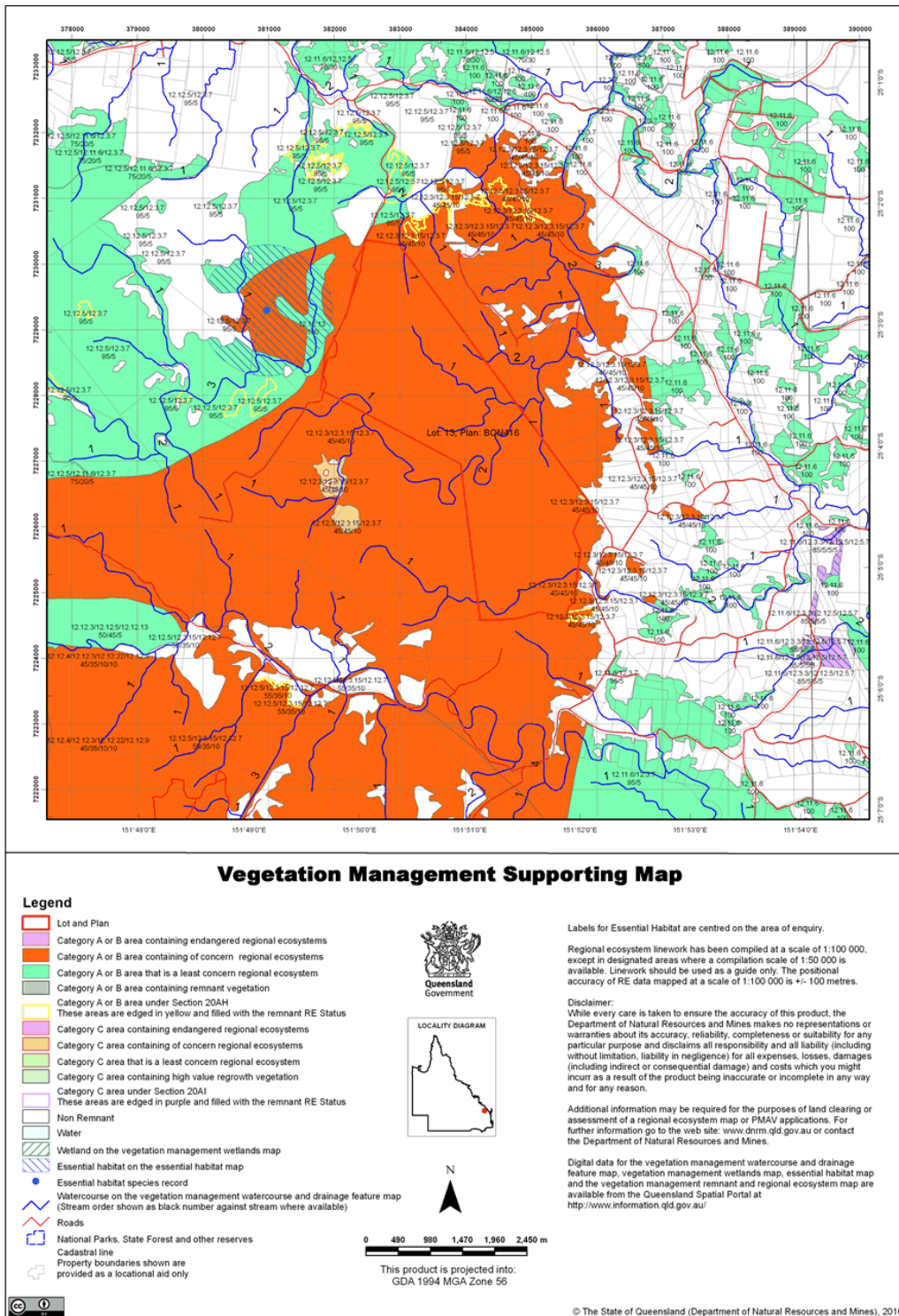
### **Protected plants map**

The protected plants map shows areas where particular provisions of the *Nature Conservation Act 1992* apply to the clearing of protected plants.

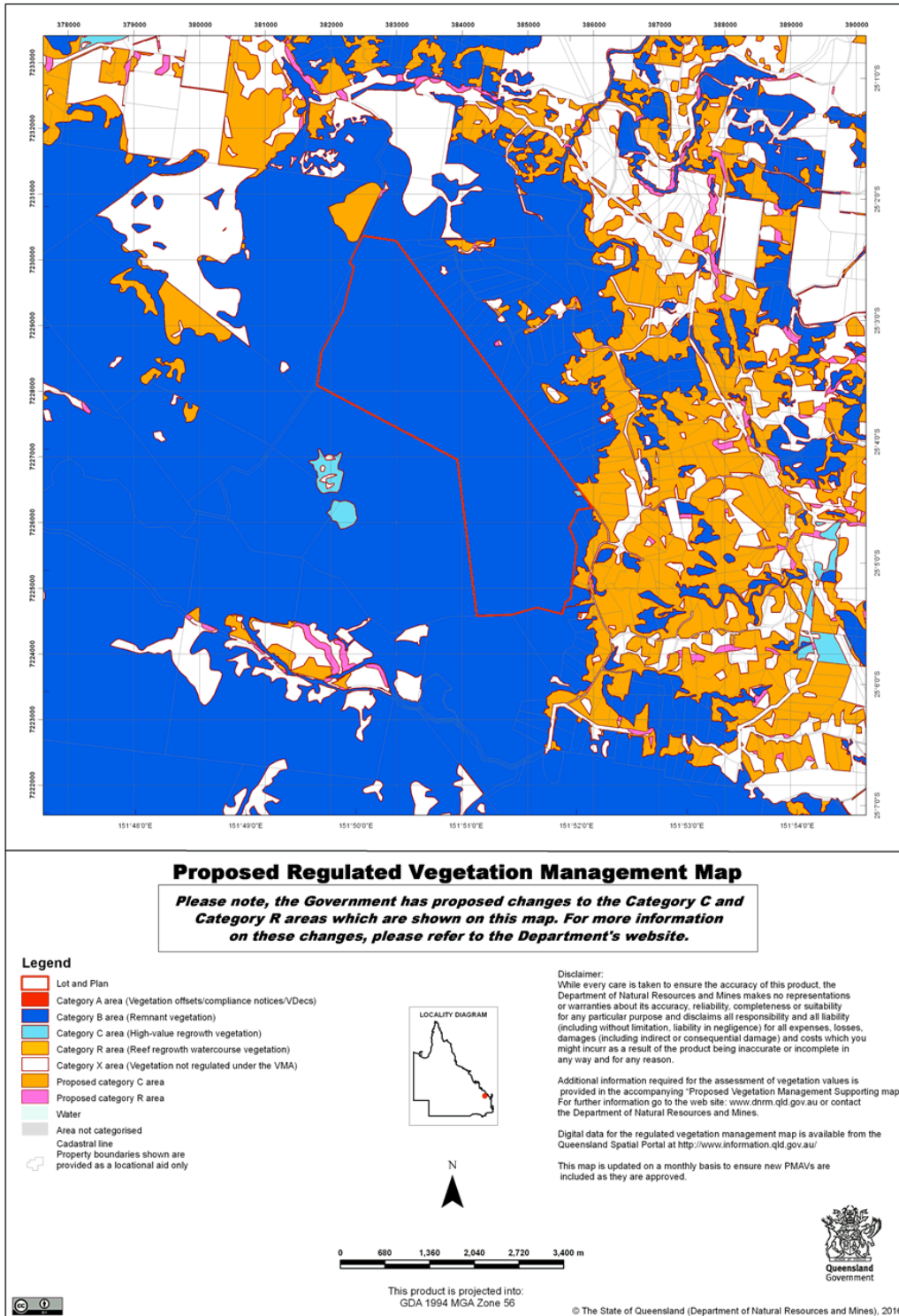
### 5.1 Regulated vegetation management map



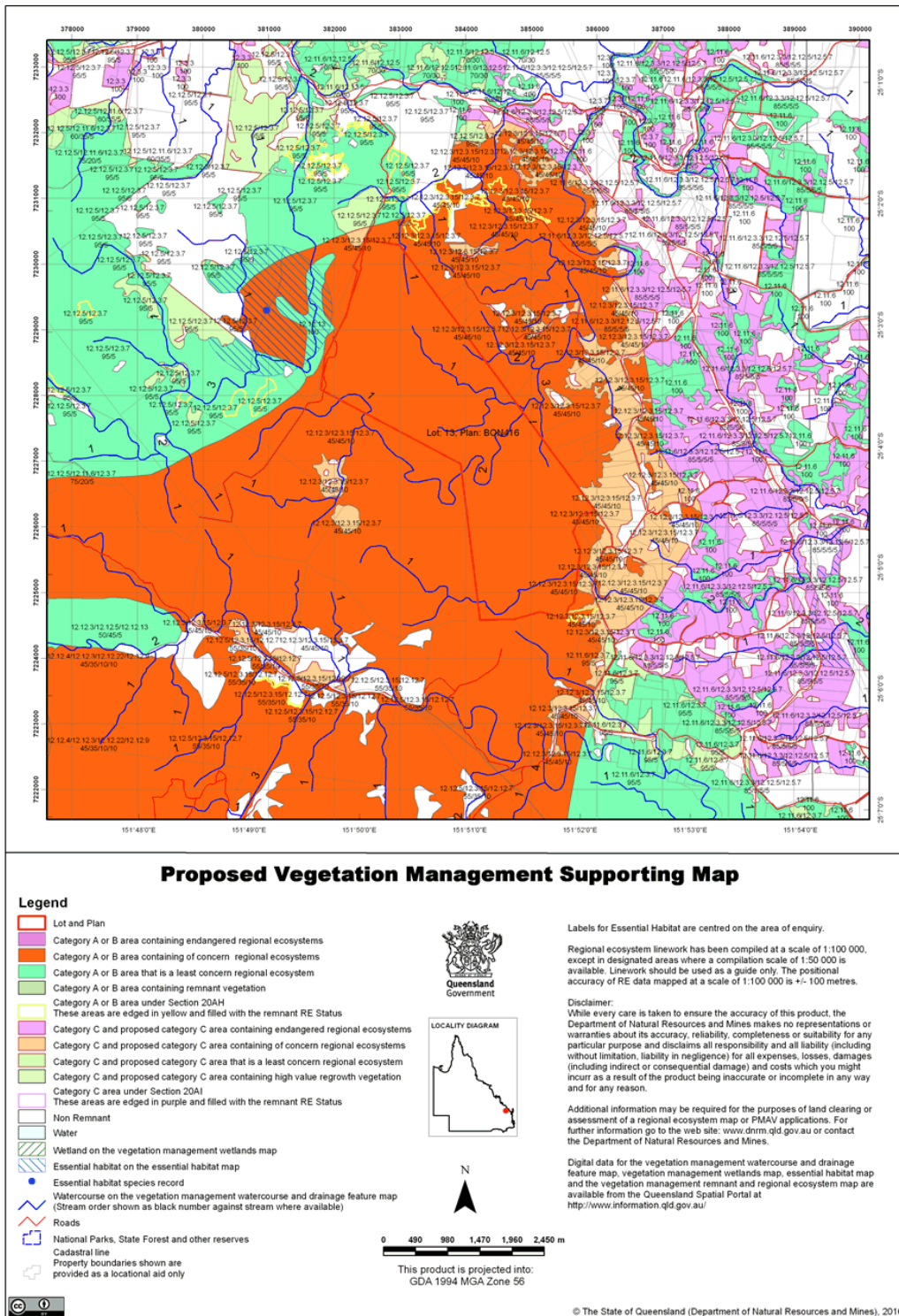
### 5.2 Vegetation management supporting map



### 5.3 Proposed regulated vegetation management map

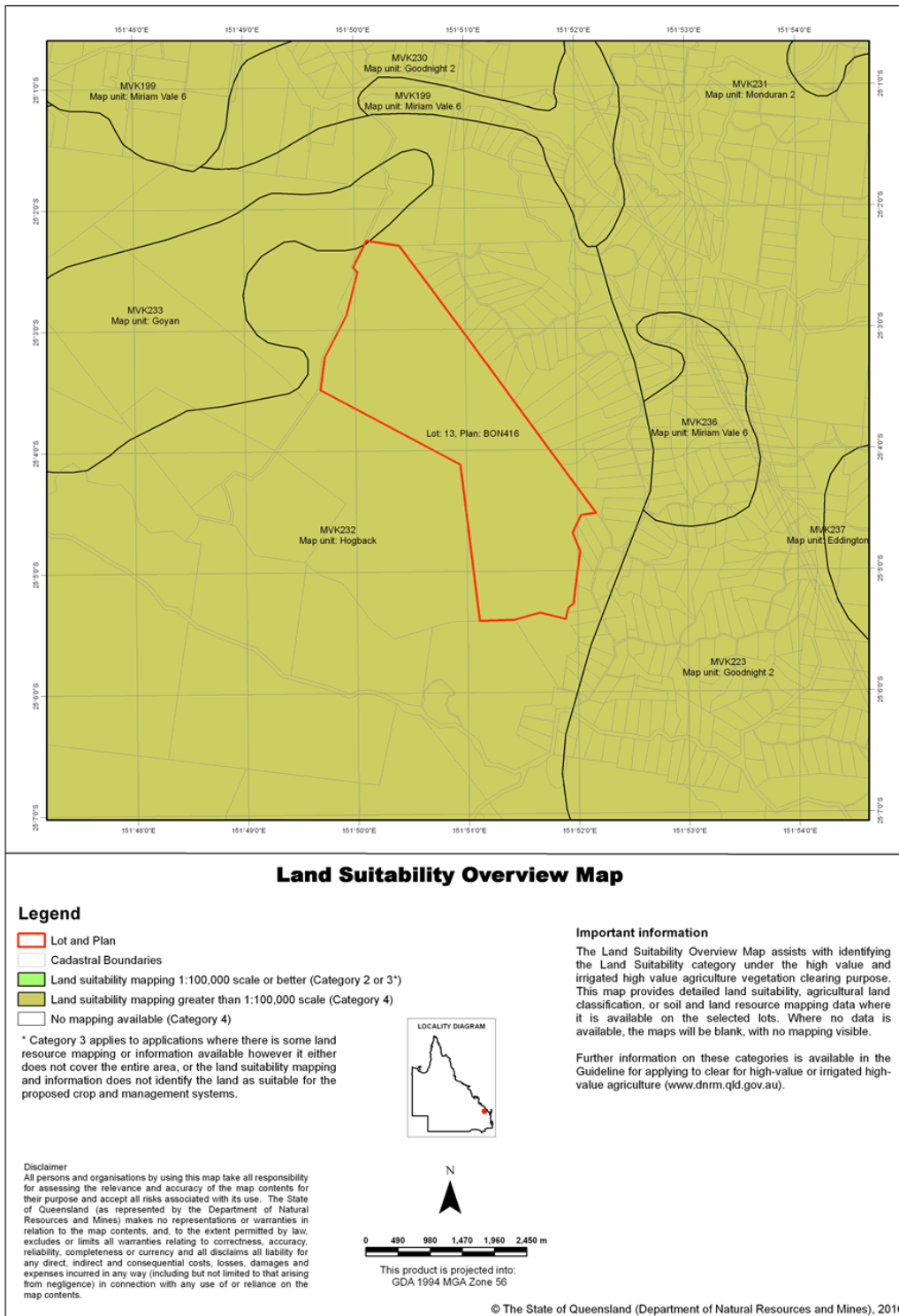


### 5.4 Proposed vegetation management supporting map

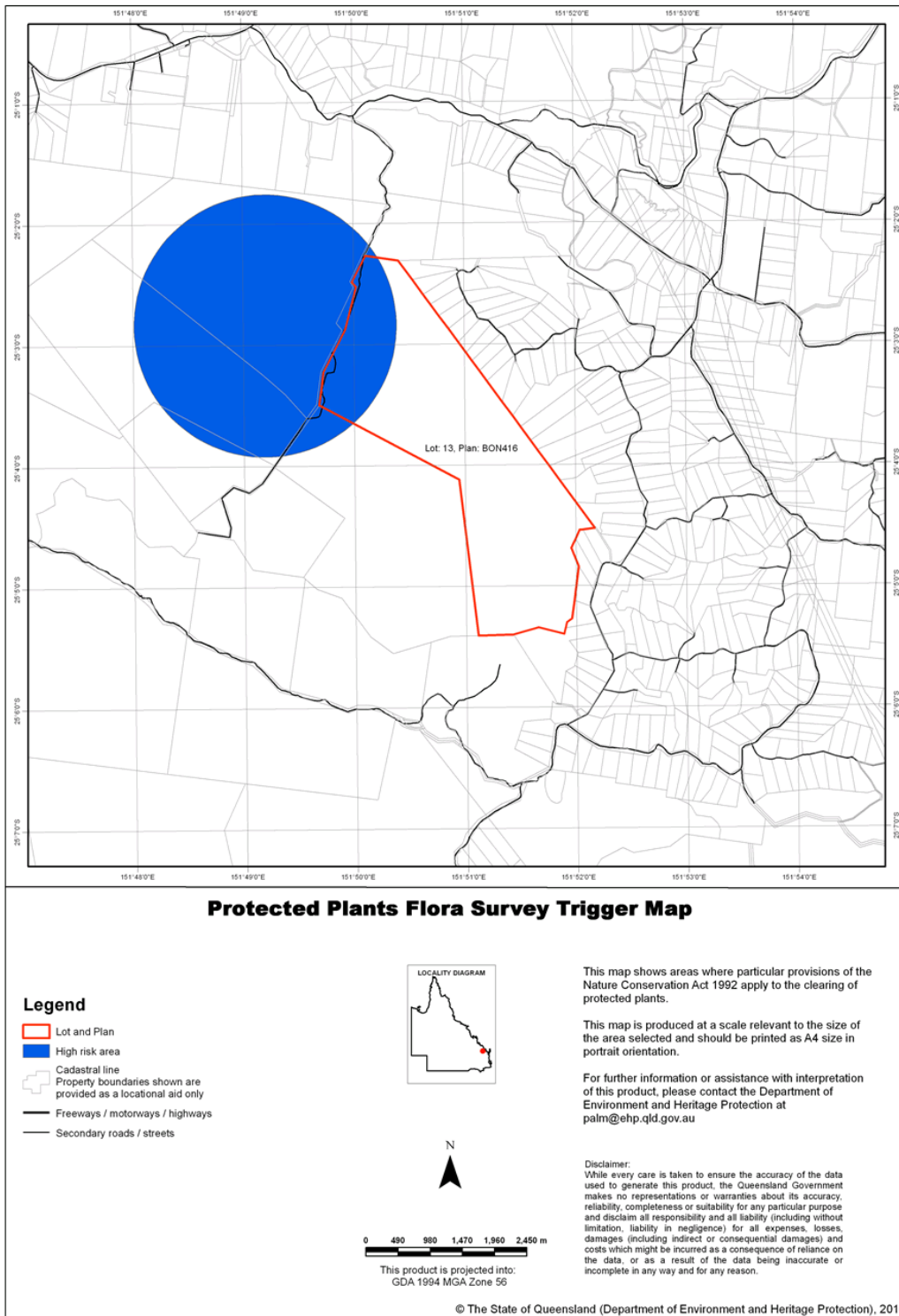


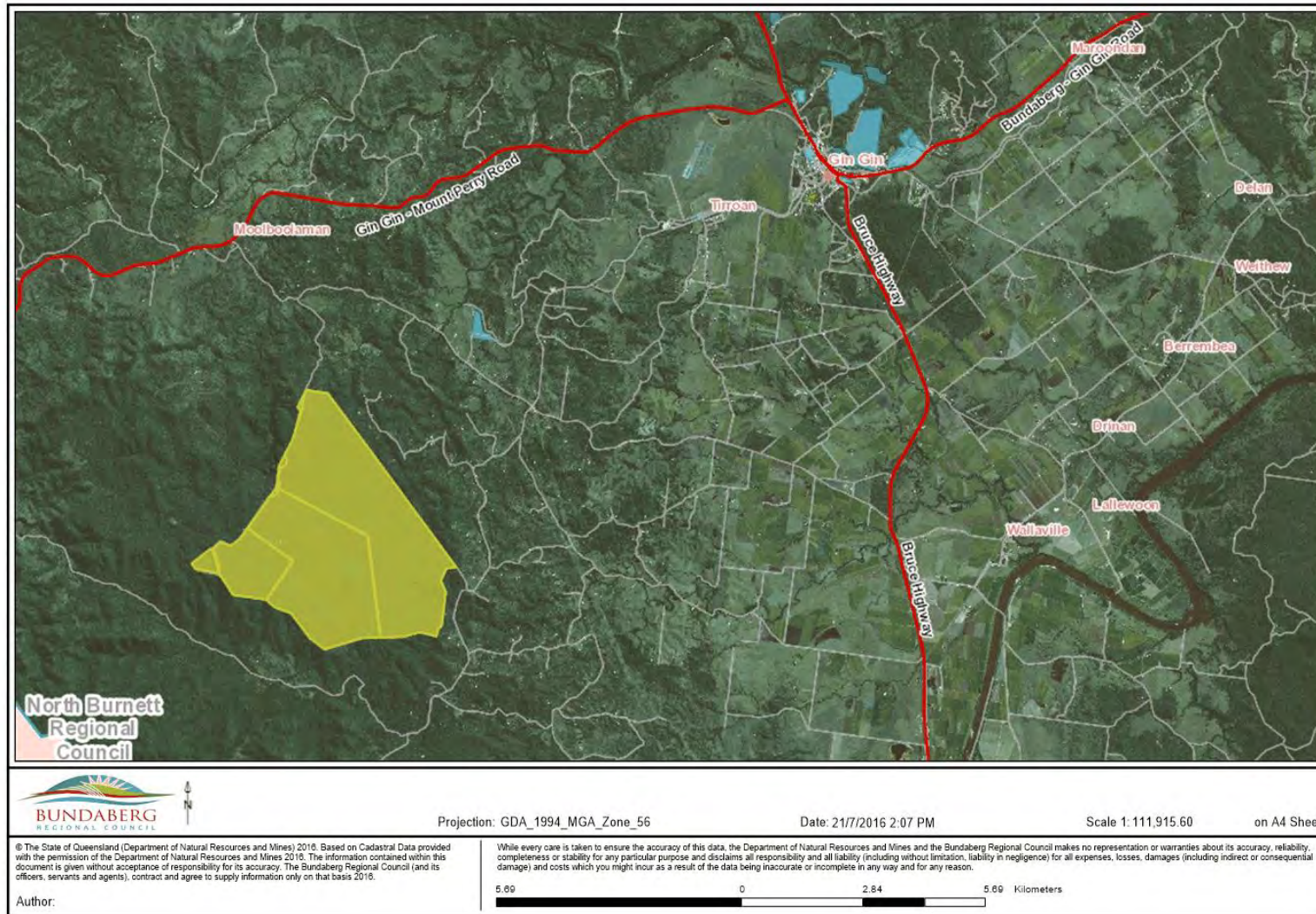


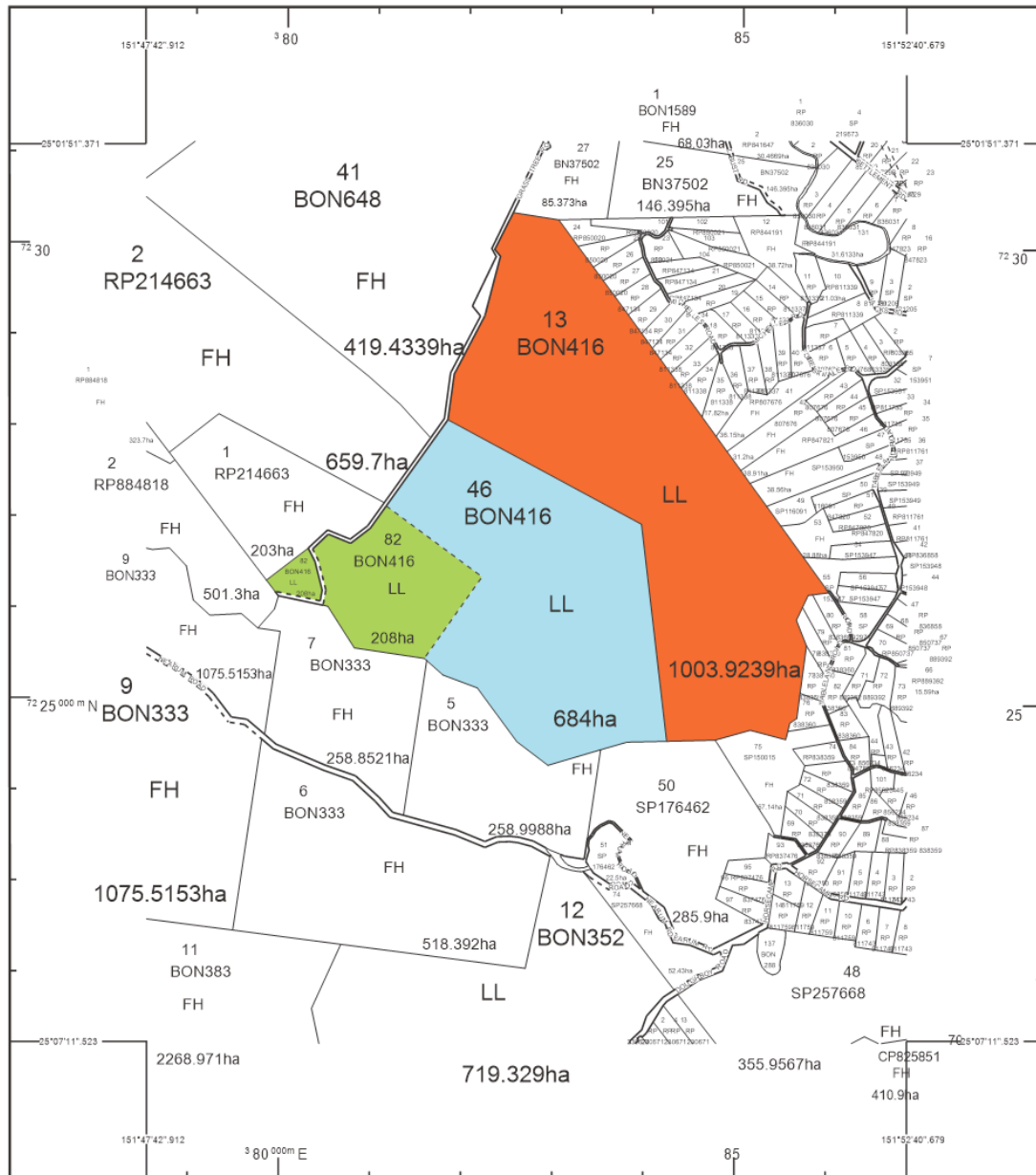
### 5.5 Land suitability map



### 5.6 Protected plants map







STANDARD MAP NUMBER  
9247-14241



MAP WINDOW POSITION & NEAREST LOCATION

151°50'17\"/>



SUBJECT PARCEL DESCRIPTION	
DCDB Lot/Plan	46/BON416
Area/Volume	684ha
Tenure	LANDS LEASE
Local Government	BUNDABERG REGIONAL
Locality	NEARUM
Segment/Parcel	42477/616

**CLIENT SERVICE STANDARDS**

PRINTED (dd/mm/yyyy) 11/07/2016  
For additional information regarding this SmartMap see page 2.  
Shading Rules have been applied.

DCDB 08/07/2016 (Lots with an area less than 4 000ha are not shown)

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**SmartMap**




An External Product of SmartMap Information Services  
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## Additional Information Page

### Shading Rules

-  Lot Number = 13 and Plan Number = BON416
-  Plan Number = BON416 and Lot Number = 46
-  Lot Number = 82 and Plan Number = BON416

**Item****30 August 2016****Item Number:**

F3

**File Number:**

.

**Part:**GOVERNANCE &  
COMMUNICATIONS**Portfolio:**

Organisational Services

**Subject:**

Walkers Point Road, Woodgate - Short Term Permit to Occupy over parts of Lot 3 on AP17679 and Lot 2 on SP274366

**Report Author:**

Nathan Powell, Property Leasing Officer

**Authorised by:**

Andrew Ireland, General Manager Organisational Services

**Link to Corporate Plan:**

Governance - 4.4.6 A commonsense approach to planning, coordination and consultation

**Previous Items:**

F2 - Walkers Point Road, Woodgate - Short Term Permit to Occupy over parts of Lot 3 on AP17679 and Lot 2 on SP274366 - Ordinary Meeting - 01 Mar 2016

**Background:**

At its meeting of 1 March 2016, Council considered a request from the Department of Natural Resources & Mines (DNRM) investigating an application for a short term Permit to Occupy over parts of State land, described as Lot 3 on AP17679 and Lot 2 on SP274366, located off Walkers Point Road, Woodgate. The purpose of the permit is for apiary sites and was to be for a term of less than 12 months. Council resolved as follows:

*“That the Department of Natural Resources & Mines be advised Council offers no objection to the short term Permit To Occupy over part of Lot 3 on AP17679 and Lot 2 on SP274366, located off Walkers Point Road, Woodgate – for the purposes of apiary site – for a term of less than 12 months, subject to the apiarian sites being fenced off to prevent potential vandalism”.*

DNRM has since advised that due to a new process they will no longer be issuing short term Permits to Occupy and they are to be replaced by a standard Permit to Occupy over the same area as the original request. The only difference between a short term permit and Permit to Occupy is that the Permit to Occupy does not have an expiry date and needs to be surrendered by the applicant when they no longer require the permit.

With that said, the permit may be cancelled at any time after giving the permittee reasonable notice in writing, in accordance with the *Land Act 1994* (copy of draft Permit to Occupy conditions attached).

Council should note that DNRM advised on 12 July 2016, in regard to Council's comment regarding fencing the site, if a Permit to Occupy was to be issued, then they would not enforce that the permittee needs to erect a fence.

Council's Operational Supervisor Natural Resource Management, Nick McLean confirmed that this advice for the original request was more for the apiarian operator's sake than Council.

**Associated Person/Organization:**

Department of Natural Resources and Mines

**Consultation:**

State Land Asset Management, Land Officer Danielle Goodwin

Natural Resource Management, Operational Supervisor Nick Mclean

Divisional Councillor: Cr Bill Trevor offers no objection to the proposal.

Portfolio Spokesperson: Cr Helen Blackburn offers no objection to the proposal.

**Legal Implications:**

There appear to be no legal implications.

**Policy Implications:**

There appear to be no policy implications.

**Financial and Resource Implications:**

There appear to be no financial or resource implications.

**Risk Management Implications:**

There appears to be no risk management implications.

**Communications Strategy:**

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

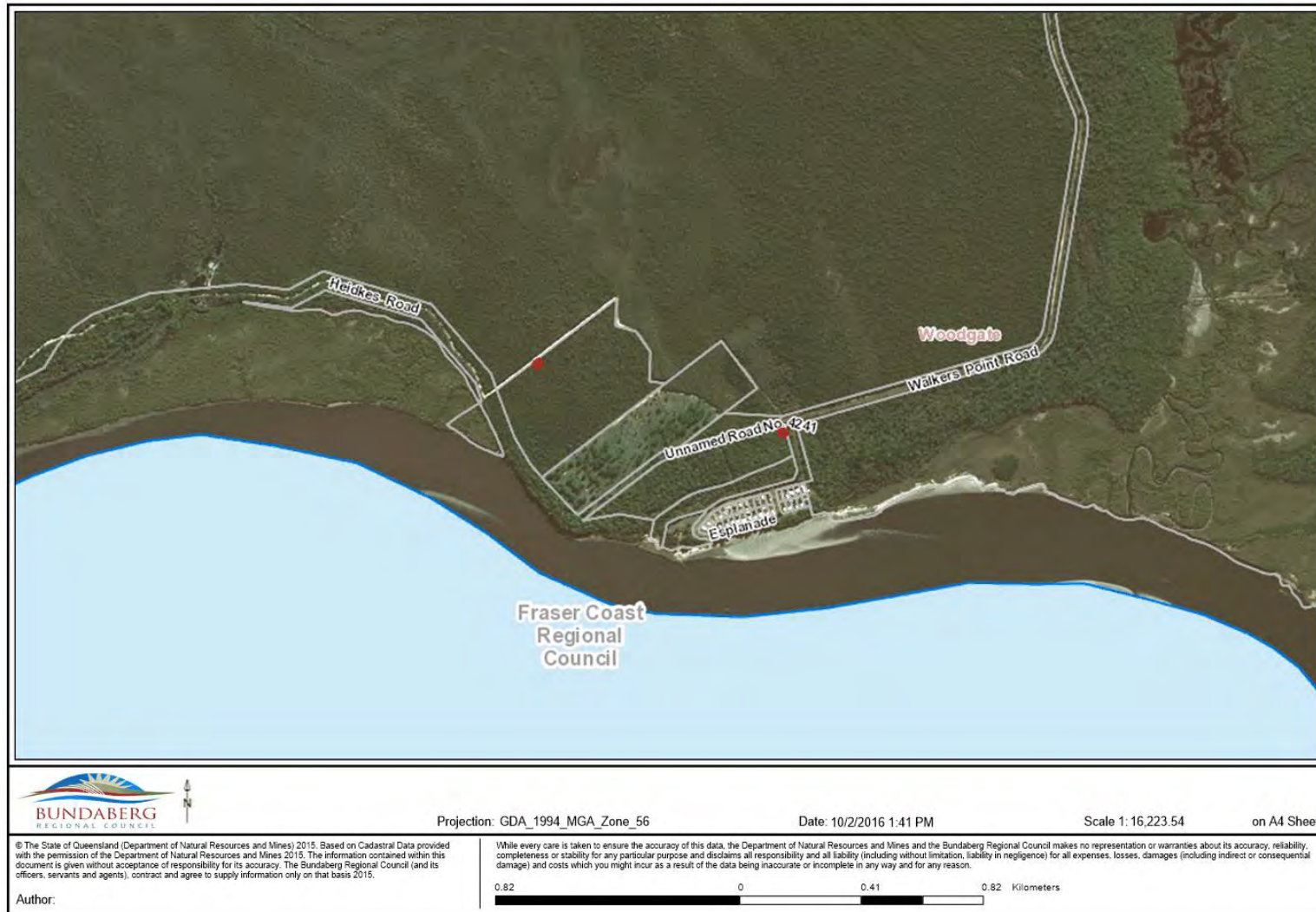
**Attachments:**

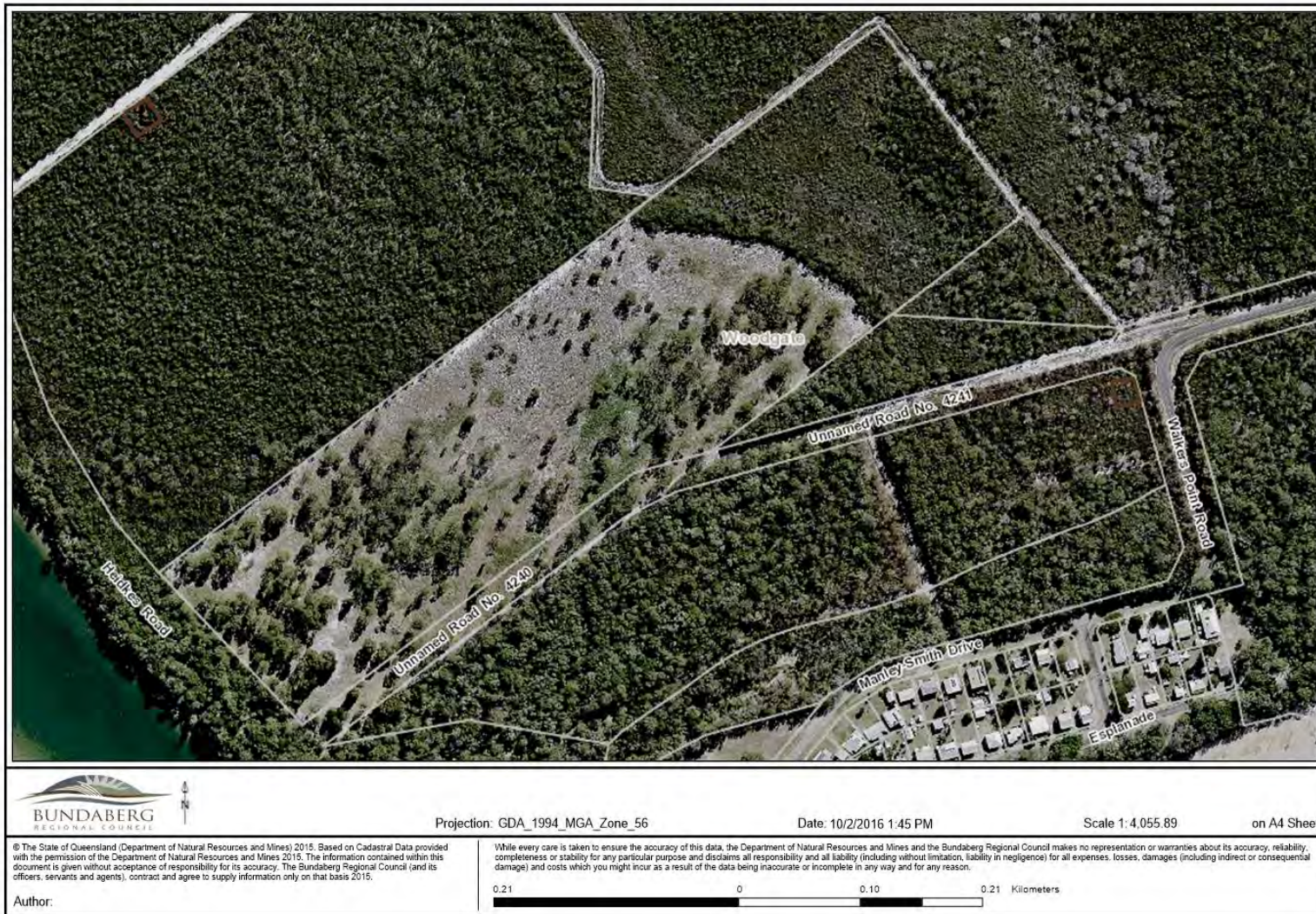
- 1 Aerial Map (wide) - Walkers Point Road, Woodgate
- 2 Aerial Map (close) - Walkers Point Road, Woodgate
- 3 Draft Condition - Permit to Occupy
- 4 DNRM Map - Walkers Point Road, Woodgate

**Recommendation:**

**That the Department of Natural Resources & Mines be advised Council offers no objection to the issue of a Permit to Occupy over part of Lot 3 on AP17679 and Lot 2 on SP274366, located off Walkers Point Road, Woodgate – for the purposes of apiary site, subject to the Department undertaking appropriate consultation with adjoining Property Owners/Local Residents.**







## Draft Conditions for

Case: 2015/007333    Action: 4    As at: 29 Jul 2016

A131

### SPECIFIED CONDITIONS FOR: Permit to Occupy

**PURPOSE:** Commercial/business

#### STATUTORY CONDITIONS:

Statutory conditions are the general mandatory conditions of a permit and binds the permittee in accordance with Part 2 Division 1 of the Land Act.

1. **Permitted Use:** The permittee must use the land only for the purpose for which the tenure was issued under the *Land Act 1994*.
2. **Duty of Care:** The permittee has the responsibility for a duty of care, for the land under the *Land Act 1994*.
3. **Rent/Instalment:** The permittee must pay the annual rent/instalment in accordance with the *Land Act 1994* and the Land Regulation 2009.  
  
For further information on how annual rent is determined, refer to the department's website at [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au).
4. **Noxious plants:** The permittee must keep noxious plants on the land under control. If the permittee does not comply with this condition, the Minister may bring the noxious plants under control, the cost of which will be recovered from the permittee.
5. **Information to Minister:** The permittee must give the Minister administering the *Land Act 1994*, information the Minister asks for about the tenure.
6. **Monies for Improvements:** No money for improvements is payable by the State on the forfeiture, cancellation, surrender or expiry of this permit but money may be payable if the State receives payment from an incoming permittee or buyer for the improvements on the land. However, the previous permittee may apply to the Minister to remove the improvements that belong to the permittee, within a period of 3 months from the date of the forfeiture, surrender, or expiry of this permit. The permittee may only undertake the removal of the improvements in the presence of an authorised representative of the department, if required by the Minister. The permittee may only remove those improvements if all monies due from the permittee to the department under this permit have been paid.
7. **No sublease/disposal/transfer:** A permit to occupy cannot be subleased, disposed, transferred or mortgaged.

#### REGULATORY CONDITIONS:

A regulatory condition relates to a permit, in accordance with the Land Regulation.

1. **Indemnity:** The permittee indemnifies and agrees to keep indemnified the Minister, and the State of Queensland and its Representatives, (the "Indemnified parties") against all liability, costs, loss and expenses including claims in negligence (including any claims, proceedings or demands brought by any third party, and any legal fees, costs and disbursements on a solicitor and client basis) ("Claim") arising from or incurred in connection with:
  - a. the granting of this permit to the permittee;
  - b. the permittee's use and occupation of the land; or
  - c. personal injury (including sickness and death) or property damage or loss in connection with the performance (or attempted purported performance or non-performance) of the permit or a breach of the permit by the permittee.

The permittee hereby releases and discharges to the full extent permitted by law, the Indemnified parties from all actions, claims, proceedings or demands and in respect of any loss, death, injury, illness or damage (whether personal or property and whether special, direct, indirect or consequential financial loss) arising out of the use and occupation of the permit.

To the full extent permitted by law, the Minister, the State of Queensland and their Representatives will not be liable to the permittee for any special, indirect or consequential damages, including consequential financial loss arising out of the use and occupation of the permit.

2. **Public Liability:** The permittee must effect a public liability insurance policy with an insurer authorised under the *Insurance Act 1973* (Commonwealth) or, if not so authorised then only with the Minister's approval, which can be given or withheld in the Minister's sole discretion, naming the permittee as the insured covering legal liability for any loss of, or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the land or any improvements thereon and against all claims, demands, proceedings, costs, charges, and expenses whatsoever (including claims in negligence) Such policy must:
  - a. be for an amount of not less than Twenty Million Dollars (\$20,000,000.00) and have no per event sublimit or such higher amounts as the Minister may reasonably require.
  - b. be effected on a "claims occurring" basis; and
  - c. be maintained at all times during the currency of the permit, and upon receipt of any notice of cancellation, the permittee must immediately effect another public insurance policy in accordance with the terms of the permit.

The permittee must, as soon as practicable, inform the Minister, in writing, of the occurrence of any event that the permittee considers is likely to give rise to a claim under the policy of insurance effected and must ensure that the Minister is kept fully informed of subsequent actions and developments concerning the claim.

The permittee must renew such policy, at the permittee's expense, each year during the currency of this permit.

The condition will be satisfied if the permittee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be

insured by the Queensland Government Insurance Fund.

This condition will be satisfied if the permittee is the Commonwealth of Australia or a statutory authority eligible for cover under the Comcover Insurance Fund and is insured and continues to be insured by Comcover.

3. **Access:** The provision of access, further access or services to the land will not be the responsibility of the State.
4. **Survey Costs:** If the land needs to be surveyed or re-surveyed the permittee must do this at their own cost under the *Survey and Mapping Infrastructure Act 2003*. This survey plan must be lodged in the land registry within the specified time.
5. **Jurisdiction:** The permittee is subject to the *Land Act 1994* and all other relevant Queensland and Commonwealth legislation.
6. **Compliance with Laws:** The permittee must comply with all lawful requirements of the:
  - a. Local Government; and
  - b. any department within the Queensland or Commonwealth governments (including the department administering the *Land Act 1994*), local authority or statutory instrumentality having jurisdiction over the land, or the development, use and occupation of the land, in regard to its use, occupation and development of the land.

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**SPECIAL CONDITIONS:**

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These conditions relate to this permit.

**Termination**

1. Should it be determined at some future date by any Court that native title exists over the subject land, this permit may be terminated and the permittee or any subsequent permittee may be required to remove any works established under this permit at the permittee's or any subsequent permittee's own cost, expense and risk. In that event, no compensation for works, development costs or loss of income shall be payable to the permittee or any subsequent permittee by the State of Queensland.

**Cancellation/Forfeiture**

1. The permit may be cancelled after giving the permittee reasonable notice in writing, in accordance with the *Land Act 1994*.

**Improvements or development on or to the land**

1. The permittee must not effect any structural improvements on the land.

**Care, sustainability and protection of the land**

1. The permittee must not under any circumstances use the permit area for any purpose other than apiary site in accordance with the Apiaries Act 1982 and must ensure that the registered beekeepers unique hive identification number (HIN), their name, address and phone number is clearly identified. The permittee must, from the commencement of the permit, at the permittees expense, provide, erect and maintain signage, 50 metres either side of the site along the access track, stating clearly that a beekeeping operation (Apiary site) is being carried out on the land.

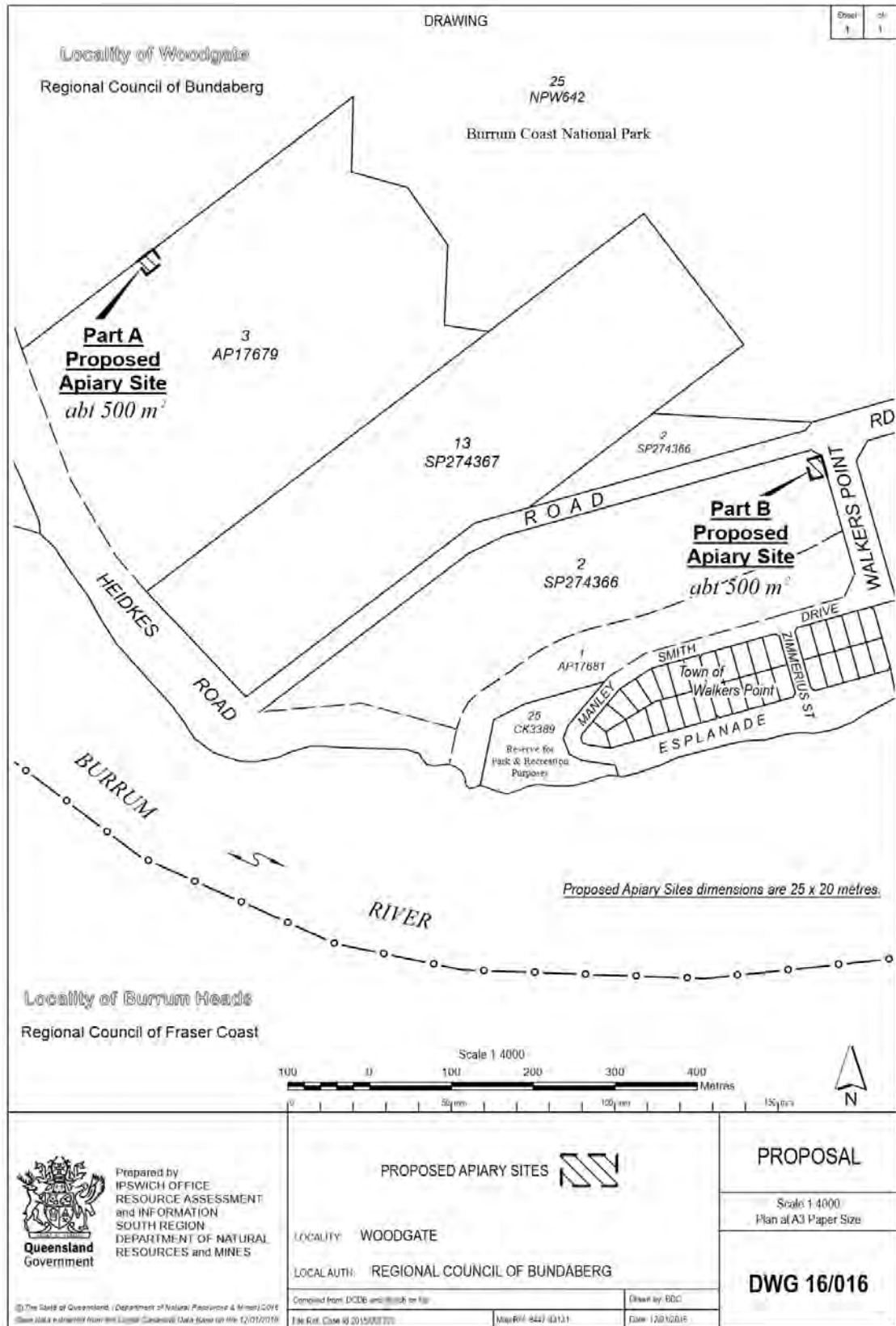
**Quarry Material and Forest Products**

1. The permittee must allow any person authorised under the *Forestry Act 1959* access to the land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the land.

The permittee must not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the *Mineral Resources Act 1989*) or other material upon the land without the permission of the Minister administering the *Land Act 1994* except under the authority of and in compliance in every respect with the requirements of a permit, licence, agreement or contract granted or made under the *Forestry Act 1959*.

**Other conditions the Minister considers appropriate**

1. The permittee must, at all times during the currency of the permit, allow any person authorised by the Minister administering the *Land Act 1994* free and unrestricted access to, from and across the land. The permittee must at all times co-operate with and adhere to any directions issued by the State Land Management Unit, which may include temporary removal of hives in the event of a Hazard Reduction Burning.
2. The permittee of the permit is prohibited from transferring the permit, and section 322(1A) of the *Land Act 1994* applies.





**Item**

**30 August 2016**

<b>Item Number:</b>	<b>File Number:</b>	<b>Part:</b>
K1	321.2016.46306.1	DEVELOPMENT ASSESSMENT

**Portfolio:**

Infrastructure & Planning Services

**Subject:**

295 Hummock Road, School Lane and Elliott Heads Road, Windermere -  
Reconfiguring a Lot for Boundary Realignment (Two Lots into Two Lots)

**Report Author:**

Gail Downie, Senior Planning Officer

**Authorised by:**

Michael Ellery, Group Manager Development

**Link to Corporate Plan:**

Nil -

**Summary:**

<b>APPLICATION NO</b>	321.2016.46306.1
<b>PROPOSAL</b>	Reconfiguring a Lot for Boundary Realignment (2 Lots into 2 Lots)
<b>APPLICANT</b>	Bundaberg Regional Council
<b>OWNER</b>	Bundaberg Regional Council
<b>PROPERTY DESCRIPTION</b>	Lots 4 and 5 on SP178800
<b>ADDRESS</b>	295 Hummock Road, School Lane and Elliott Heads Road, Windermere
<b>ZONING</b>	Rural Zone
<b>OVERLAYS</b>	Steep Land: BRC data; SPP Agricultural Land: Class A and Class B; SPP Airport & Aviation Facilities: Operational Airspace; SPP Runways Buffer – Wildlife Hazard Buffer Zone – 13km; SPP Infrastructure: Elliott Heads Road – State Controlled Road Corridor & State Controlled Road Corridor Buffer; School Lane – Major Electricity Infrastructure & Major Electricity Infrastructure Buffer
<b>LEVEL OF ASSESSMENT</b>	Code
<b>SITE AREA</b>	Lot 4: 7.719 hectares Lot 5: 9.555 hectares Total 17.274 hectares
<b>CURRENT USE</b>	Agriculture
<b>PROPERLY MADE DATE</b>	12 August 2016
<b>STATUS</b>	The 20 business day decision period ends on 09 September 2016
<b>REFERRAL AGENCIES</b>	Nil
<b>NO OF SUBMITTERS</b>	Not applicable
<b>PREVIOUS APPROVALS</b>	Not applicable
<b>SITE INSPECTION CONDUCTED</b>	12 August 2016
<b>LEVEL OF DELEGATION</b>	Level 3



## 1. INTRODUCTION

### 1.1 Proposal

This application is seeking a development permit to reconfigure two lots into two lots as follows:

Current Lot	Current Area	Proposed Lot	Proposed Area
Lot 4 SP178800	7.719 ha	Lot 2	1.0 ha
Lot 5 SP178800	9.555 ha	Lot 5	16.27 ha

Proposed Lot 2 – which will contain an area of 1.0 hectares, will have a 100 metre frontage to School Lane. Proposed Lot 5 will have frontage to School Lane, Hummock Road and Elliott Heads Road. No changes are proposed to the existing access to Hummock Road to service proposed Lot 5.

This boundary realignment incorporates the majority of the land with agricultural value into one lot, and the 1.0 hectare lot will accommodate future water storage infrastructure (which will be the subject of a future development application).

### 1.2 Site Description

The site comprises two adjoining parcels of land, containing a total area of 17.27 hectares, and with frontage to Elliott Heads Road, Hummock Road and School Lane. The site is currently being used for agriculture and grazing. A farm shed (54 square metres) exists at the Hummock Road frontage.

Existing Lot 5 is burdened by existing Easements (Easement A on SP178800 and Easement B on SP182159) – both being for “Irrigation Pipeline and Access” purposes.

The site is surrounded by rural activities predominantly cropping, with associated dwelling houses conducive to the “Rural” zoning of the locality. Further to the east along Elliott Heads Road is a pre-school facility.

## 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
- Airport and aviation facilities overlay code
- Infrastructure overlay code
- Steep land (slopes >15%) overlay code
- Reconfiguring a lot code
- Nuisance 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.

**3. ISSUES RELEVANT TO THE APPLICATION**

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

Overlays

The parcel does include a small portion of steep land, however the proposed development does not affect these areas or propose uses in this proximity. Likewise, the parcel is within 40 metres of Electricity Infrastructure, and also a State Controlled Road, however as the proposal is not increasing the number of lots, the application does not trigger assessment or referral.

Lot Dimensions

Whilst the proposed lots – as well as the existing lots – do not comply with the minimum lot size in the Lot Reconfiguration Code, the proposed alignment provides for the consolidation of agricultural land into a significantly larger parcel of land for a material improvement in rural productivity opportunities and ensuring that Council only maintains the amount of land deemed to be necessary for the future provision of necessary water infrastructure.

Services

Reticulated water and sewerage services are not available to the site. All roads at the lot frontages are constructed to an adequate standard to service the boundary realignment. The provision of a suitable access to School Lane for proposed Lot 2 will be determined at the time of future development on that lot. The existing access in Hummock Road will continue to cater for access for proposed Lot 5.

Overhead electricity supply is available in Elliott Heads Road, Hummock Road and School Lane.

Infrastructure Charges

Infrastructure charges are not applicable as no additional lots are being created by the development approval.

**4. REFERRALS****4.1 Internal Referrals**

Not Applicable

**4.2 Referral Agency**

Not Applicable

**5. PUBLIC NOTIFICATION**

Not Applicable.

**Communication Strategy:**

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

**Attachments:**

- 1 Locality Plan
- 2 Site Plan
- 3 Proposed Plan

**Recommendation:**

That Development Application 321.2016.46306.1 be determined as follows:

**DESCRIPTION OF PROPOSAL**

Reconfiguring of a Lot - Boundary Realignment (Two Lots into Two Lots)

**SUBJECT SITE**

295 Hummock Road, School Lane and Elliott Heads Road, Windermere, described as Lots 4 and 5 on SP178800

**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
Reconfiguring a lot	Part 1, table 3, item 1	<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**

Not Applicable.

**3. OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS**

Nil

**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

**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

<b>Documents or works requiring compliance assessment</b>	<b>Matters or things against which the document or work must be assessed</b>	<b>Compliance assessor</b>	<b>When the request for compliance assessment must be made</b>
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**

Not Applicable

**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 PLAN**

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

Plan/Document number	Plan/Document name	Date
Plan No. 334.2016.69.1-1A	Proposed Boundary Realignment – Plan Overall – Plan of Lots 2 & 5 cancelling Lots 5 & 5 on SP178800	09 May 2016

**10. WHEN APPROVAL LAPSES IF DEVELOPMENT NOT STARTED**

Pursuant to section 341 of the *Sustainable Planning Act 2009*, this approval will lapse two (2) 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 submission of a Plan of Subdivision for compliance assessment and signing, unless otherwise stated within this notice.

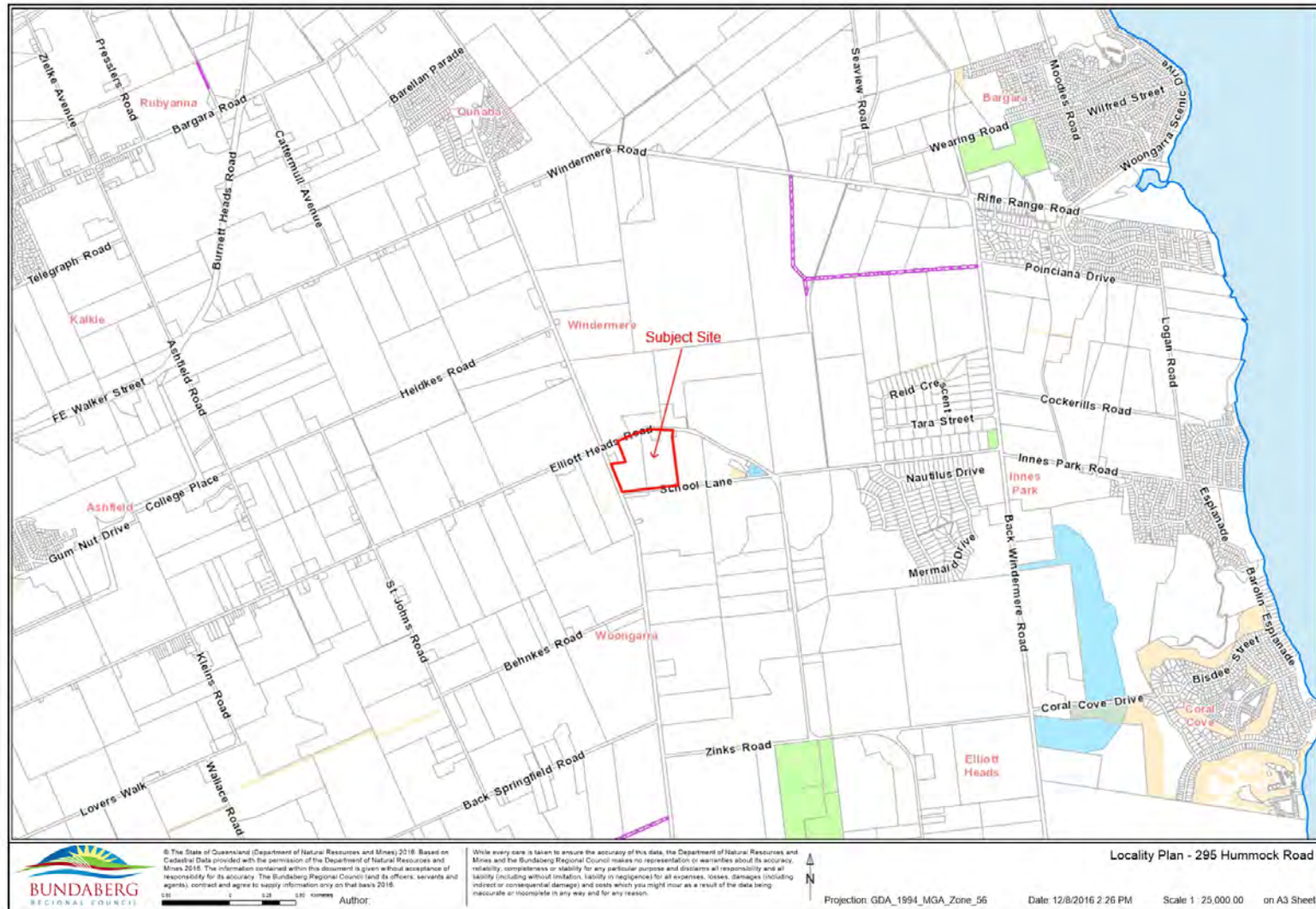
**Rural Numbering**

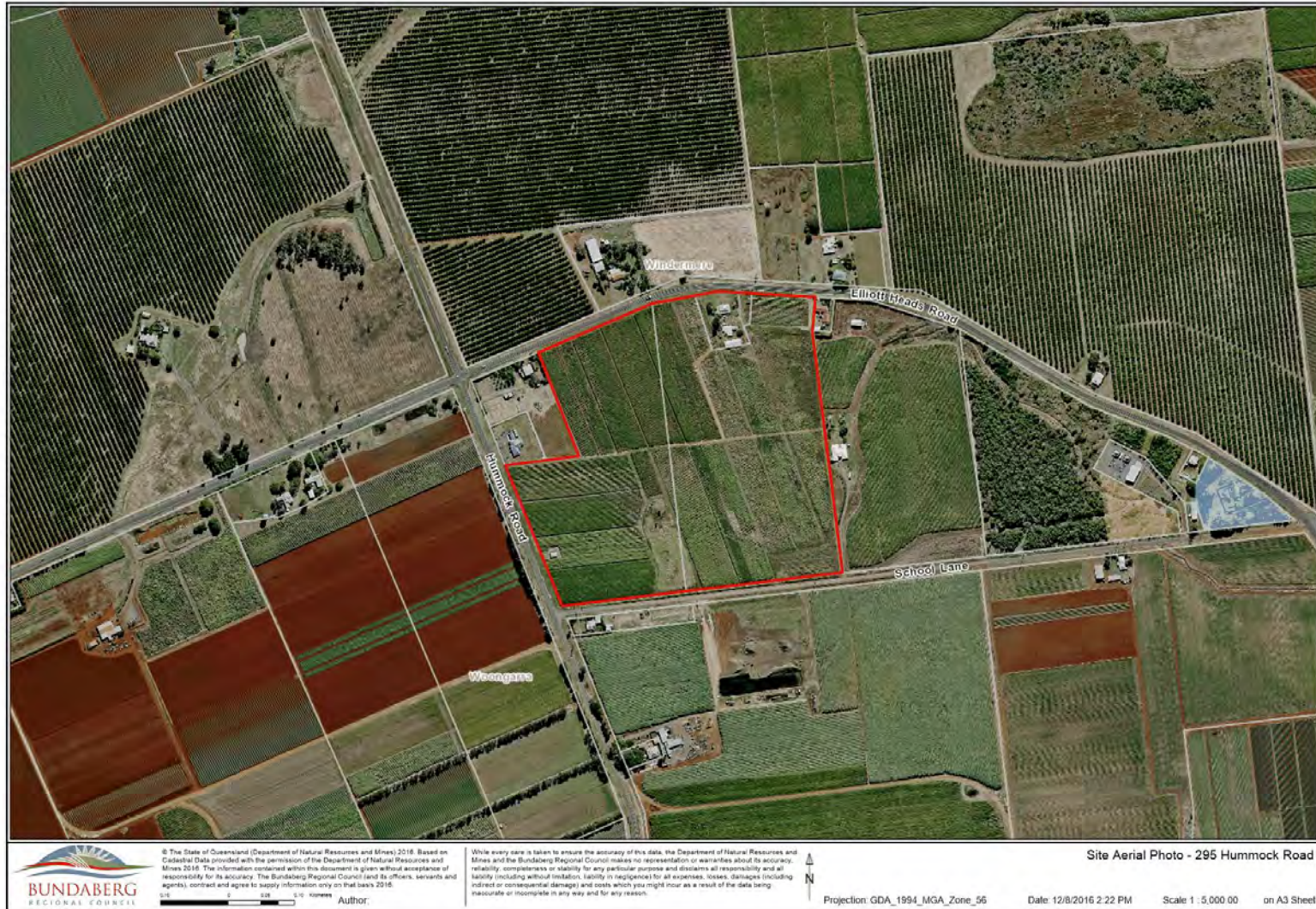
4. For any new lot that does not have rural numbering:
  - a. provide rural numbering in the location nominated by The Assessment Manager in accordance with The Assessment Manager’s adopted rural numbering system using AS/NZ4819:2003 Geographic Information – Rural and Urban Addressing; and
  - b. remove all rural numbers made superfluous by this approval.

## **PART 1B – ADVICE NOTES**

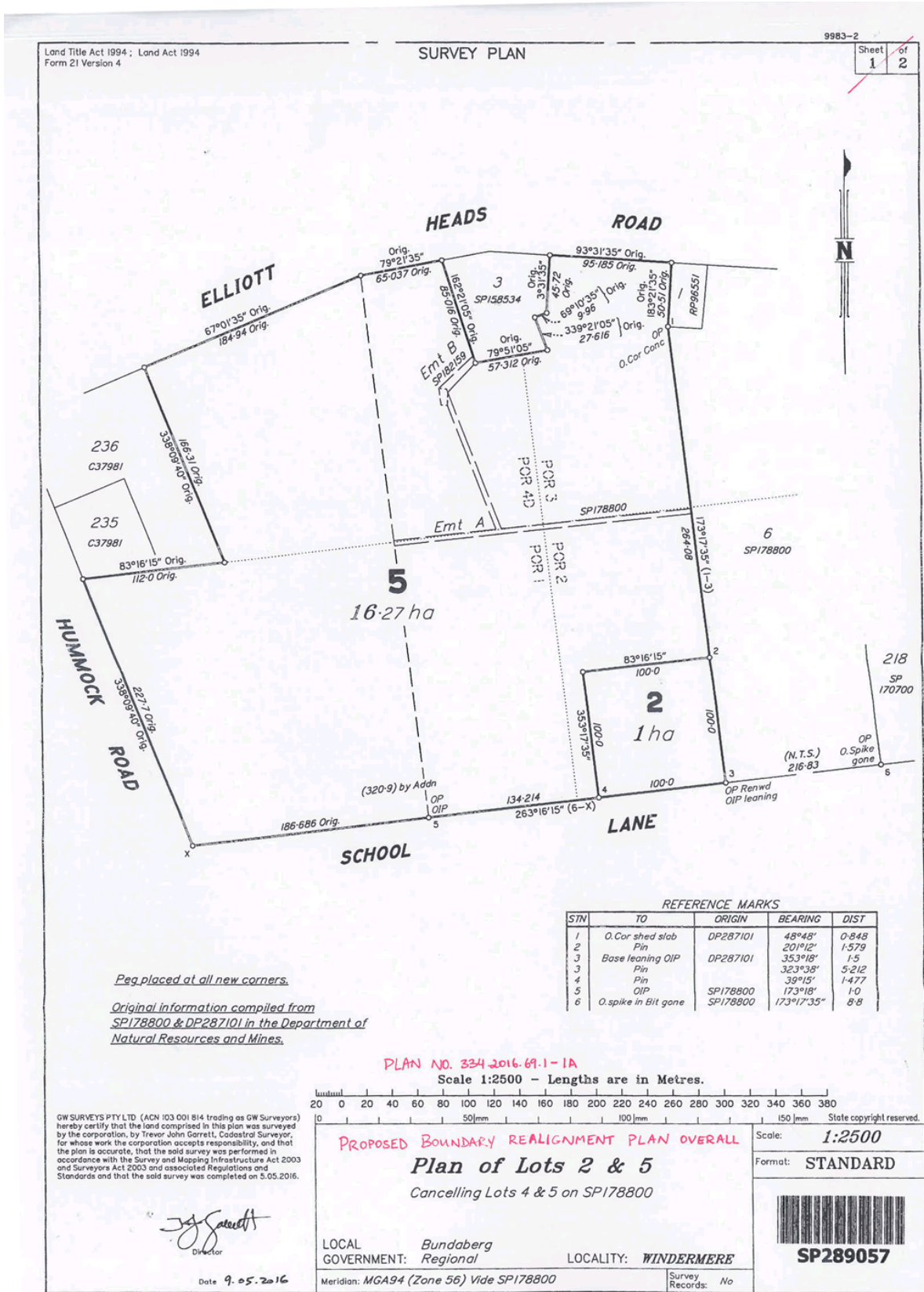
### **Rates and Charges**

- A 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.











**Item**

**30 August 2016**

<b>Item Number:</b>	<b>File Number:</b>	<b>Part:</b>
K2	322.2015.44159.1	DEVELOPMENT ASSESSMENT

**Portfolio:**

Infrastructure & Planning Services

**Subject:**

Murdochs Road, Moore Park Beach - Material Change of Use for Tourist Park and Higher Density Housing

**Report Author:**

Erin Clark, Senior Planning Officer - Major Projects

**Authorised by:**

Michael Ellery, Group Manager Development

**Link to Corporate Plan:**

Nil -

**Summary:**

<b>APPLICATION NO</b>	322.2015.44159.1
<b>PROPOSAL</b>	Material Change of Use for Tourist Park and Higher Density Housing
<b>APPLICANT</b>	ACM Corporation Pty Ltd
<b>OWNER</b>	ACM Corporation Pty Ltd
<b>PROPERTY DESCRIPTION</b>	Lots 2 & 3 on SP174813
<b>ADDRESS</b>	Murdochs Road, Moore Park Beach
<b>PLANNING SCHEME</b>	Planning Scheme for Burnett Shire
<b>ZONING</b>	Business Zone (Burnett Planning Scheme)
<b>OVERLAYS</b>	Natural Features or Resources Overlay, Infrastructure Overlay
<b>LEVEL OF ASSESSMENT</b>	Impact Assessable
<b>SITE AREA</b>	8.98 ha
<b>CURRENT USE</b>	General Business (Tavern) & Vacant
<b>PROPERLY MADE DATE</b>	20 October 2015
<b>STATUS</b>	The 20 business day decision period ended on 13 May 2016. The applicant requested the application be paused to allow for consultation with Council on 4 July 2016.
<b>REFERRAL AGENCIES</b>	Department of Infrastructure, Local Government and Planning (State-controlled road & Coastal Management District)
<b>NO OF SUBMITTERS</b>	183 current – 7 withdrawn
<b>PREVIOUS APPROVALS</b>	322.2013.37107.1 (withdrawn upon lodgment of this application)
<b>SITE INSPECTION CONDUCTED</b>	11 August 2015 (for previous application)
<b>LEVEL OF DELEGATION</b>	Level 3

## **1. INTRODUCTION**

### **1.1 Proposal**

The subject development application is for a Material Change of Use for a Tourist Park and Higher Density Housing comprising of 70 tourist cabins, 50 caravan sites and 36 backpacker beds proposed to be delivered in five stages.

The tourist cabins are to be 11.4 x 3.5 m structures providing double bedroom accommodation facilities with internal storage and toilet/ shower facilities. Cabins 1 to 49, which are to be proposed as Stages 2, 4 and 5, are each provided with a single car space, predominantly utilised to separate the cabins (in addition to some landscaping). Cabins 50 to 70 are located in closer proximity to the existing tavern in a uniform alignment separated by a fire resistant wall and shown as Stage 1 (in addition to the on-site sewerage facility and internal roadways).

Fifty caravan park sites are proposed as Stage 3 to the north-east of the site, accessed from Moore Park Road, inclusive of 15 drive-through sites being located in the centre of the site, positioned parallel to Murdochs Road. Two amenities blocks are provided to service both the caravan sites and backpacker accommodation.

The proposed backpacker accommodation represented as Stage 3A consists of four standalone buildings, designed in a hexagonal arrangement to maximise floor space for accommodation of four sets of double bunk beds, with a small kitchenette also included. A small area for camping is also proposed for those backpackers who do not wish to stay in the buildings. All toilet/ shower facilities are to be shared in the proposed amenities blocks.

The proposed development is to be serviced by reticulated water infrastructure and an on-site sewerage treatment plant, which will replace the existing plant utilised by the tavern. Associated recreation facilities are also proposed for the full development.

### **1.2 Site Description**

The subject site includes two relatively large lots, 1.29 ha (Lot 2 on SP174813) and 7.68 ha (Lot 3 on SP174813) in an area situated in the primary business area of Moore Park Beach. The site has a road frontage of approximately 220 m to Murdochs Road and 450 m to Moore Park Road.

Lot 2 is currently developed with the existing Moore Park Beach Tavern with associated car parking and sealed areas to the front and western side of the building. Lot 3 is currently vacant, and significantly affected by the current mapping for Storm Tide Inundation Area, Riverine defined flood event (DFE) and the State government Erosion Prone area due to a creek traversing the rear portion of the site.

In terms of service and infrastructure, this area is not serviced by reticulated sewerage infrastructure. The existing tavern on Lot 2 is serviced by an on-site sewerage system and is not proposed to be connected to the sewerage treatment plant as part of this development. Both lots have access to reticulated water infrastructure and access is existing or possible from both road frontages (noting Moore Park Road is a State-controlled road). There is an existing easement to the rear on the Lot 3 traversing the full width of the lot within the waterway area.

The adjoining uses to the subject site include residential development to the west (ranging in lot size from approximately 2,000 m<sup>2</sup> to 5,500 m<sup>2</sup>) and shopping centre to the east, including an IGA supermarket, post office, hardware and other tenancies. There is also a rural residential sized lot encapsulated by the subject Lot 3, with a frontage to Moore Park Road. Adjacent development on Murdochs Road is also residential in nature.

## **2. ASSESSMENT PROVISIONS**

### **2.1. *Applicable Planning Scheme, Codes and Policies***

The applicable local planning instruments for this application are:

Planning Scheme: Planning Scheme for Burnett Shire

Applicable Planning Scheme Policies:

- Planning scheme policies for the Burnett Shire Planning Scheme

### **2.2 *State Planning Instruments***

The applicable State planning instruments for this application are:

- SPP April 2016;
- Wide Bay Burnett Regional Plan;

## **3. ISSUES RELEVANT TO THE APPLICATION**

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

### Scale and type of development

The establishment of this type and scale of development in this location was subject to an Information Request (dated 23 November 2015) and subsequent communication with the applicant before and after public notification. The Burnett Shire Planning Scheme does not include tourist accommodation and higher density housing as consistent uses for the Business Zone of the Coastal Towns Planning Area.

The applicant's submission presented a discussion that the subject site is centrally located within the township of Moore Park Beach and local business and services are easily accessible, including the tavern which is integrated with the proposed development. Moreover, the applicant's response notes that the proposal meets the requirement of the Coastal Towns Planning Area Code for tourist accommodation to provide gathering places when viewed in conjunction with the Moore Park Beach Tavern. Council officers would agree that when viewed as a development site in its entirety, the short term accommodation and caravan park is an acceptable use benefitted by the proximity to adjoining business uses. It is noted that this land is the only commercially zoned land within the Moore Park area, both under the Burnett Shire Planning Scheme and the contemporary planning policy, the Bundaberg Regional Council Planning Scheme 2015 (since adopted). Therefore, consideration must be given to the likelihood of this use being able to be converted into more intense commercial uses into the future. In this regard, officers would note that this is an appropriate interim use of the site which could allow for future material changes to accommodate business uses, particularly the proposed caravan park use.

During public consultation, concerns were raised by some members of the community that aspects of this development, specifically short term accommodation may have the potential to be used for more permanent occupants, particularly given the way in which the original proposal presented with minimal recreational opportunities and a high density and the significant number of cabins proposed (70). Although market trends were not submitted by the applicant, an example was provided of a tourist park of a similar nature in Central Queensland with a comparable density in close proximity to residential uses, which successfully co-exists with similar mitigation measures to those proposed, dense landscaping, on-site management, fencing and traffic management. Further, it is considered that the location of the proposed cabins (Tourist Park) use within a commercial zone of the township indicates that this location is commensurate with a higher level of activity. Additionally, the applicant has indicated that the staging of the tourist cabins into four (4) stages will ensure that each stage is delivered based on demand.

In terms of managing the proposed use as a short-term (tourist) accommodation facility, the proposal was amended by the applicant to include three site office locations depending on how the development proceeded in stages, including a separate office to the north of the caravan sites, the temporary use of a cabin for a site office and the use of the tavern for the 20 cabins of Stage 1. Moreover, a condition is recommended that the tourist park cabins must be used for short term visitors only and not occupied by persons for the purpose of permanent accommodation.

Similar to the above issue, the lack of recreational facilities for visitors and tourists depicted in the original proposal was raised as an issue in an information request. Consequently, numerous revisions of the proposal (including further refinement after public notification) resulted in the current amended proposal, which incorporates numerous site facilities including a jumping pillow, barbecue areas and a pool, assisting the development to present as a tourist facility.

#### Building Design

In terms of building design, appropriate conditions have been recommended to ensure the proposed cabins have mitigation measures to ensure the privacy of each cabin is upheld. According to the proposal plan and floor plan for the cabins, there are a number of cabins which may have privacy/outlook problems (primarily within proposed Stage 1), particularly considering the windows of the two habitable rooms of each cabin (two bedrooms). Windows for Bedroom 1 will have a setback of 50cm and for Bedroom 2 will be about 2m. Therefore, to meet the requirements of the Higher Density Housing Code, these windows of cabins 51-70 sharing a direct window outlook area to an adjoining cabin would need appropriate glazing. Dense landscaping for amenity and privacy is also recommended as a condition between each lineal row of tourist cabins (to a minimum 4 metre width), where there is no internal road separation, and minimum 5.5 metre width within the separation area of each set of two cabins for cabins 1 to 49 (where not in car parking area).

#### Interface with adjoining uses

In terms of the interface of the proposed development with adjoining residential uses, a further information request and post-notification consultation with the public and Council officers resulted in amendments to the proposal plan to re-position the higher density residential use on site to the other side of the tavern in the centre of the proposal.

In addition, the layout of the cabins was amended to increase the setback of the tourist cabins to 20 metres from the boundary, rather than the original 5 metre setback proposed. Moreover, landscaping 6 metres in width along the north-western interface to manage potential noise impacts (in conjunction with a fence to the boundary) has been recommended as a condition, along with the management of staging the tourist cabins to ensure that the stage of cabins closest to this boundary is completed last to ensure that the setback is maximised for the longest period possible. Additional landscaping conditions have also been recommended in relation to buffering the single lot which is encapsulated by the development, between each tourist cabin and along the frontages for amenity.

#### Appropriate infrastructure

The provision of sewerage infrastructure on site is necessary for this development to occur. An on-site sewerage treatment plant is proposed as part of this development and a condition has been recommended to amalgamate the parcels to ensure a long term arrangement for all uses utilising the infrastructure. The combined tavern and proposed accommodation uses will exceed the 21EP DERM trigger (228.8EP per STEER report dated 4 September 2015) for an Environmentally Relevant Activity (ERA). As this aspect is managed under the ERA, a property note can be applied for on-site effluent disposal (included in recommended conditions). Further to this, the assumption and calculations presented as part of the application have been investigated by Council officers using like data from Council's own tourist park operations. Conclusion was drawn that the calculations of the consultant are reasonable for the operation.

In terms of the road network, engineering assessment has been carried out by Knobel Consulting, reviewed at a 10 year design horizon, and a traffic management plan and engineering report were submitted as part of the application process. It is recommended that works be undertaken to ensure compliance with Council's standards and the recommendations of the submitted report (dated 28 August 2015 (K3288-0005) and plan dated 28 August 2015 (K3288-0004). Such works are to generally consist of road widening with kerb and channel to the Murdoch's Road frontage to match the alignment of the work fronting the tavern. On Moore Park Road, a turn in lane to the caravan park entry for north travelling traffic is required, and a BAR right hand turn provision will be required for South travelling vehicles at the same point. It is noted that the upgrade works to Murdoch's Road are trunk infrastructure under Council's PIP and are offsetable against infrastructure charges.

#### Car parking provision

The relevant planning scheme provisions of the Vehicle Parking and Access Code require one car space per caravan site, tent or cabin and one space per 4 beds for the equivalent hostel accommodation. The proposed development complies with these requirements in terms of the caravan sites and the fifty (50) cabins as part of Stages 2 – 5 by providing one space per cabin and site.

With reference to the twenty (20) cabins in Stage 1, the associated car parking is proposed to be developed in conjunction with the tavern with ample car parking provided directly in front of the cabins. Likewise, a minimum of one car park is provided per backpacker building, with overflow being able to be accommodated in the tavern car park. A total of 113 car parks are provided within the vicinity of the tavern.

The tavern use itself, requires approximately 60 car spaces, meaning with the additional 26 car spaces required for the 20 cabins and extra backpacker bed requirements, there is a surplus of 27 car spaces.

Public Notification

The following matters were raised by submitters:

Grounds of Submissions		Considerations
1	Commercial zoning of land and possible restriction of future use.	<p>The subject site is centrally located within the township of Moore Park Beach and local business and services are easily accessible, including the tavern which is integrated with the proposed development. The proposal meets the requirement of the Coastal Towns Planning Area Code for tourist accommodation to provide gathering places when viewed in conjunction with the Moore Park Beach Tavern.</p> <p>When viewed as a development site in its entirety, the short term accommodation and caravan park is an acceptable use for a location commensurate to increased activity, benefitted by the proximity to adjoining business uses. It is noted that this land is the primary commercial zoned land within the Moore Park area, both under the Burnett Shire Planning Scheme and the Bundaberg Regional Council Planning Scheme 2015 (since adopted). Therefore, consideration must be given to the likelihood of this use being able to be converted into more intense commercial uses into the future. In this regard, Officers would note that the proposed use is an appropriate interim use of the site which would not unduly prejudice any future material changes to accommodate business uses.</p>
2	The interface with adjoining residential uses, including buffering of noise and light, particularly of the backpacker use.	<p>Significant amendments to the site layout were undertaken following the public consultation period to re-position the higher density residential (backpacker) use to the other side of the tavern in the centre of the proposed development site. In addition, the layout of the cabins was amended to increase the setback of the tourist cabins to 20 metres from the nearest side boundary, rather than the original 5 metre setback proposed.</p> <p>Landscaping 6 metres in width is also proposed along the north-western interface to manage potential noise impacts (in conjunction with a fence to the boundary) has been recommended as a condition, along with the management of staging the tourist cabins to ensure that the stage of cabins closest to this boundary is completed last to ensure that the setback is maximised for the longest period possible.</p>
3	<p>Concerns regarding the length of stays and the possibility for permanent residents. Similarly, a question was raised as to whether there was to be on-site management.</p> <p>Comparisons are also drawn with a nearby development of permanent residential area which has a perceived negative reputation and the</p>	<p>The application has been amended to include three site office locations depending on how the development proceeded with stages, including a separate office to the north of the caravan sites, the temporary use of a cabin for a site office and the use of the tavern for the 20 cabins of Stage 1.</p> <p>Moreover, a condition is recommended that the tourist park cabins must be used for short term visitors only and not be occupied by persons for the purpose of permanent accommodation, managed by a Community Management Statement.</p> <p>It is noted that differences exist between the mentioned residential development and the proposed Tourist Park.</p>

	possibility for a repeat in the context of this development, impacting safety and amenity.	<p>Permanent residential development does not involve an on-site manager and the lots are usually created and owned by different people. This Tourist Park will be developed within a single lot (after amalgamation) and will have integrated on-site management with adequate surveillance measures.</p> <p>Following public notification, the applicant also provided further information on studies undertaken in relation to safety in tourist park context. The studies concluded that crime in caravan parks is situational and that anti-social behaviour is more likely to happen in an unsupervised environment rather than in a well-managed Tourist Park with on-site managers.</p> <p>The proposed Tourist Park has the potential for a positive impact on the safety of the local community, creating a mix of uses in this area – tavern, shops, tourist accommodation and local residences, encouraging the use of the area for various reasons in different hours during the day creating casual surveillance.</p>
4	The proposal is lacking in the provision of recreational facilities.	<p>The lack of recreational facilities for visitors and tourists depicted in the original proposal was also raised as part of Council's information request.</p> <p>Consequently, numerous revisions of the proposal (including further refinement after public notification) resulted in the current amended proposal, including a jumping pillow, barbecue areas and a pool. The resulting proposal is compliant with applicable requirements and provides a sensible arrangement, meaning the development looks and presents as a tourist facility.</p>
5	Ownership of the tavern and its effect on the application.	<p>Owner's consent (or the ability for the applicant to present it if necessary) is required to lodge a development application under the mandatory Integrated Development Assessment Forms.</p> <p>The ongoing ownership of the tavern or site as a whole does not affect the application process. Any development application or subsequent approval, if granted, attaches to the land, not the owner.</p>
6	Concerns as to whether traffic management has been considered in the context of the development, particularly turning in and out of the site on Moore Park Road and Murdochs Road.	<p>The management of traffic relating to the proposal has been considered as part of the assessment. A traffic management plan and engineering report were lodged by the applicant. This report was assessed by Council's engineers, it was determined as acceptable and subsequent upgrades to Moore Park Road and Murdochs Road access points and road widths have been recommended as conditions in accordance with the submitted report.</p>
7	Protection of environment from effluent disposal – possible contamination of stormwater	<p>Effluent disposal will be regulated by Department of Environment and Heritage Protection (DEHP), and the Effluent Treatment Plant will be required to operate in compliance with DEHP conditions should they issue an approval.</p>
8	Sufficient visitor parking	<p>The relevant planning scheme provisions require one car space per caravan site, tent or cabin and one car space per 4 beds (in hostel context). The proposed development provides for this in terms of one car space for each of the caravan sites and the fifty (50) cabins as part of Stages 2 – 5.</p> <p>With reference to the cabins in Stage 1, these are proposed to be developed in conjunction with the tavern with ample car parking provided directly in front of the cabins. Likewise, one car park is provided per backpacker building, with overflow being able to be accommodated in the existing tavern car park.</p>



<p>9</p>	<p>The accuracy of the STEER Environmental Consulting (EC) Report was questioned in relation to the management and undertaking of the sewerage treatment plant, particularly the data/terminology used, sizing of the treatment plant, odour control and effluent quality.</p>	<p>A full response to the particular detailed concerns of the submission has been prepared by the applicant's consultant and lodged to Council. In summary, the response clarified the following points:</p> <ul style="list-style-type: none"> <li>• The first point that is important to note in this response is that "EP" in the STEER EC report refers to "Equivalent Persons" as defined by the QLD Environmental Protection Act 1994. This terminology can sometimes be confused with "Population Equivalent", which the submitter may be referring to when using the term "Equivalent Population". Equivalent Persons (EP) is the standard design unit used for sewerage treatment plant design in QLD. The report refers to the calculated required size of the proposed STP as 228.8 EP. This was then rounded up to 230 EP.</li> <li>• The proposed STP is not undersized and was based upon the requirement to provide an STP capable of managing effluent for 230 EP. The proposed size of the STP has changed during the evolution of the project, due to changes to the proposed development. This is not unusual in a project of this type. The value of 230 EP is the larger of the values mentioned by the submitter, and all "downstream" calculations have used this larger value.</li> <li>• The submitter is correct that an open waste activated sludge reactor does carry a high risk or creating nuisance odours. However, no modern on-site STP that would be used for this type of development would have a waste activated sludge reactor, let alone being an open unit. The exact type of unit to be employed in the proposed project has not been determined at this stage, however there are a large number of highly suitable options for fully sealed units, and waste activated sludge would be removed on a regular basis rather than managed onsite.</li> <li>• The operation of these types of STPs will require a level of expertise, which the proponent will ensure, and the operation of the STP will be strictly conditioned and monitored through regular inspections by the Department of Environment and Heritage Protection and a vast majority of treatment plants of the type within the State function well in close proximity to similar residential uses with very few experiencing any issues with odour production.</li> <li>• Ordinarily, effluent treated to a "secondary effluent" treatment level is considered acceptable for above ground broadcast discharge as proposed here. It is proposed to treat the effluent to at least a secondary level, with the possibility of treating to a higher level if required. The calculations provided have been based upon the area of land required for irrigation of 230 EP. No other irrigation will be undertaken on the designated irrigation field. An initial assessment of soil suitability has been undertaken and proposed irrigation rates have been calculated in accordance with Department of Environment and Heritage Protection (EHP) requirements. EHP will be conducting a full assessment of the proposal, including the proposed irrigation area.</li> </ul>
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10	The occupancy rates on similar accommodation is likely to make this proposal financially unviable, questions were raised as to how this will not turn into low cost long term accommodation.	The business market and occupancy rates are not a factor in the planning assessment of this development application. These are business decisions for the applicant and there are no provisions to this concern in the planning scheme and the views within the submission on viability are that of the submitter. Neither the proposal nor submission presented a market analysis report, thus no figures can be analysed. Furthermore, the applicant has indicated that the staging of the tourist cabins into four (4) stages will ensure that each is delivered based on demand.
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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	22 July 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	21 December 2015	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 15 business days from 20 January 2016 until 11 February 2016. It is noted that an error was published on the advertising sign which was erected on 18 January 2016 and subsequently rectified before 20 January 2016, ensuring sufficient time for notification to be completed. The Applicant submitted documentation on 9 March 2016 advising that public notification had been carried out in accordance with the *Sustainable Planning Act 2009*. Council received 183 submissions in relation to this development application during this period. Originally, 190 submissions were received, however following the issuing of the submitter acknowledgement letters, seven (7) submissions have been withdrawn at submitter’s request. 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 Approved Plans
- 4 Referral Agency Response
- 5 AICN

**Recommendation:**

That Development Application 322.2015.44159.1 be determined as follows:

**DESCRIPTION OF PROPOSAL**

Material Change of Use for Tourist Park and Higher Density Housing

**SUBJECT SITE**

Murdochs Road & 16 Murdochs Road, Moore Park Beach described as Lots 2 & 3 on SP174813

**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
- All Operational Work

**4. CODES FOR SELF ASSESSABLE DEVELOPMENT**

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

The relevant codes identified in the:

- Planning Scheme for Burnett Shire and Associated Planning Scheme Policies

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

Not Applicable

**6. SUBMISSIONS**

There were 183 properly made submissions received for the application, of which the large majority were structured as a petition. The name and address of the principal submitter for each properly made submission are as follows:

Name of principal submitter	Address
1. Silvia and Jeff Abel	1 Regency Road, Moore Park Beach, QLD, 4670
2. Eric Adams and Deb Morrow	3 Castle Court, Moore Park Beach, QLD, 4670
3. John Adams and Penelope Teiniker	174 Sylvan Drive, Moore Park Beach, QLD, 4670
4. Leonie Adams	3/2 Sylvan Drive, Moore Park Beach, QLD, 4670
5. Peter Adams	3/2 Sylvan Drive, Moore Park Beach, QLD, 4670
6. Delwyn Algie	58 Palm View Drive, Moore Park Beach, QLD, 4670
7. Ben Anastasi	352 Moore Park Road, Moore Park Beach, QLD, 4670
8. Tammy Anastasi	352 Moore Park Road, Moore Park Beach, QLD, 4670
9. Mr W Robin Anderson	22 Acacia Street, Moore Park Beach, QLD, 4670
10. Vicki Andrew	35 Orchid Drive, Moore Park Beach, QLD, 4670
11. Gail Ball (2 submissions)	42 Egret Lane, Moore Park Beach, QLD, 4670
12. Jason Ball (2 submissions)	42 Egret Lane, Moore Park Beach, QLD, 4670
13. Merrill Ball	30 Egret Lane, Moore Park Beach, QLD, 4670

14.	Dianne Barnes	11 Egret Lane, Moore Park Beach, QLD, 4670
15.	Belinda Binstead	8 Palm View Drive, Moore Park Beach, QLD, 4670
16.	Ian Blackmore	247 Sylvan Drive, Moore Park Beach, QLD, 4670
17.	Phillip Bond and Damian Smith	61 Lagoon Drive, Moore Park Beach, QLD, 4670
18.	Anthony Bulmer	19 Plum Tree Crescent, Moore Park Beach, QLD, 4670
19.	Margaret Bulmer	19 Plum Tree Crescent, Moore Park Beach, QLD, 4670
20.	Maree and Ron Burnett	10 Evans Lane, Moore Park Beach, QLD, 4670
21.	Robert Burns	8 Albatross Court, Moore Park Beach, QLD, 4670
22.	Jenifer Carter	22 Royal Boulevard, M Moore Park Beach, QLD, 4670
23.	Leslie Chadwick	PO Box 2146, Moore Park Beach, QLD, 4670
24.	Maxine Cheetham	7 Holzberger Street, Moore Park Beach, QLD, 4670
25.	Ross Cheetham	7 Holzberger Street, Moore Park Beach, QLD, 4670
26.	Callan and Nikki Christie	3 Sovereign Court, Moore Park Beach, QLD, 4670
27.	Rod Cleary	23 Murdochs Road, Moore Park Beach, QLD, 4670
28.	Amanda Collins	Unit 11/2 Sylvan Drive, Moore Park Beach, QLD, 4670
29.	Darcy Collins	Unit 11/2 Sylvan Drive, Moore Park Beach, QLD, 4670
30.	Leanne Conners	54/2 Park Drive, Moore Park Beach, QLD, 4670
31.	Greg Constable	25 Kingfisher Crescent, Moore Park Beach, QLD, 4670
32.	Alan Corbett	235 Sylvan Drive, Moore Park Beach, QLD, 4670
33.	Cathy Critchlow	296 Malvern Drive, Moore Park Beach, QLD, 4670
34.	Daniel Critchlow	296 Malvern Drive, Moore Park Beach, QLD, 4670
35.	Leigh Critchlow	12 Plum Tree Crescent, Moore Park Beach, QLD, 4670
36.	David Crowe	9 Middlebrook Rise, Bella Vista, NSW, 2153
37.	Christine Crowhurst	28 Royal Boulevard, Moore Park Beach, QLD, 4670
38.	Michelle Crowhurst	3A Plum Tree Crescent, Moore Park Beach, QLD, 4670
39.	Matthew Crowhurst	3C Plum Tree Crescent, Moore Park Beach, QLD, 4670
40.	Melissa Crowhurst	3B Plum Tree Crescent, Moore Park Beach, QLD, 4670
41.	Richard Crowhurst	28 Royal Boulevard, Moore Park Beach, QLD, 4670
42.	Dianna Day	18 Isaac Moore Drive, Moore Park Beach, QLD, 4670

43.	Melissa Denize	11 Sandpiper Grove, Moore Park Beach, QLD, 4670
44.	Sean Denize	11 Sandpiper Grove, Moore Park Beach, QLD, 4670
45.	Christine Dobson	1424 Meandarra-Talwood Road, Meandarra, QLD, 4422
46.	Joan Dorling	6 Crown Court, Moore Park Beach, QLD, 4670
47.	John Elias	126 Sylvan Drive, Moore Park Beach, QLD, 4670
48.	Margaret Elson	28 Lagoon Drive, Moore Park Beach, QLD, 4670
49.	Peter Elson	28 Lagoon Drive, Moore Park Beach, QLD, 4670
50.	Grant Errington	1 Ohlaf Street, Moore Park Beach, QLD, 4670
51.	Sue Faulkner	Unit 3 / 4A Kentia Avenue, Moore Park Beach, QLD, 4670
52.	Monika Fleet	Unit 6 / 1 Sylvan Drive, Moore Park Beach, QLD, 4670
53.	Jo Foss	216 Murdochs Road, Moore Park Beach, QLD, 4670
54.	Sue Foster	2 Lillypilly Place, Moore Park Beach, QLD, 4670
55.	Robert Freebairn	336 Malvern Drive, Moore Park Beach, QLD, 4670
56.	Scott Fryer	194 Sylvan Drive, Moore Park Beach, QLD, 4670
57.	David Galati	143 Sylvan Drive, Moore Park Beach, QLD, 4670
58.	Meg Galati	143 Sylvan Drive, Moore Park Beach, QLD, 4670
59.	Alison Garvie	15 Gardiner Place, Helensburgh, NSW, 2508
60.	Mandy Grafton	7 Whistler Close, Moore Park Beach, QLD, 4670
61.	Graham Hall	20 Royal Boulevard, Moore Park Beach, QLD, 4670
62.	Jean Hall	20 Royal Boulevard, Moore Park Beach, QLD, 4670
63.	Shane Halliburton	32 Moore Park Road, Moore Park Beach, QLD, 4670
64.	Cheryl Hanlon	6 Albatross Court, Moore Park Beach, QLD, 4670
65.	Greg Hanlon	6 Albatross Court, Moore Park Beach, QLD, 4670
66.	John Hebbard	21 Gregory Terrace, Welcome Creek, QLD, 4670
67.	Paul Hennie	19 Lagoon Drive, Moore Park Beach, QLD, 4670
68.	Karen Holder	6 Regency Road, Moore Park Beach, QLD, 4670
69.	Robert Holder	6 Regency Road, Moore Park Beach, QLD, 4670
70.	Greg Horsfield	13 Albatross Court, Moore Park Beach, QLD, 4670
71.	Joy Horsfield	13 Albatross Court, Moore Park Beach, QLD, 4670

72.	Neal Hotham	15 Castle Court, Moore Park Beach, QLD, 4670
73.	Marie Irvine	1 Royal Boulevard, Moore Park Beach, QLD, 4670
74.	Bronwyn Irwin	9 Middlebrook Rise, Bella Vista, NSW, 2153
75.	Sarah Irwin	9 Middlebrook Rise, Bella Vista, NSW, 2153
76.	Tracey Jackson	111 Goodnight Scrub Road, Morganville, QLD, 4671
77.	Della Jenkins	9 Ocean Court, Moore Park Beach, QLD, 4670
78.	Leonie Johnston	9 Castle Court, Moore Park Beach, QLD, 4670
79.	Raymond Johnston	9 Castle Court, Moore Park Beach, QLD, 4670
80.	Wayne Jones and Janet Walter	9 Tea Tree Court, Moore Park Beach, QLD, 4670
81.	Michael Kelly	37A Palm View Drive, Moore Park Beach, QLD, 4670
82.	Sylvia Kelly	37A Palm View Drive, Moore Park Beach, QLD, 4670
83.	Yvonne Kenyou	37C Plum Tree Crescent, Moore Park Beach, QLD, 4670
84.	Jane King	2 Lillypilly Place, Moore Park Beach, QLD, 4670
85.	Sandra King	15 Castle Court, Moore Park Beach, QLD, 4670
86.	Des Kruger	30 Hannah Court, Moore Park Beach, QLD, 4670
87.	Janelle Kruger	30 Hannah Court, Moore Park Beach, QLD, 4670
88.	John Lawrence	51 Orchid Drive, Moore Park Beach, QLD, 4670
89.	Maureen Lawrence	51 Orchid Drive, Moore Park Beach, QLD, 4670
90.	Dorothy Limkin	19 Egret Lane, Moore Park Beach, QLD, 4670
91.	Chris Lowrie	131 Sylvan Drive, Moore Park Beach, QLD, 4670
92.	Alan MacDonald (2 submissions)	86 Moore Park Road, Moore Park Beach, QLD, 4670
93.	Christina Maclean	29 Moore Park Road, Moore Park Beach, QLD, 4670
94.	Rhys Maclean	29 Moore Park Road, Moore Park Beach, QLD, 4670, QLD, 4670
95.	Alli Mark	1 Montview Way, Glenwood, NSW, 2768
96.	Brian Mark	5 Silvermere Street, Culburra Beach, NSW, 2540
97.	Dean Mark	1 Montview Way, Glenwood, NSW, 2768
98.	Diane Mark	5 Silvermere Street, Culburra Beach, NSW, 2540
99.	Jordan Mark	1 Montview Way, Glenwood, NSW, 2768
100.	Keith Mark	29 Royal Boulevard, Moore Park Beach, QLD, 4670
101.	Lea Mark	29 Royal Boulevard, Moore Park Beach, QLD, 4670
102.	Margaret Marshall	20 Robin Close, Moore Park Beach, QLD, 4670

103.	Rebecca Marshall	19 Lagoon Drive, Moore Park Beach, QLD, 4670
104.	Joyce Martyn	40 Orchid Drive, Moore Park Beach, QLD, 4670
105.	Bryan McCosh	62 Maryborough Street, Bundaberg South, QLD, 4670
106.	Vickie McInnes	8 Albatross Court, Moore Park Beach, QLD, 4670
107.	Brett McLean	29 Tammy Road, Moore Park Beach, QLD, 4670
108.	Susan McLeod	1 Lassig Street, Moore Park Beach, QLD, 4670
109.	Barry McQueen	9 Crown Court, Moore Park Beach, QLD, 4670
110.	Dorothy McQueen	9 Crown Court, Moore Park Beach, QLD, 4670
111.	Pamela Mencnerowski	7 Dorron Court, Moore Park Beach, QLD, 4670
112.	Aleis Meyer	17 Regency Road, Moore Park Beach, QLD, 4670
113.	Joseph Miosge	36 Royal Boulevard, Moore Park Beach, QLD, 4670
114.	Janice Miosge	126 Sylvan Drive, Moore Park Beach, QLD, 4670
115.	Kim Miosge	36 Royal Boulevard, Moore Park Beach, QLD, 4670
116.	Jake Moore	64 Tammy Road, Moore Park Beach, QLD, 4670
117.	Tracy Moore	64 Tammy Road, Moore Park Beach, QLD, 4670
118.	Vincent Moore	25 Poinciana Court, Moore Park Beach, QLD, 4670
119.	Deb Morrow	3 Castle Court, Moore Park Beach, QLD, 4670
120.	Steve Morton	19 Club Avenue, Moore Park Beach, QLD, 4670
121.	Michelle Moseley	5 Beverly Close, Moore Park Beach, QLD, 4670
122.	Richard Moseley	5 Beverly Close, Moore Park Beach, QLD, 4670
123.	Ruth Nemeth	16 Malvern Drive, Moore Park Beach, QLD, 4670
124.	Jo-Ann Noffke	46 Egret Lane, Moore Park Beach, QLD, 4670
125.	Russell Noffke	46 Egret Lane, Moore Park Beach, QLD, 4670
126.	Lawrence Osborne	11 Woodlands Lane, Moore Park Beach, QLD, 4670
127.	Patricia Osborne	11 Woodlands Lane, Moore Park Beach, QLD, 4670
128.	Ian and Valerie Ovenden	30 Orchid Drive, Moore Park Beach, QLD, 4670
129.	Linda Parsons	1/39 Club Avenue, Moore Park Beach, QLD, 4670
130.	Christopher Ferraro, Primo Property Pty Ltd	171 Eildon Road, Windsor, QLD, 4030
131.	Cheryl Rae	18 Wharf Street, Nabiae, NSW, 2312



132.	Sue Ramsey	5 Holzberger Street, Moore Park Beach, QLD, 4670
133.	Mila Robertson	9 Schirmers Court, Moore Park Beach, QLD, 4670
134.	Bernard and Ulrike Roser	47 Egret Lane, Moore Park Beach, QLD, 4670
135.	Amanda Salmon	351 Malvern Drive, Moore Park Beach, QLD, 4670
136.	Bronwyn Salmon	351 Malvern Drive, Moore Park Beach, QLD, 4670
137.	David Salmon	351 Malvern Drive, Moore Park Beach, QLD, 4670
138.	Peter Selby	6 Tulip Court, Moore Park Beach, QLD, 4670
139.	Sue Selby	6 Tulip Court, Moore Park Beach, QLD, 4670
140.	Seanne Senior-Tapp	10 Isaac Moore Drive, Moore Park Beach, QLD, 4670
141.	David Senior	22 Plum Tree Crescent, Moore Park Beach, QLD, 4670
142.	Sandra Senior	22 Plum Tree Crescent, Moore Park Beach, QLD, 4670
143.	Kati Sheppard	5 Bangalow Street, Moore Park Beach, QLD, 4670
144.	Paul Sheppard	5 Bangalow Street, Moore Park Beach, QLD, 4670
145.	Roy and Muriel Simmonds	41 Moore Park Road, Moore Park Beach, QLD, 4670
146.	Cheryl Smith	5 Albatross Court, Moore Park Beach, QLD, 4670
147.	Gregory Smith	5 Castle Court, Moore Park Beach, QLD, 4670
148.	Gayle Smith	17 Plum Tree Crescent, Moore Park Beach, QLD, 4670
149.	Kay Smith	18 Acacia Street, Moore Park Beach, QLD, 4670
150.	Lynette Smith	5 Castle Court, Moore Park Beach, QLD, 4670
151.	Joan Stagg	300 Sandy Bay Road, SANDY BAY, TAS, 7006
152.	Robert Stagg	300 Sandy Bay Road, SANDY BAY, TAS, 7006
153.	Colin Stallan	24 Lagoon Drive, Moore Park Beach, QLD, 4670
154.	Muriel Stallan	24 Lagoon Drive, Moore Park Beach, QLD, 4670
155.	Beverley Stewart	26/83 Golan Drive, Tweed Heads West, NSW, 2485
156.	Brian Stewart	26/83 Golan Drive, Tweed Heads West, NSW, 2485
157.	Genevieve Stewart	36 Royal Boulevard, Moore Park Beach, QLD, 4670
158.	Russell Stewart	36 Royal Boulevard, Moore Park Beach, QLD, 4670
159.	Rhonda Sutton	336 Malvern Drive, Moore Park Beach, QLD, 4670
160.	Jim Tapp	10 Isaac Moore Drive, Moore Park Beach, QLD, 4670
161.	Kevin Thomas	310 Sylvan Drive, Moore Park Beach, QLD, 4670

162. Ashlee Walker	5 Holzberger Street, Moore Park Beach, QLD, 4670
163. Cameron Walker	5 Holzberger Street, Moore Park Beach, QLD, 4670
164. Nigel Walker	12 Poinciana Court, Moore Park Beach, QLD, 4670
165. Glen Watson	13A Moore Park Road, Moore Park Beach, QLD, 4670
166. Elke Weiss	7 Elfin Court, Moore Park Beach, QLD, 4670
167. Manfred Weiss	7 Elfin Court, Moore Park Beach, QLD, 4670
168. Jamie Westbury Cord	1 Kentia Avenue, Moore Park Beach, QLD, 4670
169. Stephen Wheeler	214 Murdochs Road, Moore Park Beach, QLD, 4670
170. Diane White	11 Kindt Street, Moore Park Beach, QLD, 4670
171. Gerald White	11 Kindt Street, Moore Park Beach, QLD, 4670
172. Janet White	251 Sylvan Drive, Moore Park Beach, QLD, 4670
173. Jessica White	6 Regency Road, Moore Park Beach, QLD, 4670
174. Alex Whiting	4 Gunsynd Grove, Branyan, QLD, 4670
175. Angela Whitlock	19 Murdochs Road, Moore Park Beach, QLD, 4670
176. Nikki Whitlock	15 Egret Lane, Moore Park Beach, QLD, 4670
177. Jill Wild	27 Woodlands Lane, Moore Park Beach, QLD, 4670
178. Sarah Wilkinson	203 Moore Park Road, Moore Park Beach, QLD, 4670
179. Corris Willingham	15 Royal Boulevard, Moore Park Beach, QLD, 4670
180. John Willingham	15 Royal Boulevard, Moore Park Beach, 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 3, Item 5 – Material change of use, if carrying out the change of use will involve— (a) operational work, other than excluded work, carried out</i>	Department of Infrastructure, Local Government and Planning	Concurrence	State Assessment and Referral Agency (SARA) E: WBBSARA@dsdip.qld.gov.au P: PO Box 979 Bundaberg Qld 4670

<p><i>completely or partly in a coastal management district; or</i>  <i>(b) building work, carried out completely or partly in a coastal management district, that is—</i>  <i>(i) the construction of new premises with a GFA of at least 1000 m<sup>2</sup>;</i></p>			
<p><i>Schedule 7, Table 3, Item 1 – Making a material change of use of premises if any part of the land—</i>  <i>(a) is within 25m of a State-controlled road;</i>  <i>or</i>  <i>(b) is future State-controlled road; or</i>  <i>(c) abuts a road that intersects with a State-controlled road within 100 m of the land</i></p>	<p>Department of Infrastructure, Local Government and Planning</p>	<p>Concurrence</p>	<p>State Assessment and Referral Agency (SARA)  <i>E:</i>                      WBBSARA@dsdip.qld.gov.au  <i>P:</i> PO Box 979                      Bundaberg Qld 4670</p>

**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
150741-16 Rev C	Plan showing revised layout over Lots 2 & 3 SP174813	27/04/16
150741-19 Rev C	Stage Plan (Revised)	6/07/16
150741-16a	Moore Park Road Access and Site Office Detail - Plan showing proposed layout over Lots 2 & 3 SP174813	As amended 26/07/16
150741-17 Rev A	Elevations - Cabin	As amended 26/07/16
150741-17 Sheet 1 of 9	Floor Plan – 2 Bed Cabin	17/08/15
150741-17 Sheet 3 of 9	Floor Plan – Amenities Block	17/08/15
150741-17 Sheet 4 of 9	Elevations – Amenities Block (East & North)	17/08/15
150741-17 Sheet 5 of 9	Elevations – Amenities Block (West & South)	17/08/15
150741-17 Sheet 6 of 9	Floor Plan – Backpackers Accommodation 8 beds per unit	17/08/15
150741-17 Sheet 7 of 9	Elevations – Backpackers (North & West)	17/08/15
150741-17 Sheet 8 of 9	Elevations – Backpackers (South & East)	17/08/15

**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
21,23,24,25,26,31,32,33	Section 665 – Non-trunk Infrastructure
N/A	Section 646 – Identified Trunk Infrastructure
22	Section 647 – Other Trunk Infrastructure

**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.

**Amalgamation**

4. Amalgamate Lots 2 on SP174813 and 3 on SP174813 into one allotment. The Plan of Subdivision providing for the amalgamation must be registered prior to the commencement of the first use under this approval.

**Air Conditioners**

5. All air conditioning units or other mechanical equipment must be located at ground level, or otherwise fully enclosed or screened such that they are not visible from the street frontages or adjoining properties.
6. Air conditioning units must be designed, installed, maintained and operated so that noise emissions are within the limits imposed by the *Environmental Protection Act, Regulations and Policies*.

**Construction Management**

7. 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.
8. Contain all litter, building waste and sediments on the building site by the use of a skip bin and any other reasonable means during construction to prevent release to neighbouring properties or roads.
9. 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.

**Development in Stages**

10. Develop the site generally in accordance with the stages identified on the Approved Plans. The Applicant must comply with each condition of this development approval as it relates to each stage, unless otherwise specifically stated in the condition.
11. Undertake and provide the following as part of the specified stage(s) of the development:
  - a. The first stage undertaken:
    - i. Provide new sewerage treatment plant;
    - ii. Decommission and remove existing sewerage treatment plant;
    - iii. Provide all weather vehicle access to new sewerage treatment plant;
    - iv. Provide all landscaping except that along road frontage to Moore Park Road;
    - v. Remove vehicle access link to the shopping centre carpark;
    - vi. Remove two (2) existing accesses to the Tavern;
    - vii. Provide new access to the Tavern; and
    - viii. Amalgamate lots 2 & 3 on SP174813.
  - b. Stage 4 (cabins 1 to 16)
    - i. Stage 4 is to be the last stage of tourist park cabins completed to allow maximum separation to the adjoining residential use (ie the stage must not commence unless Stages 1, 2 & 5 are complete).

**Easements**

12. Lodge for registration at the office of the Land Registry the following easement(s):
  - a. stormwater drainage easement/s having a minimum width of 5 metres or as determined in an application for Operational Works, whichever is the greater, to the benefit of Council that includes all stormwater overland flow paths traversing the land;
13. Draft easement documentation must be submitted to the Assessment Manager for endorsement.
14. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

**Landscaping**

15. A landscape plan must be submitted to and approved by the Assessment Manager prior to the commencement of any landscaping works. The plan must be generally in accordance with the Approved Plan/s, 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. Location and name of existing trees;
  - c. 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;
  - d. The location of all areas to be covered by turf or other surface material including pavement and surface treatment details;
  - e. Measures to ensure that the planted trees will be retained and managed to allow growth of the trees to mature size;
  - f. Details of any landscaping structures, including entrance statements;
  - g. Contours or spot levels if appropriate;
  - h. Fence size and materials;
  - i. Inclusion of a controlled underground or drip irrigation system. Any such system is to be fitted with an approved backflow water prevention device;
  - j. Location of any drainage, sewerage and other underground services and any overhead power lines;

- k. 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 or sealed car parking areas (whichever applicable);
  - l. A landscaped buffer to the western boundary shared with the residential lots to a minimum 6 metre width, opposite stage 4 of development;
  - m. A landscaped buffer to the perimeter of Lot 1 on RP145056 to a minimum 5 metre width;
  - n. Vegetated screening of any electrical transformers, bin storage areas and the like from the road frontage;
  - o. A minimum 6 metre wide landscaping strip along the Murdochs Road frontage of the subject site (in locations shown on Plan Ref: 150741-19 Rev C), exclusive of the access driveway, uncompromised by infrastructure items;
  - p. A minimum 5 metre wide landscaping strip along the Moore Park Road frontage of the subject site (in locations shown on Plan Ref: 150741-19 Rev C), exclusive of the access driveway, uncompromised by infrastructure items;
  - q. A landscaped buffer between each lineal row of tourist cabins (minimum 4 metre width), where there is no internal road separation, which can be constructed in relation to the relevant stage;
  - r. A minimum 5.5 metre width of dense landscaping within the separation area of each set of two cabins for cabins 1 to 49 (where not in car parking area).
16. Complete landscaping shown on the endorsed plans prior to the commencement of the use (relevant to staging) and maintain all landscape works in accordance with the Approved Plan whilst the use continues.

### Lighting

- 17. External lighting used to illuminate the premises must be designed and provided in accordance with Australian Standard AS 4282-1997: *Control of the obtrusive effects of outdoor lighting* so as not to cause nuisance to residents or obstruct or distract pedestrian or vehicular traffic.
- 18. Internal lighting must be shaded through glass tinting on all windows facing the beach with a transmittance value of 45% or less.
- 19. A Lighting Plan must be submitted to and approved by the Assessment Manager prior to the commencement of the use. The plan must demonstrate how lighting from the development will avoid or minimise impacts on turtle nesting areas. The plan must include, but not be limited to, the following features:
  - a. The location, purpose, footprint, intensity and spectral composition of each light source;

- b. Measures to avoid, mitigate or manage the impacts of each light source; and
- c. Procedures to reduce the use of lighting during turtle season (October to March). There must be no use of decorative lighting during this period.

When approved, the Lighting Plan will form part of the Approved Plans for this development.

- 20. All lighting for the development must be designed, installed and maintained in accordance with the approved Lighting Plan, to the satisfaction of the Assessment Manager.

### **Roadworks and Access**

- 21. Prior to the commencement of the first use for Stage 3, provide a sealed BAR & BAL access to Moore Park Road and extend the south approach road to achieve minimum 8m sealed width. The specific requirements must be determined as part of the Operational Works application.
- 22. Prior to the commencement of the first use for either Stage 1, 2, 4 or 5 as shown approved plan Ref: 150741-19 Rev C and in accordance with the timing referenced in other approved conditions relating to development in stages (condition 11), extend the existing pavement along the tavern frontage to the full frontage of the development and taper to existing at 1 in 10 back to the existing paved width. The specific requirements must be determined as part of the Operational Works application.
- 23. Prior to the commencement of the first use for either Stage 1, 2, 4 or 5 as shown approved plan Ref: 150741-19 Rev C and in accordance with the timing referenced in other approved conditions relating to development in stages (condition 11), provide access from Murdochs Road generally in accordance with BRC drawing R1011 Driveways Industrial and Commercial Driveway Slab Two Way Access.
- 24. In accordance with the timing referenced in conditions relating to development in stages (condition 11), provide pavement and access generally in accordance with the approved traffic management plan dated 28 August 2015 (K3288-0004), Stage Plan dated 6 July 2016 (150741-19 Rev C) and the approved engineering report dated 28 August 2015 (K3288-0005). The specific requirements must be determined as part of the Operational Works application.

### **Sewer**

- 25. Provide an on-site sewerage facility of a size and capacity appropriate to service the approved development and Tavern. Obtain all necessary approvals, including for any Environmentally Relevant Activity (ERA) under the *Environmental Protection Act 1994*, associated with the facility.



**Stormwater**

26. Provide stormwater drainage infrastructure in accordance with the stormwater management plan dated 28 August 2015 (K3288-0003) and Council's Planning scheme policy for development works SC 6.3.6. The specific requirements must be determined as part of the Operational Works application.

**Waste Management**

27. An on-site Waste Management Plan must be submitted to and approved by the Assessment Manager. The plan must have regard to the conditions of this approval and include, but not be limited to, the following details:
  - a. the waste management process, including the type and size of receptacle/s to be utilised (eg 1 m<sup>3</sup> bulk bins) for general waste and recycling;
  - b. the location of waste receptacle storage areas and collection points;
  - c. how waste collection vehicles will be able to safely and effectively access bins; and
  - d. how the caravan waste dump point is to be managed.
28. Carry out the use in accordance with the approved Waste Management Plan.
29. An impervious bin storage area (Bin Enclosure) for waste receptacles, must be provided in accordance with the following:
  - a. the bin storage area must be sufficient to accommodate all refuse containers required by the Assessment Manager for the scale of the development;
  - b. the bin storage area must be aesthetically screened from the road frontage and adjoining properties by landscaping or constructed screening;
  - c. a suitable hose cock (with backflow prevention) and hoses must be provided at the refuse container area, and wash down to be drained to sewer and fitted with an approved stormwater diversion valve arrangement.
30. The bin storage enclosure must be maintained in a clean and sanitary manner at all times.
31. Ensure that any potential food / waste sources are covered and collected so that they are not accessible to wildlife.

**Water**

32. Provide for reticulated water by supplying all necessary materials, including structures and equipment, and performing all necessary works. The works must include all necessary upgrades to ensure that external properties are not adversely affected by the increased demand of the

development. Work must include network modelling as part of an application for Operational Work.

33. Provide a metered service, and internal infrastructure as required, to satisfy the fire-fighting and water supply demands of the development.
34. Install sub-meters in accordance with the relevant Acts and Codes.

### **Street Identification**

35. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name. The building entrance or reception area must be clearly visible and identifiable from the street or otherwise provided with signage and lighting at strategic locations to direct people to the building entrance.

### **Privacy**

36. To ensure privacy is protected between adjoining properties, do not place any windows along the inside wall of the tourist cabins (where adjoining another cabin) for Cabins 50 to 70 and the windows located along each outside building face wall on Cabins 1 to 49 (including where separated by car parking) must either:
  - a. have a minimum window sill height of 1.7 metres above floor level; or
  - b. be fitted with translucent glazing; or
  - c. be fitted with a fixed external screen 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.

### **Fences**

37. Provide a 1.8 metre high solid no-gap screen fence to the side and rear boundaries of Lot 1 on RP145056 and Lot 3 on SP174813 (or subsequent lot reference once amalgamation has been completed), commencing from the road frontage of the subject property. For the first 6.0m from the front boundary of the site, fencing must be tapered to a height of 1.2 metres. The erection of a second boundary line fence parallel to any existing boundary fence is prohibited.

### **Nature and Extent of the Approved Use - Backpackers**

38. The total number of backpacker beds must not exceed 32.

### **Nature and Extent of the Approved Use – Tourist Park**

39. The approved 70 tourist park cabins/units must be used for short term accommodation purposes only. The approved units must not be occupied by persons for the purpose of permanent accommodation, excluding those persons in a manager's residence for the premises. The requirements of this condition must be included in the Community Management Statement for any body corporate for the subject site.

**Wash Down Facility**

40. A vehicle wash down facility must be incorporated into the development before the commencement of use of the first stage of development for the caravan park component. The applicant must obtain all necessary permits to operate this facility.

**PART 1B – ADVICE NOTES****Infrastructure Charges Notice**

- A. Please find attached the Infrastructure Charges Notice (Ref No: 331.2013.484.1) applicable to the approved development.

**Environmental Harm**

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

**Fencing**

- C. 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.
- D. 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.

**Lighting**

- E. When preparing a Lighting Plan for development within or adjacent to a turtle nesting area, the following measures to reduce light impact are recommended:
  - a. Reduce the amount of lighting to the minimum level necessary to for human safety and avoidance of turtle disruption;

- b. To reduce spillover from indoor lighting, move light fixtures away from windows, apply window tinting that has a transmittance value of 45% or fit curtains or blinds to windows and keep them closed after dark;
- c. If lights are needed for safety, fit shrouds and direct light downwards onto the ground. Recessed light fixtures are also preferred to exposed ones;
- d. Use down-lights close to the ground. The use of up-lights are also preferred to exposed ones;
- e. External lights can be placed on timers so that they automatically switch off when no longer required;
- f. Decorative lights should be avoided or, at a minimum, remain off during turtle season (October to March);
- g. Use vegetation to screen light sources from the beach;
- h. On pathways, use low profile lighting or low bollards with 180° shields on the beach side;
- i. Where possible, use shielded motion detected lights, set for the shortest time setting; and
- j. Use lighting of a wavelength less likely to cause nuisance to sea turtles or other fauna (eg amber lighting).

The *Environmental Assessment Guideline for Protecting Marine Turtles from Light Impacts*, prepared by the Environmental Protection Agency Western Australia, provides more detailed guidelines on how to reduce the impacts of lighting from development on turtles. The guideline can be accessed at

[dmp.wa.gov.au/documents/Turtle\\_Lighting\\_impacts\\_EPA\\_Guideline\\_5.pdf](http://dmp.wa.gov.au/documents/Turtle_Lighting_impacts_EPA_Guideline_5.pdf)

### **Nature and Extent of Approved Development**

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

### **Signage**

- G. 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**

- H. 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. This can include works for on-site landscaping, internal vehicle circulation, manoeuvring and car parking areas, on-site stormwater management and access driveways.

## Backpacker Use

- I. An application for a permit under Subordinate Local Law No 1.11 (Operation of Shared Facility Accommodation) 2011 is required to be submitted to and approved by Council's Health & Regulatory Services prior to the commencement of any backpacker operation on the property. This application must be submitted by the person carrying on the business of providing the accommodation and include:
  - a. payment of the associated fee,
  - b. two (2) copies of the following plans:
    - i. Site Plan (1:100) – showing location, waste storage and sanitary conveniences,
    - ii. Floor Plan (1:50) – containing details of all equipment, fixtures and fittings. Sinks should include in detail, as single, double and approximate depth. Floor plan should indicate type of materials used.
  - c. Sectional Plan (1:50) – indicating the height of structures, benches, floor clearances, equipment and fixtures; and
  - d. details of the facilities that are to be shared by persons for whom accommodation is provided.
  
- J. Any approval under the Subordinate Local Law No 1.11 (Operation of Shared Facility Accommodation) 2011 is likely to include the following requirements:
  - The operator or a representative of the operator for the backpackers accommodation will be required to reside on the premises to ensure the yard, waste storage areas and all shared facilities are regularly maintained as part of a cleaning and maintenance schedule.
  - The operator will be required to provide and maintain the following facilities to ensure all residents have access to facilities of adequate standards of health, safety and amenity:
    - a. Kitchen;
    - b. Dining area;
    - c. Laundry;
    - d. Toilets; and
    - e. A bathroom, and showers.

The approved size and number of these facilities will be determined by Council's Health & Regulatory Services upon the issuing of the local law permit after consideration of the operator's plans and number of residents in the permit application.

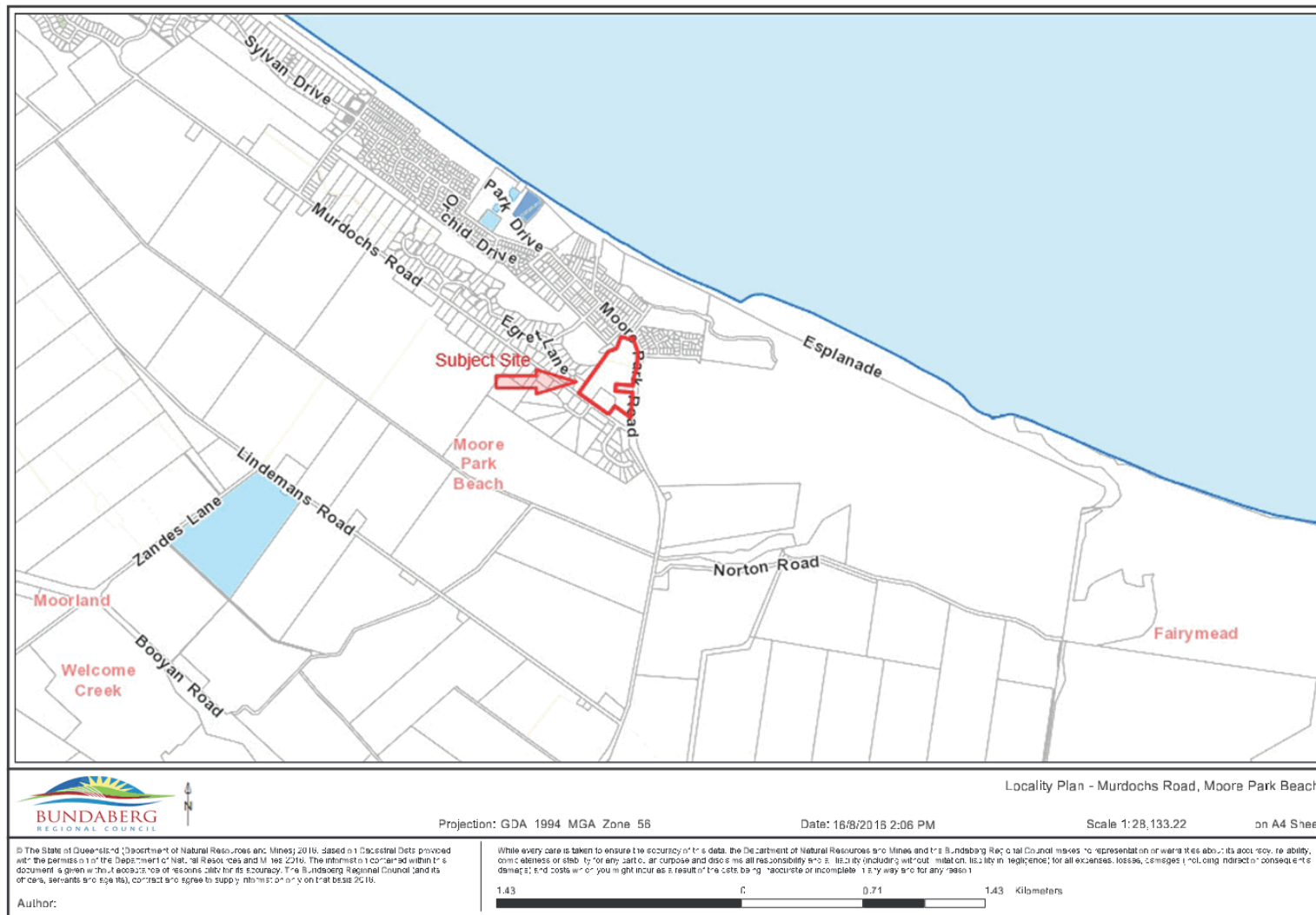
- Appropriate measures will required to be undertaken to prevent/reduce the potential for bed bug infestation and transport to and from the premises. Appropriate measures should include but are not limited to:

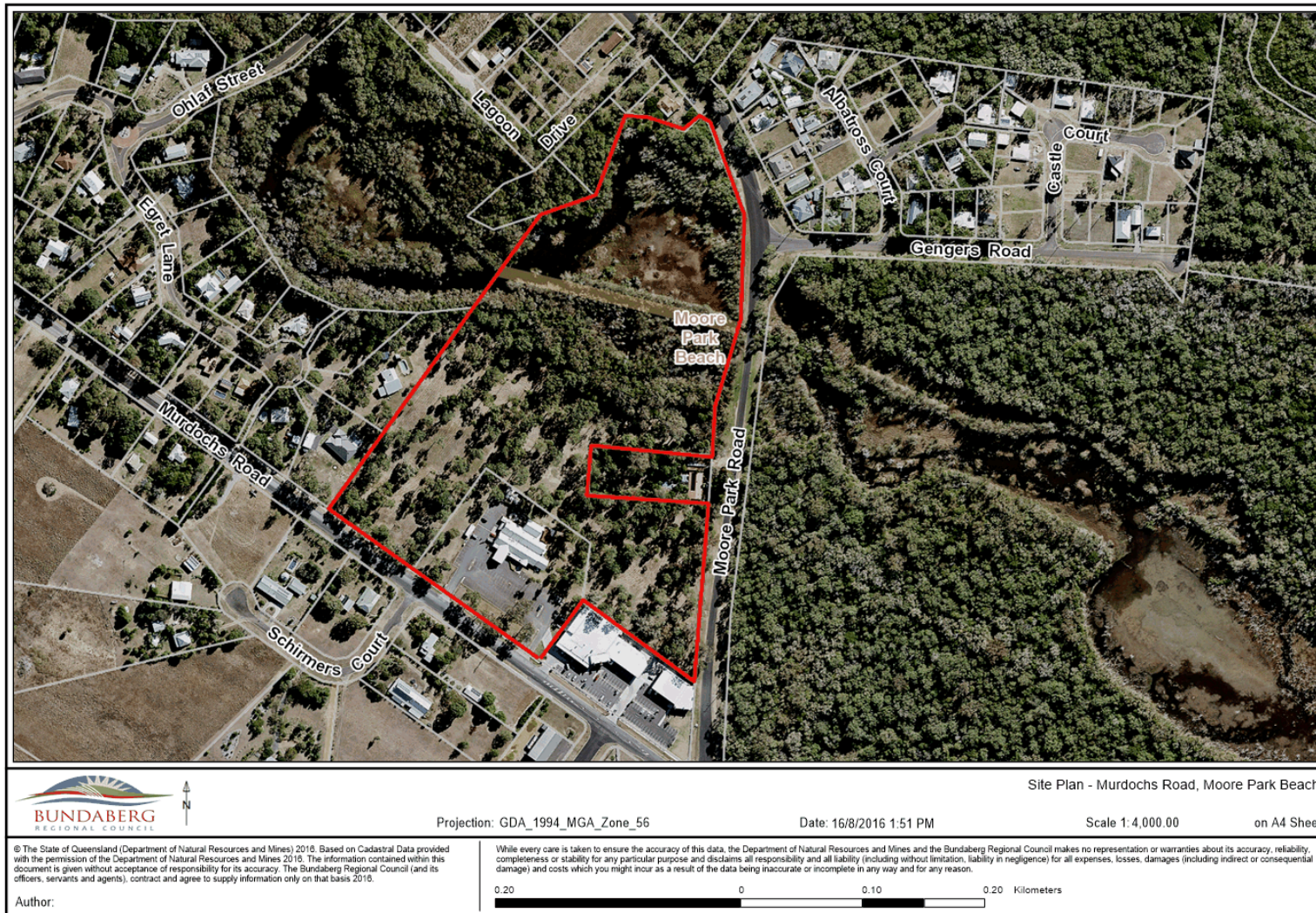
- a. restricting the use of sleeping bags by travellers in rooms by displaying appropriate multi-lingual signage and providing sealed storage for individual sleeping bags outside sleeping quarters;
- b. providing a regular linen replacement and cleaning service;
- c. training staff on recognising the signs of bed bugs, including blood spotting on the sheets, mattresses and walls, and bed bug identification;
- d. routinely inspecting beds in the premise for signs of bed bug activity;
- e. considering the type of bed frames and mattresses used in the premise;
- f. limiting harbourage areas (ie metal bed frames / seamless mattresses); and
- g. conducting regular vacuuming in all areas of the rooms, especially around skirtings and under lounges and sofas.

Should the premise become infested with bed bugs use of the effected rooms must cease until the effected rooms and rooms adjoining are treated and considered safe (by providing a certificate of treatment and written statement to the Bundaberg Regional Council) by a professional pest management agency.

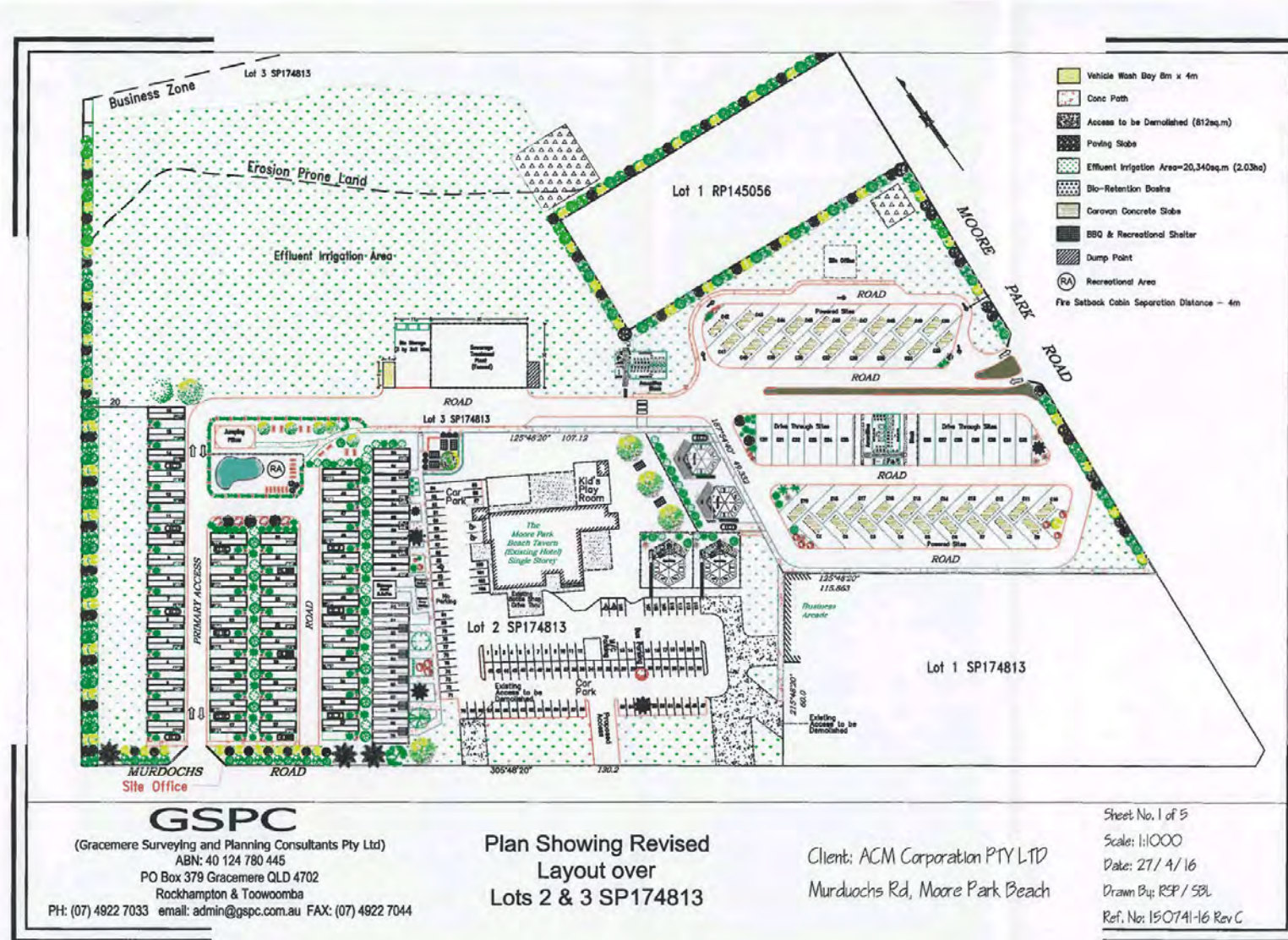
## **PART 2—CONCURRENCE AGENCY CONDITIONS**

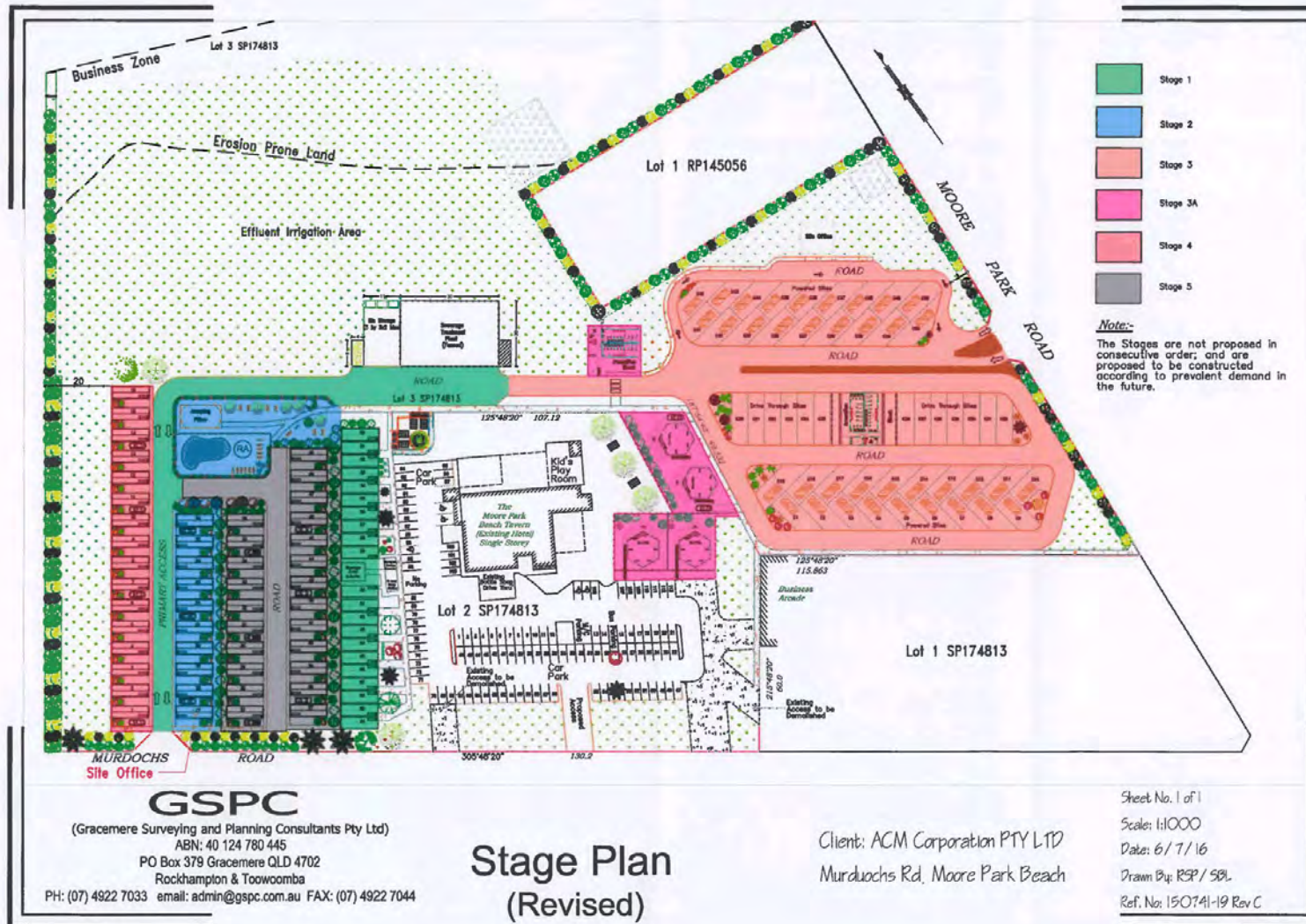
The Department of Infrastructure, Local Government and Planning by letter dated 21 December 2015 (copy letter attached for information).











**GSPC**  
 (Gracemere Surveying and Planning Consultants Pty Ltd)  
 ABN: 40 124 780 445  
 PO Box 379 Gracemere QLD 4702  
 Rockhampton & Toowoomba  
 PH: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7044

**Stage Plan  
 (Revised)**

Client: ACM Corporation PTY LTD  
 Murdochs Rd, Moore Park Beach

Sheet No. 1 of 1  
 Scale: 1:1000  
 Date: 6/7/16  
 Drawn By: RSP / SBL  
 Ref. No: 150741-19 Rev C



**ELEVATIONS - Cabin**

**NOTES:**

- ALL DIMENSIONS AND DETAILS TO BE CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES.
- WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS.
- GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.

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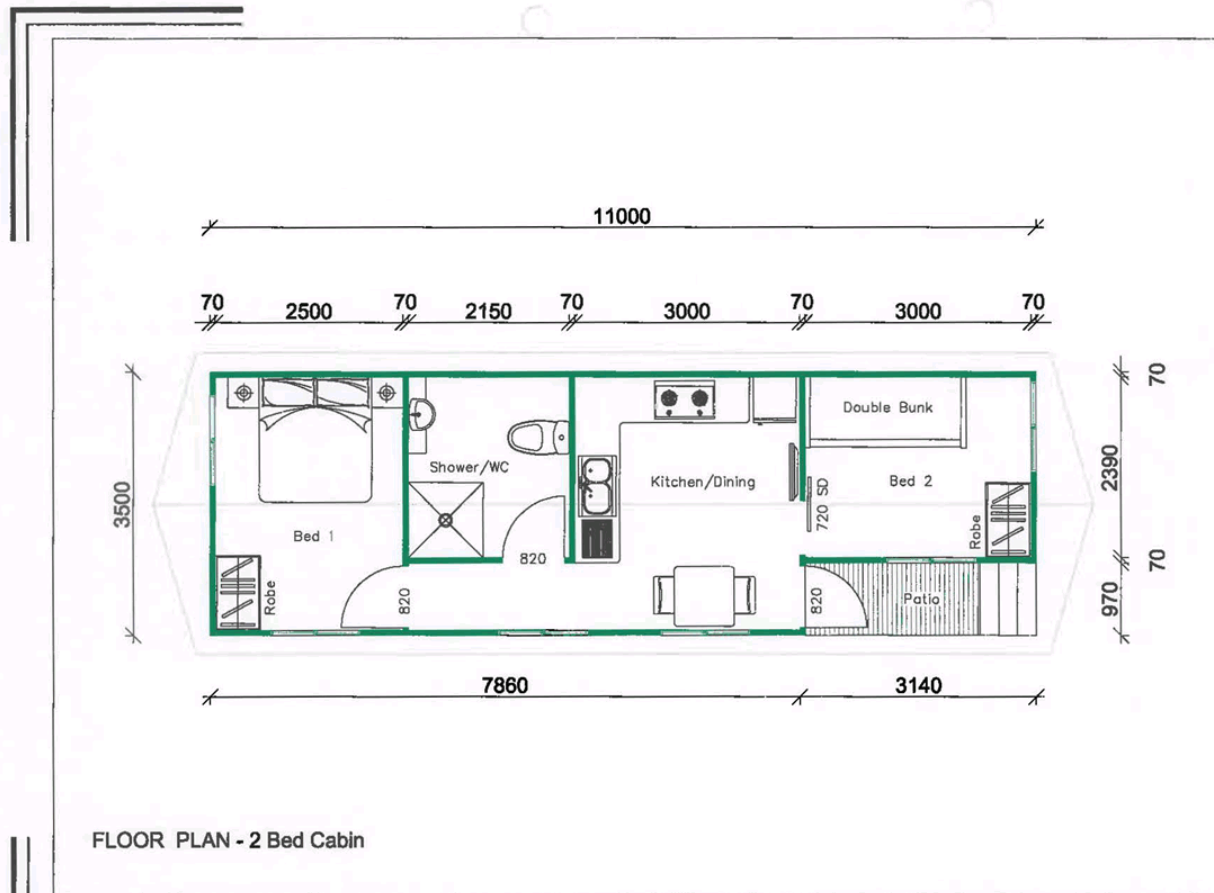
Sheet No. 2 of 9 Scale 1:75  
Date: 5 / 01 / 16 Drawn: RSP / SP  
Ref. No 15074117 REV A

Client: ACM Corporation PTY LTD  
Address: Lot 3 Over SP174B13  
Murdochs Rd, Moore Park Beach

*As Amended 26/7/16*

**Notes: Misc**

- Class 10a buildings attached to Class 1 buildings must have an external fabric that achieves the same values of that of the class 1 building.
- Hot water supply must comply with section 8 of AS/NZS 3500.4 or clause 3.38 of AS/NZS 3500.5. Solar hot water systems are not required to comply.
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- Tapware in laundries, kitchen sinks and basins are to be a minimum of a 3 star rating.
- Chimney's and flues must be provided with a flap that can close to seal the chimney or flue.
- Exhaust fans must be provided with a flap that can be closed when in conditioned spaces.
- Roofs, external walls, external floors and any openings must be constructed to minimize air leakage when forming part of the external fabric of a conditioned space. The seal must be an internal lining system that is closed fitting; or sealed by skirting, architraves, cornices or the like.
- Evaporative collars must be fitted with a self-closing damper when serving a heated space.



FLOOR PLAN - 2 Bed Cabin

**NOTES:**

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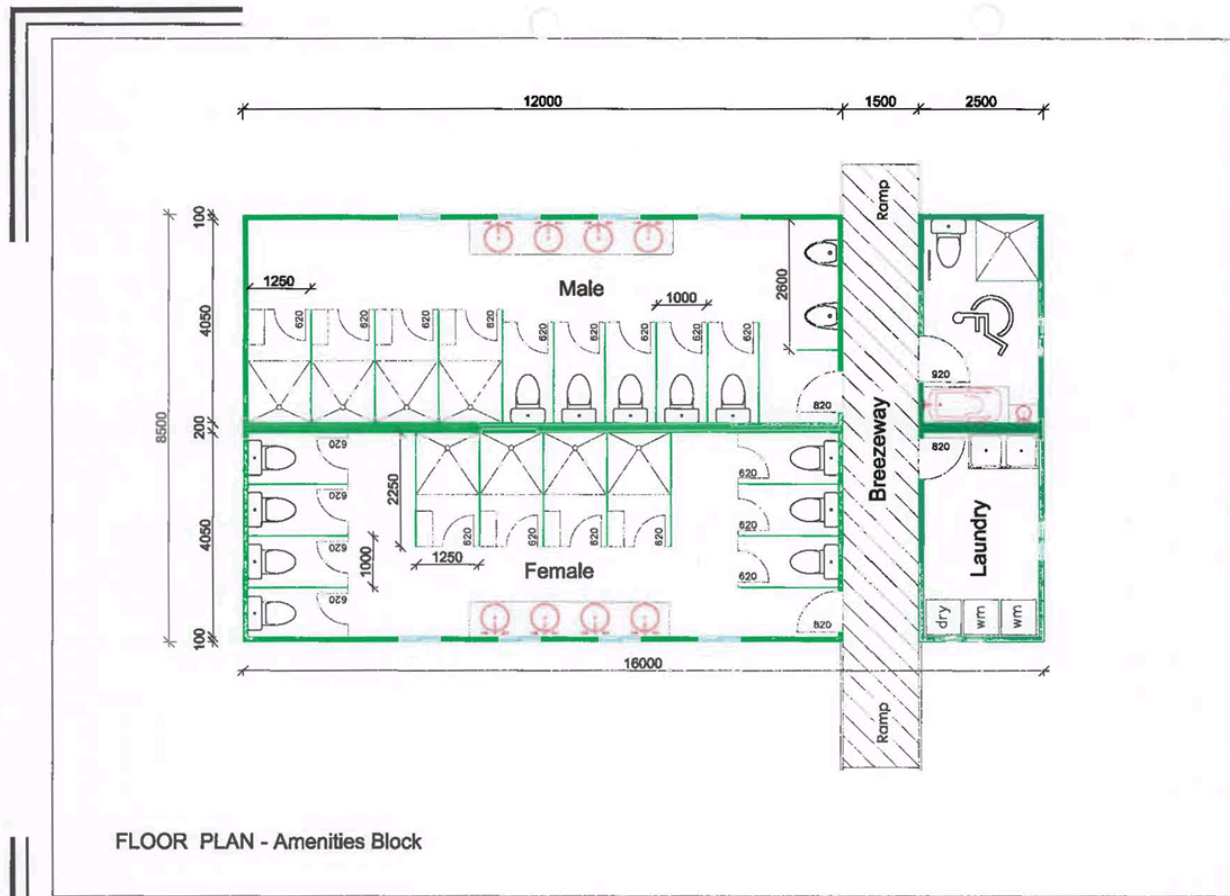
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**Notes: Misc**

1. Class 10a buildings attached to Class 1 buildings must have an external fabric that achieves the same values of that of the class 1 building.
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13. Evaporative coolers must be fitted with a self-closing damper when serving a heated space.

Sheet No. 1 of 9      Scale 1:75  
 Date: 17/08/15      Drawn: RSP  
 Ref. No. 150741-17

Client: ACM Corporation PTY LTD  
 Address: Lot 3 Over SP174813  
 Murduochs Rd, Moore Park Beach



FLOOR PLAN - Amenities Block

**NOTES:**

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**Notes: Misc**

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13. Evaporative collars must be fitted with a self-closing damper when serving a heated space.

Sheet No. 3 of 9 Scale 1:75  
 Date: 17/08/15 Drawn: RSP  
 Ref. No: 150741-7

Client: ACM Corporation PTY LTD  
 Address: Lot 3 Over SP174813  
 Murdochs Rd, Moore Park Beach

**North Elevation**

**East Elevation**

**NOTES:**

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**Elevations - Amenities Block**

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Sheet No. 4 of 9      Scale 1:75  
 Date: 17/08/15      Drawn: RSP  
 Ref. No: 150741-17

Client: ACM Corporation PTY LTD  
 Address: Lot 3 Over SP174815  
 Murdochchs Rd, Moore Park Beach

**Notes: Misc**

1. Class 10a buildings attached to Class 1 buildings must have an external fabric that schemes the same values of that of the class 1 building.
2. Hot water supply must comply with section 8 of AS/NZ 3500.4 or clause 3.38 of AS/NZS 3500.5. Solar hot water systems are not required to comply.
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**West Elevation**

**South Elevation**

**ColorBond Roof Sheeting as Specified**

**Aluminium Sliding Windows to Manufacturers Specifications**

**Blockwork as Specified**

CL  
FL  
GL

**NOTES:**

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**Elevations - Amenities Block**

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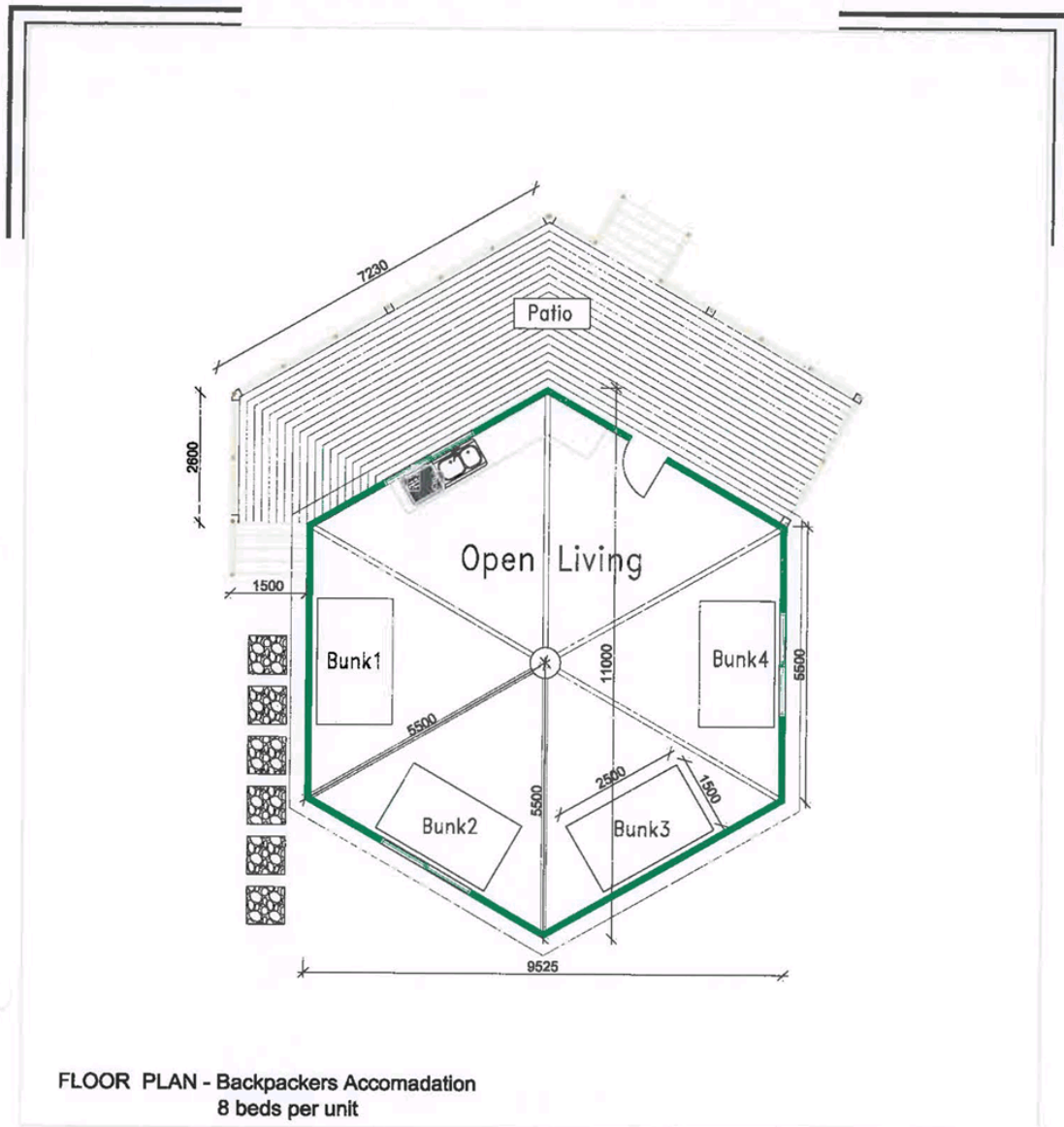
Sheet No. 5 of 9      Scale 1:75  
Date: 17/08/15      Drawn: RSP  
Ref. No: 150741-17

Client: ACM Corporation PTY LTD  
Address: Lot 5 Over SP174815  
Murduches Rd, Moore Park, Peach

**Notes: Misc**

1. Class 1 (a) buildings attached to Class 1 buildings must have an external fabric that achieves the same values of that of the class 1 building.
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**FLOOR PLAN - Backpackers Accommodation  
8 beds per unit**

**NOTES:**

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**Notes: Misc**

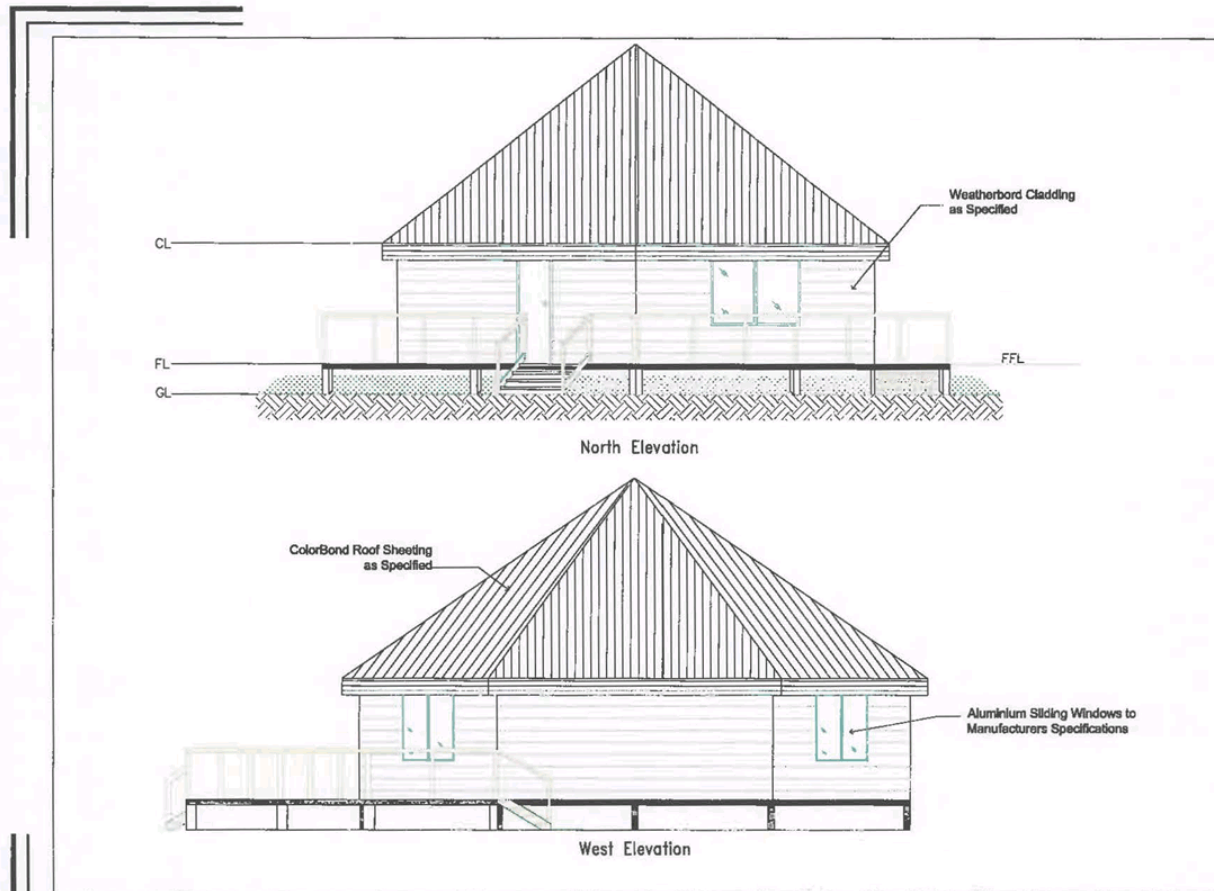
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Rockhampton & Toowoomba  
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Sheet No. 6 of 9      Scale 1:75  
Date: 17/08/15      Drawn: RSP  
Ref. No: 150741-17

Client: ACM Corporation PTY LTD  
Address: Lot 3 Over SP174815  
Murdochs Rd, Moore Park Beach



Notes: Misc

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Elevations - Backpackers

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Sheet No. 7 of 9      Scale 1:75  
 Date: 17/08/15      Drawn: RSP  
 Ref. No: 150741-17

Client: ACM Corporation PTY LTD  
 Address: Lot 3 Over SP174813  
 Murdochs Rd, Moore Park Beach

**South Elevation**

**East Elevation**

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Sheet No. 8 of 9      Scale 1:75  
 Date: 17 / 08 / 15      Drawn: RCP  
 Ref. No: 150741-17

Client: ACM Corporation PTY LTD  
 Address: Lot 3 Over 59174813  
 Murdoch Rd, Moore Park Beach

**Elevations - Backpackers**



Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-1115-025790  
Your reference: 322.2015.44159.1  
Applicant reference: 157041

21 December 2015

Mr Peter Byrne  
Chief Executive Officer  
Bundaberg Regional Council  
PO Box 3130  
BUNDABERG QLD 4670  
[ceo@bundaberg.qld.gov.au](mailto:ceo@bundaberg.qld.gov.au)

Dear Mr Byrne,

**Concurrence agency response—with conditions**

16 Murdochs Road & Murdochs Road, Moore Park – Lots 2 & 3 on SP174813  
(Given under Section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under Section 272 of the *Sustainable Planning Act 2009* on 12 November 2015.

**Applicant details**

---

Applicant name: ACM Corporation Pty Ltd  
C/- Gracemere Surveying and Planning Consultants Pty Ltd  
Applicant contact details: PO Box 1379  
GRACEMERE QLD 4702  
[scott@gspc.com.au](mailto:scott@gspc.com.au)

**Site details**

---

Street address: 16 Murdochs Road & Murdochs Road, Moore Park  
Lot on plan: Lots 2 & 3 on SP174813  
Local government area: Bundaberg Regional Council

Page1

Wide Bay – Burnett Region  
Level 1, 7 Takalvan Street  
PO Box 979  
BUNDABERG QLD 4670

SDA-1115-025790

### Application details

Proposed development: Material Change of Use (Tourist Park and Higher Density Residential)

### Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development Permit	Tourist Park and Higher Density Residential	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 3, Item 1 (State-Controlled Road matters)  
Schedule 7, Table 3, Item 5 (Coastal Management District)

### Conditions

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

### Reasons for decision to impose conditions

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

### Approved plans and specifications

The Department requires that the following plans and specifications set out below and in Attachment 3 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
<b>Aspect of development: Material Change of Use (Tourist Park and Higher Density Residential)</b>				
Plan Showing Proposed Layout over Lots 2 & 3 SP174813	Gracemere Surveying and Planning Consultants Pty Ltd	13 August 2015	150741-16	N/A

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

SDA-1115-025790

For further information, please contact Peter Mulcahy, Principal Planning Officer, SARA Wide Bay Burnett on (07) 4331 5603, or email [WBBSARA@dilgp.qld.gov.au](mailto:WBBSARA@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



**Andrew Foley**  
Manager (Planning)

cc: ACM Corporation Pty Ltd  
C/- Gracemere Surveying and Planning Consultants Pty Ltd  
[scott@gspc.com.au](mailto:scott@gspc.com.au)

enc: Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Approved Plans and Specifications

SDA-1115-025790

Our reference: SDA-1115-025790  
 Your reference: 322.2015.44159.1  
 Applicant reference: 157041

**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
Development Permit for Material Change of Use (Tourist Park and Higher Density Residential)		
Schedule 7, Table 3, Item 1 of the <i>Sustainable Planning Regulation 2009</i> —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):		
In accordance with the approved plan		
1.	The development must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> <li>□ Plan Showing Proposed Layout over Lots 2 &amp; 3 SP174813 (Sheets 1 to 5) prepared by Gracemere Surveying and Planning Consultants Pty Ltd, dated 13 August 2015, Plan Reference No. 150741-16</li> </ul>	Prior to the commencement of the use and to be maintained at all times
Schedule 7, Table 3, Item 5 of the <i>Sustainable Planning Regulation 2009</i> —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):		
In accordance with the approved plan		
2.	The development must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> <li>□ Plan Showing Proposed Layout over Lots 2 &amp; 3 SP174813 (Sheets 1 to 5) prepared by Gracemere Surveying and Planning Consultants Pty Ltd, dated 13 August 2015, Plan Reference No. 150741-16</li> </ul>	Prior to the commencement of the use and to be maintained at all times
Statutory Environmental Covenant		
3.	(a) Statutory Environmental Covenant  Enter into an environmental covenant with the Department of Natural Resources and Mines pursuant to Section 97A of the <i>Land Title Act 1994</i> to ensure the appropriate management of all land identified as "Erosion Prone Land over Lots 2 & 3 on SP174813" for the purposes of coastal protection.	a) Prior to the commencement of use
	(b) Submit Covenant  Submit the environmental covenant for endorsement to <a href="mailto:palm@ehp.qld.gov.au">palm@ehp.qld.gov.au</a> or mail to:  Department of Environment and Heritage Protection Permit and License Management Implementation and Support Unit GPO Box 2454 Brisbane QLD 4001	b) Prior to the commencement of use

SDA-1115-025790

No.	Conditions	Condition timing
	<p>The covenant must details the responsibilities, liabilities, measures, remedies and intents as necessary to ensure the management of the identified vegetation and ecological features on the land and the land and must address the following:</p> <p>Exclusion from the covenant area of clearing of native vegetation, all buildings and structures with a footprint of greater than 5m<sup>2</sup> (including swimming pools, tennis courts, retaining walls) and sealed car parks.</p>	
	<p>(c) Lodge Covenant</p> <p>Lodge the endorsed Covenant Form 31 with the Registrar of Titles for the relevant Queensland State Government Authority.</p>	<p>c) Prior to the commencement of use</p>
	<p>(d) Submit Copy of Registered Covenant</p> <p>Submit a copy of the registered Covenant Form 31 to <a href="mailto:palm@ehp.qld.gov.au">palm@ehp.qld.gov.au</a> or mail to Department of Environment and Heritage Protection Permit and License Management Implementation and Support Unit GPO Box 2454 Brisbane QLD 4001</p>	<p>d) Prior to the commencement of use</p>



SDA-1115-025790

Our reference: SDA-1115-025790  
Your reference: 322.2015.44159.1  
Applicant reference: 157041

**Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

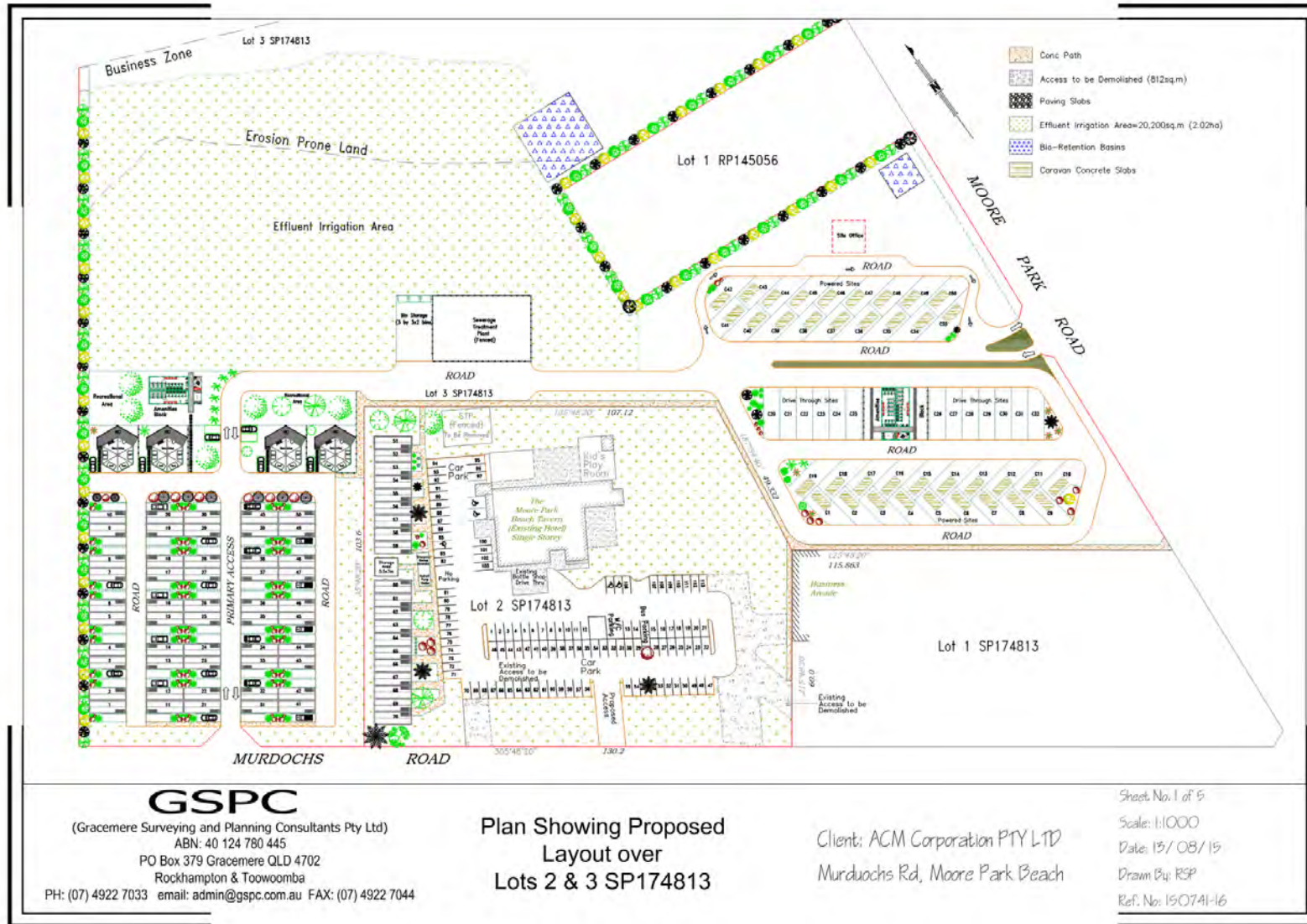
- To ensure the development is carried out generally in accordance with the plan of development submitted with the application
- To maintain the erosion prone area as a development free buffer zone protects people and infrastructure from coastal hazards and increases the community's resilience to natural hazards

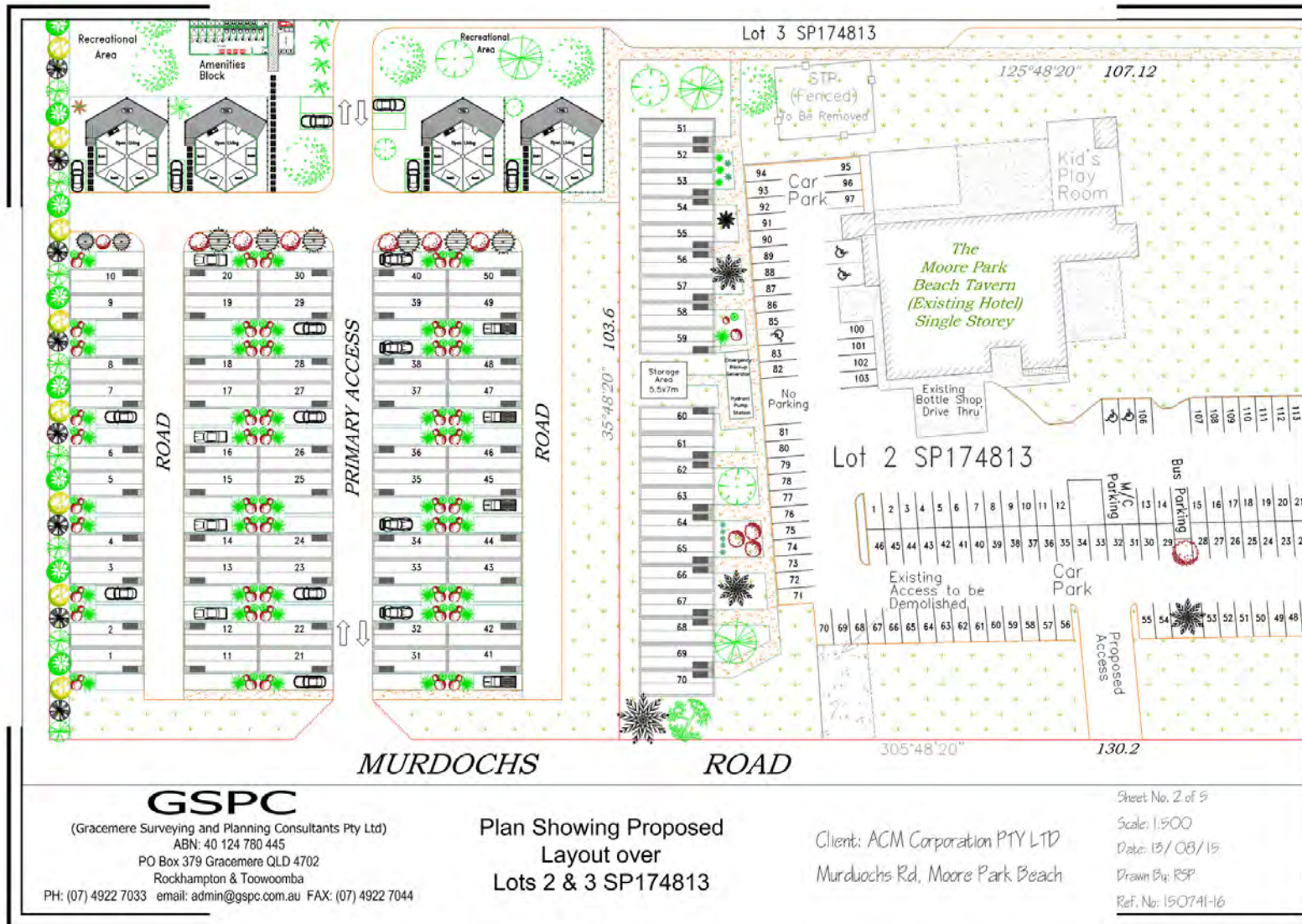
SDA-1115-025790

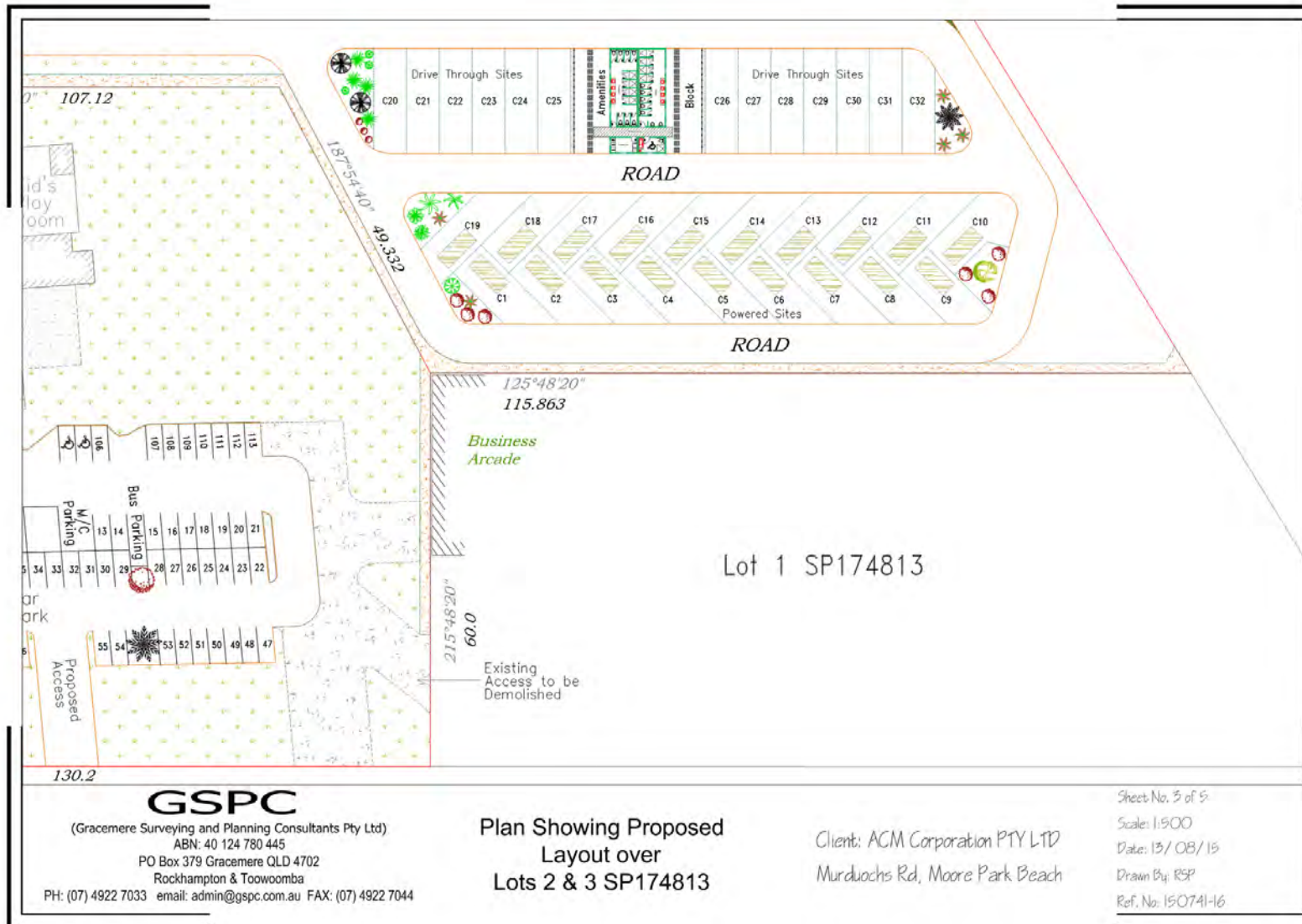
Our reference: SDA-1115-025790  
Your reference: 322.2015.44159.1  
Applicant reference: 157041

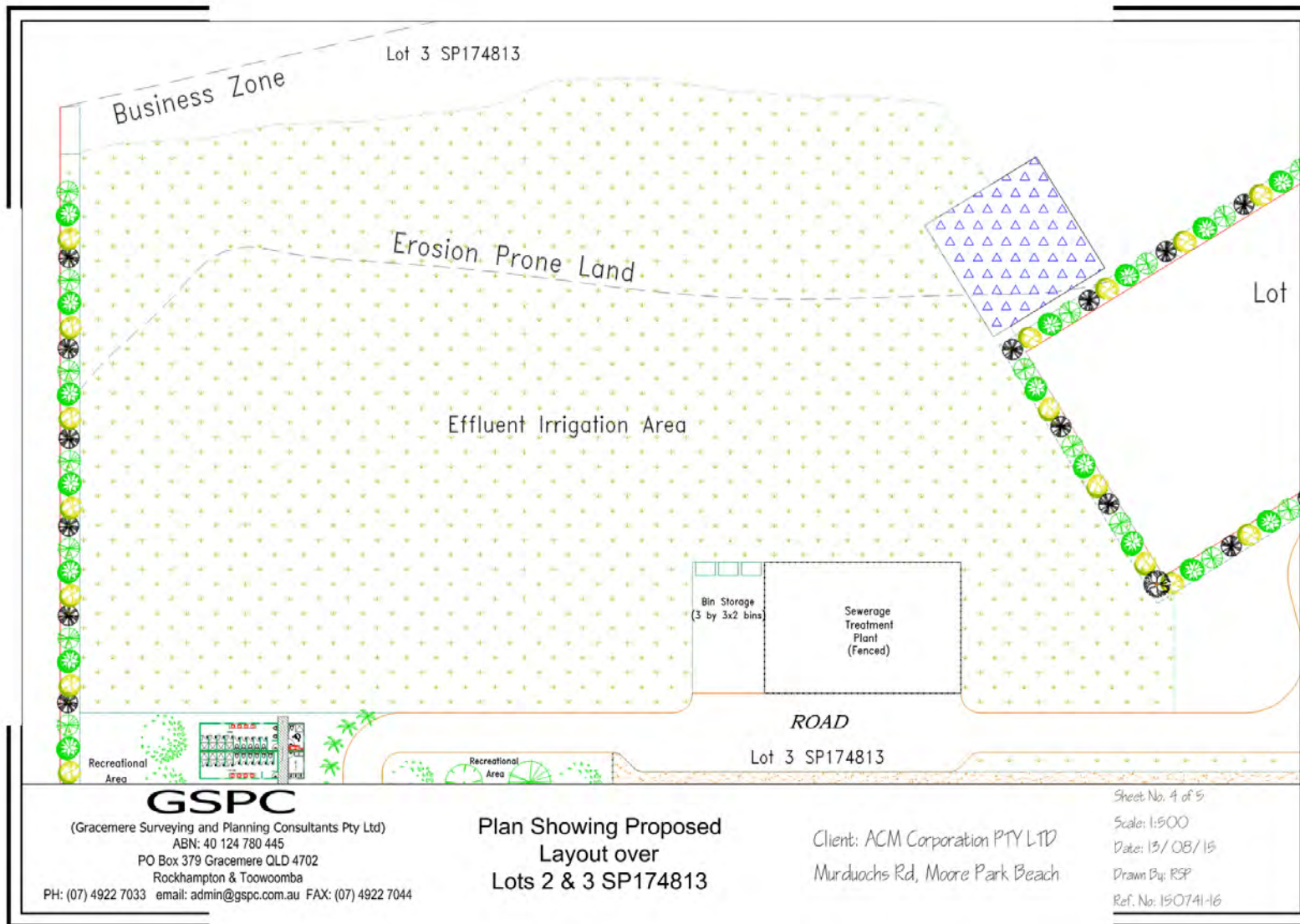
**Attachment 3—Approved Plans and Specifications**

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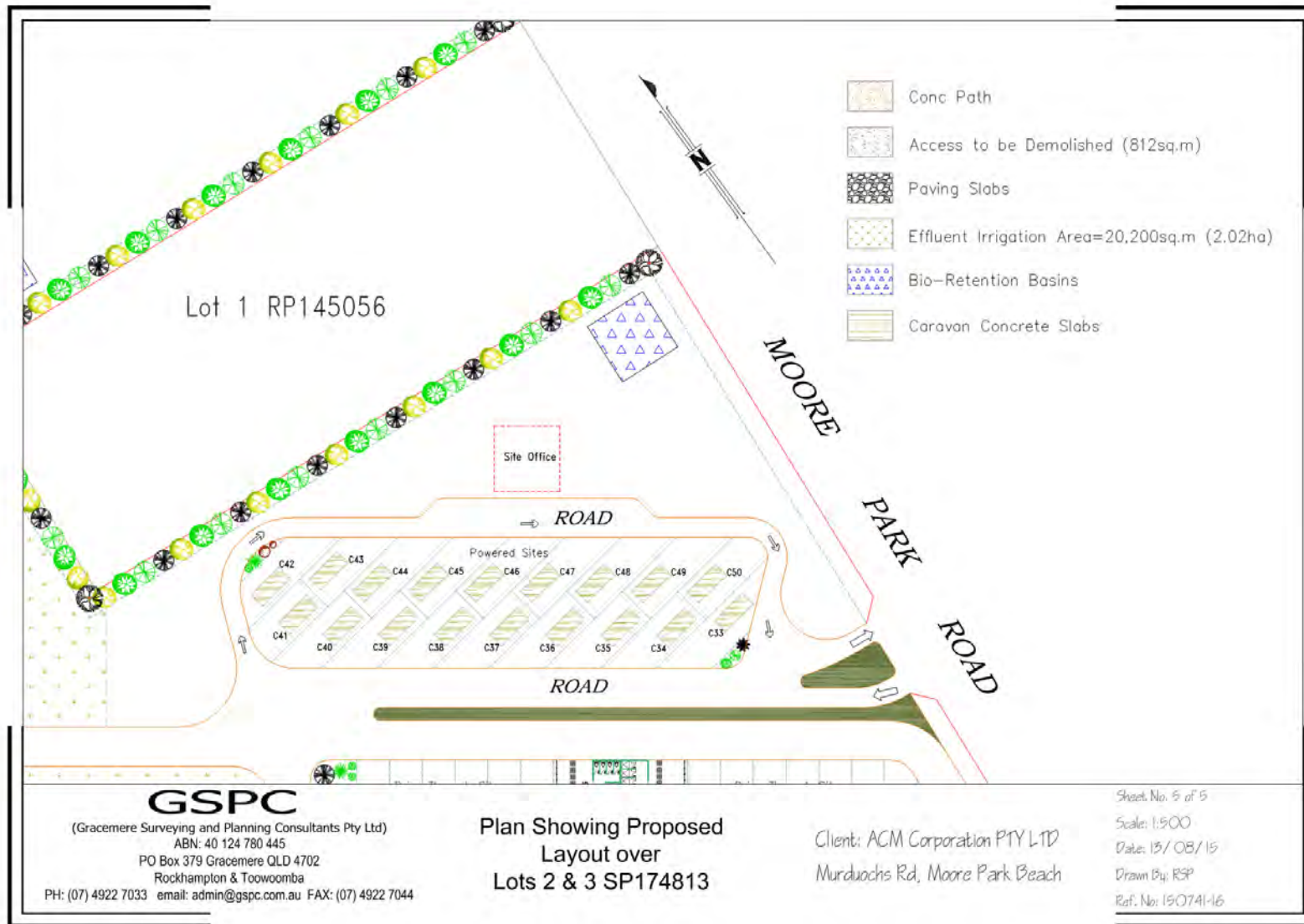


**GSPC**  
(Gracemere Surveying and Planning Consultants Pty Ltd)  
ABN: 40 124 780 445  
PO Box 379 Gracemere QLD 4702  
Rockhampton & Toowoomba  
PH: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7044

**Plan Showing Proposed  
Layout over  
Lots 2 & 3 SP174813**

Client: ACM Corporation PTY LTD  
Murduachs Rd, Moore Park Beach

Sheet No. 4 of 5  
Scale: 1:500  
Date: 13 / 08 / 15  
Drawn By: RSP  
Ref. No: 150741-16





PO Box 3130, BUNDABERG QLD 4670  
 Local Call 1300 883 699 | Fax (07) 4150 5410  
 ABN 72 427 835 198

**ADOPTED INFRASTRUCTURE CHARGES NOTICE**

Resolution (No. 1) 2015

**To:** ACM Corporation  
 C/- GSPC C/-Smart eDA

**Date of Issue:** 19 July 2016  
**Register No.:** 331.2013.484.1

**Land to which the Charge Applies**

Address: 16 Murdochs Road, MOORE PARK BEACH  
 Property Description: Lots 2 & 3 on SP174813

**Development to which the Adopted Infrastructure Charge Applies**

The adopted infrastructure charge applies to the following development type: Material Change of Use  
 Development Approval No.: 322.2015.44159.1

**Current Amount of the Adopted Infrastructure Charge**

The adopted infrastructure charge has been calculated in accordance with the method outlined in the Bundaberg Regional Council Adopted Infrastructure Changes Resolution (No.1) 2015 and Chapter 8 of the Sustainable Planning Act 2009. Please see Schedule 1 of this notice for the detailed calculation of the current amount.

**Current Amount of Adopted Infrastructure Charge =** \$530,780.00  
 (as at date of issue)

**Offsets**

Please see Schedule 1 of this notice for the detailed calculation of any offsets.

**Total offsets applicable to this development =** \$24,000.00

**Refunds**

Please see Schedule 1 of this notice for the detailed calculation of any refunds.

**Total refunds applicable to this development =** n/a

**Automatic Increase**

The charges are subject to an automatic increase in accordance with Bundaberg Regional Council Adopted Infrastructure Changes Resolution (No.1) 2015. Council's adopted infrastructure charge is to automatically increase from the time the charge is levied to the time the charge is paid. As per section 631 of SPA this automatic increase provision is calculated as follows:

- (a) If the duration of time between the date the charge is levied to the date the charge is paid is less than or equal to one calendar year, then there is no automatic increase. Therefore the adopted infrastructure charge payable is equal to the charge amount at the time the charge is levied; or
- (b) If the duration of time between the date the charge is levied to the date the charge is paid is greater than one calendar year, then the automatic increase provision is an amount representing the increase in the PPI index. The increase in PPI index is calculated for the period starting on the day the charge is levied and ending on the day the charge is paid, adjusted by reference to the 3-yearly PPI index average. Where the 3- yearly PPI index average means the PPI index smoothed in accordance with the 3-year moving average quarterly percentage change between quarters. Therefore the automatic increase provision is calculated as shown in equation 1 below:

$$\text{automatic increase provision} = \frac{\text{Smoothed PPI (paid date)}}{\text{Smoothed PPI (levied date)}} \dots\dots\dots(1)$$

Where: Smoothed PPI (paid date) = 3 yearsly smoothed PPI at time the charge is paid  
 = average (12 previously published PPI figures relative to paid date)  
 Smoothed PPI (levied date) = 3 yearsly smoothed PPI at time the charge is levied  
 = average (12 previously published PPI figures relative to levied date)





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 ABN 72 427 835 198

The *adopted infrastructure charge payable* is equal to the charge amount at the time the charge is levied multiplied by the automatic increase provision amount as shown in equation 2 below:

$$\text{adopted infrastructure charge payable} = \text{levied charge} \times \text{automatic increase provision} \dots(2)$$

Finally, if after applying the automatic increase provision the *adopted infrastructure charge payable* is:

- (a) more than the maximum adopted charge that Council could have levied for the development at the time the charge is paid, then the adopted infrastructure charge payable is the maximum adopted charge for the development; or
- (b) less than the charge amount at the time the charge is levied, then the *adopted infrastructure charge payable* is the charge amount at the time the charge is levied.

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#### Payment of the Adopted Infrastructure Charge

- The **due date for payment** of the *adopted infrastructure charge* is:
  - **before the change of use happens for each stage**
- Interest at 11% per annum, calculated daily, will be applied to overdue payments.
- The charge is to be paid to **Bundaberg Regional Council**. Please contact Bundaberg Regional Council, Development Assessment Team, prior to making payment.
- Please include a copy of this Notice with payment.

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#### Other Important Information

##### 1. PAYMENT

This notice is due and payable by the due date shown. Cheques, money orders or postal notes should be made payable to Bundaberg Regional Council and crossed "Not Negotiable". Change cannot be given on cheque payments. Property owners will be liable for any dishonour fees.

##### 2. GOODS AND SERVICES TAX

The federal government has determined that rates and utility charges levied by a local government will be GST exempt. Accordingly, no GST is included in this infrastructure charges notice.

##### 3. INFRASTRUCTURE CHARGES ENQUIRIES

Enquiries regarding this infrastructure charges notice should be directed to Council's Development Assessment Team on telephone 1300 883 699 during office hours or e-mail: [duty\\_planner@bundaberg.qld.gov.au](mailto:duty_planner@bundaberg.qld.gov.au)

Notice is hereby given under the *Sustainable Development Act 2009* and the *Local Government Act 2009* that the adopted infrastructure charges notice is levied by the Bundaberg Regional Council on the described land. The adopted infrastructure charge is DUE AND PAYABLE BY THE ABOVE DUE DATE. The adopted infrastructure charge plus any arrears and interest may be recovered by legal process without further notice if unpaid after the expiration of the DUE DATE as the charge is deemed to be overdue. PETER BYRNE, CHIEF EXECUTIVE OFFICER

Richard Jenner  
 Development Assessment Manager



**ADOPTED INFRASTRUCTURE CHARGES NOTICE**  
 SCHEDULE 1 – Calculation of Current Charges, Offsets and Refunds

PO Box 3130, BUNDABERG QLD 4670  
 Local Call 1300 883 699 | Fax (07) 4150 5410  
 ABN 72 427 835 198

**Applicant:** ACM Corporation  
**Applicant address:** C/- GSPC C/-Smart eDA  
**Site address:** 16 Murdochs Road, MOORE PARK BEACH  
**Lot/Plan:** Lots 2 & 3 on SP174813

**Development Type:** Material Change of Use  
**Due date for payment:** before the change of use happens for each stage  
**Dev Approval No.:** 322.2015.44159.1  
**Register No.:** 331.2013.484.1

**Prepared by:** Leonard Strub  
**Date of issue:** 19/07/2016  
**Authorising Officer:** Richard Jenner  
**Inside PIA:** Yes

**Adopted Infrastructure Charges:** \$ 530,780.00  
**Offset:** \$ 24,000.00  
**Refund:** n/a  
**AICN - Amount Payable:** \$ 506,780.00

**Summary of the Adopted Infrastructure Charges**

Stage	Application Type	Charge Type	Infrastructure Charge Area	Use category	Use	Charge category	Charge per dwelling or lot or bedroom or tent or cabin	Charge per m <sup>2</sup> GFA	Charge per m <sup>2</sup> impervious area	Dwellings or lots or bedrooms or tents or cabins	GFA (m <sup>2</sup> )	Impervious Area (m <sup>2</sup> )	Discount category	Discount	Subtotal
-	MCU	New	Hinterland Partially Serviced (no wastewater)	Accommodation (short term)	Tourist park - cabins	5 per cabin site	\$ 5,500.00	n/a	n/a	70	0	0	n/a	0%	\$ 385,000.00
-	MCU	New	Hinterland Partially Serviced (no wastewater)	Accommodation (short term)	Tourist park - caravan or tent	5 per 1 caravan or tent site	\$ 2,570.00	n/a	n/a	54	0	0	n/a	0%	\$ 138,780.00
-	MCU	New	Hinterland Partially Serviced (no wastewater)	Accommodation (short term)	Short-term accommodation	5 per 1 bedroom (6+ beds per room)	\$ 5,500.00	n/a	n/a	4	0	0	n/a	0%	\$ 22,000.00
-	MCU	Existing credit	Hinterland Partially Serviced (no wastewater)	Residential	Dwelling house	5 per 3 or more bedroom dwelling	\$ (15,000.00)	n/a	n/a	1	0	0	n/a	0%	\$ (15,000.00)
-	MCU	New	Hinterland Partially Serviced (no wastewater)	Entertainment	Hotel (non-residential component)	5 per m <sup>2</sup> GFA plus 5 per m <sup>2</sup> impervious area	n/a	\$ 110.00	\$ 5.50	0	1300	6300	n/a	0%	\$ 177,650.00
-	MCU	Existing credit	Hinterland Partially Serviced (no wastewater)	Entertainment	Hotel (non-residential component)	5 per m <sup>2</sup> GFA plus 5 per m <sup>2</sup> impervious area	n/a	\$ (110.00)	\$ (5.50)	0	1300	6300	n/a	0%	\$ (177,650.00)
<b>Adopted Infrastructure Charges Total:</b>															\$ 530,780.00

**Stage Breakdown of Adopted Infrastructure Charges**

Stage	Application Type	Charge Type	Infrastructure Charge Area	Use category	Use	Charge category	Charge per dwelling or lot or bedroom or tent or cabin	Charge per m <sup>2</sup> GFA	Charge per m <sup>2</sup> impervious area	Dwellings or lots or bedrooms or tents or cabins	GFA (m <sup>2</sup> )	Impervious Area (m <sup>2</sup> )	Discount category	Discount	Subtotal
1	MCU	New	Hinterland Partially Serviced (no wastewater)	Accommodation (short term)	Tourist park - cabins	5 per cabin site	\$ 5,500.00	n/a	n/a	21	0	0	n/a	0%	\$ 115,500.00
2	MCU	New	Hinterland Partially Serviced (no wastewater)	Accommodation (short term)	Tourist park - cabins	5 per cabin site	\$ 5,500.00	n/a	n/a	10	0	0	n/a	0%	\$ 55,000.00
3	MCU	New	Hinterland Partially Serviced (no wastewater)	Accommodation (short term)	Tourist park - caravan or tent	5 per 1 caravan or tent site	\$ 2,570.00	n/a	n/a	50	0	0	n/a	0%	\$ 128,500.00
3A	MCU	New	Hinterland Partially Serviced (no wastewater)	Accommodation (short term)	Short-term accommodation	5 per 1 bedroom (6+ beds per room)	\$ 5,500.00	n/a	n/a	4	0	0	n/a	0%	\$ 22,000.00
Special	MCU	New	Hinterland Partially Serviced (no wastewater)	Accommodation (short term)	Tourist park - caravan or tent	5 per 1 caravan or tent site	\$ 2,570.00	n/a	n/a	4	0	0	n/a	0%	\$ 10,280.00
4	MCU	New	Hinterland Partially Serviced (no wastewater)	Accommodation (short term)	Tourist park - cabins	5 per cabin site	\$ 5,500.00	n/a	n/a	16	0	0	n/a	0%	\$ 88,000.00
5	MCU	New	Hinterland Partially Serviced (no wastewater)	Accommodation (short term)	Tourist park - cabins	5 per cabin site	\$ 5,500.00	n/a	n/a	23	0	0	n/a	0%	\$ 126,500.00
Zero	MCU	New	Hinterland Partially Serviced (no wastewater)	Entertainment	Hotel (non-residential component)	5 per m <sup>2</sup> GFA plus 5 per m <sup>2</sup> impervious area	n/a	\$ 110.00	\$ 5.50	0	1300	6300	n/a	0%	\$ 177,650.00
Zero	MCU	Existing credit	Hinterland Partially Serviced (no wastewater)	Entertainment	Hotel (non-residential component)	5 per m <sup>2</sup> GFA plus 5 per m <sup>2</sup> impervious area	n/a	\$ (110.00)	\$ (5.50)	0	1300	6300	n/a	0%	\$ (177,650.00)
Amal	MCU	Existing credit	Hinterland Partially Serviced (no wastewater)	Residential	Dwelling house	5 per 3 or more bedroom dwelling	\$ (15,000.00)	n/a	n/a	1	0	0	n/a	0%	\$ (15,000.00)
<b>Stage Breakdown Total:</b>															\$ 530,780.00



**ADOPTED INFRASTRUCTURE CHARGES NOTICE**  
 SCHEDULE 1 – Calculation of Conditioned Trunk Infrastructure Costs

PO Box 3130, BUNDABERG QLD 4670  
 Local Call 1300 883 699 | Fax (07) 4150 5410  
 ABN 72 427 835 198

Conditioned Trunk Infrastructure Details

Stage	Infrastructure Type	PIP Reference	Item Description	Quantity	Unit	Rate	Amount
1/2/4/5	Roads	Unidentified Trunk	Pavement Widening to Murdochs Road - offset in association with first stage of 1, 2, 4 or 5	80	lin.m	\$ 300.00	\$ 24,000.00
<b>Trunk Infrastructure Total:</b>							\$ 24,000.00



PO Box 3130, BUNDABERG QLD 4670  
 Local Call **1300 883 699** | Fax **(07) 4150 5410**  
 ABN 72 427 835 198

## ADOPTED INFRASTRUCTURE CHARGES NOTICE INFORMATION NOTICE

### 1. REASON FOR DECISION

This notice has been issued pursuant to the Bundaberg Regional Council Adopted Infrastructure Changes Resolution (No. 1) 2015 and Chapter 8 of the Sustainable Planning Act 2009.

### 2. APPEAL RIGHTS

The recipient of the infrastructure charge may appeal to the Planning and Environment Court in accordance with section 478 of the Sustainable Planning Act 2009.

#### **478 Appeals about infrastructure charges notice**

- (1) The recipient of an infrastructure charges notice may appeal to the court about the decision to give the notice.
- (2) However, the appeal may be made only on 1 or more of the following grounds—
  - (a) the charge in the notice is so unreasonable that no reasonable relevant local government could have imposed it;
  - (b) the decision involved an error relating to—
    - (i) the application of the relevant adopted charge; or
    - (ii) the working out, for section 636, of additional demand; or
    - (iii) an offset or refund;
  - (c) there was no decision about an offset or refund;
 

Examples of possible errors in applying an adopted charge—

    - (i) the incorrect application of gross floor area for a non-residential development;
    - (ii) applying an incorrect 'use category' under an SPRP (adopted charges) to the development.
  - (d) if the infrastructure charges notice states a refund will be given—the timing for giving the refund.
- (3) To remove any doubt, it is declared that the appeal must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of infrastructure identified in an LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.
- (4) The appeal must be started within 20 business days after the day the recipient is given the relevant infrastructure charges notice.

#### **478A Appeals against refusal of conversion application**

- (1) The applicant for a conversion application may appeal to the court against a refusal, or deemed refusal, of the application.
- (2) The appeal must be started within the following period—
  - (a) if the applicant is given written notice of the refusal—20 business days after the day the applicant is given the notice;
  - (b) otherwise—20 business days after the end of the required period under section 660(5) for the application.

The recipient of the infrastructure charge may appeal to a building and development committee in accordance with section 535 of the Sustainable Planning Act 2009.



PO Box 3130, BUNDABERG QLD 4670  
Local Call **1300 883 699** | Fax **(07) 4150 5410**  
ABN 72 427 835 198

**535 Appeals about infrastructure charges decisions**

- (1) The recipient of an infrastructure charges notice may appeal to a building and development committee about the decision to give the notice.
- (2) However, the appeal may be made only on 1 or more of the following grounds—
  - (a) the decision involved an error relating to—
    - (i) the application of the relevant adopted charge; or
    - (ii) the working out, for section 636, of additional demand; or
    - (iii) an offset or refund;
  - (b) there was no decision about an offset or refund;  
Examples of possible errors in applying an adopted charge—
    - (i) the incorrect application of gross floor area for a non-residential development;
    - (ii) applying an incorrect 'use category' under an SPRP (adopted charges) to the development;
  - (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund.
- (3) To remove any doubt, it is declared that the appeal must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of infrastructure in an LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.
- (4) The appeal must be started within 20 business days after the day the recipient is given the relevant infrastructure charges notice.

**535A Appeals against refusal of conversion application**

- (1) The applicant for a conversion application may appeal to a building and development committee against a refusal, or deemed refusal, of the application.
- (2) The appeal must be started within the following period—
  - (a) if the applicant is given written notice of the refusal—20 business days after the day the applicant is given the notice;
  - (b) otherwise—20 business days after the end of the required period under section 660(5) for the application.



**Item**

**30 August 2016**

<b>Item Number:</b>	<b>File Number:</b>	<b>Part:</b>
K3	322.2016.45333.1	DEVELOPMENT ASSESSMENT

**Portfolio:**

Infrastructure & Planning Services

**Subject:**

Kay McDuff Drive, Thabeban - Material Change of Use (Overlay Assessment) for High Impact Industry (Compost Facility)

**Report Author:**

Michael Ellery, Group Manager Development

**Authorised by:**

Michael Ellery, Group Manager Development

**Link to Corporate Plan:**

Nil -

**Summary:**

<b>APPLICATION NO</b>	322.2016.45333.1
<b>PROPOSAL</b>	Development Permit for Material Change of Use for High Impact Industry (Composting Facility)
<b>APPLICANT</b>	Compost Works Pty Ltd
<b>OWNER</b>	The Minister For Economic Development Queensland
<b>PROPERTY DESCRIPTION</b>	Lot 2 on SP285136
<b>ADDRESS</b>	Kay McDuff Drive, Thabeban
<b>PLANNING SCHEME</b>	Bundaberg Regional Council Planning Scheme 2015
<b>ZONING</b>	High Impact Industry Zone (Industry Zone)
<b>OVERLAYS</b>	Airport and aviation facilities overlay code
<b>LEVEL OF ASSESSMENT</b>	Code Assessment
<b>SITE AREA</b>	22.11 ha
<b>CURRENT USE</b>	Vacant Land
<b>PROPERLY MADE DATE</b>	15 March 2016
<b>STATUS</b>	The extended decision period for the application expires on 9 September 2016
<b>REFERRAL AGENCIES</b>	Department of Infrastructure, Local Government and Planning
<b>NO OF SUBMITTERS</b>	13 individual submitters and two petitions with a total of 81 signatories
<b>PREVIOUS APPROVALS</b>	Nil
<b>SITE INSPECTION CONDUCTED</b>	16 March 2016
<b>LEVEL OF DELEGATION</b>	Level 3

## 1. INTRODUCTION

### 1.1 Proposal

This is an application for a Development Permit for Material Change of Use to establish a High Impact Industry Use, specifically a Composting Facility, on the site. The use proposes to process up to 15,000 tonnes of shredded vegetation to produce manufactured compost by an open pile and windrow composting method. The applicant proposes to allow the general public and commercial operators to deliver raw material to the site and collect the final product (compost) from the site.

The delivered raw material, predominately green waste is proposed to be visually screened for contaminants upon delivery. The applicant has confirmed that a small amount of packing shed waste (fruit, vegetable and cardboard) will also be accepted and included with the green waste at ratios of less than 1:25.

Once accepted the waste will be shredded and set up in piles (approximately 10 m x 10 m x 3 m high) to start the pasteurization process (turned approximately weekly). If packing shed waste is received, typically fresh fruit and vegetable waste and cardboard, the applicant has stated that such waste will be added to the compost piles immediately to reduce the risk of any odour generation. After 2-3 weeks (material mix and weather dependant), the piles are then laid into triangular windrows measuring 3 metres wide and between 1- 1.2 metres high. These rows are orientated generally North/ South on the site to allow sediment to drain to the proposed sediment ponds to the south of the subject site.

The laid windrows are then turned by a tractor driven windrow turner every two to four days during the first three weeks (depending on weather and inputted material) of windrowing and then every week/ fortnight (as required) until the completion of the composting process. Generally the composting process from delivery to final produce take four months.

As part of the development, the applicant is proposing to construct a new drainage system to manage flows in and across the site and contamination issues. A diversion drain is proposed to pick up overland flows from the north and run it along the western boundary before discharging to the Ring Road. The size, design and final location of the drain is proposed to be determined using 2D hydrologic and hydraulic modelling at the operational works design phase.

Internal runoff from the windrows is proposed to be collected in two sedimentation ponds (one for each stage) located on the southern boundary of the site. It is proposed to capture all runoff from the site and retain it for reuse in wetting the compost windrows as part of the compost process and also for dust suppression. As detailed in the application material, the ponds will have a capacity of 3,500 m<sup>3</sup> each and are intended to form the main water supply source for the development. The ponds are also designed to capture sediment, allowing it to settle and be cleaned from the pond periodically to prevent contaminants being released to the environment.

Water release from the ponds will be by manual operation of installed valves, although the applicant has not indicated when water would be released.

To comply with requirements of the *Environmental Protection Act*, the development is also required to capture all flows from the site in a 10% ARI event.

To achieve this, it is proposed to construct bund walls along the full length of the southern boundary and along approximately half the length of the eastern and western boundaries. The bund walls on the southern boundary are proposed to be 1 metre higher than the surface level of the sediment ponds. The bunded areas will be staged as per the proposal plan and the two storage areas will have a capacity of 13,300 m<sup>3</sup> each. Discharge from the bunded area in the event that capacity is exceeded appears to be designed to occur as overtopping of the southern bund wall into the Ring Road. To ensure compliance with the EPA requirements, it would appear that the valves in the bund wall (mentioned above) will be opened to return the amount of water being stored to a level just above the intake for the outlet pipe. It should also be noted that the bund wall is proposed to be built, at least in part, over an easement that is located along the southern boundary. The easement is in favour of SunWater and contains an irrigation supply pipe.

Plans supplied with the application show the site divided into two stages:

Stage One (1) of the application incorporates 7.57 ha (approx) composting pad area, proposed office and visitor car parking and manoeuvring area to the North Eastern corner of the site and a proposed sediment pond to the South Eastern Corner of the allotment measuring 94 metres x 31 metres;

Stage Two (2) of the proposed use incorporates an additional compost pad area of approximately 8.23 ha and a second sediment pond.

Landscape buffering to the site is proposed to consist of 20 metre wide vegetated buffers to the western and eastern boundaries. The applicant submits in the environmental report that a 14 metre wide vegetated buffer is proposed along the northern boundary and a 5 metres wide vegetated buffer will exist along the Southern boundary.

Access to the site is proposed along Kay McDuff Drive (to the north-eastern corner of the subject site) only.

## **1.2 Site Description**

The subject site is located on the corner of Kay McDuff Drive and Bundaberg Ring Road, Thabeban. The site is 22.11 ha in size, is regular in shape (rectangle) and has an approximate road frontage to Kay McDuff Drive and Bundaberg Ring Road of 424 metres and 515 metres respectively.

The site is relatively flat and gently falls south-east towards the Bundaberg Ring Road. Currently the site contains stands of vegetation predominately to the southern and western portions of the allotment.

Surrounding the site is the established "Bundaberg Industrial Estate" to the north-east. Approximately half of the allotments within the estate are occupied with industrial uses, the remaining are vacant.

Land to the west is a vegetated reserve for environmental purposes under trusteeship to the Bundaberg Regional Council. This allotment is approx 62 ha. Further west, approximately 650 metres is the Kensington Plan of Development 3 (POD3) which has a preliminary approval for a mixed use development including low, medium and high density residential uses and commercial uses. Beyond the POD3 land is the Bundaberg Airport land, 1.3 km from the site.



Land directly north of the site is a 22.97 ha High Impact Industry zoned allotment with road frontage to Kay McDuff Drive. Further north, approx 480 metres is the Edenbrook Estate development site, with the closest residential dwelling within this estate being 815 metres away from the site (approx). Beyond the Edenbrook Estate, there is a child care centre, swimming school and Shalom College is located approximately 1.1 km from the site.

Land to the South, beyond the Bundaberg Ring Road is mostly zoned High Impact Industry under the Bundaberg Regional Planning Scheme and is mostly undeveloped.

## **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:

- Industry Uses Code;
- Transport and Parking Code; and
- Airport and Aviation Facilities 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 application has been assessed against all applicable codes identified in the assessment criteria column as required by section 5.3.3(3)(a) of the Planning Scheme.

In determining whether the proposal complies with a code, section 5.3.3(3)(c) of the Planning Scheme stipulates that code assessable development that complies with:

- (i) The purpose and overall outcomes of the code complies with the code;
- (ii) The performance outcomes or acceptable outcomes of the code complies with the purpose and overall outcomes of the code.

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

### **Industry Uses Code**

The proposed High Impact Industry use is assessable against the Industry Uses Code contained in the Planning Scheme. The purpose of the Industry Uses Code is to ensure that industry uses are designed and operated in a manner which meets the needs of the industry use, protects public safety and environmental values and appropriately responds to amenity considerations.

The Industry Uses Code provides eleven (11) performance outcomes that development is assessed against to determine its compliance with the purpose of the code.

The proposal generally complies or can be conditioned to comply with performance outcomes relating to site frontage works, service provision and ancillary functions.

However, an assessment of the proposal against the remainder of the performance outcomes indicates that the proposal is non-compliant with some of the requirements of the Code.

### **Built Form**

The proposal plans indicate that a site office is proposed to be located adjacent to the entrance to the site and visitor parking area. No floor plans or elevations of the proposed building (or other buildings that appear on the site plan) have been provided as part of the application. Accordingly, it is not possible to determine the development's compliance with the PO1 of the Code relating to built form.

### **Landscaping**

PO2 of the Code requires the provision of landscaping that contributes to positive streetscape outcomes as well as buffers the use from adjoining sensitive uses. Although not directly adjoined by any sensitive uses (as defined in the State Planning Policy), it is noted that the application relies on the provision of the buffers noted in section 1.1 of this report to achieve compliance with the environmental performance requirements of the EPA. This is discussed in further detail below.

A review of the submitted proposal plan makes it clear that the provision of landscape buffers to the northern, western and southern boundaries will not be possible in the way stated in the application. In relation to the northern boundary, the applicant proposes to construct a diversion drain the full length of the boundary to pick up water from the adjoining lot, direct it to the western boundary, and then along the western boundary to the south where it discharges across the SunWater easement into the Ring Road. The provision of landscaping along the western boundary is further frustrated by the presence of the bund wall necessary for stormwater storage. Although detailed design of these works has not been provided, it is reasonably clear that the proposal to retain vegetation or even locate replacement plantings cannot be accommodated as the works necessary for the drain and bund wall will necessitate the removal of vegetation present to allow for the free flow of stormwater flows through this area.

Similarly, along the southern boundary, the proposal plan shows the bund wall being built up to the boundary of the SunWater easement, with substantial works extending into the easement. Advice from the Senior Development Engineer indicates that planting of substantial species including trees would be precluded from the bund wall given the potential for such plants to compromise the structural integrity of the bund wall. Also, it is considered unlikely that SunWater would be agreeable to any substantial planting within their easement as this potentially affects the integrity of their infrastructure (an agricultural water supply pipeline) and at a minimum would restrict their access to the easement to allow for maintenance of the pipeline, which is in conflict with the terms of their easement.

Finally, the applicant proposes a 20 metre wide buffer to the eastern boundary. However, this is again compromised by the location of the bund wall (which extends roughly half way along the eastern boundary from the south) which is clearly shown as being less than 20 metres from the Kay McDuff Drive frontage.

Accordingly, it is clear that the proposed landscape buffers cannot be provided as stated. In considering whether this matter can be rectified by the imposition of conditions, it is noted that relocating the bund wall and drains will significantly impact

on the compost pad areas, and more critically, the areas designated for storage and treatment of stormwater runoff from the pads. Such changes are likely to be substantial and require a re-assessment of other elements of the proposal, including the concurrence referral relating to EPA matters. As such it is considered that it would not be feasible or reasonable to impose conditions to make changes to the layout suggested above.

Without the provision of the landscaped buffers, the windrows and workings of the proposed use will be clearly visible from adjoining roads, including the Ring Road which is one of the main gateway roads entering into the city of Bundaberg. It is considered the appearance of the development would represent an unacceptable image for such an important gateway. On this basis, it is clear that the development does not comply with PO2 of the Industry Uses Code.

### **Environmental Performance**

PO5 of the Industry Use Code states:

*The industrial use ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to or have an unreasonable impact on adjoining or nearby premises.*

Importantly, the Performance Outcome includes the following note:

*Editor's note—in addition to complying with the corresponding acceptable outcomes, development involving industry activities will also need to comply with relevant environmental legislation including the Environmental Protection Act 1994 and subordinate legislation.*

The note makes it clear that the development must satisfy both the planning scheme requirements as well as any requirements under the EPA. It is noted that on 17 May 2016 the Department of Infrastructure, Local Government and Planning (DILGP) issued an approval under the EPA for two Environmentally Relevant Activities – ERA 33 – crushing, milling, grinding or screening and ERA 53 – composting and soil conditioner manufacturing.

A review of the submitted report suggests that the proposal is likely to comply with the noise and lighting requirements of the Code. Despite this, for the reasons outlined below it is considered that the development does not or is likely to not comply with PO5.

The initial application provides little information in relation to environmental matters, particularly relating to dust, noise, lighting, odour and stormwater management. However, to support the ERA application to the State, Empire Engineering prepared an Environmental Report and this was provided to Council after the application was lodged. The report addresses the environmental matters of odour, water (stormwater), waste management, noise, dust and pest management.

It is clear that in relation to odour and dust, the report focusses on the affects to nearby sensitive receptors, in particular the Edenbrook Estate to the north. However, there is no comment about impacts on adjoining properties.

To manage odour, the development is heavily reliant on the nature of the material to be composted, being primarily green waste which is stated as having a lower capacity for generating offensive odours than other materials such as putrescible organics such as meat, fish or household wastes. The report also notes that packing shed waste will

be incorporated into the compost, which it states has a higher capacity for odour generation than green waste but not as high as the other putrescible wastes mentioned. The primary measure proposed to minimise odour generation from this waste is to incorporate it into the windrows as quickly as possible. Further, the applicant has included an Odour Management Strategy as an appendix to the Empire Engineering Report. As a final measure, the report states that the landscape buffers will provide a windbreak or buffer to contain odours, although for the reasons noted above it is considered that such buffers cannot be provided and this measure will not be available to prevent any releases.

What is clear from this material is that there is a real potential for the release of odours from the site that would be considered to constitute an unacceptable nuisance or have unreasonable impacts. The Odour Management Strategy makes it clear that there is a possibility for such release of odours as it contains specific measures for when unacceptable odours are detected. The capacity for the use to generate odours beyond the boundaries of the site is confirmed by a number of submitters who live in proximity to the developer's current facility at Wallaville. It is noted that such odours have not directly been observed by officers who have visited this site. The submissions have been to some extent confirmed by the operator, who has verbally indicated that at times unacceptable odour has been generated from his existing use. Even if such matters are attended to as quickly as possible, the fact would still remain that an odour that could cause a nuisance or unreasonable impact would have been released even for a short time, which is in conflict with the Performance Outcome which does not include any consideration of any time frame for exposure to such odours.

In relation to dust, the applicant proposes to minimise dust generation resulting from the turning of windrows by watering the windrows during these procedures and also by monitoring wind conditions, with the implication (although not categorically stated) that turning activities would not be conducted in periods of high wind, particularly when the wind was blowing towards the Edenbrook Estate and other sensitive receptors to the north. Water bars are also to be used on the grinder during its operation. It is proposed to 'minimise' dust from other sources, such as the aisles between windrows and vehicle manoeuvring areas, by sweeping and watering as necessary. Finally, the proposed vegetation buffers are relied on to provide a physical wind break.

Again the report does not consider any uses closer than the Edenbrook Estate. It is noted that there are a number of business located close by that have a very low tolerance for contamination from airborne particles, including the Parmalat dairy products manufacturer located on 28 Charlie Triggs Avenue. Based on the submitted material, it is reasonably believed that the use is likely to release dust and other particulates that may unreasonably impact on adjoining land holders and jeopardise their existing, lawfully established use rights. This is further exacerbated by the developments failure to provide the nominated landscape buffers.

### **Site Suitability**

PO8 of the Industry Uses Code requires consideration of the suitability of the proposed use to be located on the site. The Performance Outcome reads:

*The industry use is established on a site included in an industry zone that is suitable having regard to:-*

*(a) the nature, scale and intensity of the industry use;*

*(b) the odour and noise emissions likely to be emitted by the industrial use;*

*(c) the proximity of the industrial use to any residential use or other sensitive receptor;  
and*

*(d) the infrastructure and services needs of the industry use.*

Based upon the assessment of the proposal against the other assessment criteria in this report, it is considered that the use is not suitable for the site because:

- The proposal will or is likely to release odour and dust that will impact on the amenity and enjoyment of surrounding land and uses;
- The use will have unreasonable and unacceptable impacts on other adjoining or nearby uses, including other industrial uses and the Bundaberg Regional Airport (discussed further below);
- The use is substantially different in nature, appearance and operation from other industrial uses established within the industrial estate that the land is included in, to the extent that it could be considered that the use is incompatible with these uses; and
- The development will not present an attractive or contemporary appearance, which will detract from the amenity and visual appearance of the area, especially when viewed from the Ring Road which is an important gateway road into Bundaberg.

### **Compliance with the Code**

Given the above identified non-compliances with performance outcomes PO2, PO5 and PO8 it is necessary to consider the purpose and overall outcomes of the Code to determine compliance.

It is considered that the proposal does not comply with the purpose and overall outcomes of the Industry Uses Code because the proposed use:

- Will not protect public safety and environmental values;
- Does not respond appropriately to amenity considerations;
- Is not compatible with its location and setting;
- Will not be attractive when viewed from Kay McDuff Drive or the Ring Road;
- Is likely to cause environment harm or nuisance;
- Does not avoid or effectively mitigate adverse impacts on the amenity of nearby uses.

Accordingly, it is considered that the proposal is in conflict with key aspects of the Industry Uses Code.

### **Airport and Aviation Facilities Overlay Code**

The purpose of the Airport and Aviation Facilities Overlay Code is to protect and maintain the operational efficiency and safety of the Bundaberg Airport and aviation facilities and avoid land use conflicts.

Material submitted with the application included an environmental report prepared by Empire Engineering Pty Ltd and a report prepared by The Organic Force addressing

the emissions of gaseous plumes, smoke, dust, ash or steam from the proposed High Impact Industry prepared by The Organic Force.

During the assessment of the application the Development Assessment team sought further information relating to potential hazards to the safe movement of aircraft within the airport's operational airspace through the potential attraction of wildlife. The applicant responded with a report prepared by Avisure Pty Ltd on 28 July 2016.

An assessment against the Code has identified two key issues relating to the development.

### **Emissions**

The primary issue initially considered in the application material is the potential for the development to generate emissions that may affect aircraft safety. Performance Outcome PO4, which relates to this issue, states:

*Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.*

The development does not comply with the acceptable solution, which requires that development within the overlay does not release gaseous plumes with a velocity exceeding 4.3m/second, smoke, dust, ash or steam, or emissions with depleted oxygen content. The applicant has noted in their application that there will be release of steam and dust as part of the operation of the composting windrows.

The report prepared by The Organic Force deals with the release of steam in detail. The report concludes that the minimal amount of steam released from windrows as a result of the aerobic composting processes at work will not cause any risk to the safe operation of the airport or aircraft flying in the vicinity of the proposed use. Based on the information presented in the report it would appear that this is a reasonable conclusion to draw.

It is also considered that the release of dust from the site, although a potential amenity and operational issue for closer uses, would be unlikely to impact on the airport or aircraft using it. No further information is provided in the application about other types of emissions considered under the code, however there is no evidence to suggest that these would be likely to be produced by the proposed use.

Accordingly, it is considered that the development complies with PO4.

### **Bird Strike**

One of the key concerns that has arisen as part of the assessment of the application is the potential for the use to attract birds that may adversely impact on the safety of aircraft using the airport. Performance Outcome PO2 concerns aircraft safety from birds and other flying animals. It states:

*Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers.*

Although the application did not initially consider this issue, at the request of officers the Applicant provided a Bird Hazard Assessment Report prepared by a recognised expert in the field. In their report, Avisure have undertaken a review of the operations

of the applicant's existing facility at Wallaville, conducted a bird survey at the site and sought to identify other bird attracting uses within the immediate area. In relation to each of these points, the report (in summary) notes:

- There were no birds that would comprise an aviation hazard observed at the existing facility, although it is noted that the existing use is much smaller than the proposal and does not have permanent water bodies as is also proposed in this application;
- A number of species were observed on the site that would pose an aviation hazard, including ducks that were seen to be foraging within an existing water body on the site; and
- There are a number of uses within proximity to the airport and the site that the consultant rated as having a high risk of attracting birds and bats. This is relevant as by adding a new use that will attract birds (for example), this will draw birds from existing attractive uses and will increase the risk of conflict with aircraft as the birds transit the airport and flight paths travelling between the sites.

Taken together, the report considers that the proposed use will result in an unacceptable increase in the risk of bird strike in the vicinity of the airport. The sediment ponds, which are effectively permanent water bodies, are the primary cause for concern, although other elements may also contribute to attracting birds and bats. The report concludes:

*"The site for the proposed RRF [Recycle Resource Facility] is attractive to a range of birds, with both habitat on site and adjacent woodland and wetland. The proposed development will reduce bird attraction in some way through the removal of trees and the composting process itself, if well managed, is unlikely to attract significant numbers of birds. Backfilling the existing pond will however, be insufficient to counter the inclusion of two large, gentle sloping banked sediment ponds. These ponds, within 2 km of an airport, contravene many national and international guidelines. Positioned to the east of the airport and opposite wetland habitat the ponds are very likely to draw ducks and other wetland bird species across aircraft flightpaths and present a risk to aviation that is unacceptable".*

The report then provides a series of recommendations for reducing the risk posed by the use to aviation safety. Such measures include modifying the design of the ponds, landscape species selection and habitat clearing, management of fruit and vegetable wastes, monitoring and netting.

A full copy of the report is included at Attachment 5 to this report.

It is also noted that a large number of submissions received for the application relate to this matter. Even though the application is Code Assessable, submissions have been received from a number of users of the airport, including the Royal Flying Doctors Service, Virgin Australia and CASA. All submissions from users of the airport are strongly opposed to the development on the grounds of the risk it poses to aircraft safety.

Any increase in the risk to aviation safety is considered to be unacceptable. Bundaberg Regional Airport is one of the most significant items of regional infrastructure in the region. Any risk that this asset cannot perform as required is likely to have very significant social and economic impacts on the Bundaberg region. It is

also considered that Council has a duty of care to consider the safety of users of the airport as a paramount consideration.

The application material concedes that the use will result in an unacceptable risk to aviation safety. A number of measures are suggested to reduce this risk in section 7 of the report, however it is considered that these measures will be unsatisfactory and will still result in a risk to aviation safety because:

- The proposed amendments to the design of the ponds will significantly limit the ability for machinery to enter the ponds to remove sediment, a key requirement for the ponds to achieve their environmental and stormwater management objectives;
- The operator could not guarantee that water depth will be kept to the required minimum, especially in periods of low rainfall;
- Even if the changes are made to the ponds and water levels maintained, the report recognises that the ponds may still be attractive to birds;
- The report envisages a series of escalating interventions – ie if the first measure is unsuccessful, then implement the next, etc. This is particularly the case in relation to the ponds. If measures are observed to be failing then it is clear that at that point the use is posing an unacceptable risk;
- The use will include putrescible waste streams which, whilst not as attractive as meat or household waste, will still result in the attraction of birds as these wastes will generate an increase in insect activity which birds feed off;
- A number of the measures require human intervention to reduce risk. These are not automatic or inherent features in the use, they require a deliberate action to be undertaken by someone on the site. Human error will inevitably mean that some of the measures do not get carried out or there is a delay in undertaking the measure. Failure to undertake these actions has the potential to be catastrophic; and
- Monitoring of some of the measures would be difficult for Council enforcement officers and hence even if these measures were conditioned there is significant scope for non-compliance. It is suggested that the Council does not want to become aware of a breach after an aircraft strikes a bird going to or from the subject site.

The conclusion drawn is that even if the remedial measures are conditioned and implemented, there remains an increased risk of bird strike. Any increase in risk to aircraft safety is unacceptable, as is the resultant increase in risk to the safety of occupiers of land surrounding the airport. It is also noted that should the approval be granted, the increased risk to aviation safety may lead to a review of the status of the Bundaberg Airport by CASA. Any loss of function or service would likely have severe economic impacts on the region.

The matters at stake make it clear that any risk of decreased aviation safety cannot be accepted. Accordingly, it is considered that the proposed use does not comply with the Performance Outcome and is in significant conflict with the Airport and Aviation Facilities Overlay Code.

### **Compliance with the Code**



Given the above identified non-compliances with performance outcomes PO2 it is necessary to consider the purpose and overall outcomes of the Code to determine compliance.

It is considered that the proposal does not comply with the purpose and overall outcomes of the Airport and Aviation Facilities Overlay Code because the proposed use:

- Does not protect and maintain the operational efficiency and safety of the Bundaberg Airport;
- Will not maintain and enhance the safety of aircraft operating within the airport's operational airspace;
- Is not located such that it will not adversely impact on airport operations;
- Does not minimise the risk of public safety being compromised.

Accordingly, it is considered that the proposal does not comply with the Airport and Aviation Facilities Overlay Code.

### **Transport and Parking Code**

The purpose of the Transport and parking code is to ensure that transport infrastructure (including pathways, public transport infrastructure, roads, parking and service areas) is provided in a manner which meets the needs of the development, whilst maintaining a safe and efficient road network, promoting active and public transport use and preserving the 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.

### **Strategic Framework**

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.*

Given the 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.

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.

Without repeating substantial portions of the Strategic Framework, a review of the proposal against the eight themes and associated strategic and specific outcomes demonstrate that the proposal is in conflict with the Strategic Framework. In particular, the following conflicts are highlighted:

- The proposal is in conflict with Strategic Outcome (h) of the Settlement Pattern theme in that the proposed use does not achieve protection of the regionally significant infrastructure asset of the Bundaberg Airport in its continued role of supporting regional economic development;
- The development does not provide for separation between conflicting land uses as envisaged in Specific Outcomes 3.3.11.1;
- The proposal does not achieve the vision of the Economic Development theme, particularly in that it does not encourage the use of the industrial estate in which it is located to achieve co-location and integration outcomes sought under Strategic Outcome (h) of the theme; and
- The proposal would not support the enhancement of the Bundaberg Airport by failing to protect its safety, in conflict with Strategic Outcome (g) of the Access and Mobility theme and Specific Outcome 3.5.8.1(c).

Accordingly, given the application's identified conflicts with the applicable overlay and development codes and the Strategic Framework it is considered that the proposal is in significant conflict with the Planning Scheme and would compromise the achievement of its stated planning outcomes. On this basis it is considered that the application requires refusal.

#### **Impact on SunWater Infrastructure**

As noted above, the site contains an easement in favour of SunWater located along the southern boundary with the Ring Road. On information available to the Council, it is understood that the easement provides for access to the land for SunWater to maintain an agricultural water supply pipeline that is located within the easement.

The proposal involves works and other measures that will restrict the ability of SunWater to access the land and maintain their infrastructure. These are:

- As noted above, the applicant proposes to provide a five (5) metre wide buffer along the boundary of the site to the Ring Road, which would place it directly over the SunWater pipe. Even if the difficulties of locating the buffer as proposed mentioned above are overcome, the planting of a dense buffer would restrict access to the pipe in contravention of the terms of the easement and may also affect the integrity of the pipe, given that it is understood to have a minimal depth;
- The proposal plans demonstrate that the applicant intends to construct substantial works within the easement. The plans show that the proposed bund wall that is necessary to capture stormwater runoff from the site is to be built over the easement. Further, the discharge pipe, outlet headwall and manual release valves are also proposed to be located partially or wholly within the easement. All these works will place increased load on the SunWater pipe and further restrict access to it; and

- The stormwater diversion channel that is intended to isolate the composting area from stormwater originating higher in the catchment will concentrate stormwater flows at the discharge point, which will negatively impact on the characteristics of stormwater flow across the easement, including depth of water, duration of inundation and increased scope for scouring and erosion. Again, these factors will reduce SunWater's ability to access the land at all times and has potential to make maintenance works more difficult.

The applicant has not provided any consideration of this matter within the application, although the presence of the easement is noted. Despite this, there is no advice provided that indicates that SunWater is aware of the proposal or is agreeable to such works taking place within their easement. In the absence of such advice, it is considered that it would be inappropriate to support elements of the proposal that may ultimately be frustrated by the likely refusal by the beneficiary of the easement to grant approval for such works. Given that the use relies on these works to achieve compliance with both planning scheme and EPA requirements, the inability to secure these works within the easement suggests that if approved the development could not be implemented as applied for.

### **Views of the Airport Operator**

The development application was referred to the Bundaberg Regional Airport for their review and comment as the primary authority responsible for the safe operation of the airport.

On 10 June 2016, the Airport Manager provided a response that stated that in his view the application had given appropriate regard to matters of operational safety for the airport. However, the response makes it clear that this response is conditional on the statements within the application that the use would not attract birds being correct. The response further makes it clear that if birds were attracted to the site then the use would represent a threat to aviation safety.

The Avisure report was also referred to the Airport for comment. In a response dated 4 August 2016, the Airport Operations and Compliance Coordinator concludes that based on the new information it his view that the proposal represents an unacceptable risk to aviation safety. Further, he states that should Council approve the use then it is possible that Council will be held legally liable for any bird strike incidences that can be attributed to the compost facility.

A full copy of the 4 August 2016 memo is included as Attachment 6 to this report for Councillor's information.

### **Submissions**

Although this application is code assessable the Assessment Manager received 13 submissions and two petitions with a total of 81 signatories (consisting of residents of the Eden Brook Estate and recreational pilot users of the airport) regarding the proposed development. Of these submissions, a number of topics were highlighted.

The following table provides a summary of the correspondence received:

<b>Grounds of Submissions</b>		<b>Considerations</b>
1	<u>Airborne Contaminates</u> Several submissions identified the likelihood that the proposed use may emit	Although some of the material accompanying the submissions points to potential health impacts caused by composting facilities, officers have not been able to substantiate

	<p>bio aerosols into the air. A number is residents and other stakeholders were concerned that the prevailing breezes and proximity of residential and community uses/ zoned land) within close proximity (as close as 480 metres) could be adversely affect.</p>	<p>such effects. There are no applicable planning scheme provisions relevant to this matter.</p>
2	<p><u>Traffic Generation</u></p> <p>Given the proposal is to produce up to 15,000 tonnes of compost annually, several submissions raised concerns about the number and type of additional vehicles using the existing network and commented that it would unduly impact of the capacity of local roads.</p>	<p>It is noted that Council has provided for the construction of the extension of Kay McDuff Drive, which would provide the use with direct access to the Ring Road for heavy vehicle movements. It is considered that the use will not result in unacceptable impacts to traffic or the local road network.</p>
3	<p><u>Proximity to the Bundaberg Airport</u></p> <p>Several submissions raised the concern about the proposed use and the proximity to the Bundaberg Airport, in particular the potential for the use to attract additional birdlife to the area and its effect on the operation airspace.</p> <p>A number of airport users and user group representatives expressed concern about the likely increase in flying vertebrates given the proposal includes putrescible waste and large bodies of water that have the capacity to attract birdlife.</p> <p>A number of these and other submissions added that the Bundaberg Airport runways directly intersected the flight path between the subject site and the existing Council operated University Drive Waste Management Facility.</p>	<p>As noted above, the applicant's consultant has concluded that the proposed use as proposed would result in an unacceptable increase in the risk to aviation safety. It is considered that the proposal does not comply with the Airport and Aviation Facilities Overlay Code.</p>
4	<p><u>Odour</u></p> <p>The potential for the use to produce odours that have undue impacts to sensitive receptors are a concern. The nature of composting if not undertaken correctly can cause unpleasant odours. Given the prevailing breeze these odours, if emitted from the proposed facility, will cause a nuisance.</p>	<p>Agreed. As noted above, it is considered that the proposal is likely to cause unacceptable odour impacts on adjoining land and occupiers of such.</p>

**Sufficient Grounds to Approve Despite Conflicts**

The applicant has not submitted a planning report with the application, and hence the application does not identify that there are any conflicts with the planning scheme.

However, as demonstrated above the proposed development is in serious conflict with the Industry Uses Code and the Airport and Aviation Facilities Overlay Code. In considering an application that conflicts with the planning scheme, section 326 of the Decision Rules in SPA must be considered. It states:

**326 Other decision rules**

- (1) *The assessment manager's decision must not conflict with a relevant instrument unless—*
- (a) *the conflict is necessary to ensure the decision complies with a State planning regulatory provision; or*
  - (b) *there are sufficient grounds to justify the decision, despite the conflict; or*
  - (c) *the conflict arises because of a conflict between—*
    - (i) *2 or more relevant instruments of the same type, and the decision best achieves the purposes of the instruments; or*  
*Example of a conflict between relevant instruments—*  
*a conflict between 2 State planning policies*
    - (ii) *2 or more aspects of any 1 relevant instrument, and the decision best achieves the purposes of the instrument.*  
*Example of a conflict between aspects of a relevant instrument—*  
*a conflict between 2 codes in a planning scheme*
- (2) *In this section—*
- relevant instrument** *means a matter or thing mentioned in section 313(2) or 314(2), other than a State planning regulatory provision, against which code assessment or impact assessment is carried out.*

In considering this rule, it is noted that the Bundaberg Regional Council Planning Scheme 2015 is a relevant instrument for the purposes of this section. In considering then whether any of the exceptions to approving the development that is in conflict with the planning scheme, section 1(a) and(c) are not considered relevant, as the conflict does not arise as a result of a SPRP or a conflict between instruments.

This leaves only item 1(b), and the test to be satisfied is that there are sufficient grounds to approve the development despite the identified conflicts with the planning scheme.

In considering this test, the State has issued *Statutory Guideline 5/09 – Sufficient Grounds for Decisions that Conflict with a Relevant Instrument*. In providing guidance to decision makers, the Guideline states:

*The term **grounds** is defined in the SPA to mean matters of public interest. It does not include considerations such as the personal circumstances of the applicant, the owner of the land or another interested party. Apart from defining the term grounds, the SPA does not provide any guidance about what grounds are **sufficient** for justifying a decision that may conflict with a relevant instrument.*

Although the term “*sufficient*” is not defined in SPA, the guideline has been prepared with previous case law around this matter in mind. The guideline further states that the following are considered to be sufficient grounds:

- Relevant instrument is out of date;
- Relevant instrument is incorrect;

- Relevant instrument inadequately addresses development;
- Relevant instrument does not anticipate specific or particular development;
- Urgent need for the proposal.

On a review of the facts, it is considered that none of the above apply in this circumstance. Further, it is considered that there are not sufficient grounds to approve the development despite the identified conflicts because:

- There is greater public interest in ensuring the continued safe operation of aircraft and the Bundaberg Regional Airport;
- The proposal has the potential to negatively impact on surrounding lawfully established uses, including by way of odour, dust and safety impacts;
- There is no overriding need to locate the proposed use on the subject land;
- There are numerous other providers of the same use that are located in more appropriate areas;
- The use can be located on other land that would not result in the same conflicts with the planning scheme; and
- Any community benefits that might arise from the development can still be realised if the use was located on different land more suitable for its use.

### **Precautionary Principle**

Section 5(1)(a)(iii) of the *Sustainable Planning Act 2009* (SPA) requires the application of the Precautionary Principle in making decisions under the SPA. The Precautionary Principle is defined for the purposes of this section as:

*The principle that lack of full scientific certainty should not be used as a reason for postponing a measure to prevent degradation of the environment if there are threats of serious or irreversible environmental damage.*

In this instance, it is considered that it is appropriate to apply the precautionary principle. Areas of uncertainty in regard to this application relate to:

- A lack of information submitted by the applicant about a number of matters, particularly in relation to environmental impacts; and
- Where reports and other material draw conclusions that impacts may occur, there is no evidence provided regarding the extent, frequency or likelihood of such impacts.

Given the lack of certainty it is considered that the Council should refuse the application as the potential consequences of these impacts occurring would be too great to bare, including:

- Significant loss of amenity at nearby residential properties;
- Impacts on operations and employees of surrounding industrial and commercial uses; and
- In a worst case scenario, the use has the potential to result in a bird strike incident that may bring down an aircraft. Apart from the obvious human tragedy this would represent, such an incident would also likely have significant flow on impacts on the social and economic environment of the Bundaberg Region.

Even if the worst case does not occur, any bird strike incident will cause economic loss for aircraft operators and reduce the desirability of aircraft operators to continue using the Bundaberg Airport.

#### 4. REFERRALS

##### 4.1 Internal Referrals

Advice was received from the following internal departments:

Internal department	Referral Comments Received
Development Assessment - Engineering	22 February 2016 (Provided as pre-lodgment advice based on information supplied by the applicant prior to formal lodgment)
Commercial Business and Economic Development- Bundaberg Regional Airport	13 June 2016 with supplement comments received on the 4 August 2016
Water and Wastewater Support Group	16 March 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	27 June 2016	Yes

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

#### 5. PUBLIC NOTIFICATION

As the application is code assessable, public notification of the application was not required under the SPA.

##### Communication Strategy:

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

##### Attachments:

- 1 Site Plan
- 2 Locality Plan
- 3 Proposed Plans
- 4 Referral Agency Response
- 5 Bird Hazard Assessment Report
- 6 Advice response from Airport Operator

**Recommendation:**

That Development Application 322.2016.45333.1 be determined as follows:

**DESCRIPTION OF PROPOSAL**

Development Permit for Material Change of Use for High Impact Industry (Composting Facility)

**SUBJECT SITE**

Kay McDuff Drive, Thabeban, described as Lot 2 on SP285136

**DECISION**

Refused

**1. REFERRAL AGENCY**

The referral agency for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
<b>Schedule 7, Table 3, Item 1</b> (State-controlled Road matters)	Department of Infrastructure, Local Government and Planning	Concurrence Agency	State Assessment and Referral Agency (SARA) E: WBBSARA@dsdip.qld.gov.au P: PO Box 979 Bundaberg Qld 4670
<b>Schedule 7, Table 3, Item 2</b> (development impacting on state transport infrastructure)			

**2. REFUSAL DETAILS**

Direction to refuse

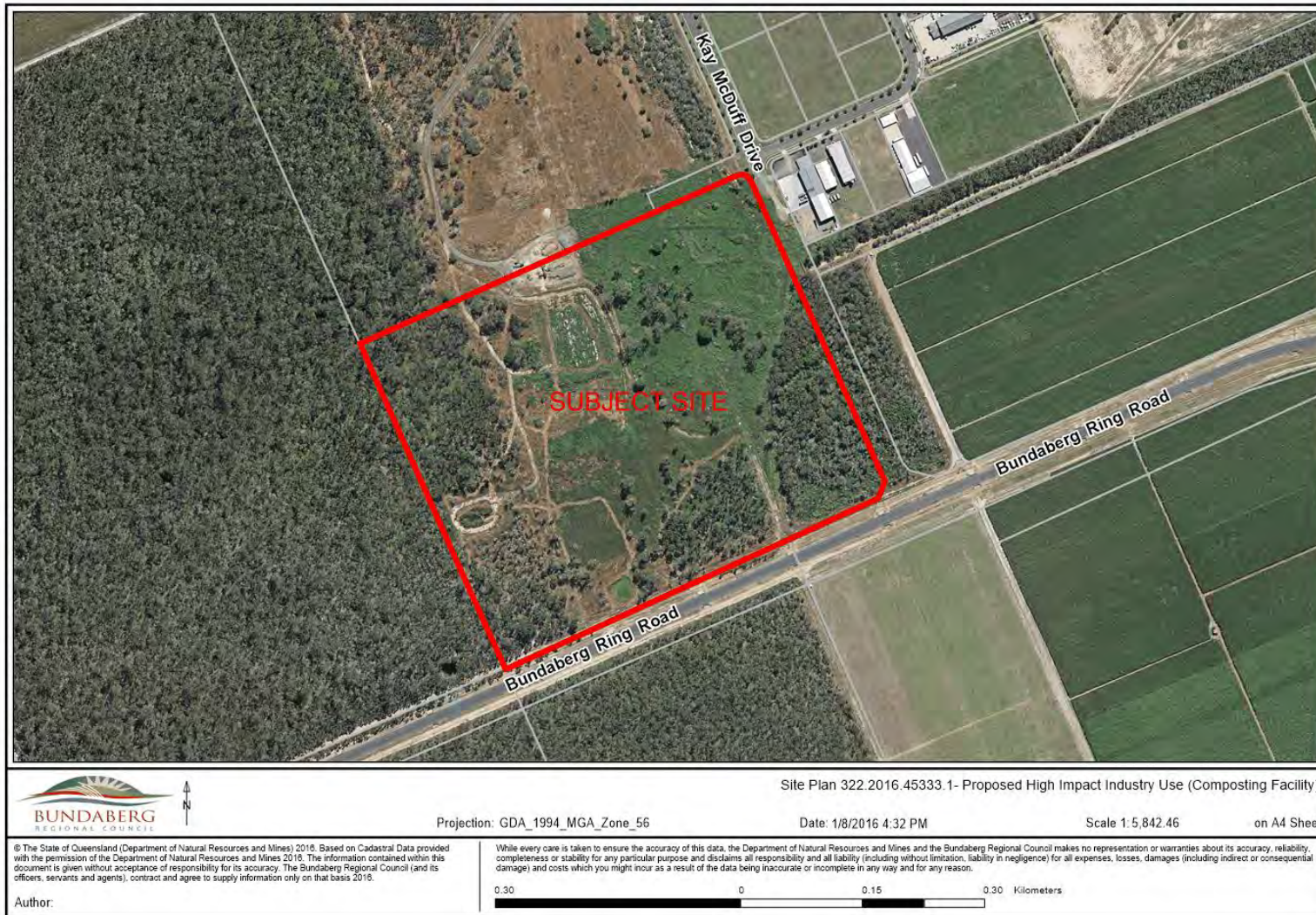
The assessment manager was not directed to refuse the application by a concurrence agency.

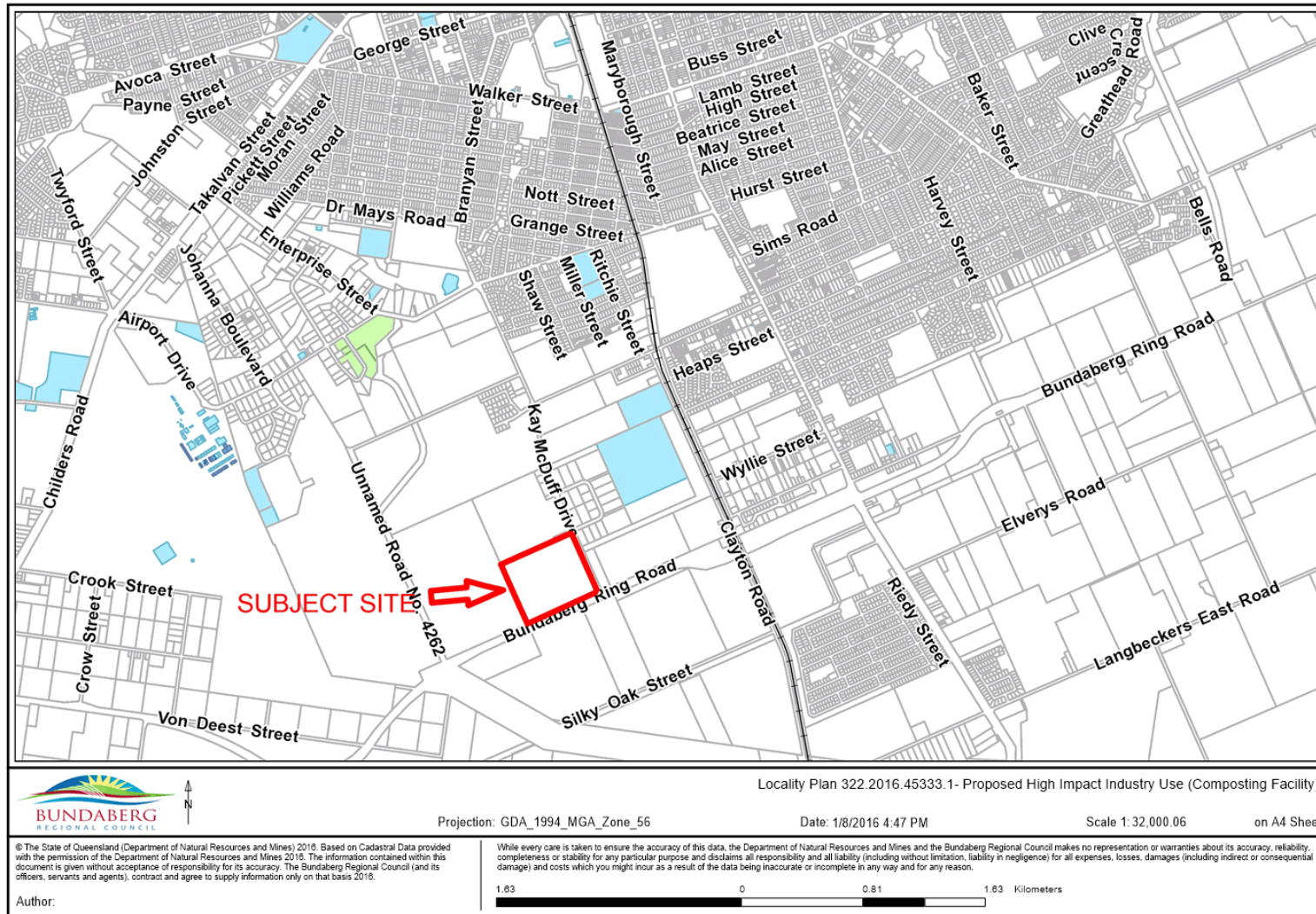
**Reasons for Refusal**

1. The development is in substantial conflict with the Industry Uses Code and the Airport and Aviation Facilities Overlay Code given:
  - a. The proposal would increase the risk to aviation safety as a result of bird strike;
  - b. The proposal would have a significant and unreasonable impact on the operations of the Bundaberg Airport;
  - c. The proposal will generate odours that would unreasonably impact on the amenity of adjoining land;



- d. The proposal will generate dust that will have an unreasonable and detrimental impact on the operation of surrounding existing lawfully established uses;
  - e. The proposed development would present an unattractive and unacceptable streetscape to adjoining roads;
  - f. The proposed development would cause an unacceptable impact to the visual amenity of the area, especially given the site's location on a key gateway road to the Bundaberg City;
  - g. The development has not provided acceptable landscaping buffers; and
  - h. The proposed use is inconsistent and incompatible with the surrounding land uses.
2. Council cannot be confident that the development as proposed can be implemented because it relies upon land the subject of an easement to SunWater and their views about the development and its potential adverse impacts on its infrastructure are unknown;
  3. The applicant has failed to provide sufficient information to fully assess all aspects of the development, including built form.
  4. The proposed development is in conflict with the Strategic Framework of the Bundaberg Regional Council Planning Scheme, in particular:
    - a. The Settlement Pattern Theme;
    - b. The Economic Development Theme; and
    - c. The Access and Mobility Theme.
  5. There are not sufficient grounds to approve the development despite the identified conflicts with the Bundaberg Regional Council Planning Scheme 2015.





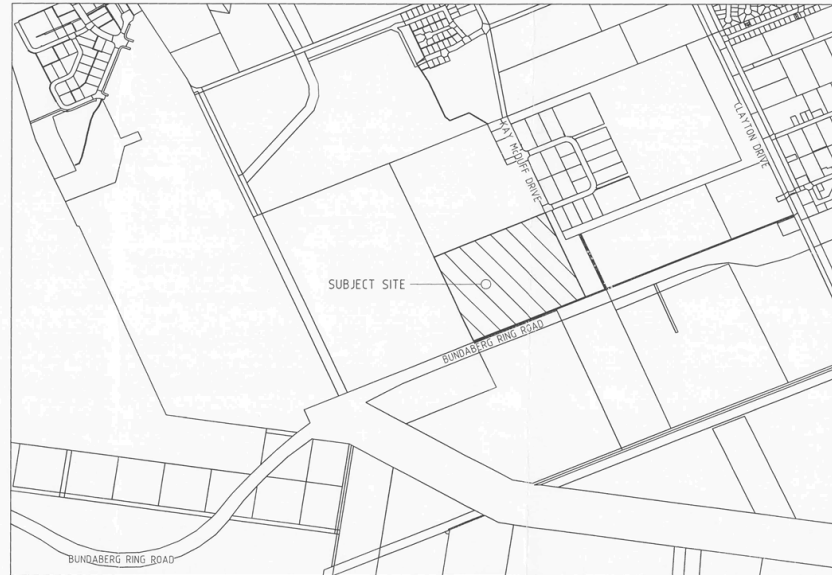
# PROPOSED COMPOSTING OPERATION

## LOT 22 SP157735 - KAY McDUFF DRIVE, THABEBAN

### For WIDE BAY COMPOSTS

**DRAWING INDEX**

- CON01 TITLE SHEET AND LOCALITY PLAN
- CON02 SITE LAYOUT AND CONCEPT DRAINAGE PLAN
- CON03 STANDARD DETAILS AND SECTIONS



**LOCALITY PLAN**  
NOT TO SCALE

<b>CONCEPT</b>	
Date: FEBRUARY 2016	Scale: AS SHOWN
Job Ref No: CC-3511	Drawing No: CON01
Issue:	D1

Rev	Issue	Amendment	Date	By

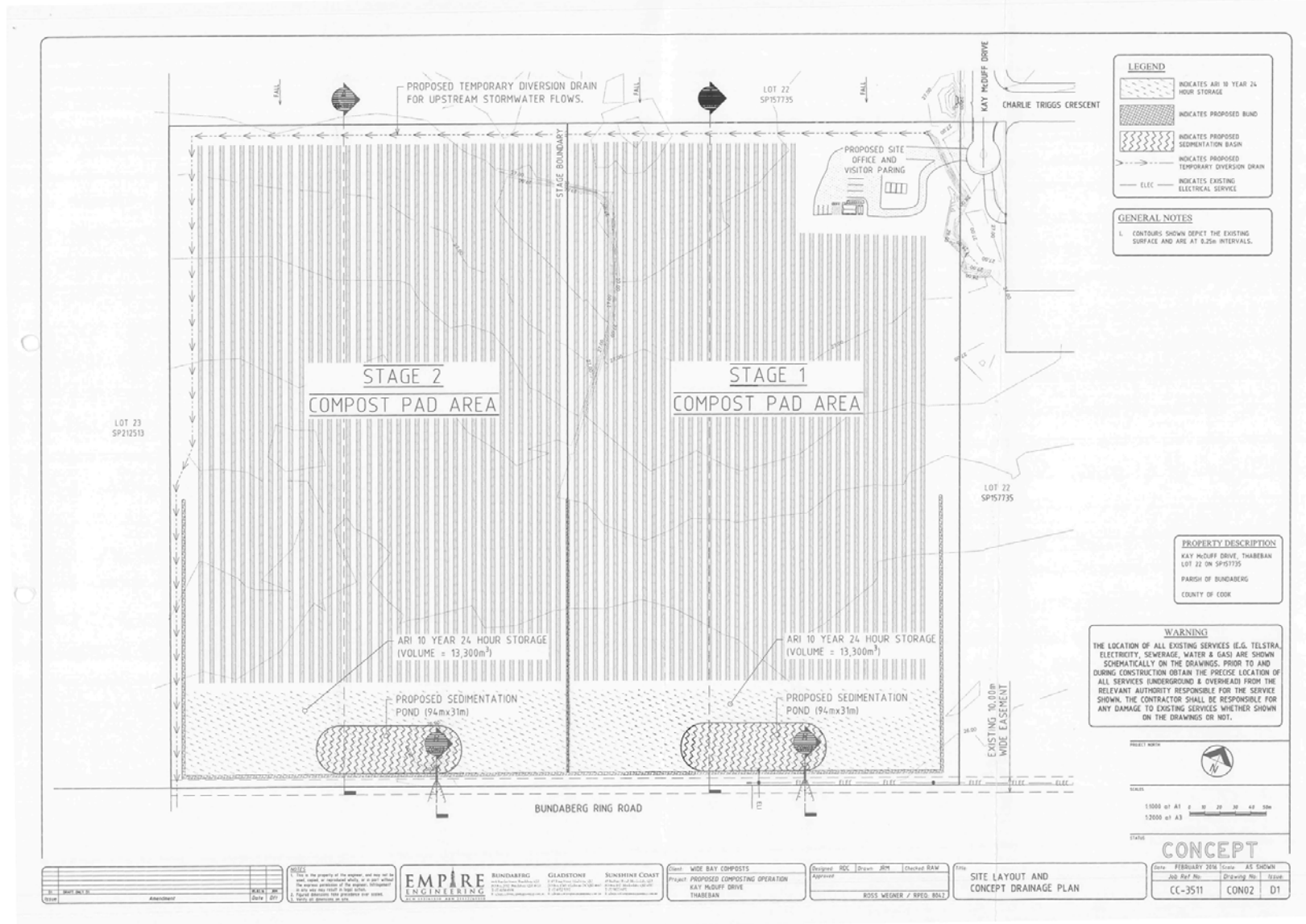
NOTES:  
1. This is the property of the engineer, and may not be used, copied or reproduced without the prior written consent of the engineer. All rights reserved.  
2. All drawings are to be read in conjunction with the contract documents.  
3. All dimensions take precedence over notes.  
4. All dimensions are in millimeters.

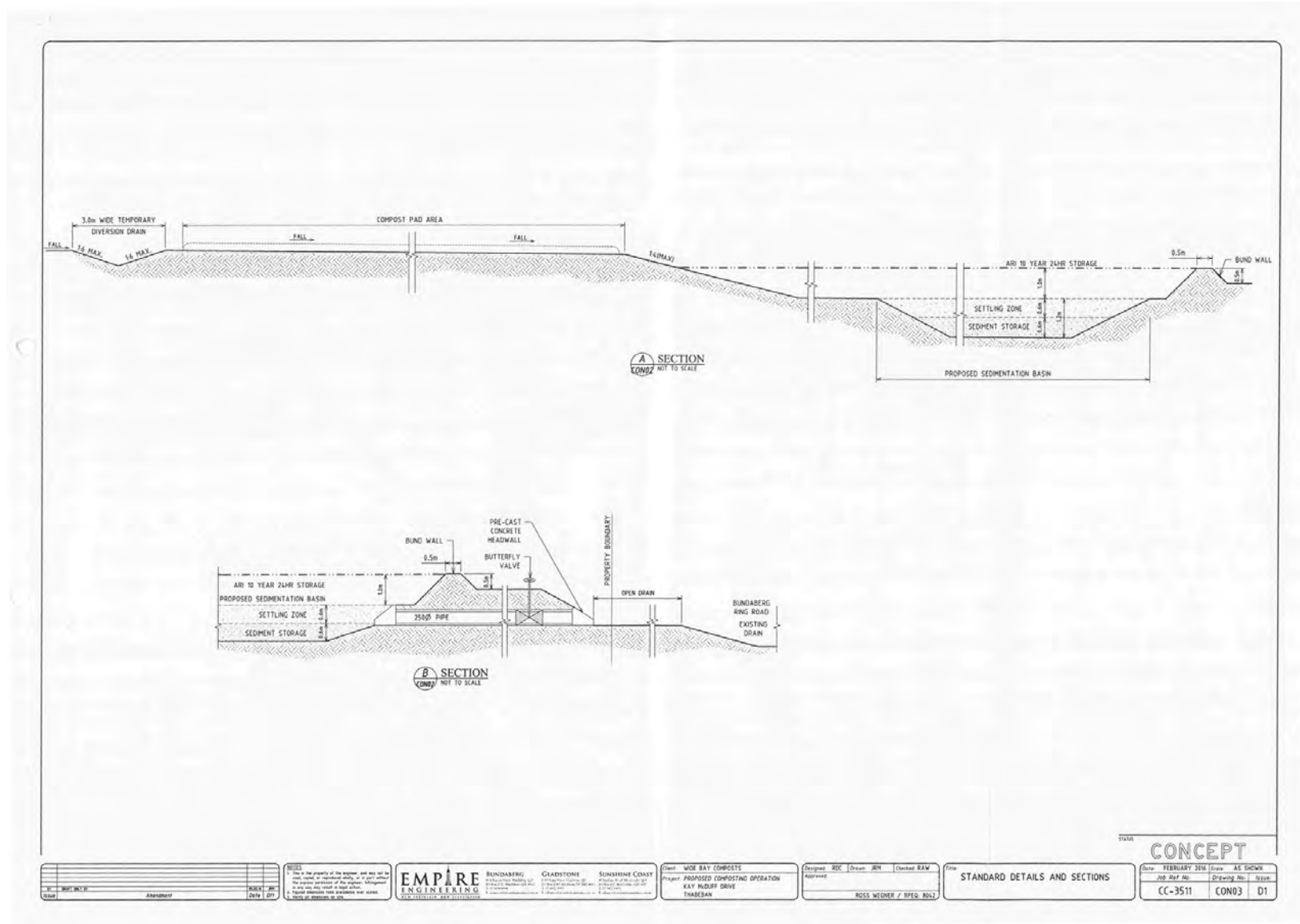
<b>EMPIRE ENGINEERING</b>	<b>BUNDBERG</b>	<b>GLADSTONE</b>	<b>SUNSHINE COAST</b>
	<small>111 Macrossan Road, Bundaberg QLD 4670 Ph: 07 4632 2222 Fax: 07 4632 2223 www.empireengineering.com.au</small>	<small>111 Macrossan Road, Gladstone QLD 4680 Ph: 07 4632 2222 Fax: 07 4632 2223 www.empireengineering.com.au</small>	<small>111 Macrossan Road, Sunshine Coast QLD 4556 Ph: 07 5442 2222 Fax: 07 5442 2223 www.empireengineering.com.au</small>

Client: WIDE BAY COMPOSTS  
Project: PROPOSED COMPOSTING OPERATION  
KAY McDUFF DRIVE  
THABEBAN

Designed: RDC | Drawn: JRM | Checked: RAW  
Approved:  
ROSS WEGNER / RPEQ: 8042

Title: TITLE SHEET AND LOCALITY PLAN







Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-0316-029034  
Your reference: 322.2016.45333.1

27 June 2016

Mr Peter Byrne  
Chief Executive Officer  
Bundaberg Regional Council  
PO Box 3130  
BUNDABERG QLD 4670  
[ceo@bundaberg.qld.gov.au](mailto:ceo@bundaberg.qld.gov.au)

Dear Mr Byrne

**Concurrence agency response—with conditions**

Kay McDuff Drive, Thabeban – Lot 2 on SP285136  
(Given under Section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under Section 272 of the *Sustainable Planning Act 2009* on 14 April 2016.

**Applicant details**

---

Applicant name: Compost Works Pty Ltd  
Applicant contact details: PO Box 4150  
BUNDABERG SOUTH QLD 4670  
[harrymg@bigpond.com](mailto:harrymg@bigpond.com)

**Site details**

---

Street address: Kay McDuff Drive, Thabeban  
Lot on plan: Lot 2 on SP285136  
Local government area: Bundaberg Regional Council

Page1

Wide Bay – Burnett Region  
Level 1, 7 Takalvan Street  
PO Box 979  
BUNDABERG QLD 4670

SDA-0316-029034

**Application details**

Proposed development: Material Change of Use (High Impact Industry) and Environmentally Relevant Activity (ERA33 – crushing, milling, grinding or screening and ERA53 – composting and soil conditioner manufacturing)

**Aspects of development and type of approval being sought**

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development Permit	High Impact Industry	Code Assessment
Environmentally Relevant Activity	Environmental Authority	ERA33 – crushing, milling, grinding or screening ERA53 – composting and soil conditioner manufacturing	-

**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 1 (A Material Change of Use for an Environmentally Relevant Activity made assessable under Schedule 3, Part 1, Table 2, tem 1)
- Schedule 7, Table 3, Item 1 (State-controlled road matters)
- Schedule 7, Table 3, Item 2 (Development impacting on state transport infrastructure)

**Conditions**

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

**Reasons for decision to impose conditions**

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

**Further advice**

Under Section 287(6) of the *Sustainable Planning Act 2009*, the Department offers advice about the application to the assessment manager—see Attachment 3.

**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
<b>Aspect of development: Material Change of Use (High Impact Industry)</b>				
Site Layout and Concept Drainage Plan	Empire Engineering Pty Ltd	2 June 2016	Drawing No. CON02	Issue D2



SDA-0316-029034

Standard Details and Sections	Empire Engineering Pty Ltd	2 June 2016	Drawing No. CON03	Issue D2
Stormwater Quality Management Plan	Empire Engineering Pty Ltd	2 June 2016	Project No. CC-3511	Issue A

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

For further information, please contact Peter Mulcahy, Principal Planning Officer, SARA Wide Bay Burnett on (07) 4331 5603, or email [WBBSARA@dilgp.qld.gov.au](mailto:WBBSARA@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Holly Sorohan  
A/Manager (Planning)

cc: Compost Works Pty Ltd  
PO Box 4150  
BUNDABERG SOUTH QLD 4670  
[harrymg@bigpond.com](mailto:harrymg@bigpond.com)

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

SDA-0516-030134

Our reference: SDA-0316-029034  
 Your reference: 322.2016.45333.1

**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
Development Permit for Material Change of Use (High Impact Industry)		
Schedule 7, Table 3, Item 1 and Schedule 7, Table 3, Item 2 of the <i>Sustainable Planning Regulation 2009</i> —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):		
In accordance with the approved plans		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> <li>• <i>Site Layout and Concept Drainage Plan</i>, prepared by Empire Engineering Pty Ltd, dated 2 June 2016, Drawing No. CON02 Issue D2</li> <li>• <i>Standard Details and Sections</i>, prepared by Empire Engineering Pty Ltd, dated 2 June 2016, Drawing No. CON03 Issue D2</li> </ul>	Prior to the commencement of use and to be maintained at all times.
Vehicular access to the state-controlled road		
2.	Direct access is not permitted between the Bundaberg Ring Road and the subject site.	At all times
Stormwater management		
3.	<p>(a) The development must be in accordance with <i>Stormwater Quality Management Plan</i> prepared by Empire Engineering Pty Ltd dated 2 June 2016, reference Project Number CC-3511, Issue A, in particular:</p> <ul style="list-style-type: none"> <li>• Provision on an on-site detention storage volume of 35,000m<sup>3</sup> within the subject land as outlined in Section 2.7;</li> <li>• Provide sufficient scour protection and energy dissipation measures to address the concentrated flows to the State-controlled road table drain in accordance with the Department of Transport and Main Roads' <i>Road Planning and Design Manual 2<sup>nd</sup> Edition July 2013</i> and <i>Road Drainage Manual July 2015</i></li> </ul> <p>(b) RPEQ certification with supporting documentation must be provided to the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with part (a) of this condition.</p>	<p>(a) At all times</p> <p>(b) Prior to the commencement of use</p>

SDA-0516-030134

Our reference: SDA-0316-029034  
Your reference: 322.2016.45333.1

**Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plan of development submitted with the application
- To ensure access from the site does not compromise the safety and efficiency of the state-controlled road direct access to the state-controlled road is prohibited where not required
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor

SDA-0516-030134

Our reference: SDA-0316-029034  
 Your reference: 322.2016.45333.1

### Attachment 3—Further advice

#### Road Works Approval

Under Section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works on a State-controlled road including in this case, stormwater infrastructure.

Please contact the Department of Transport and Main Roads on (07) 4154 0200 to ascertain how 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 will require the approval of engineering designs of proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).

**Please note that the road works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.**

#### Multi-combination vehicles (B-Double type vehicles) using Kay McDuff Drive

The Department of Transport and Main roads advise that part of Kay McDuff Drive is an as-of-right route for multi-combination vehicles up to a 23m B-Double vehicle however there is a section of Kay McDuff Drive which is not an approved route for the as-of-right use for 23m B-Double type vehicles. For guidance on the approved as-of-right routes for 23m B-double vehicles, a copy of the Multi-combination Routes in Queensland – Bundaberg Map 3 (17 July 2012) is attached.

Please be advised that for multi-combination vehicles (e.g being a 23m or 25m B-Double type vehicle) to use the section of Kay McDuff Drive which has not being approved as an as-of-right route for 23m or 25m B-Double vehicles, separate approval will need to be obtained from the National Heavy Vehicle Regulator (NHVR). The applicant is encouraged to contact the NHVR about this matter. The contact details for the NHVR are as follows:

Phone: 1300 696 487

E-mail: [info@nhvr.gov.au](mailto:info@nhvr.gov.au)

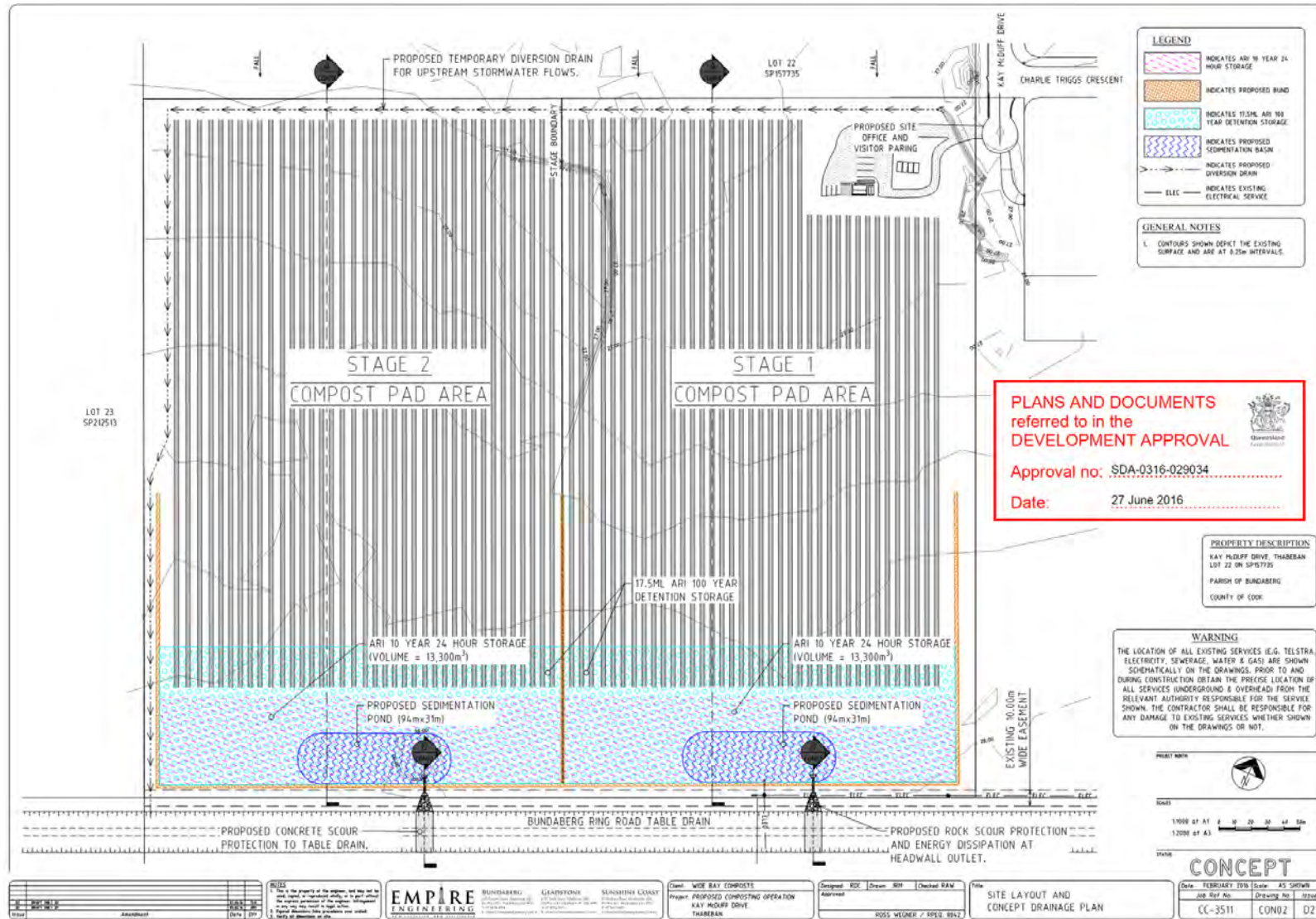
Website: [www.nhvr.gov.au](http://www.nhvr.gov.au)

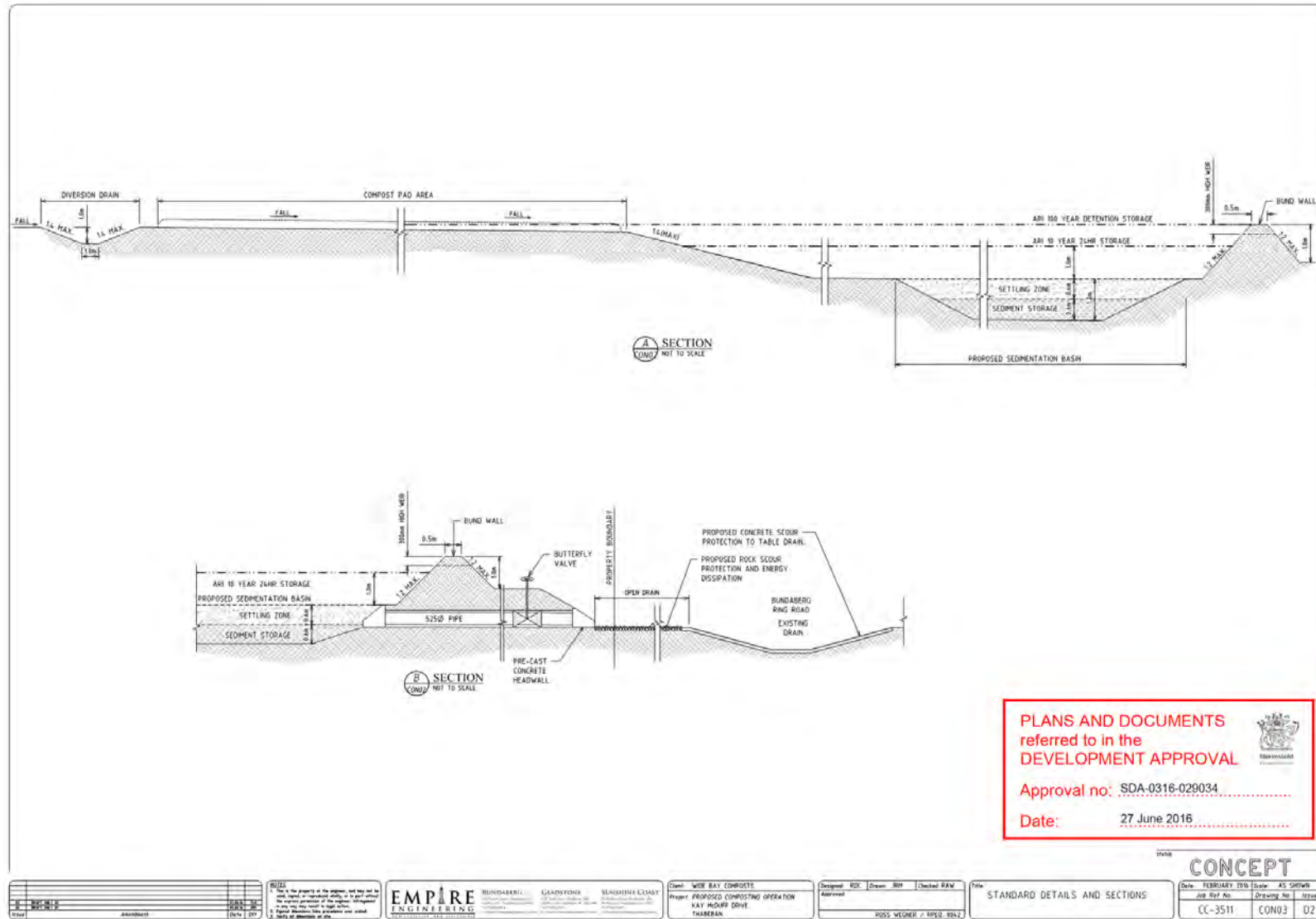
SDA-0516-030134

Our reference: SDA-0316-029034  
Your reference: 322.2016.45333.1

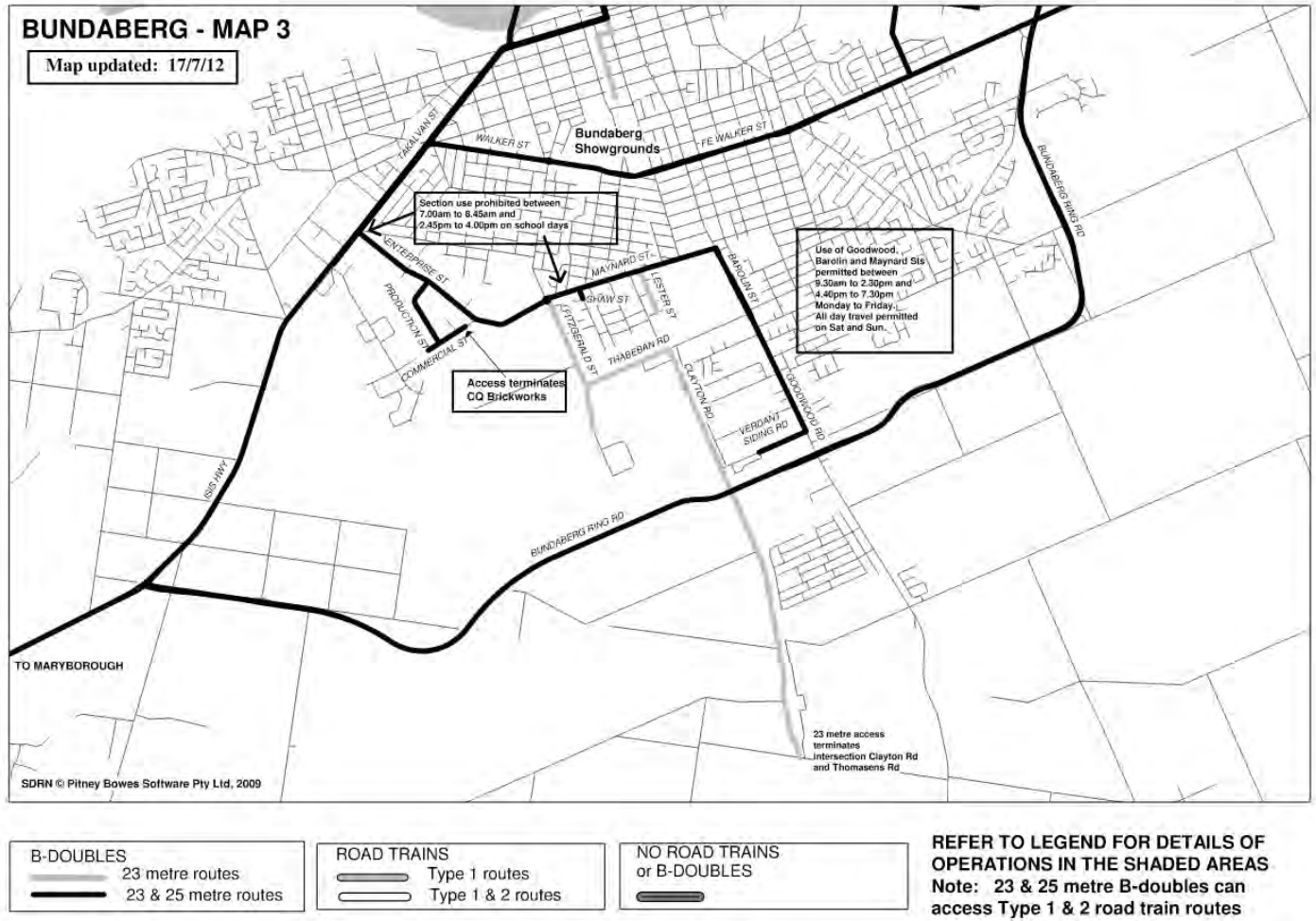
**Attachment 4—Approved Plans and Specifications**

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**MULTI-COMBINATION ROUTES IN QUEENSLAND**





**Renee Dewhurst**

---

**From:** Peter Mulcahy <Peter.Mulcahy@dilgp.qld.gov.au>  
**Sent:** Monday, 27 June 2016 4:38 PM  
**To:** Grant Barringer; CEO (Records)  
**Cc:** harrymg@bigpond.com; CEO External  
**Subject:** Proposed MCU (High Impact Industry) at Kay McDuff Drive, Thabeban (Council Reference: 322.2016.45333.1)  
**Attachments:** Concurrence agency response with conditions SDA-0316-029034.pdf  
**Categories:** Development

Good Afternoon Grant/Mike,

**Proposed MCU (High Impact Industry)**  
**Kay McDuff Drive, Thabeban (Lot 2 on SP285136)**  
**Council Reference: 322.2016.45333.1**

I refer to the above MCU application received by the Department of Infrastructure, Local Government and Planning on 14 April 2016.

Please find attached a copy of the concurrence agency response with conditions.

If you have any queries please contact me on (07) 4331 5603 or via return e-mail.

Kind Regards,

Peter

**Peter Mulcahy**  
**Principal Planner** | Wide Bay Burnett  
Regional Services Planning | Southern Region  
Department of Infrastructure, Local Government and Planning  
Level 1, 7 Takalvan Street | Bundaberg  
**p:** +61 7 4331 5603 | **e:** [peter.mulcahy@dilgp.qld.gov.au](mailto:peter.mulcahy@dilgp.qld.gov.au)

**Customers first | Ideas into action | Unleash potential | Be courageous | Empower people**

# Compost Works Pty Ltd

## Bird Hazard Assessment Report

Proposed Thabeban Resource Recovery Facility  
July 2016





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## Abbreviations

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<b>AOA</b>	Air Operations Area
<b>ARO</b>	Aerodrome Reporting Officer
<b>ATSB</b>	Australian Transport Safety Bureau
<b>BHA</b>	Bird Hazard Assessment
<b>BMP</b>	Bird Management Plan
<b>BRC</b>	Bundaberg Regional Council
<b>CAA</b>	Civil Aviation Authority
<b>CASA</b>	Civil Aviation Safety Authority
<b>CWPL</b>	Compost Works Pty Ltd
<b>DIT</b>	Department of Infrastructure and Transport
<b>FAA</b>	Federal Aviation Administration
<b>GRTG</b>	Giant Rat's Tail Grass
<b>IBSC</b>	International Bird Strike Committee
<b>ICAO</b>	International Civil Aviation Organization
<b>MOS</b>	Manual of Standards
<b>NASF</b>	National Airports Safeguarding Framework
<b>OFA</b>	Object Free Area
<b>OFZ</b>	Obstacle Free Zone
<b>RRF</b>	Recycled Resource Facility
<b>TSS</b>	Threshold Siting Surface
<b>WBA</b>	World Birdstrike Association
<b>YBUD</b>	Bundaberg Airport



# 1. Introduction

---

## 1.1 Background

Compost Works Pty Ltd (CWPL) proposes to develop a Recycled Resources Facility (RRF) at Kay McDuff Drive, Thabeban (Lot 2 on SP285136). The development site is less than 2 km from Bundaberg Airport (YBUD) and due east of the touchdown markers of Runway 32. Bundaberg Regional Council (BRC) operates and manages YBUD and has requested CWPL address an information gap regarding potential risk posed by birds to aircraft operations at YBUD resulting from the development and operation of the proposed RRF.

The RRF will cover an area of 22.1 hectares and will feature extensive compost windrows, two 94 x 31m sedimentation ponds (total area of almost 6000<sup>2</sup>m) and a temporary stormwater diversion drain. Vegetated buffers will be retained along perimeter fences.

## 1.2 The Wildlife Strike Issue

The consequence of bird and bat (collectively referred to as “wildlife”) strikes with aircraft can be very serious. Worldwide, in civil and military aviation, there have been 123 recorded fatal bird strike incidents, resulting in 442 human fatalities and 470 aircraft losses since aviation commenced (Thorpe 2016), most of those within the last 30 years. Bird strikes cost the commercial civil aviation industry an estimated US\$1.2 billion per annum and involve more than just the repair of damaged engines and airframes (Allan 2002). Even apparently minor strikes which result in no damage can reduce engine performance, cause concern among aircrew and add to airline operating costs.

The main factors determining the consequences of a strike are the number and size of animal(s) struck, the phase of flight when struck and the part of the aircraft hit. Generally, the larger the animal, the greater the damage. Large animals have the ability to destroy engines and windshields and cause significant damage to airframe components and leading edge devices. Strikes involving more than one animal (multiple strikes) can be serious, even with relatively small animals, potentially disabling engines and/or resulting in major accidents.

Wildlife populations within the vicinity of an airport can contribute significantly to the strike risk at an airfield. Their movements may intersect aircraft flight paths either over the airfield, in the approaches, or in areas used for low-level circuit operations. In addition, regional and local wildlife populations may fluctuate in response to seasonal, climatic or other environmental variables, increasing the strike hazard.

Historically, over 90% of reported strikes have occurred on or in close proximity to airports (ICAO, 1999). Consequently, airports are the focus of management programs with the responsibility resting on airport owners and operators. It is, however, important that the whole airport community (including airline operators) and surrounding land managers are aware of wildlife strike as an issue and that all stakeholders become involved in the process of reducing the hazard. Effective management of wildlife-attracting land uses adjacent to airports is imperative.



### 1.3 CWPL Bird Hazard Assessment

This Bird Hazard Assessment (BHA) aimed to assess and review potential bird hazards posed to aircraft operations at YBUD as a result of the proposed RRF at Thabeban. Apart from birds, only flying-fox need to be considered under this development proposal, accordingly we have referred to the assessment as a BHA rather than a wildlife hazard assessment.

The BHA was limited only a single set of surveys at the site (morning, midday and afternoon) during the July 2016 assessment. A single survey was performed at the comparative compost site and there was insufficient time for detailed surveys at other off-airport hazards. Accordingly, the prevailing seasonal conditions (rainfall, temperature, wind direction, pressure, water availability, breeding season) and current site operations were representative only of that survey period. These variables change over time and influence bird abundance and species presence.

At delivery of this assessment Avisure was unable to review any wildlife hazard management plans YBUD may have in operation. The report is therefore limited to assessing the potential change in risk as a result of the development without a detailed understanding of how YBUD mitigates its strike risk, or of other hazardous land-uses within its vicinity.

Despite these limitations Avisure was able to:

- Complete a brief comparative survey of a RRF currently operating in a rural district near Bundaberg. This survey was intended to obtain an understanding of the likely bird attraction composting operations may have.
- Assess the current level of attraction at Thabeban to obtain baseline data on what, if any hazardous species are currently using the habitat. This data has been used to establish thresholds for acceptable levels of birds for the site once it becomes operational, ensuring the risk levels are not increased by the development.
- A desktop and cursory site assessment of habitats within the vicinity of YBUD were also considered to understand how interactions of birds between these locations and the development may impact air safety for flights to and from YBUD.

## 2. Bird Hazard Assessment Method

---

### 2.1 Site Assessment

An experienced Avisure Wildlife Biologist completed a site visit on the 17<sup>th</sup> of July 2016. The site visit included:

- an entry meeting to discuss key bird issues and schedule components of the assessment
- standardised bird surveys at the proposed development site to provide data for establishing bird thresholds
- a brief survey of a comparative RRF, currently operating in a rural district near Bundaberg
- a desktop review and cursory site inspection of adjacent land-uses
- a client exit meeting to discuss preliminary results.

### 2.2 Literature Review

The following documentation was considered to ensure site-specific advice provided as part of this BHA satisfies best practice requirements for bird strike mitigation:

- International Civil Aviation Organization (ICAO) Annex 14
- ICAO Document 9137
- International Bird Strike Committee (IBSC) Best Practice
- Civil Aviation Safety Authority (CASA) Manual of Standards (MOS) Part 139
- CASA Advisory Circular (AC) 139-26
- Federal Aviation Administration (FAA) Advisory Circular 150/5200-33B - Hazardous Wildlife Attractants On or Near Airports
- The National Airports Safeguarding Framework (NASF) Guidelines
- Queensland (QLD) Government State Planning Policy – state interest guideline. Strategic airports and aviation facilities, July 2014
- Empire Engineering, Environmental Report for Proposed Recycled Resources Facility, March 2016, Revision A

See Section 3 for detail on regulation and guidelines.

## 3. Regulation and Guidance

There are a number of national and international requirements and guidance documents that indicate land-use in the vicinity of an airport could present a significant additional risk to the wildlife hazard. Relevant documents were reviewed and outlined in this section.

### 3.1 National Standards

#### 3.1.1 Environment Protection Agency

The NSW Environment Protection Agency, Waste Classification Guidelines, Part 1: Classifying waste, states:

Section	Guideline
Step 6	<p>Non-putrescible materials typically do not:</p> <ul style="list-style-type: none"> <li>readily decay under standard conditions</li> <li>emit offensive odours</li> <li>attract vermin or other vectors (such as flies, birds and rodents).</li> </ul> <p>Wastes that are generally not classified as putrescible include soils, timber, garden trimmings, agricultural, forestry and crop materials, and natural fibrous organic and vegetative materials</p>

#### 3.1.2 The National Airport Safeguarding Framework

In May 2012, the Department of Infrastructure and Transport (DIT) released the National Airport Safeguarding Framework (NASF). The NASF aims to develop informed land use planning regimes to safeguard airports and their adjacent communities.

Guideline C of NASF, *Managing the Risk of Wildlife Strikes in the Vicinity of Airports*, aims to provide guidelines to land users and planning decision makers regarding the management of wildlife hazards. Adhering to the International Civil Aviation Organisation (ICAO) guidelines relating to radial distances from airports (i.e. 3 km, 8 km and 13 km), the NASF allocates risk categories to incompatible land uses from very low to high, and recommends actions for both existing and proposed developments (i.e. incompatible, mitigate, monitor, no action). The NASF encourages a coordinated approach between airport operators and land use planning authorities to mitigate risks, and where risks are identified for new developments, the NASF recommends:





- developing a management program
- establishing management performance standards
- allowing for design changes and/or operating procedures where the land use is likely to increase the strike risk
- establishing appropriate habitat management
- creating performance bonds should obligations not be met
- monitoring by airport authorities
- reporting wildlife events as per Australian Transport Safety Bureau (ATSB) requirements.

Relevant sections of Guideline C are presented in Table 1.

**Table 1.** Relevant sections of NASF Guideline C.

Section	Guideline
21	Land use planning authorities should ensure that airport operators are given adequate opportunity to formally comment on planning applications for new or revised land uses that fall within the guidance provided in Table 2. Airport operators will be expected to respond with comments on how the proposed changes to land use might increase the risk of wildlife strike and on any regulatory actions that could increase the risk of wildlife strike, such as permits related to land uses of concern.
24	Where local authorities seek to establish land uses which may increase the risk of wildlife strike near existing airports, steps should be taken to mitigate risk in consultation with the airport operator and qualified bird and wildlife management experts.
27	There would be safety benefits if airport operators and land use planning authorities follow a common, coordinated approach to managing existing wildlife hazards at, and within the vicinity of, airports. Managing wildlife attractants is a key strategy in discouraging wildlife on and around airports.



**Table 2.** National Airports Safeguarding Framework Guideline C: Managing the Risk of Wildlife Strikes in the Vicinity of Airports.

Land Use	Wildlife Attraction Risk	Actions for Existing Developments			Actions for Proposed Developments/ Changes to Existing Developments		
		3 km radius (Area A)	8 km radius (Area B)	13 km radius (Area C)	3 km radius (Area A)	8 km radius (Area B)	13 km radius (Area C)
<b>Agriculture</b>							
Turf farm	High	Mitigate	Mitigate	Monitor	Incompatible	Mitigate	Monitor
Piggery	High	Mitigate	Mitigate	Monitor	Incompatible	Mitigate	Monitor
Fruit tree farm	High	Mitigate	Mitigate	Monitor	Incompatible	Mitigate	Monitor
Fish processing /packing plant	High	Mitigate	Mitigate	Monitor	Incompatible	Mitigate	Monitor
Cattle /dairy farm	Moderate	Mitigate	Monitor	Monitor	Mitigate	Mitigate	Monitor
Poultry farm	Moderate	Mitigate	Monitor	Monitor	Mitigate	Mitigate	Monitor
Forestry	Low	Monitor	Monitor	No Action	Monitor	Monitor	No Action
Plant nursery	Low	Monitor	Monitor	No Action	Monitor	Monitor	No Action
<b>Conservation</b>							
Wildlife sanctuary / conservation area - wetland	High	Mitigate	Mitigate	Monitor	Incompatible	Mitigate	Monitor
Wildlife sanctuary / conservation area - dryland	Moderate	Mitigate	Monitor	Monitor	Mitigate	Mitigate	Monitor
<b>Recreation</b>							
Showground	High	Mitigate	Mitigate	Monitor	Incompatible	Mitigate	Monitor
Racetrack / horse riding school	Moderate	Mitigate	Monitor	Monitor	Mitigate	Mitigate	Monitor
Golf course	Moderate	Mitigate	Monitor	Monitor	Mitigate	Mitigate	Monitor
Sports facility (tennis, bowls, etc)	Moderate	Mitigate	Monitor	Monitor	Mitigate	Mitigate	Monitor
Park / Playground	Moderate	Mitigate	Monitor	Monitor	Mitigate	Mitigate	Monitor
Picnic / camping ground	Moderate	Mitigate	Monitor	Monitor	Mitigate	Mitigate	Monitor
<b>Commercial</b>							
Food processing plant	High	Mitigate	Mitigate	Monitor	Incompatible	Mitigate	Monitor
Warehouse (food storage)	Low	Monitor	Monitor	No Action	Monitor	Monitor	No Action
Fast food / drive-in / outdoor restaurant	Low	Monitor	Monitor	No Action	Monitor	Monitor	No Action
Shopping centre	Low	Monitor	Monitor	No Action	Monitor	Monitor	No Action
Office building	Very Low	Monitor	No Action	No Action	Monitor	No Action	No Action
Hotel / motel	Very Low	Monitor	No Action	No Action	Monitor	No Action	No Action
Car park	Very Low	Monitor	No Action	No Action	Monitor	No Action	No Action
Cinemas	Very Low	Monitor	No Action	No Action	Monitor	No Action	No Action
Warehouse (non-food storage)	Very Low	Monitor	No Action	No Action	Monitor	No Action	No Action
Petrol station	Very Low	Monitor	No Action	No Action	Monitor	No Action	No Action
<b>Utilities</b>							
Food / organic waste facility	High	Mitigate	Mitigate	Monitor	Incompatible	Mitigate	Monitor
Putrescible waste facility - landfill	High	Mitigate	Mitigate	Monitor	Incompatible	Mitigate	Monitor
Putrescible waste facility - transfer station	High	Mitigate	Mitigate	Monitor	Incompatible	Mitigate	Monitor
Non-putrescible waste facility - landfill	Moderate	Mitigate	Monitor	Monitor	Mitigate	Mitigate	Monitor
Non-putrescible waste facility - transfer station	Moderate	Mitigate	Monitor	Monitor	Mitigate	Mitigate	Monitor
Sewage / wastewater treatment facility	Moderate	Mitigate	Monitor	Monitor	Mitigate	Mitigate	Monitor
Potable water treatment facility	Low	Monitor	Monitor	No Action	Monitor	Monitor	No Action



## 3.2 International Standards

### 3.2.1 International Civil Aviation Organisation

The ICAO defines aerodrome standards for wildlife hazard management at civilian airports. Tables 3 and 4 summarise the standards relevant to the proposed RRF.

**Table 3.** Sections of ICAO Annex 14 Vol 1. 6<sup>th</sup> Ed. 2013 relevant to the proposed RRF.

Section	Requirement
9.4.3	Action shall be taken to decrease the risk to aircraft operations by adopting measures to minimize the likelihood of collisions between wildlife and aircraft.
9.4.4	The appropriate authority shall take action to eliminate or to prevent the establishment of garbage disposal dumps or any other source which may attract wildlife to the aerodrome, or its vicinity, unless an appropriate wildlife assessment indicates that they are unlikely to create conditions conducive to a wildlife hazard problem. Where the elimination of existing sites is not possible, the appropriate authority shall ensure that any risk to aircraft posed by these sites is assessed and reduced to as low as reasonably practicable.
9.4.5	States should give due consideration to aviation safety concerns related to land developments in the vicinity of the aerodrome that may attract wildlife.

**Table 4.** Sections of ICAO Airport Services Manual Doc 9137 4<sup>th</sup> Ed. 2012 relevant to the RRF.

ICAO	
4.5.1	Airports should systematically review features on, and in the vicinity of, the airport that attract birds/wildlife. A management plan should be developed to reduce the attractiveness of these features and to decrease the number of hazardous birds/wildlife present or to deny them physical access to these areas.
4.5.2	Airport development should be designed such that it will not be attractive to hazardous birds/wildlife and no attraction will be created during construction. This may include denying resting, roosting and feeding opportunities for hazardous birds/wildlife.
4.5.6	Water bodies in many parts of the world can be a particular hazard because they can be very attractive to birds. It may be possible for these to be modified by netting them to exclude birds, fencing them to deny access to birds that walk in, have the sides steepened or made less attractive in other ways.

ICAO	
4.7.3	For any new off-airfield developments being proposed that may attract birds or flight lines across the airport, it is important that the airport operator be consulted and involved in the planning process to ensure that its interests are represented.
7.3	<p>Surface water is often highly attractive to birds. Exposed water should be eliminated or minimized to the greatest extent possible on airport property as follows:</p> <p>a) <i>Depressions and water bodies.</i> Pits or depressions that fill with water after rains should be levelled and drained. Larger water bodies, such as storm-water retention lagoons, can be covered with wires or netting to inhibit birds from landing. Larger water bodies that cannot be eliminated should have a perimeter road so that bird/wildlife-control personnel can quickly access all parts of the water body to disperse birds. Water bodies and ditches should have steep slopes to discourage wading birds from feeding in shallow water.</p>
7.4.1	Much care must be taken when selecting and spacing plants for airport landscaping. Avoid plants that produce fruits and seeds desired by wildlife. (Plant selection is also an important consideration for off-airport location in term of wildlife attraction).

### 3.2.2 World Birdstrike Association

Published under the World Birdstrike Association's (WBA) previous name, the International Bird Strike Committee (IBSC), the Best Practice Standards for Airport Bird/Wildlife Control states, "Controlling the attractiveness of an airport to birds and other wildlife is fundamental to good bird control. Indeed, it is probably more important than bird dispersal in terms of controlling the overall risk." (Table 5).

**Table 5.** Section of the IBSC Best Practice Standards relevant to the proposed RRF.

IBSC	
Standard 2	An airport should undertake a review of the features on its property that attract hazardous birds/wildlife. The precise nature of the resource that they are attracted to should be identified and a management plan developed to eliminate or reduce the quantity of that resource, or to deny birds' access to it as far as is practicable.



### 3.2.3 Federal Aviation Administration

The United States Federal Aviation Administration (FAA) has no jurisdiction over Australian aerodromes; however, they provide critical guidance on composting operations and water body management in Advisory Circular AC 150/5200-33B:

- **Composting operations on or near airport property.** Composting operations that accept only yard waste (e.g., leaves, lawn clippings, or branches) generally do not attract hazardous wildlife. Sewage sludge, woodchips, and similar material are not municipal solid wastes and may be used as compost bulking agents. The compost, however, must never include food or other municipal solid waste. Composting operations should not be located on airport property. Off-airport property composting operations should be located no closer than the greater of the following distances: 1,200 feet from any Air Operation Area (AOA) or the distance called for by airport design requirements (see AC 150/5300-13, Airport Design). This spacing should prevent material, personnel, or equipment from penetrating any Object Free Area (OFA), Obstacle Free Zone (OFZ), Threshold Siting Surface (TSS), or Clearway. Airport operators should monitor composting operations located in proximity to the airport to ensure that steam or thermal rise does not adversely affect air traffic.
- **New storm water management facilities.** The FAA strongly recommends that off-airport storm water management systems located within the separations identified in Sections 1-2 through 1-4 be designed and operated so as not to create above-ground standing water. Stormwater detention ponds should be designed, engineered, constructed, and maintained for a maximum 48-hour detention period after the design storm and remain completely dry between storms. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow and linearly shaped water detention basins. When it is not possible to place these ponds away from an airport's AOA, airport operators should use physical barriers, such as bird balls, wires grids, pillows, or netting, to prevent access of hazardous wildlife to open water and minimize aircraft-wildlife interactions. When physical barriers are used, airport operators must evaluate their use and ensure they will not adversely affect water rescue. Before installing any physical barriers over detention ponds on Part 139 airports, airport operators must get approval from the appropriate FAA Regional Airports Division Office. All vegetation in or around detention basins that provide food or cover for hazardous wildlife should be eliminated. If soil conditions and other requirements allow, the FAA encourages the use of underground storm water infiltration systems, such as French drains or buried rock fields, because they are less attractive to wildlife.

## 4. Results

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### 4.1 RRF sites

#### 4.1.1 Comparative study

A brief survey of a currently operating RRF did not identify any bird that would be considered a hazard to aviation (Table 6). The operation was similar to that of the proposed development site, but at a much smaller scale (Figure 1). It also did not have associated water bodies as is proposed at the new site. Despite this, the observations are consistent with our observations at other composting facilities and the statements from the FAA "Composting operations that accept only yard waste (e.g. leaves, lawn clippings or branches) generally do not attract hazardous wildlife".

#### 4.1.2 Assessment of the Proposed site

The proposed RRF site was surveyed to provide baseline data, assess the level of bird attractiveness prior to construction and allow acceptable thresholds to be set for construction and operations. The site consists of grassland, including heavy infestation of the invasive Giant Rats Tail Grass (GRT), a small area of woodland and a permanent pond (Figure 2). It is adjacent to a biodiversity offset site which is predominantly Eucalypt woodland (Figure 2) and Melaleuca wetland. These habitats in their current condition would attract a wide range of species such as honeyeater, lorikeets, pigeons, ducks, owls and flying-foxes as well as having the potential for ibis and raptors to form roosts in the tree canopy.

Surveys identified 18 bird species on the site (Table 6). Most of these species are unlikely to present a hazard to aviation.

Species that could present a hazards include a Wedge-tailed Eagle that was observed perching on a stag tree. The development of the RRF the CWPL with remove all dead and stag trees reducing the attraction for raptors and ibis to roost in close proximity to YBUD.

Two Pacific Black Ducks and two Wood Ducks were observed foraging in the pond and is large enough to support a greater number of these species and other waterbird species.



Figure 1 Current composting operations.

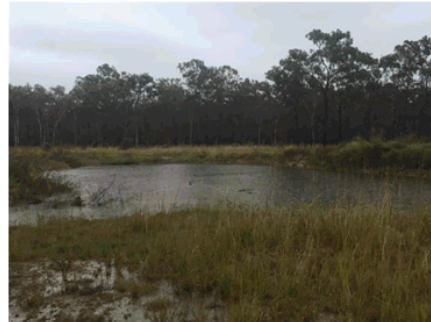


Figure 2 Pond at the proposed compost site showing adjacent Eucalypt woodland.

**Table 6.** Bird abundance on the current RRF compared to the Proposed RRF sites.

Bird Species	Location	
	Proposed RRF	Comparative RRF
Double-barred Finch	45	0
Peaceful Dove	18	0
Welcome Swallow	14	0
Magpie Lark	8	0
Willie Wagtail	6	2
Australasian Figbird	3	0
Australian Magpie	3	0
Fairy Martin	3	0
Crested Pigeon	2	0
Pacific Black Duck	2	0
Spotted Dove	2	0
Wood Duck	2	0
Wedge-tailed Eagle	1	0
Cattle Egret	0	0
Australian White Ibis	0	0
Magpie Geese	0	0
Black Kite	0	0
Feral Pigeon	0	0

## 4.2 YBUD 13 km Vicinity Inspection

A number of off-airport sites with the potential to attract birds were identified within 3 km, 8 km and 13 km of Bundaberg YBUD (Figures 3 to 7 and Table 7).



Figure 3 Magpie Geese foraging on an adjacent farm.



Figure 4 Evidence of bird activity at Bundaberg transfer station.



Figure 5 Magpie Geese transiting between farm habitats.

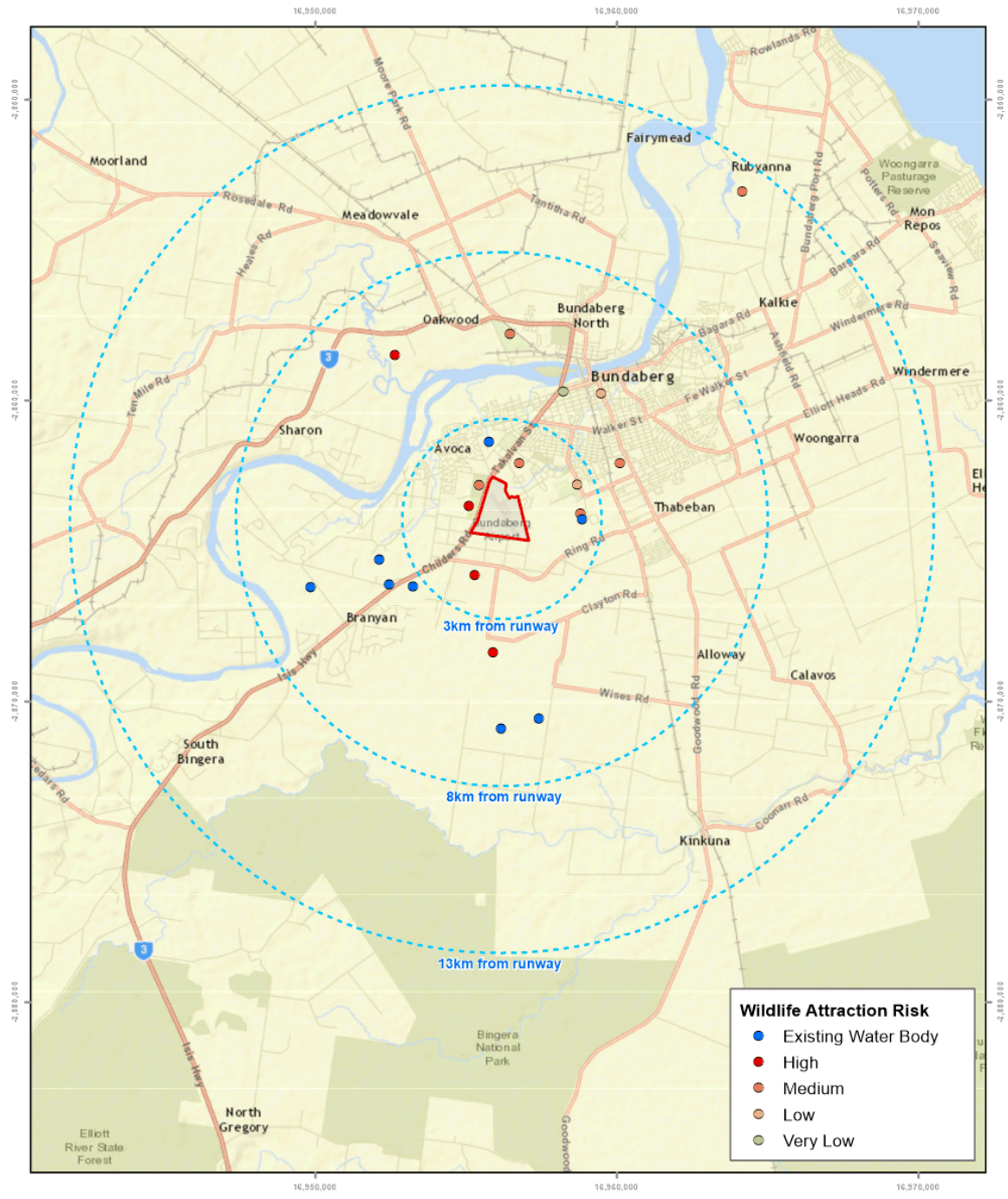


Figure 6 One of numerous adjacent Wetlands.



**Table 7.** YBUD NASF Land Use Catalogue within 13 km

Land-use	Wildlife Attraction Risk
Fruit tree farm	High
Showground	High
Food/organic waste facility	High
Putrescible waste – landfill	High
Putrescible waste – transfer station	High
Cattle/dairy farm	Moderate
Wildlife sanctuary/conservation area - dryland	Moderate
Racetrack/horse riding school	Moderate
Golf course	Moderate
Sports facility	Moderate
Park/playground	Moderate
Picnic/camping ground	Moderate
Sewage treatment facility	Moderate
Non-putrescible waste facility	Moderate
Forestry	Low
Plant nursery	Low
Fast food/drive-in/outdoor restaurant	Low
Shopping centre	Low
Office building	Very Low
Hotel/motel	Very Low
Carpark	Very Low
Cinema	Very Low
Warehouse (non-food storage)	Very Low
Petrol station	Very Low



**Figure 7: Sites with very low to high wildlife attracting risk.**

Compost Works Pty Ltd  
Site Hazard Assessment

3, 8 and 13km buffer from airport  
 Airport boundary

**AVISURE**  
MITIGATING BIRD STRIKE RISK

Job number: PR1871  
Revision: 1  
Author: ALM  
Date: 27/07/2016

0 0.5 1 2  
kilometres

WGS 1984 Web Mercator Auxiliary Sphere  
Projection: Mercator Auxiliary Sphere  
Datum: WGS 1984  
Units: Meter

Data Sources: © State of Queensland (Department of Natural Resources and Mines), 2016; © Avisure Pty Ltd, 2016; © Copyright Commonwealth of Australia (Geoscience Australia), 2015. The Commonwealth gives no warranty regarding the accuracy, completeness, currency or suitability for any particular purpose. Image Sources: Esri, HERE, DeLorme, UGG, Intermap, Incent P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Mapbox, © OpenStreetMap contributors, and the GIS User Community. AVISURE does not warrant the accuracy or completeness of information displayed in this map and any person using it does so at their own risk. AVISURE shall bear no responsibility or liability for any errors, faults, defects, or omissions in the information.

## 5. Evaluation of Site Risk

### 5.1 Guiding Principal

In principal, for the project to meet the requirements of relevant guidelines and practices, it should ensure bird strike risk remains at least at current level, if not reduce the risk. To ensure this is met, populations of hazardous species should not be increased by the project as per the thresholds in Section 5.4.

### 5.2 Construction Risk

The project will potentially increase strike risk during construction. Construction will create soil disturbance, potentially exposing invertebrates, and may cause ponding after rainfall in uneven areas, both of which may attract opportunistic bird species such as Australian White Ibis, Australian Magpies, Cattle Egrets and Black Kites. Management of waste from construction workers, including food scraps could attract birds.

### 5.3 Operational Risk

When assessing a habitat that has the potential to attract birds it is important to analyse the impacts of potentially conflicting airspace between birds and aircraft. A highly attractive habitat that does not have a complimentary habitat on the other side of the aerodrome, may have little or no impact on strike risk because birds will not be inclined to transit though critical airspace; just as a relatively low attraction habitat may pose a significant risk due to its close proximity and position, causing birds to transit through critical airspace. (Figure 8). Given the large number of moderate to high level of attractants already surrounding YBUD, the position of the RRF (in particular the sediment ponds and drain) is likely to draw birds from these areas and increase the bird strike risk.

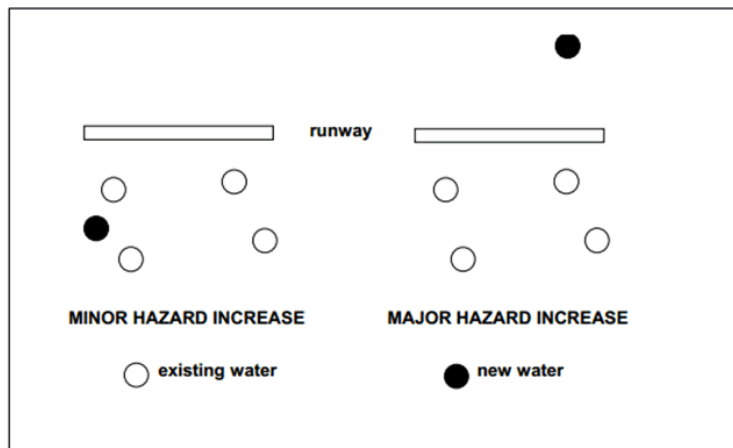


Figure 8 Introduction of a new waterbody in relation to a runway, UK, CAA CAP 680.



### Composing Material

As observed at the comparative site and other similar operations, provided that the compost material used at the proposed site does not include mixed waste with putrescible matter, it is unlikely that the compost material itself will attract hazardous birds. Maintaining a clean waste stream will be essential.

### Sediment Ponds

The existing pond is approximately 200m<sup>2</sup> in size and attracts ducks and is planned to be backfilled by CWPL. This aspect of the proposed development is most likely to increase the bird hazard to aviation. The current size and design of the proposed permanent water bodies; their proximity to the airport, and their position in relation to other wetland habitats and the airport are all factors that indicate an unacceptable risk may be introduced by constructing these ponds.

The two sedimentation ponds will each be 94 x 31m, creating a total area of water around 5,800m<sup>2</sup>. Waterbodies of this size are capable of supporting waterbirds of all sizes up to Australian Pelican and large numbers of flocking species such as the various duck species that occur in Bundaberg. If fish were to enter the ponds, their size lend themselves to supporting large populations of fish-feeding birds such as cormorants and darter. Although the existing pond will be removed, it is much smaller than what is proposed and is an inadequate trade-off for the risk that may be introduced.

The current design of the ponds includes relatively gradual banks (1:2 for the permanent water storage and 1:4 for the flood storage area) (Figure 9). These would provide banks that are likely allow wading birds (e.g. egrets, heron and ibis) and ducks to enter and feed at the margins. The ponds, when full, will be at least 600mm deep above the sediment layer. This is greater than the generally accepted 500mm depth considered sufficient to restrict up-ending<sup>1</sup> birds such as Pacific Black Ducks from reaching the substrate at the base. However, when the ponds are not full and along the banks, the depth will be less than 500mm and therefore be attractive to these up-ending birds.

The ponds will be positioned approximately 2km from the runway and lateral to it. Bird activity within the pond is unlikely to present a significant hazard as birds will not be within aircraft flight paths. Movement of birds to and from the ponds may however present a very significant risk. There are complimentary wetland habitats across the airport and to the west. Bird movements directly between the ponds and these wetlands would conflict with aircraft flight paths, significantly increasing the risk.

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<sup>1</sup> Up-ending is a bird feeding behaviour where the bird does not dive, but stays on the surface and thrusts its upper parts under the water to reach the sub straight.

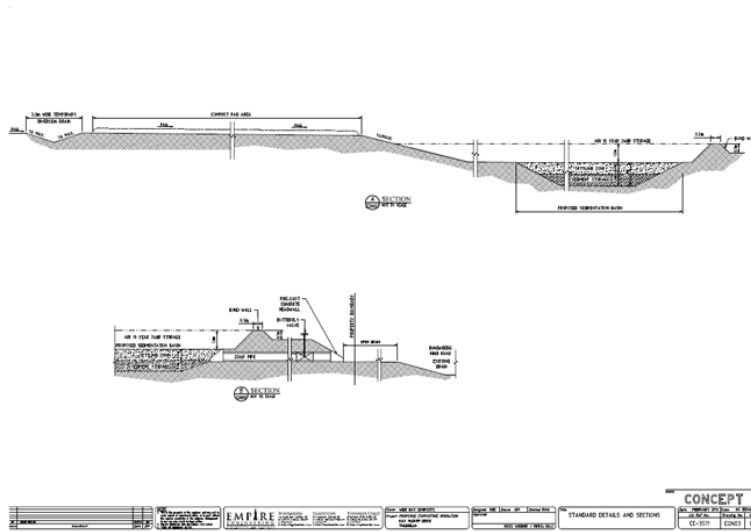


Figure 9 Current pond design, CWPL July 2016.

**Temporary Drain**

The Empire Engineering environmental report refers to a drain which will be constructed around the site at a slope of 1:6. As this drain will be designed to drain within 48 hours, any attraction will be temporary which should be acceptable to limit the aviation risk.

**Vegetated Buffers**

Some vegetation will be removed as part of the development, but some will be retained as vegetated buffers around the perimeter. These buffers will include tree species that may attract flying-fox and nectar/seed eating birds and/or may attract birds to nest and roost. As the net vegetation cover will be reduced, it is likely that the bird attraction created by the vegetated buffers and subsequent aviation risk will be decreased.

**Landscaping**

Trees and shrubs which bear edible berries, fruits, seeds or nuts, or flower profusely, if planted at the site would be particularly attractive to birds and flying-foxes. Plants such as Terminalia, Melaleuca species and Ficus species attract flying-foxes.



### 5.4 Site-specific Risk

The following section details what species are currently present on the proposed RRF site (Figure 10) and proposes a threshold number for what will be acceptable on site once it is operational (Table 8). Regular observations above any of these thresholds, or a single significant threshold breach, will trigger the need to reassess the risk level and potential mitigation measures.

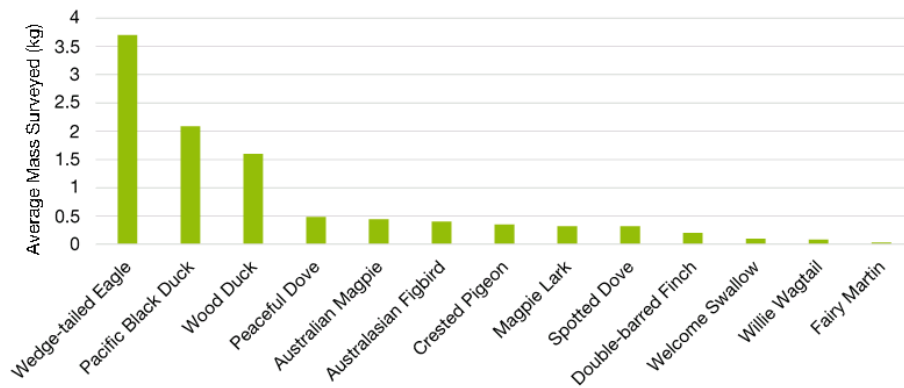


Figure 10 Species currently present at the proposed composting site, July 2016.



**Table 8.** Wildlife abundance and proposed thresholds.

Bird Species	Location		Proposed Thresholds
	Proposed RRF	Current RRF	
Double-barred Finch	45	0	n/a <sup>2</sup>
Peaceful Dove	18	0	10
Welcome Swallow	14	0	10
Magpie Lark	8	0	10
Willie Wagtail	6	2	n/a
Australasian Figbird	3	0	n/a
Australian Magpie	3	0	5
Fairy Martin	3	0	10
Crested Pigeon	2	0	5
Pacific Black Duck	2	0	2
Spotted Dove	2	0	2
Wood Duck	2	0	2
Wedge-tailed Eagle	1	0	1
<b>Incompatible Species with a Zero Tolerance Threshold (not surveyed on the day)</b>			
Cattle Egret	0	0	0
Australian White Ibis	0	0	0
Magpie Geese	0	0	0
Black Kite	0	0	0
Feral Pigeon	0	0	0
Straw-necked Ibis	0	0	0
Silver Gulls	0	0	0
Galah	0	0	0
Whistling Kite	0	0	0
Australian Pelican	0	0	0
Whistling Ducks	0	0	0
Cormorants	0	0	0

<sup>2</sup> N/A due to insignificant threat to aviation at Bundaberg Airport.



## 6. Conclusion

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The site for the proposed RRF is attractive to a range of birds, with both habitat on site and adjacent woodland and wetland. The proposed development will reduce bird attraction in some ways through the removal trees and the composting process itself, if well managed, is unlikely to attract significant numbers of birds. Backfilling the existing pond will however, be insufficient to counter the inclusion of two large, gentle sloping banked sediment ponds. These ponds, within 2km of an airport, contravene many national and international guidelines. Positioned to the east of the airport and opposite wetland habitat the ponds are very likely to draw ducks and other wetland bird species across aircraft flightpaths and present a risk to aviation that is unacceptable.



## 7. Recommendations

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The following section outlines an approach which is designed to manage the risk to an acceptable level.

### 7.1 Pond Design modifications

Key to limiting the attraction of the site is to ensure the sediment ponds do not attract large numbers of birds. The only certain way to ensure birds will not utilise the water bodies is to physically exclude birds using nets. CWPL could mitigate the risk from the sediment ponds to a sufficient level if they chose to net them. This is an expensive exercise and as an alternative it would be acceptable to redesign the ponds by adopting the following principals:

1. Limit the surface area of the ponds to the smallest area possible.
2. Ensure steep banks: at least 4:1 (4m vertical to 1m horizontal).
3. Ensure a minimum water depth of 500mm at all times.
4. Ensure no fish are allowed to populate the ponds.

This will ensure the bird attraction is minimised, but careful monitoring will be required to ensure thresholds (see Section 5.1) are not breached. Should the new design become attractive it is essential that remedial action be taken (see section 7.7).

### 7.2 Drain Design

The temporary stormwater drain poses a potential high attraction due to its shallow 1:6 gradient and open design. However, this drain will be designed to drain within 48 hours, any attraction will be temporary which should be acceptable to limit the aviation risk. Careful monitoring will be required to ensure thresholds are not breached (see Section 5.1) should the drain become attractive over time or sections begin to pond water, it is imperative that remedial action be taken (see Section 7.7).

### 7.3 Landscape

A hazardous land-use with a carefully selected landscape design can passively manage a significant portion of the risk. By ensuring that there are no fruiting/flowering trees (e.g. mangoes and paw-paws) the attraction to species such as flying-foxes is reduced. Removing features such as dead/stag trees reduces the opportunity for raptors to perch and ibis to establish roost.

### 7.4 Waste management

Exposed waste (fruit and other putrescibles) can be a major resource to hazardous species such as Australian White Ibis, Magpie Geese, Torresian Crows and Australian Magpies. It is the responsibility for any land owner to ensure that all fruit and putrescible waste is appropriately contained with no waste left exposed or accessible to wildlife, until a time it can be collected and removed off site. No putrescible waste



will be stored on site. As it has the potential to create a breeding environment for insects that can attract hazardous species such as Australian Magpies, Cattle Egrets, Torresian Crows and Australian White Ibis.

### **7.5 Construction activities**

Construction operations can be particularly attractive as earthworks expose invertebrates and other ground living animals that attract hazardous species such as Black Kites, Kookaburras, Torresian Crows and Australian Magpies. Construction creates temporary low depressions that can fill with water, attracting duck species, egrets, Australian White Ibis and Magpie Geese. Construction often causes a temporary increase in risk. Due to the close proximity to YBUD it is important that the timeframe for construction be communicated to YBUD. Furthermore, CWPL should be equipped to conduct dispersal during construction (see Section 7.7), ensuring to communicate with YBUD Aerodrome Reporting Officers (AROs) prior to dispersal actions to ensure there are no aircraft within the vicinity.

### **7.6 Monitoring**

Monitoring is the most important aspect for ensuring any potential risk is detected and any changes overtime can be recorded. Allowing appropriate remedial action to be effectively implemented at a time before risk becomes critical.

A formal bird count should be conducted one a week, every week. Where species and number are entered into a database for analysis. – it is both the responsibility of the land owner to conduct these counts as they will be best suited to conduct immediate remedial action should a risk present itself. And the responsibility of YBUD to monitor the attraction of wildlife to land-uses within its vicinity as per the NASF guidelines (see Section 3). Should monitoring show that the threshold established in Section 5.1 is being continually breached a BHMP should be created to effectively mitigate the risk for the longevity of the site.

### **7.7 Remedial action**

#### **Active dispersal**

Dispersal is the first technique to reduce a risk – as soon and an increase in birds is detected on site, dispersal should be conducted. Any such activities need to be communicated with the Aerodrome Reporting Officer at YBUD to ensure dispersal activities do not introduce a risk to aircraft through dispersing at a time when aircraft are in the critical phases of take-off or landing. Once the airspace has been checked dispersal can commence. At a minimum the following tools should be maintained and kept on site:

- stock whip
- starters pistol
- gas cannon.



### **Grading of stormwater drain**

Over time the stormwater drain may erode or build with sediment reducing the ability for water to disperse within the established 48hr timeframe. Should this occur CWPL can regularly grade the drain to maintain optimal function and water flow. Careful inspection of the drain should be conducted after heavy or continuous rain events as this will be the time erosion and sedimentation is most likely to occur.

### **Netting**

Should monitoring discover that the ponds are attracting hazardous species in breach of the set threshold; nets or exclusion wires can be constructed to exclude birds from accessing the resource. Appendix A describes physical exclusionary methods that could be implemented to reduce this risk, methods include but are not limited to:

- shape
- bank grade
- deep water
- laser
- dense vegetation
- wires
- netting
- active dispersal
- bird balls

### **BHMP**

The function of a BMP is to define the risk that birds at CWPL pose to air traffic at YBUD and to set objectives, performance indicators and procedures in place to support the systematic management of that risk.

### **Objectives**

The objectives of the BMP are to:

- identify and assess the risk posed by birds at CWPL to aircraft operating at YBUD
- define roles, responsibilities and procedures for managing birds at YBUD
- describe the methods by which birds are managed at YBUD
- develop performance goals and targets for management of bird issues.



## 8. References

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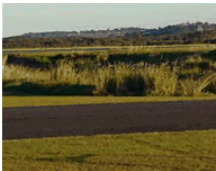
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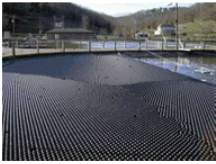


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## Appendix A: Measures to Reduce Bird Attraction

Mitigation Options		Description
Shape		Simple shape with no islands, reducing shoreline and potential roosting opportunities. This will not eliminate bird attraction but will assist reducing it.
Bank Grade		Steep banks to prevent birds walking in and out of the water (recommended at least 1:4 slope ratio). Reduces wading bird access from the banks but does not reduce attraction from ducks which prefer to land directly on water.
Deep Water		Water over a depth of 4 m minimises growth of bottom growing vegetation and potential food for hazardous birds.
Dense Vegetation		Growing reed beds over the entire waterbody reduces landing areas for ducks and other waterbirds; however careful monitoring required to ensure bird roosting sites are not established within the reeds.
		Prevent dense vegetation and unmanaged grass growth in wetland surrounds due to attraction for roosting and foraging; minimises but does not eliminate attraction.

Mitigation Options		Description
Wires		Stringing wires/flagging tape over a water body prevents birds from landing and taking off on water. More rudimentary than netting and does not provide complete exclusion.
Laser		Green laser can be permanently installed to disperse birds up to 2500m. Effects weaken in bright conditions.
Bird Balls		Complete coverage of waterbody, preventing light and algal production. An expensive but effective exclusion method. Requires dam banks and landscapes to be managed to minimise bird attraction.
Netting		Netting provides complete exclusion of all hazardous birds from the waterbody, however requires regular maintenance. An expensive but effective exclusion method. Requires dam banks and landscapes to be managed to minimise bird attraction.
Active Dispersal		Suitably trained person conducting regular bird dispersal, varying tools and techniques to limit habituation. Does not eliminate attraction of the waterbody but deters birds from the area.



Revision History

Rev. No	Rev. Date	Details	Prepared by	Reviewed by	Approved by
00	28/07/2016	Compost Works Pty Ltd	Chris Perry Wildlife Biologist	Jess Bracks Principal Wildlife Biologist	Phil Shaw Managing Director

Distribution List

Copy No.	Date	Format	Issued to	Name
1	28/07/2016	E-COPY	Compost Works Pty Ltd	Mike Harrison
2	28/07/2016	E-COPY	Compost Works Pty Ltd	Peter Watson
3	28/07/2016	E-COPY	Avisure	Administration

PR1871 Compost Works Pty Ltd-RE.Bird Hazard Site Assessment Report, July 2016



contact@avisure.com | www.avisure.com

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 SHIS Q15, Conj. 4,  
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 Brasília, DF  
 Brazil  
 E brazil@avisure.com

ABN 26 131 545 054

**To** Manager Commercial & Business Development

**Attn.** Cameron Bisley

**Facsimile:** **Telephone:** 4130 4826

**From:** Greg Barrington

**Pages:** 2 (including this one) **Date:** 4<sup>th</sup> August 2016

**Subject:** **Commercial Composting Facility Development Application**

---

Message

Hi Cameron,

Since Lane's memo of 6th June regarding a development application for a commercial composting operation on Kay McDuff Drive, more information has come to hand to reinforce the airport's view that the application should not be approved in its current form.

First, we have received unsolicited e-mail from the RFDS Base Safety Officer at the airport. It expresses concern that the proposed development will increase bird activity at the airport and, in turn, reduce the RFDS's ability to respond to medical emergencies. In the event of a birdstrike, RFDS would ground its aircraft until cleared by an engineer who must travel to Bundaberg.

This risk is not just theoretical. Just last week (26 July), a Qantaslink aircraft was grounded for four hours at Bundaberg while waiting for an engineer to travel from Brisbane following a birdstrike. Even after the aircraft was cleared to fly, Qantaslink chose to fly it to Brisbane without passengers.

Second, we have reviewed the Bird Hazard Assessment Report by Avisure, prepared for the developer. This concludes that the location of the proposed development 'contravenes many national and international guidelines' and the sedimentation ponds are attractive enough to water birds to 'present a risk to aviation that is unacceptable'. As an aside, Avisure enjoys an excellent reputation in the airport industry and is author of the Australian Airport Association's guide to the management of wildlife hazard.

Avisure makes recommendations intended to mitigate the hazards, but which further highlight the aviation risk of the project:

- The construction phase of the development will make the site more attractive to birds and will increase the risk of bird strike to aircraft operating on both main and grass runways.
- Netting is the only certain way to exclude birds from water in sedimentation ponds.
- Other additional strategies are proposed, which would require ongoing site inspection, monitoring and bird count records – that may be relevant to a bird strike incident.
- A bird management programme is proposed, but there is no indication of which agency is responsible for approval, regulation and enforcement of outcomes.



- Invertebrates, which attract birds, are likely to breed in any putrescibles that pollute the waste stream to the operation.

Finally, although not a technical matter, we are concerned that having knowledge of Council Local Laws, ICAO recommendations and Avisure's conclusions, quite possibly places Council in a legally vulnerable position, should there be an aircraft accident that could be attributed to birds attracted by the proposed development.

*Greg Barrington  
Airport Operations and Compliance Coordinator  
4<sup>th</sup> August 2016*

**Item****30 August 2016****Item Number:**

M1

**File Number:**

A75324

**Part:**HEALTH & REGULATORY  
SERVICES**Portfolio:**

Community &amp; Environment

**Subject:**

Approved Inspection Programme – Childers Rain Water Tank Survey

**Report Author:**

Gavin Crawford, Manager Waste &amp; Health Services

**Authorised by:**

Gavin Steele, General Manager Community &amp; Environment

**Link to Corporate Plan:**

Community - 4.1.1 A safe, active and healthy community

**Background:**

Mosquito monitoring was conducted in Childers from March 2016 to June 2016 which has confirmed the presence of *Aedes aegypti* mosquitoes.

Rainwater tanks can provide excellent habitats for mosquito breeding, including this species. It is suggested that a selective approved inspection programme be conducted with a focus on a 200 metre radius from where this species has been located to identify tanks which are non-compliant with the *Public Health Regulation Part 1A, Division 2*.

Should subsequent inspections return positive for *Aedes aegypti* within this area, the 200 metre radius may be expanded. Residents will be notified about the programme prior to commencement.

Owners/occupiers of properties with non-compliant tanks may be issued with a Public Health Risk letter, providing 14 days to make the tank compliant. Further non-compliance may result in a Public Health Order being issued.

Licensed officers may treat the tank water with a larvicide consensual with the occupier's permission. Section 134 (5) of the *Local Government Act 2009* requires that the Local Government must give public notice of the approval of the programme, at least 14 days before commencement. The Public Notice will be published in the Bundaberg NewsMail and Isis Town and Country. The programme is to commence on 3 October 2016 and will be finalized by 16 December 2016.

**Associated Person/Organization:**

Ron Paauwe- Senior Environmental Health Officer

**Consultation:**

Portfolio Spokesperson: Cr Peter Heuser  
 Divisional Councillor: Cr Bill Trevor  
 Gavin Steele – General Manager Community and Environment  
 Gavin Crawford – Manager Waste and Health Services  
 Megan Dean – Media Officer  
 Manager Wide Bay Public Health Unit, Queensland Health

**Legal Implications:**

Section 133 of the *Local Government Act 2009* requires that the program must be approved by resolution of Council and must be advertised at least 14 days prior to commencement.

**Policy Implications:**

There appear to be no policy implications.

**Financial and Resource Implications:**

There is a minor financial implication with respect to advertising of the Public Notice in the Bundaberg NewsMail and Isis Town and Country. There will be resource implications of 2-3 staff for approximately 2 days which is funded within the Environmental Health operational budget for vector control.

**Risk Management Implications:**

There appears to be no risk management implications.

**Communications Strategy:**

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

**Attachments:**

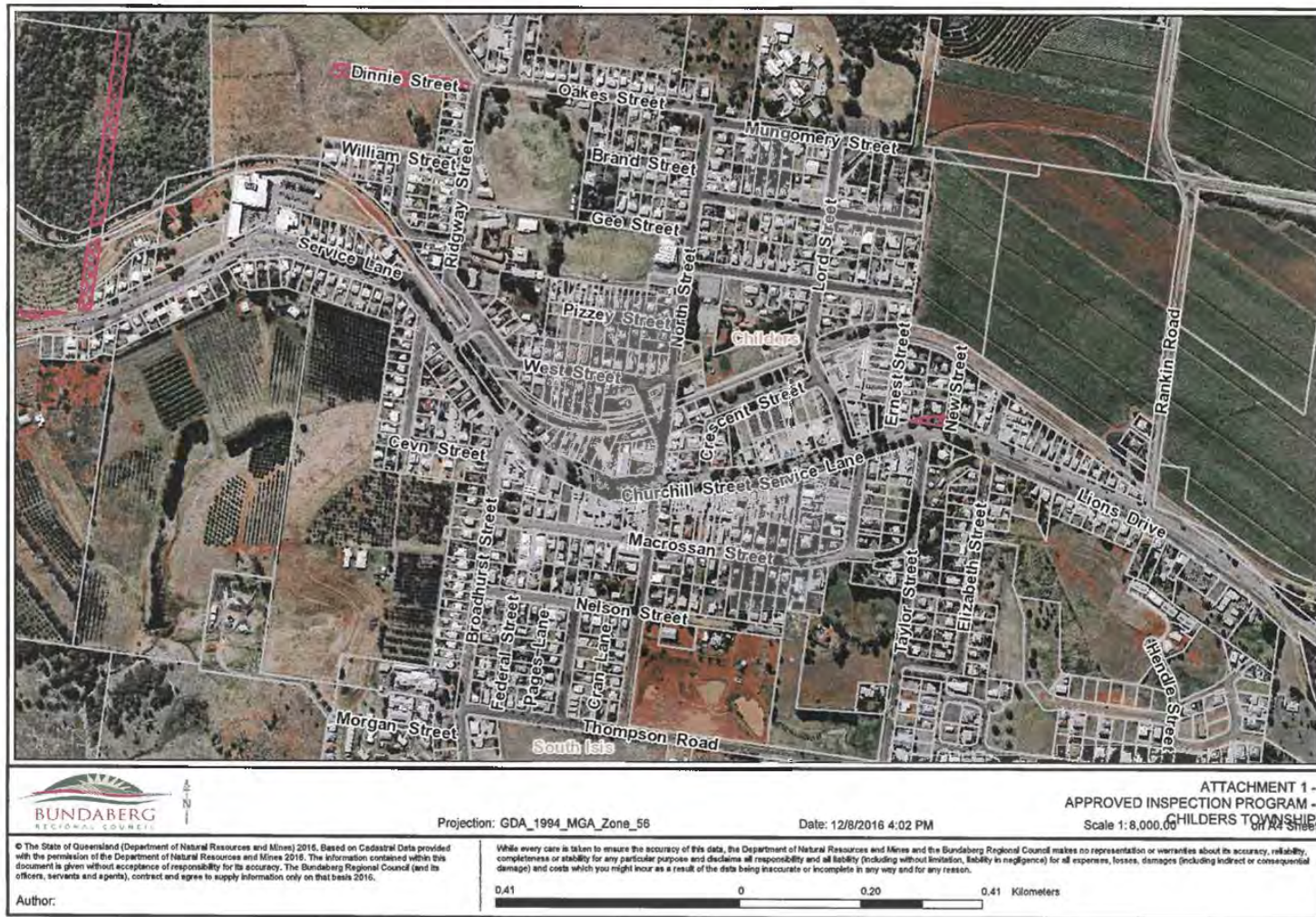
- 1 Childers Map
- 2 200 Metre radius map
- 3 Letter of advice to occupants

**Recommendation:**

**That Council approve a Selective Inspection Programme under the provisions of the Local Government Act 2009 for the purpose of monitoring and eradication of *Aedes aegypti* mosquitoes.**

**The programme will involve a selective inspection of rainwater tanks in Childers at all residential and commercial areas with initial focus limited to the area identified in Attachment 1 with possible extension within the Childers township, subject to results.**

**The programme will commence in the week beginning 3 October 2016 and continue until 16 December 2016.**





5 August 2016

To The Occupier  
Mailing address of occupier

Dear Sir/Madam

Re: Approved Inspection Program – Rainwater Tank Survey

Bundaberg Regional Council has resolved to commence a Selective Approved Inspection Program in accordance with the *Section 133* of the *Local Government Act 2009*. Officers will be entering your property to inspect your rainwater tank for compliance with *the Public Health Regulation 2005* which states that every opening must have:

- a) *mosquito-proof screens that:*
  - i. *are made of brass, copper, aluminium or stainless steel gauze, and*
  - ii. *have a mesh size of not more than 1mm, and*
  - iii. *are installed in a way that does not cause or accelerate corrosion, and*
  - iv. *stop mosquitoes passing through the openings, or*
- b) *flap valves that, when closed, stop mosquitoes passing through the openings.*

Faulty rain water tanks may be a breeding ground for mosquitoes including the *Aedes aegypti* which is a vector for Dengue and Zika virus. Queensland Health and Council Officers will be accessing your property to determine if your tank is faulty and what action you should take to ensure it does not become a breeding ground for mosquitoes. Inspections of properties will occur from 3 October 2016 until 16 December 2016 between the hours of 8:00 am and 4:00 pm (Monday - Friday).

Council will make further contact with you if Officers are unable to access the property due to blocked access e.g. locked yards and dogs.

Your assistance with this program will be greatly appreciated to assist in reducing the risks from *Aedes aegypti*.

If you require any further information, please contact Council's Senior Environmental Health Officer Ron Paauwe on 1300 883 699.

Yours sincerely

Ron Paauwe  
Senior Environmental Health Officer

**Item****30 August 2016****Item Number:**

N1

**File Number:**

A2698752

**Part:**COMMUNITY & CULTURAL  
SERVICES**Portfolio:**

Community &amp; Environment

**Subject:**

Donation of Moncrieff Entertainment Centre Organ

**Report Author:**

David Cornwell, Operational Supervisor Libraries, Arts &amp; Theatre

**Authorised by:**

Gavin Steele, General Manager Community &amp; Environment

**Link to Corporate Plan:**

Community - 4.1.6 Our culture, identity and heritage being valued, documented and preserved

**Background:**

An old electric organ is situated at the top of access stairs in the opposite-prompt (stage right) corner of the Moncrieff Entertainment Centre stage. This organ was purchased through funds raised by the late performing local arts stalwart, Myra Cullen, BEM (see attached NewsMail clipping). Myra Cullen's name is legendary in the performing arts community of the Bundaberg Region. Hailing from Gin Gin, Myra was community musician, entertainer and tireless volunteer supporting music and the performing arts. Myra was awarded the British Empire Medal (BEM) in 1977. She was a key player in forming a Friends of the Theatre group and, through this group, raising the funds for the organ. Myra played the organ live to silent movies and for community concerts and sing-alongs at the then Moncrieff Theatre for many years. Myra passed away at the age of 98 late last year.

The organ has no real market value. Current resale value averages approximately \$300. The instrument is damaged and would cost more than \$300 to renovate. Electric organs do not hold their value and one of such age certainly only has sentimental rather than any monetary value. The instrument has no use for the Moncrieff Entertainment Centre now or in the future and causes a bottleneck issue in high traffic situations in the backstage area.

It is proposed that this obsolete organ be deaccessioned and gifted to the Cullen family who have indicated that, should Council choose this course of action, they would deeply appreciate receiving this symbolic connection to their relative.

**Associated Person/Organization:**

Operational Supervisor Libraries, Arts &amp; Theatre David Cornwell

**Consultation:**

Portfolio Spokesperson: Cr Judy Peters

Divisional Councillor: Cr Helen Blackburn

General Manager Community & Environment Gavin Steele

Coordinator Moncrieff Entertainment Centre Rod Ainsworth

Cullen family

**Legal Implications:**

There appear to be no legal implications.

**Policy Implications:**

There appear to be no policy implications.

**Financial and Resource Implications:**

There appear to be no financial or resource implications.

**Risk Management Implications:**

There appears to be no risk management implications.

**Communications Strategy:**

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

**Attachments:**

- 1 Newspaper clippings

**Recommendation:**

**That the obsolete Moncrieff Entertainment Centre electric organ be gifted to the Cullen family as a symbol of acknowledgement and thanks to the late Myra Cullen's volunteer contributions to the Bundaberg Region.**



Christmas boy  
e, raffles, jack-

hibition also at the Arts Centre. The cost is \$15  
and entitles you to taste test dishes from Malay-  
sia, China and the Philippines.

# STEL

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Ph. 522540

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.....only \$6  
.....\$4

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30pm \*  
un. from 9am  
.....\$140  
to 6.30pm

TBBS  
LS DAY

B' BERG. NEWS MAIL FRI 13 DEC 1996, p.13.

## Horror at Moncrieff

TO get you in the right mood for the festive season, the Moncrieff Theatre is offering a terrific double movie deal today for Friday the 13th.

Go along and watch the new Arnold Schwarzenegger movie Jingle All the Way - a movie both adults and children will love - and the ever-popular all time classic movie that developed a cult following, The Rocky Horror Picture Show.

THE Moncrieff Theatre's 10th birthday celebration will be held this Sunday with a Thanks for the Memories concert.

The concert which will show-case some of the city's finest talents - all of whom have performed at one time or another at the theatre over the past 10 action-packed years.

**BUNDABERG CINEMAS 4**

For all your latest Movie Entertainment  
Phone our **HOT LINE** on  
**1900 147011**

...or check in the News-Mail on Thursday and Saturday or in the Guardian on Wednesday  
**BUDGET DAYS TUESDAYS & THURSDAYS**  
Opposite McDonald's West

**MONCRIEFF** WHAT MOVIES ARE CHEAPER Ph 53 1985

**JINGLE ALL THE WAY** TODAY 10am 8.40pm  
SAT 11.25am 8.50pm SUN 8.50pm

**VAN DAMME ACTION** TODAY 11.40am 5pm 6.50pm  
**MAXIMUM RISK** SAT 2.50pm 5pm 8.40pm  
SUN 5pm 8.40pm

**TONIGHT AT 8.40PM DOUBLE FEATURE**

**JINGLE ALL THE WAY** Plus **THE ROCKY HORROR PICTURE SHOW**

Starts Saturday  
\$5.00 MOVIE 9.45am & 1.10pm

**HUNCHBACK OF NOTRE DAME**

*Celebrating A Decade* Sunday 2pm

Thanks for the **MEMORIES** TICKETS \$5.

BUNDABERG PLAYERS \* IGNITE DANCERS \* AVOCA SCHOOL  
BUNDABERG YOUTH ORCHESTRA ENSEMBLE  
M & K BATES DANCERS \* BATS \* MELODY MAKERS  
BUNDABERG SYMPHONY ORCHESTRA \* ITALIAN CHOIR  
\* DIANNE McLELLAN DANCERS \* RUM CITY SILVER BAND \*  
THE CULLEN FAMILY

- Monster meat kame only
- FREE COURTESY BUS FRI

## SATURDAY

**STEPBACK SHOWBAND** Rockin' through the ages



- Performing in auditorium
- \$5 a ticket 8pm
- Lucky door prize

## MONSTER CHRISTMAS TOY RAFFLE!

OVER \$2000 OF TOYS TO BE WON!  
**DRAWN THIS SATURDAY 3pm**  
Tickets at Reception

## COMING ATTRA



## NEW YE ENTERT

Rockin Ra  
\$5 a ticket 2pm-  
PAUL McKE  
performing in  
STEPBACK SH  
in Auc

Free Childminding Friday and Sa

## DININ

ACROSS THE

- ▶ BUDGET DINING IN BREAK  
Open 7 days a week  
Snacks always available in the C
- ▶ TANTILISE YOUR TASTE BU  
EXCITING NEW MENU

*Sail Away Across The*

Miller Street Bundaberg Ph 5  
NEWS MAIL, Friday,



**LETTERS  
TO THE EDITOR**

Box 539, Bundaberg  
(071) 512 993  
news@mail@b130.acne.net.au

line dancers who performed and  
their time freely, to add some  
as spirit to the night for all who

in thank everyone and wish ev-  
happy and safe Christmas and a  
us New Year.

**G GORTON**  
President

**ial birth date  
t the point**

ly to the letter by A J Ward  
(ail December 16) may I remind  
that it matters not what day  
as born, Christmas is a time for  
nd receiving gifts, love, good  
nd all good things.

Using other people's religious be-  
nors like Paganism than cele-  
brating Christmas.

Christmas is a time for sharing joy and  
the message "Love ye one an-  
so fulfil the law of Christ.

**MRS GLORIA MEEHAN**  
Bundaberg

**calling the  
le black**

Ray, you have done it again.  
Information is unfounded as it is  
d. If you really want to know  
e 96 crush and the honouring of  
nts, you should get both sides of  
first.

AWU is not the only union in the  
and I would hope your comment  
directed towards one union, that  
AWU.

In fact, the AWU was in-  
with the Queensland Industrial  
Commission on no less than  
asions where contract cutters  
in dispute with the AWU and  
our part of the memorandum of  
nt wasn't honoured, so Ray here

B'BERG NEWS MAIL THU 19 DEC 1996 P6

B'BERG NEWS MAIL  
THURS 19 DEC 1996 P6

we have a classic case of the "pot calling  
the kettle black".

One thing did come out of the 24 hour  
stoppage, that being a back down by the  
government so every worker in Queens-  
land has had their right to workers' com-  
pensation restored. However, the real  
losers were the employers with the first  
five days payable to you the employer for  
each and every accident plus a premium  
hike of 6.4% for your troubles.

So Ray, take a good look at your reliable  
information on how the 24 hour stoppage  
equates to tens of thousands of dollars.  
During the 1996 crush, 470 hours of lost  
crushing was due to wet weather: 41 hour  
stoppage on the week ending August 16,  
1996, 17 hour stoppage on week ending  
September 27, 1996, 270 hour stoppage on  
the week ending October 11, 1996, 90 hour  
stoppage on week ending October 18, 1996  
and 52 hour stoppage on week ending  
November 15, 1996. Yes Ray, 19.5 times the  
tens of thousands of dollars growers have  
lost due to wet weather not including mill  
breakdowns during the season.

I wonder if there were any bully boy  
tactics in these instances.

**K L BALLIN**  
Central District Secretary  
The Australian Workers' Union

**Organ appeal has  
has paid off**

PLEASE allow me space in your paper  
to say thank you to your paper and the  
people, clubs and lodges who supported  
my fundraising activities for the Kawai  
organ for the Moncrieff Theatre.

The beautiful organ was presented to  
the Bundaberg Mayor, Nita Cunning-  
ham, at a concert arranged by Mr Pat  
Crowe (and was well attended) on Sunday  
afternoon.

The amount of \$25,500 being fully sub-  
scribed was a wonderful achievement by  
the residents of Bundaberg and district.

As a "grand finale" I invite all who  
assisted in the fundraising to join with  
me at a BYO basket picnic, starting at  
10am Sunday, January 5, at Baldwin  
Wetlands shelter shed so that I can say  
thank you to everyone for their valued  
assistance.

**MYRA CULLEN**  
Bundaberg

**an am  
Mystery o**

YOU can't get close enough  
to touch them but even from  
distance the circle of stones  
that is Stonehenge is an ama-  
zing sight.

Stonehenge is the most im-  
portant prehistoric mon-  
ument in Britain, and there  
nothing like it anywhere  
the world.

The monument to be seen  
today is the much ruined fin-  
phase of Stonehenge, the pre-  
historic temple in use soon  
3600 years ago.

Yet all these years later no-  
one knows how these mar-  
ble stones got here and why.

Some of the more enterpri-  
ng theories were that the cir-  
cle of stones was built by Dr-  
uids (proved false) or that aliens  
had a hand in the constructio-  
(unlikely).

A walk around the site took  
about 30 minutes, but could  
take much longer if you were  
not being hurried by tour op-  
erators, which I was.

Each visitor is given an a

**HONDA**

**HONDA  
DISPLAY**

**CIVIC \$22,95**  
from

**BE QUICK  
TO SECURE YOUR  
COLOUR CHOICE**

**ODYSSEY \$44,850\***  
6 seater from

\* Price based on 1995 Odyssey 6 seater model  
\*\* Price based on Accord EXi 4 door manual. \*Price  
based on Civic Ci0 manual. Offer ends December  
24, 1996. Vehicles shown for display purposes only.

LOCAL



Myra Cullen takes her place at the Moncrieff's new organ for which she raised funds to acquire. Photo: ROBYNE CUEREL

BUNDABERG NEWS MAIL SAT 21 DEC 1996 P3

# Myra's mighty effort raises \$25,500 for Moncrieff organ

AT today's Moncrieff Theatre concert Myra Cullen will experience a great moment in her life.

She is ready to play Thanks for the Memories on the brand new three keyboard Kawai organ she had raised \$25,500 to purchase for the Bundaberg City Council.

It was a 12 month solo effort by the 79 year old who was assisted in her fundraising by the hundreds of people who attended her concerts, bought raffle tickets and donated money.

In a year Mrs Cullen held four variety concerts at the Moncrieff Theatre, one at the Civic Centre, three functions at Fairymead House, another at the Coronation Hall, a Mother's Day morning tea, a garden party and four functions in her own home.

She was \$1600 short of the \$25,500 target before the concert on Sunday - the organ had been purchased a month earlier before all the funds were raised.

After Sunday Mrs Cullen had succeeded in raising every cent.

"I just felt if I take this on to do it, it is up to me," she said.

"And I was happy to do it."

She takes great pleasure in her music and her family, two children and four grandchildren, all who have inherited her love for music and entertaining.

Among her clippings is a copy of a 1933 News-Mail that reports on a teenage Myra Cullen holding a fundraiser to have an organ tuned at Cumonju Hall, near Gin Gin.

# Holidays a high-risk time

HOME accidents are on the increase in Bundaberg over the holiday period according to a Queensland Ambulance Service (QAS) spokesperson who warned people to be more cautious at home.

"While workplace and school

He said common holiday accidents the QAS attended were bicycle falls and burns.

"People should be more wary, accidents happen easily at home."

QAS Commissioner Dr Gerry Fitzgerald said the festive sea-

son over Christmas - more people on the roads, more drinking, more partying, and unfortunately more injuries," Dr Fitzgerald said.

Bundaberg's QAS spokesperson urged people to learn first aid or renew their certification

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By Tim I

BAC  
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**Item****30 August 2016****Item Number:**

N2

**File Number:**

A2715334

**Part:**COMMUNITY & CULTURAL  
SERVICES**Portfolio:**

Community &amp; Environment

**Subject:**

Bundaberg Carols by Candlelight - Partnerships &amp; Sponsorships Grant Application

**Report Author:**

Bruce Green, Operational Supervisor Community Development

**Authorised by:**

Gavin Steele, General Manager Community &amp; Environment

**Link to Corporate Plan:**

Community - 4.1.4 A community that values the arts and culture

**Background:**

An application has been received from the Bundaberg Broadcasters Carols by Candlelight Organising Committee seeking financial support in the amount of \$5,000 for Bundaberg's Carols by Candlelight.

Bundaberg's Carols by Candlelight is one of the most popular Christmas events held in our region, with over 10,000 residents taking part annually.

Bundaberg Regional Council has supported this event through in-kind and financial support for many years. In 2015, Council supported this event with a \$5,000 donation through the Partnership/Sponsorship Grant Program, waiver of hire fees for the Recreational Precinct and limited in-kind assistance (bins).

Venues and Facilities have again waived the hire fees for the 2016 Carols.

In return for Council's support, as a Major Sponsor the benefits to Council include;

- 130 x 30 second commercials on Hitz939 or 4BU (or combination);
- Bonus 60 x 30 second commercials on Kix Country Wide Bay;
- Logo on video overlay;
- Half page in programme;
- Full page on Carols website;
- Inclusions in Carols radio commercials, TV commercials and other marketing;
- Inclusion in Live Announcer liners; and
- Free vendor site at Carols

The Grant application and associated documentation is attached. The application indicates that the funding will be used to assist with staging and audio visual costs. Please note that there are no audited financial reports with the application as they are not a 'not for profit' organisation.

**Associated Person/Organization:**

Bundaberg Carols by Candlelight Organising Committee

**Consultation:**

Portfolio Spokesperson: Cr Judy Peters

Divisional Councillor: Cr David Batt

Bruce Green, Operational Supervisor Community Development

**Legal Implications:**

There appear to be no legal implications.

**Policy Implications:**

There appear to be no policy implications.

**Financial and Resource Implications:**

An allocation of \$5,000 has been made in the 2016/2017 Budget for this item.

**Risk Management Implications:**

Risk management for the event will be the Carol's Organising Committee's responsibility. The Centre Show Ring of the Bundaberg Recreational Precinct will be inspected prior to the event to ensure its safe and suitable use.

**Communications Strategy:**

Communications Team consulted. A Communication Strategy is:

- Not required
- Required

**Attachments:**

- 1 Application and supporting information

**Recommendation:**

**That a donation in the amount of \$5,000.00 be provided to the Bundaberg Broadcasters Carols by Candlelight Organising Committee to assist with staging and audio visual costs of the 2016 Carols by Candlelight being held at the Bundaberg Recreational Precinct.**



PO Box 3130, Bundaberg QLD 4670  
 190 Bourbung Street, Bundaberg QLD 4670  
 T 1300 883 699 F 4150 5410  
 E ceo@bundaberg.qld.gov.au  
 W www.bundaberg.qld.gov.au  
 ABN 72 427 835 198

**PARTNERSHIPS & SPONSORSHIPS GRANT APPLICATION FORM**

Applications must be submitted at least **ten (10) weeks** prior to the date of assistance is required. Failure to do so may result in application not being approved. All Fields **must** be completed.

<b>Details of Group/ Organisation/ Individual</b>	Name	BUNDY SERVICES CLUB SQM ANNUAL CARNIVAL BY CANDLELIGHT
	Organisation (if applicable)	ORGANISING COMMITTEE (CI)-BUNDABERG SHIROUSIENS P/L
	Postal Address	38 CRAFTON ST, BUNDABERG 4670
	Contact Person	TRISH MEALS
	Telephone	07 41530800 Mobile 0411594433
	Email	trish@460.net
<b>Does your group/organisation have the following? (please tick)</b>	<input type="checkbox"/> Incorporation Number:	(Attach Certificate)
	<input checked="" type="checkbox"/> ABN Number:	19 009 662 346
	<input checked="" type="checkbox"/> Public Liability Insurance	(Attach Certificate)
	<input type="checkbox"/> Annual Financial Statement	(Attach Certificate)
<b>Is your organisation registered for GST?</b>	<input checked="" type="checkbox"/> Yes	
	<input type="checkbox"/> No (if No, please complete an Australian Taxation Office Statement by a Supplier Form and submit with your application.)	
<b>Eligibility</b>	Have you received financial assistance from any of the following programs in the current financial year? (please tick)	NO
	<input type="checkbox"/> Sponsorships & Partnerships <input type="checkbox"/> Community Grant <input type="checkbox"/> Donations <input type="checkbox"/> Micro grant <input type="checkbox"/> Sporting Championships	
<b>Project/Program/ Event Details</b>	Project/Program/Event Name:	BUNDABERG CARNIVAL BY CANDLELIGHT 2016
	Location:	BUNDABERG RECREATIONAL PRECINCT
<b>Please provide full details of the project/program/ event for which you are seeking funding</b>	THIS IS THE SQM YEAR THIS HAS BEEN HELD IN BUNDABERG. WE REQUEST FUNDING FOR THE STAGE + P.A. REQUIREMENTS. THIS COSTS IN EXCESS OF \$10,000 TO PUT ON THIS VERY PROFESSIONAL EVENT.	

Bundaberg Regional Council is collecting the information in order to comply with its responsibilities and obligations as a Local Government. The information will only be used by Council Officers or Agencies which may have a legitimate need for the information to process applications of the kind. Your information will not be given to any other person or Agency until you have given us permission or we are required to do this.



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Form with handwritten responses: 'THIS FREE EVENT IS ONE OF THE HIGHLIGHTS OF THE BUNDABERG REGIONAL CHRISTMAS CHEER... THIS YEAR IMPACT COMMUNITY CHORUS + SEVERAL LOCAL ENTERTAINERS WILL JOIN SILVIE PALADINO'. Includes checkboxes for 'Yes/No' and 'Business / Project / Program Plan', 'Business / Project / Program Budget', 'Risk Management Plan', 'Marketing Plan'. Grant amount requested: \$5,000.00.

PARTNERSHIPS & SPONSORSHIPS PROGRAM - TERMS AND CONDITIONS

These Terms and Conditions must be complied with during the course of your successful grant:

- 1. The Partnership & Sponsorship grant is a one-off payment by Bundaberg Regional Council to the Applicant.
2. The Applicant warrants that:
a. all information in the Application is true and correct;
b. it intends to use the micro-grant for the purpose identified in the application; and
c. it has not received any other funding from Bundaberg Regional Council or any other Council Community Financial Assistance Programs in the current financial year (exclude: RADF and Special Events).
3. The Partnership & Sponsorship grant has been assessed by Bundaberg Regional Council based on the application completed by the applicant.
4. The Partnership & Sponsorship grant must not be used for any purposes other than for what was identified in the Application and for which the Partnership & Sponsorship grant was approved without prior written consent of Bundaberg Regional Council.
5. If the Applicant uses the Partnership & Sponsorship grant for purposes different to the approved purpose or fails to expend the monies at all:
a. The Applicant is required to repay the said monies to Bundaberg Regional Council on demand, otherwise Bundaberg Regional Council may institute proceedings to recover the monies so paid, as a liquidated debt; and
b. The Applicant will be prohibited from receiving any further grants or other funding from Bundaberg Regional Council or any related entity for a period of at least two years commencing from the date of receiving from Council written notification of future ineligibility (or until such time as may be otherwise agreed with Council).
6. The Applicant will keep and maintain adequate documentation evidencing the use of the Partnership & Sponsorship grant.
7. Bundaberg Regional Council has the right to request documentation from the Applicant evidencing the use of the Partnership & Sponsorship grant.
8. The Applicant agrees to acknowledge funding support as set out in the Partnership & Sponsorship Grant Acknowledging Funding Support Guide.
9. The Partnership & Sponsorship grant funding which is not spent in the current financial year will NOT be carried over to the next year unless requested by the applicant in writing and approved by Council's Events Unit.

I acknowledge that I have read and understood the above Terms and Conditions and fully agree to the conditions thereof.

Further, I certify that I have been authorised to submit this request on behalf of the above mentioned group / organisation and the information contained herein is a true and correct record to the best of my knowledge.

Signature of applicant [Handwritten Signature]

Date 16/8/16.

Bundaberg Regional Council is collecting this information in order to comply with its responsibilities and obligations as a Local Government. The information will only be used by Council Officers or Agencies which may have a legitimate need for the information to process applications of this type. Your information will not be given to any other person or Agency until you have given us permission or we are required to by law.

**Carols By Candlelight  
Committee Meeting Minutes**

Date: 20-07-2016

Present: Peter, Mark, Bevan,  
Apologies: None received

Previous minutes read and accepted.

**Business arising from previous minutes.**

1. Rides and Slides. TM has made numerous attempts to contact them but with no response regarding any dollars to be remunerated to CBC from the 2015 event. TM to continue to follow up and report at next meeting. TM to investigate possible option for supply of similar from company in Hervey Bay and report at next meeting. **Status: ongoing**
2. Fireworks. TM still to request quotation from KC and Above Ground and report at next meeting. **Status: ongoing**
3. Local guest artists have been booked. PB to follow up re song selection after discussion with Sylvie. **Status: ongoing** *PB has been in contact with Sylvie. Due to a death in the family the conversation has been postponed until Thursday 28<sup>th</sup> July. After that PB will be able to continue discussions with local artists.*
  - a. Phoebe – Jay
  - b. Rebecca and Stella Hutchins
  - c. Suellen
  - d. Natalie Greer
4. Marion Finnis to take care of TMP arrangements as per email sent by PB. PB to send 2015 paperwork to MF. PB to check with MF re putting up the general corflute signs as well. **Status: completed**
5. Ronald to be booked. TM (20 minutes max) **Status: ongoing**
6. Program printing costs. BC **Status: ongoing**
7. Pre-show. Discussion around feedback from last years sponsor of the pre-show entertainment – PRDnationwide. TM and MH to prepare advertising package scope for this sponsor segment. Committee to review at next meeting. **Status: ongoing**
8. Promotion. Facebook page to be investigated. TM offered to keep it up to date with material from BC. Linkages to station page etc. **Status: ongoing**
9. Sylvie. MH to check flights with Virgin and report back to next meeting. **Status: ongoing** *MH has filled in many pages for Virgin and hopes to hear back soon re the application.*
10. BRC. PB to review documents from 2015 (RMP, noise plan etc) and make sure that all submissions are in hand. **Status: ongoing** *PB has been in touch with Heidi Mason and HM is reviewing the material from last year before responding to PB by next week.*
11. Moncrieff. BC following up possible screen ad. **Status: ongoing**
12. Choir. TM suggested Impact choir. MB to review on Monday and report back to next meeting. TM to send link to committee. **Status: completed** *PB has confirmed the participation of the choir with the contact provided.*
13. Sponsor proposal. TM and BC to review material. **Status: completed**
14. Advertising. Bundy Bowl have screens that might be able to be used. TM to follow up. **Status: ongoing** *MH reports that BB have done a deal with Bundy Bowl re the screens etc*
15. Advertising. Ross Gray has screen that might be able to be used. MH to follow up. **Status: ongoing** *MH will get Amanda to discuss with Ross Gray.*
16. Corflutes. PB to check with Brett from Quicksigns re doing some more signs. BC to revise design first. **Status: ongoing** *PB has spoken to Bundy Quick Signs and followed up with an email. Awaiting reply.*



**General Business**

1. Naomi replied to MH re performing at this year's carols. MH confirmed we are using more local talent.
2. BC requires promotional material for performers. (name is responsible)
  - a. Phoebe Jay – MH
  - b. Rebecca and Stella – PB
  - c. Suellen – BC
  - d. Natalie Greer – PB
  - e. Youth Choir – BC
3. MH suggested simulated live cross starting on the Thursday 8<sup>th</sup>. MH to attend to.
4. MH suggested a live on air "thanks" between 9:00 pm and 10:00 pm on the Friday 9<sup>th</sup> after the event. MH to attend to. Sponsor thanks etc
5. Live cross (x 2) required during the event. MH to interview (pre-arranged) kids. Time limit required. Stage lights off allowing for change of acts etc. BC to have follow spots or mobile camera etc
6. BC rebuilding hardware to avoid technical issues etc
7. Website update is pending – waiting on sponsor confirmation etc
8. MH suggested something in the foyer as we were leaving. I can't remember what it was. Sorry.  
☺

**Previously agreed information and completed tasks.**

1. Venue booked. TM
2. Date 9<sup>th</sup> December
3. Brighter colours for backing vocals.
4. Survey done.
5. Mayor Booked. TM
6. Live broadcast possible this year.
7. Handy hire providing lighting tower and generator for vendors.
8. Budget. OK for 2015
9. Candles to buy. TM
10. Promote candle app on website.
11. Vendors numbers to be capped at same as 2015.
12. Generator supply has been secured from Handy Hire. MH and PB to make sure fuelled up before return.
13. SOS are available for the pre-show. Possibly not do song during main show. MH checked and is happy. PB has arranged sponsor (refer to comments in General Business)
14. SES have been booked by TM
15. Bigger screens required. MB. Not required behind sound booth.

Next Meeting Aug 24<sup>th</sup> 4:00 pm

Sponsorship Proposal

Friday 9 DEC

2016  
**CAROLS BY CANDLELIGHT**  
*Bundaberg*  
Recreational Prec't

featuring  
Silvie Paladino \*  
Sue Ellen Cusac Greensill  
Rebecca Hutchins  
Phoebe Jay  
Youth Choir  
Christmas Big Band

**BUILDING A BETTER FUTURE**

Music for ALL YOUR MOODS!  
93.9  
4BU  
BUNDABERG REGIONAL COUNCIL  
bundaberg SERVICES CLUB



Carols by Candlelight is one of the best loved events in the Christmas calendar ... an evening where families from across the Bundaberg region have been coming together to celebrate the Christmas Season for 59 years.

This year will be a huge celebration of local and national talent – with Sylvia Paladino, who has wowed audiences at Carols around Australia; plus local songstresses Sue Ellen Cusack-Greensill and Natalie Greer, the Carols Big Band and Choir, an action packed pre-Carols Show and much, much more.

This year we celebrate the 59<sup>th</sup> Annual Carols by Candlelight on Friday 9<sup>th</sup> December, once again sponsored by Bundaberg Services Club. We would love to have your business involved as a sponsor too.



Yours in Christmas,  
Trish Mears

**General Manager – Bundaberg Broadcasters**

Please confirm your sponsorship commitment by 18th October to ensure production of all marketing elements: via email to: [trish.mears@bundabergradio.com.au](mailto:trish.mears@bundabergradio.com.au) or fax: 07-4153 0807



Silvie  
Paladino

Silvie Paladino is one of Australia's most versatile and talented entertainers.

Her first theatrical role was Eponine in the Australasian tour of *Les Misérables*. She was then invited to perform the same role in the London production on the West End. In 1997, Silvie returned to London where she performed the role of Fantine in *Les Misérables* for a successful two-year season.

Silvie's other Australasian credits include her one-woman show *Silvie Paladino Sings Streisand* (Green Room Award nomination), the role of Jeannie in *Hair*, Grizabella in the Australian and Asian tour of *Cats*, Ellen in Cameron Mackintosh's Australian premiere of *Miss Saigon*, Donna in the smash hit *Mamma Mia!*, Rita in the world premiere of *Sideshow Alley*, Clara in *Passion* and, for The Production Company, Lady Thiang in *The King And I*, Florence in *Chess* (Green Room and Helpmann Award nominations and more recently *Jerry's Girls*).

Silvie has toured nationally with her own show, featured at major sporting events and performed for celebrated theatre composers Stephen Sondheim and Stephen Schwartz. She is well known to Australian audiences through her regular appearances on *Carols by Candlelight*. Most recently Silvie performed at the O2 Arena London, as part of the 150<sup>th</sup> Anniversary celebrations of the Salvation Army.

Her recordings include *Silvie Paladino Sings Streisand*, *Silvie Paladino-Christmas List*, *On My Own* and *When You Believe*.



MAJOR SPONSOR



- 130 x 30 second commercials on Hitz939 or 4BU ( Or combination of two stations)
- Bonus 60 x 30 second commercials on Kix Country Wide Bay
- Company Logo on video overlay on big screens at end of songs
- Half page in programme
- Full Page on carols website
- Inclusion in Carols radio commercials, TV commercials and other marketing.
- Inclusion in Live Announcer liners on 4BU and HITZ 939
- Free Vendor site at carols

INVESTMENT: \$4,000 plus GST ( Billed in months of your choice)

BUSINESS NAME

CONTACT NAME

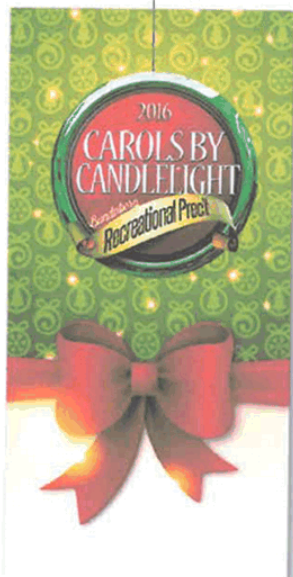
POSTAL ADDRESS

PHONE  FAX

EMAIL

\* Please email high-resolution logo (at least 1MB) to: [sales@mediaonegraphics.com.au](mailto:sales@mediaonegraphics.com.au) by 18/10/16

ASSOCIATE SPONSOR



Associate Sponsors

- 66 x 30 second commercials on Hitz 939 or 4BU (or combination of two stations)
- Bonus 30 x 30 second commercials on Kix Country Wide Bay
- Half page on Carols Website
- Logo in Carols programme
- Inclusion in Carols radio commercials, TV commercials and other marketing.
- Free Vendor Site at Carols

INVESTMENT: \$2,000 plus GST ( Billed in months of your choice)

BUSINESS NAME .....

CONTACT NAME .....

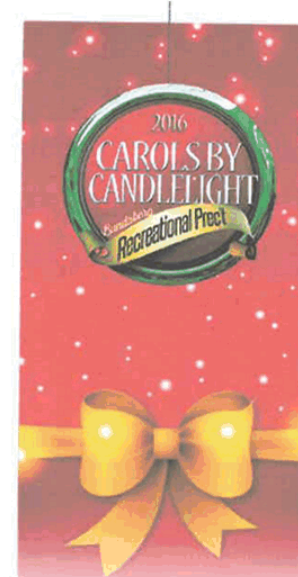
POSTAL ADDRESS .....

PHONE ..... FAX .....

EMAIL .....

\* Please email high-resolution logo (at least 1MB) to: [sales@mediaonegraphics.com.au](mailto:sales@mediaonegraphics.com.au) by 18/10/16

SUPPORTING SPONSOR



Supporting Sponsors

- 15 x 30 second commercials on Hitz 939 or 4BU ( or combination)
- 5 x 30 second bonus commercials on Kix country Wide Bay
- Logo in programme
- Logo on Carols website
- Company listed in Programme
- Half price vendor site at Carols

INVESTMENT: \$500 plus GST (Billed months of your choice)

BUSINESS NAME .....

CONTACT NAME .....


POSTAL ADDRESS .....

PHONE ..... FAX .....

EMAIL .....

\* Please email high-resolution logo (at least 1MB) to: [sales@mediaonegraphics.com.au](mailto:sales@mediaonegraphics.com.au) by 18/10/16

**Grant Broadcaster- Events/Incentive Budget Tracker**



**Station/Market:**  
**Event name:** ESTIMATED BUDGET - CAROLS BY CANDLELIGHT 2016

**Event date start:** FRIDAY 9TH DECEMBER  
**Event date end:**

Client Revenue	TOTAL	REVENUE	RECOVERIES	COMMENTARY
Bundaberg Regional Council	\$ 5,000.00			
Bundaberg Serrvices Club	\$ 6,000.00			
Other sponsorships	\$ 17,000.00			

VENDORS	\$	450.00																												
<b>TOTAL REVENUE</b>	\$	28,450.00	\$ -	\$ -																										
<table border="1"> <thead> <tr> <th>Expenses</th> <th>TOTAL</th> <th>EXPENSES</th> <th>RECOVERIES</th> <th>COMMENTARY</th> </tr> </thead> <tbody> <tr> <td>Silvie Paladino</td> <td>\$ 5,500.00</td> <td>\$ -</td> <td>\$ -</td> <td></td> </tr> <tr> <td>Coral Coast Printers</td> <td>\$ 690.00</td> <td>\$ -</td> <td>\$ -</td> <td></td> </tr> <tr> <td>Incidentals</td> <td>\$ 100.00</td> <td>\$ -</td> <td>\$ -</td> <td></td> </tr> <tr> <td>Rum City Locks &amp; Security</td> <td>\$ 1,000.00</td> <td>\$ -</td> <td>\$ -</td> <td></td> </tr> </tbody> </table>						Expenses	TOTAL	EXPENSES	RECOVERIES	COMMENTARY	Silvie Paladino	\$ 5,500.00	\$ -	\$ -		Coral Coast Printers	\$ 690.00	\$ -	\$ -		Incidentals	\$ 100.00	\$ -	\$ -		Rum City Locks & Security	\$ 1,000.00	\$ -	\$ -	
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Corporate Audio Visual	\$ 15,000.00	\$ -	\$ -
Other entertainers	\$ 2,000.00	\$ -	\$ -
Above Ground Zero Fireworks	\$ 2,500.00	\$ -	\$ -
St John Ambulance	\$ 150.00	\$ -	\$ -
Media One Graphics	\$ 1,500.00	\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 28,440.00</b>	<b>\$ -</b>	<b>\$ -</b>
Expected Surplus / (Deficit)	\$ 10.00	\$ -	\$ -