

MINUTES

BANANA SHIRE COUNCIL ORDINARY MEETING

Meeting Date: Wednesday 24 February 2021
Venue: Council Chambers, 62 Valentine Plains Road, Biloela
Time: 9.00 am

1.0 Opening of Meeting

"Council recognises that this meeting is held on the Land of the Gaangalu Nation and that the Banana Shire also includes land of the Iman People, Wulli Wulli People, Wadja People, Wakka Wakka People and Darumbal People."

2.0 Attendance including Apologies & Leave of Absence

3.0 National Anthem & Prayer

4.0 Confirmation of Minutes

4.0.1 Ordinary Meeting held 27 January 2021

5.0 Mayor's Report / Minute

6.0 Business Outstanding

6.0.1 Business Arising from Previous Meetings & Matters Lying on the Table

7.0 Declaration of Interest on Matters on the Agenda

8.0 Financial Management

8.1 Budget Management Report

8.2 Financial Report P/E 31/01/21

8.3 2nd Quarter Budget Review Report

8.4 Major Capital Projects – Corporate & Community Services - Monthly Actual Expenditure as at 31/01/21

8.5 Major Capital Projects – Infrastructure Services - Monthly Actual Expenditure as at 31/01/21

8.6 Major Capital Projects – Council Services - Monthly Actual Expenditure as at 31/01/21

8.7 Funding Projects – Monthly Actual Expenditure as at 31/01/21

9.0 Corporate & Community Services

9.1 Corporate Services

9.1.1 Resolutions Actions Report

9.1.2 Sale of Vacant Land– Lot 34 on B74421 Biloela

10.0 Infrastructure Services

10.1 Infrastructure Services

10.1.1 Infrastructure Monthly Report

10.1.2 Resolutions Actions Report

10.1.3 Transport Infrastructure Development Scheme 2021-2025 Funding Allocation

11.0 Council Services

11.1 Council Services

11.1.1 Resolutions Actions Report

11.1.2 Implementation of the Kerbside Collection Service for Cardboard and Paper Recycling and Associated Waste Fees and Charges

11.1.3 Waste Transfer Station Operating Hours – Unmanned Sites

11.1.4 COM002-14/15 - Request for Change Existing Approval (Minor Change) in s81 of the Planning Act 2016 - Development application for Combined application for a Material Change of Use for a Retail and Commercial Complex – incorporating Commercial Premises, Shop, Showroom and Food Premises, Reconfiguring a Lot and Operational works located at 2-16 Gladstone Road, Biloela, described as Lot 1 on SP301589, Lot 30 on SP293577

12.0 Executive Services

12.1 Executive Services

12.1.1 Resolutions Actions Report

12.1.2 Register of Contact with a Lobbyist – 1 July to 31 December 2020

12.1.3 Administrative Action Complaints Management Report – 1 July to 31 December 2020

13.0 Close of Meeting

1.0 Opening of Meeting

The meeting commenced at 9.00am

2.0 Attendance including Apologies & Leave of Absence

Councillors – Mayor Nev Ferrier and Crs Semple, Pender, Casey, Leo, Boyce & Ramsey
Officers - Chief Executive Officer, Director Corporate & Community Services, Director Council Services & Director Infrastructure Services

3.0 National Anthem & Prayer

Following the National Anthem Reverend Nathan Stanley from the Baptist Church led Council in prayer.

4.0 Confirmation of Minutes

Minute No: OM004914

Resolution:

That the minutes of the Ordinary Meeting held on 27 January 2021 be taken as read and confirmed subject to the words in bold below being added to the following on page 55:-

*Cr Ramsey advised of a complaint received from a landowner regarding a neighbour who is not controlling parthenium **and believes Council should do more**; also complained about the state of Banana Holdings Road. CEO advised a letter will be provided to the complainant.*

Moved: Cr Ramsey

Seconded: Cr Leo

Carried

5.0 Mayor's Report / Minute

Mayor reported on the following:-

- Meeting held with Minister Butcher regarding Callide Power Station
 - Discussions held with Leader of the Opposition
 - Discussions held with Minister for Employment and Small Business & Minister for Training and Skills Development
 - Referred to the PFAS levels found by CS Energy in their water, and advised that Council received very good test results from Council bores
 - Leader Ceremonies he has attended at local schools
 - Advised of a meeting being held at Smoky Creek Solar Farm on the 1/3/21
 - Advised that the CEO performance plan for 2020 has been signed off on by himself & the Deputy Mayor
-

6.0 Business Outstanding

It was noted there is no business arising from previous meetings or matters lying on the table

7.0 Declaration of Interest on Matters on the Agenda

It was noted there are no declaration of interest on matters on the agenda

8.0 Financial Management

8.1 BUDGET MANAGEMENT REPORT AS AT 31 JANUARY 2021

Date: 16 February 2021
Author: Nori Luff, Senior Financial and Systems Accountant
File ID:
Letter ID:
Attachment: 1. January 21 Budget Vs Actuals – Report from Practical
2. Variance explanations
Minute No: OM004915

Resolution:

That Council receives the Budget Management Report for January 2021.

Moved: Cr Pender

Seconded: Cr Casey

Carried

Report

Detailed income and expenditure report for financials is provided for Council consideration. A report explaining the variances was also provided.

This report ensures the Council have visibility of detailed income and expenditure on a monthly basis.

The expenditure and Income were profiled equally between 12 months, and officers explain variances on a monthly basis. Officers are also working on profiling budgets as per forecasted income and expenditure profiles.

8.2 FINANCIAL REPORT - PERIOD ENDING 31 JANUARY 2021

Date: 10 February 2021

Author: Manager Finance – Peter Rudder

File ID:

Letter ID:

Attachment: Statement of Comprehensive Income - Actual v Budget to 31 January 2021; Statement of Financial Position – Actual v Budget to 31 January 2021; Statement of Cash Flows - Actual v Budget to 31 January 2021; Statement of Changes in Equity to 31 January 2021; and the Cash Report at 31 January 2021

Minute No: OM004916

Resolution:

That Council receive the financial and cash reports as tabled for the period ending 31 January 2021.

Moved: Cr Leo

Seconded: Cr Boyce

Carried

Report

1. Introduction

The purpose of the Financial Report is to give Council an overview of the organisation's financial performance for the period ending 31 January 2021.

It is presented in a format which compares the year to date to the 2020-2021 budget. The year to date budget is 58.3% of the adopted budget. The financial analysis contained in this report compares; either year to date expenditure with an equivalent budget to date expenditure or, in the case of rates, year to date expenditure with an appropriate cash flow position.

2. Report

Comprehensive Income Statement:

Council recorded an operating deficit of \$6,843,459 at 31 January 2021. At the end of January last year, Council had an operating deficit of \$7,717,739. Considering the Batchfire adjustment, revenue and the majority of expenditure categories are broadly comparable however, the Road Maintenance/Capital changes have resulted in significantly less Materials and Services expenditure in this financial year. This adjustment together with the Batchfire amalgamation would explain this difference.

At 31 January 2021, the Cash balance was \$19.86 million. At the same time in 2020 the cash position was \$19.74 million. This is a good result and a reflection of a reduction in operational expenditure.

Council improved significantly on the rate collection efforts. At July 2020, Council's rate arrears in excess of one year was at \$1.5 million, this has now been reduced to \$645K, a reduction of \$907K in seven months.

While the optional position remains acceptable, the forecasted operating result remains likely as the change in cash-flow from amalgamations is yet to be felt. Once the impact of these adjustments is known Council will be provided with an updated forecast.

Capital Expenditure:

Capital expenditure – see separate report.

8.3 2020-2021 2nd BUDGET AMENEDMENT

Date: 18 February 2020
Author: Peter Rudder – Manager Finance
File ID:
Letter ID:
Attachment: 2nd Quarter Budget Amendments
Minute No: OM004917

Resolution:

That Council adopt the budget amendments attached to these minutes.

Moved: Cr Ramsey

Seconded: Cr Casey

Carried

Report

3. Introduction

Under subsection 170(3) of the *Local Government Regulation 2012* a local government may, by resolution, amend its budget for a financial year at any time before the year ends. This allows Council to reallocate funds to programs requiring funds in excess of the original budget from programs which have been completed under budget or from programs that will not be commenced in the financial year.

Funds can be reallocated from operational expenditure to capital expenditure or vice versa within departmental programs or across departments. Constrained capital revenue such as developer contributions and capital subsidies cannot be reallocated to fund operations.

In amending its budget, as with setting its original budget, Council should ensure that its Corporate Plan objectives are still being achieved through its budget amendments.

4. Report

The significant 2020/21 budget movements in the second review for this financial year are:

- Operational:
 - Revenue: increase of \$807,137
 - Expenditure: increase of \$1,169,026
- Capital:
 - Revenue: Increase of \$1,081,360
 - Expenditure: Increase of \$677,060

The effect of these changes will be:

- an increase to Council's projected operating deficit of \$361,889;
- an increase in capital revenue of \$1,081,360 offset by an increase of \$677,060 in capital expenditure; and
- a combined improvement of \$42,411 in Council's net revenue position.

For complete details of all budget amendments please refer to the attached budget amendment spreadsheet and associated documents.

Once approved, the Budget will be amended and a new budget position presented to Council.

2020-2021 BUDGET AMENDMENTS for the quarter ending 31 December 2020												
ACCOUNT/JOB NUMBER /CAPITAL	Revenue/ Expenditure/	DESCRIPTION	ORIGINAL BUDGET	AMENDED BUDGET	NOTES	CHANGE	INCOME	DISCOUNT	OP COST	EMP COST	CAPITAL	RESERVES
Executive Services												
1010-2380	Expenditure	Corp Management operating Exp	\$ 86,000	\$ 97,110	Increase for Callide soccer bore.	\$ 11,110			11,110			
1110-1050	Revenue	Training Subsidies	\$ 12,000	\$ 62,500	Additional subsidies	-\$ 50,500	50,500					
1270-2383	Expenditure	Works Core Training	\$ 11,435	\$ 88,815	Data entry error	\$ 77,380			77,380			
1270-2389	Expenditure	Works no-budget training	\$ 88,815	\$ -	Data entry error	-\$ 88,815			- 88,815			
1260-2383	Expenditure	Infrastructure Core Training	\$ 11,435	\$ 1,435	Data entry error	-\$ 10,000			- 10,000			
1010-2020	Expenditure	Advertising & Promotions	\$ 10,200	\$ 40,200	Additional advertisement required	\$ 30,000			30,000			
1010-2200	Expenditure	Employee costs	\$ 460,280	\$ 500,280	Additional costs due to iteretion	\$ 40,000			40,000			
1010-2260	Expenditure	Legal expenses	\$ 30,000	\$ 10,000	Anticipated reduction in legal expenses	-\$ 20,000			- 20,000			
1010-2381	Expenditure	Adminbuilding Operating expenses	\$ 285,000	\$ 310,000	Additional operating expenses identified	\$ 25,000			25,000			
1010-2480	Expenditure	Community Planning	\$ 15,000	\$ -	In-house delivery of community planning	-\$ 15,000			- 15,000			
1020-1017	Revenue	Economic Development Ext- contributions	\$ -	\$ 140,000	contributions for inland rail	-\$ 140,000	140,000					
1020-2385	Expenditure	Inlandrail Operating Expenses	\$ -	\$ 140,000	Inland rail operating expenses	\$ 140,000			140,000			
1020-2090	Expenditure	Consultancy expenses	\$ 80,000	\$ 60,000	anticipated reduction in expenses	-\$ 20,000			- 20,000			
1020-2380	Expenditure	Operating Expenses	\$ 80,000	\$ 60,000	anticipated reduction in expenses	-\$ 20,000			- 20,000			
3500-4029-0000	Capital	Capital Expenses	\$ 280,000	\$ 380,000	Drought funding reallocation	\$ 100,000					100,000	
						\$ 59,175	-\$ 190,500	\$ -	\$ 149,675	\$ -	\$ 100,000	\$ -
Corporate & Community Services												
2200-2380	Expenditure	Finance Operating Expenses	\$ 131,520	\$ 190,000	Legal fees associated with a SoL matter	\$ 58,480			58,480			
2200-2395	Expenditure	Investigations	\$ -	\$ 25,000	Investigations	\$ 25,000			25,000			
2210-1250	Revenue	Interest - Bank	\$ 60,000	\$ 500	No investments held in retail banks in 20/21	\$ 59,500	59,500					
2210-1251	Revenue	Interest QTC	\$ 340,000	\$ 200,000	Significantly lower interest rates	\$ 140,000	140,000					
2210-1310	Expenditure	Debt collection recovery enxpense	\$ 10,000	\$ 17,500	Increased debt recovery action leading to additional costs	\$ 7,500			7,500			
2680-1390	Capital	Contributed asset received	\$ -	\$ 10,043	Shade structure on RSL Hall	\$ 10,043					10,043	
2680-4208	Capital	Rental accommodation fire alarms	\$ 8,431,841	\$ 8,371,680	Underspend on fire alarm installation redirected to Corporate Building Maintenance	-\$ 60,161				-	60,161	
2680-4707	Capital	Emergency trailer	\$ 1,430,000	\$ 1,506,522	Increase required for the purchase of an emergency trailer for the Biloela Depot; replacement for stolen vehicle and fuel trailer (partly funded by Insurance reimbursements and transfer from operational funds(depot))	\$ 76,522					76,522	
3190-1010	Revenue	Get ready QLD 20-21 Op Grant National Aust Day Council Mayoral Contribution	\$ 1,000	\$ 21,868	Various community development grants and contributions	-\$ 20,868	20,868					
3300-1010	Revenue	Libraries	\$ 173,633	\$ 110,333	Some grants were received later in the 19/20 financial year.	\$ 63,300	63,300					
3300-2380	Expenditure	Library operating expenses	\$ 300,000	\$ 304,100	COVID compliance related purchases	\$ 4,100			4,100			
3350-1010	Revenue	External Contribution	\$ -	\$ 7,407	Callide Dawson Support Group	-\$ 7,407	7,407					
3371-1050	Revenue	Home Care Packages Govt Contribution	\$ -	\$ 138,500	Revised contributions	-\$ 138,500	138,500					
3371-2380	Expenditure	Home care packages operating expense	\$ 70,000	\$ 129,400	Increased due to the increased funding available	\$ 59,400			59,400			
3501-2160	Revenue	Lake Callide Retreat	\$ 13,200	\$ 30,000	Underestimated revenue	-\$ 16,800	16,800					
3501-2481	Expenditure	Leases - operating expenses	\$ -	\$ 15,000	New GL - first budget allocation	\$ 15,000			15,000			
3501-2482	Expenditure	Lake Callide Retreat	\$ 9,507	\$ 16,000	Expenditure related to increased revenue	\$ 6,493			6,493			
3501-2500	Expenditure	Council Premises - Operating expenses	\$ 79,068	\$ 180,000		\$ 100,932			100,932			
3503-1280	Revenue	Hire - Biloela Civic Centre	\$ 3,600	\$ 5,000	Increased estimate	-\$ 1,400	1,400					
5000-1050	Revenue	Fuel Rebate ATO	\$ 170,000	\$ 240,000	Revised estimate	-\$ 70,000	70,000					
						\$ -						
						\$ 311,134	\$ 7,825	\$ -	\$ 276,905	\$ -	\$ 26,404	\$ -
Council Services												
3500-2380	Expenditure	Corporate Building Maintenance	\$ 801,702	\$ 990,863	Fire, pest and building maintenance	\$ 189,161			189,161			
157B	Capital	Glebe Weir amenities block and picnic shelters (W4Q funding)	\$ 170,000	\$ 215,000		\$ 45,000					45,000	
157F	Capital	Baralaba Community Daycare (W4Q Funding)	\$ 60,000	\$ 70,000		\$ 10,000					10,000	
New	Capital	Ran Ban Stock Route Water Facility	\$ -	\$ 45,504	Fully funded stock route improvement (ex GST)	\$ 45,504					45,504	
New	Revenue	State Operational Grant	\$ -	\$ 45,504	(ex GST)	-\$ 45,504	45,504					
2840-1010	Revenue	State Operational Grant	\$ -	\$ 18,182	MIPP2-Waste Management Masterplan	\$ 18,182	18,182					
5340-2380	Expenditure	Cemeteries Operating Costs	\$ 98,000	\$ 298,000		\$ 200,000			200,000			
6309-2480	Expenditure	Moura WDB - Maintenance Exp	\$ 30,000	\$ 26,000		-\$ 4,000			- 4,000			
6310-2480	Expenditure	Taroom WDB - Maintenance Exp	\$ 42,300	\$ 40,000		-\$ 2,300			- 2,300			
6312-2480	Expenditure	Theodore WDB - Maintenance Exp	\$ 10,000	\$ 9,000		-\$ 1,000			- 1,000			
6303-2480	Expenditure	Biloela WDB - Maintenance Exp	\$ 3,900	\$ 6,900		\$ 3,000			3,000			
6303-2380	Expenditure	Biloela WDB - Operating Expenses	\$ 7,100	\$ 8,100		\$ 1,000			1,000			
6310-2380	Expenditure	Taroom WDB - Operating Expenses	\$ 2,500	\$ 4,800		\$ 2,300			2,300			

2020-2021 BUDGET AMENDMENTS for the quarter ending 31 December 2020																			
ACCOUNT/JOB NUMBER /CAPITAL	Revenue/ Expenditure/	DESCRIPTION	ORIGINAL BUDGET	AMENDED BUDGET	NOTES	CHANGE	INCOME	DISCOUNT	OP COST	EMP COST	CAPITAL	RESERVES							
6312-2380	Expenditure	Theodore WDB - Operating Exp	\$	-	\$	1,000			1,000										
						\$	462,343	-\$	27,322	\$	-	\$	389,161	\$	-	\$	100,504	\$	-

2020-2021 BUDGET AMENDMENTS for the quarter ending 31 December 2020												
ACCOUNT/JOB NUMBER /CAPITAL	Revenue/ Expenditure/	DESCRIPTION	ORIGINAL BUDGET	AMENDED BUDGET	NOTES	CHANGE	INCOME	DISCOUNT	OP COST	EMP COST	CAPITAL	RESERVES
Infrastructure Services												
5120-1400	Revenue	Private Works Revenue	\$ 620,000.00	\$ 1,200,000.00	Private works requests exceeded expected amounts and payments for works completed in 2019/20	-\$ 580,000	- 580,000					
5120-2490	Expenditure	Private Works Expenditure	\$ 515,300.00	\$ 800,000.00	Private works requests exceeded expected amounts	\$ 284,700				284,700		
5300-2380	Expenditure	Public Parks Operating Costs	\$ 2,204,270	\$ 2,234,270	Increase to budget required due the cleaning of the new toilet block in Opportunity Park (Banana), the addition of the maintenance of the Rainbow St Toilet Block (previously maintained as part of lease of the sporting club), maintenance of the new Moura Mine Lookout area and the cost of the purchase and installation of additional trees in the Moura Nature Strip.	\$ 30,000				30,000		
5640-2380	Expenditure	Disaster Manangement Operations - SES	\$ 48,000	\$ 55,000	Increase required for the replacement of several laptops for the SES	\$ 7,000				7,000		
5640-2470	Expenditure	Disaster 2020 COVID-19 Pandemic	\$ -	\$ 8,585	Budget for the completion of an Economic Impact Assessment	\$ 8,585				8,585		
5200-2480	Expenditure	Council Roads Maintenance	\$ 4,533,368	\$ 4,541,368	Theordore show grounds sealing	\$ 8,000				8,000		
5640-1051	Revenue	Natural Disaster Resilience	\$ 39,120	\$ 56,260		-\$ 17,140	- 17,140					
New Number	Expenditure	Don River errosion control design	\$ -	\$ 15,000		\$ 15,000				15,000		
7000-1553	Capital Revenue	State Capital - INF	\$ 2,110,423	\$ 2,217,319	Additional Capital Revenue	\$ 106,896				106,896		
7000-1554	Capital Revenue	Federal Capital - INF	\$ 2,803,502	\$ 3,076,325	Additional Capital Revenue	\$ 272,823				272,823		
7000-1555	Capital Revenue	External Contributions - INF	\$ -	\$ 400,000	ANGLO Contribution	\$ 400,000				400,000		
CF Capital	Capital	Theodore Moura Rd-RC Seal 19/20	\$ 600,000	\$ 677,933		\$ 77,933					77,933	
CF Capital	Capital	Theodore Moura Rd-RC Seal 19/20	\$ 751,000	\$ 752,000		\$ 1,000					1,000	
CF Capital	Capital	Aerodrome Road Bridge (Kariboe Creek)	\$ 50,000	\$ 54,000		\$ 4,000					4,000	
CF Capital	Capital	Yaldwyn St, Taroom K&C UD 19/20	\$ 20,000	\$ 27,000		\$ 7,000					7,000	
CF Capital	Capital	Thangool Drainage Stg2 UD 19/20	\$ 437,000	\$ 499,000		\$ 62,000					62,000	
CF Capital	Capital	Water Bores 19/20	\$ 63,084	\$ 18,000		-\$ 45,084			-		45,084	
CF Capital	Capital	Works for Qld-2Way Network UG	\$ 43,073	\$ 43,000		-\$ 73			-		73	
CF Capital	Capital	Moura CBD - Shade Structures	\$ 94,031	\$ 90,000		-\$ 4,031			-		4,031	
CF Capital	Capital	Injune Road Rural Drainage	\$ 54,000	\$ 2,500		-\$ 51,500			-		51,500	
3	Capital	Lawrence Street, Biloela	\$ 120,000	\$ -		-\$ 120,000			-		120,000	
6	Capital	Ninth Avenue, Theodore	\$ 60,000	\$ 42,000		-\$ 18,000			-		18,000	
6A-Q1-2	Capital	Dawson Highway, Biloela- Lighting	\$ 30,000	\$ 29,000		-\$ 1,000			-		1,000	
11A-Q1-1	Capital	Defence Road-Ten Mile Creek Gully	\$ 42,000	\$ 55,000		\$ 13,000					13,000	
11A-Q1-2	Capital	Defence Road-Cracow Creek Gully	\$ 70,000	\$ 81,000		\$ 11,000					11,000	
11A-Q1-3	Capital	Defence Road-Six Mile Creek	\$ 36,000	\$ 35,000		-\$ 1,000			-		1,000	
12	Capital	Baralaba, River Park	\$ 140,000	\$ 160,000		\$ 20,000					20,000	
13	Capital	Shire, Roadworks water facilities	\$ 140,000	\$ 160,000		\$ 20,000					20,000	
16	Capital	Biloela, Paver replacement	\$ 30,000	\$ 32,000		\$ 2,000					2,000	
18	Capital	Moura, Paver replacement	\$ 30,000	\$ 41,000		\$ 11,000					11,000	
22	Capital	Shire Parks	\$ 25,000	\$ 31,000		\$ 6,000					6,000	
26	Capital	Defence Road	\$ 250,000	\$ 172,200		-\$ 77,800			-		77,800	
27	Capital	Smiths Road	\$ 75,000	\$ 100,000		\$ 25,000					25,000	
28	Capital	Cracow Road	\$ 150,000	\$ 122,000		-\$ 28,000			-		28,000	
31	Capital	Racecourse Lane	\$ 120,000	\$ 108,000		-\$ 12,000			-		12,000	
32	Capital	Rose Road	\$ 50,000	\$ 42,000		-\$ 8,000			-		8,000	
34	Capital	Colombo Road	\$ 200,000	\$ 205,000		\$ 5,000					5,000	
35	Capital	Ghinghinda Road	\$ 100,000	\$ 104,000		\$ 4,000					4,000	
36-Q1-1	Capital	Alberta Road - Gravel Resheeting	\$ 305,000	\$ 350,000		\$ 45,000					45,000	
36-Q1-2	Capital	Prospect Creek Goovigen Road - Gravel Resheeting	\$ 189,000	\$ 163,178		-\$ 25,822			-		25,822	
36-Q1-4	Capital	Mullers Road, Wowan - Gravel Resheeting	\$ 135,000	\$ 143,133		\$ 8,133					8,133	
36-Q1-5	Capital	Mullers Road , Thangool - Gravel Resheeting	\$ 15,000	\$ 23,332		\$ 8,332					8,332	
37	Capital	Theodore Moura Road	\$ 434,000	\$ 34,000		-\$ 400,000			-		400,000	
37A	Capital	Theodore Moura Road	\$ -	\$ 400,000		\$ 400,000					400,000	
39	Capital	Gibihi Road	\$ 1,000,000	\$ 1,530,000		\$ 530,000					530,000	
46A	Capital	Jambin Dakenba Road	\$ 450,000	\$ 320,000		-\$ 130,000			-		130,000	
46A-Q1-2	Capital	Meissners Road - Edge/Drainage repair	\$ 127,000	\$ 99,490		-\$ 27,510			-		27,510	
49	Capital	Glenmoral Roundstone Road	\$ 125,000	\$ 85,000		-\$ 40,000			-		40,000	
52	Capital	Goovigen Rannes Road	\$ 88,000	\$ 89,000		\$ 1,000					1,000	
53	Capital	Injune Road Floodway	\$ -	\$ 5,000		\$ 5,000					5,000	
54	Capital	Terrencevale Road	\$ 89,000	\$ 90,000		\$ 1,000					1,000	
55A	Capital	Dudakos Road	\$ -	\$ 18,000		\$ 18,000					18,000	
56	Capital	Boardmere Road	\$ 94,000	\$ 114,000		\$ 20,000					20,000	
57	Capital	Cockatoo Road	\$ 85,000	\$ 108,000		\$ 23,000					23,000	

2020-2021 BUDGET AMENDMENTS for the quarter ending 31 December 2020												
ACCOUNT/JOB NUMBER /CAPITAL	Revenue/ Expenditure/	DESCRIPTION	ORIGINAL BUDGET	AMENDED BUDGET	NOTES	CHANGE	INCOME	DISCOUNT	OP COST	EMP COST	CAPITAL	RESERVES
58	Capital	Cockatoo Road	\$ 48,000	\$ 64,000		\$ 16,000					16,000	
61	Capital	Jambin Goovigen Road	\$ 100,000	\$ 70,000		-\$ 30,000				-	30,000	
62	Capital	Kokotungo Don Road	\$ 65,000	\$ 58,000		-\$ 7,000				-	7,000	
65	Capital	McCanns Road	\$ 47,000	\$ 28,000		-\$ 19,000				-	19,000	
69	Capital	Tomlins Road	\$ 70,000	\$ 55,000		-\$ 15,000				-	15,000	
72	Capital	Freemans Road (west)	\$ 35,000	\$ 17,000		-\$ 18,000				-	18,000	
75A	Capital	Quarrie Road, Biloela	\$ 263,896	\$ 312,000		\$ 48,104					48,104	
75B	Capital	Quarrie Road, Biloela	\$ 96,330	\$ 111,000		\$ 14,670					14,670	
77	Capital	Paine/Quarrie Intersection, Biloela	\$ -	\$ 115,000		\$ 115,000					115,000	
77B	Capital	Callistemon/Raedon Intersection, Biloela	\$ 54,000	\$ 53,000		-\$ 1,000				-	1,000	
79	Capital	Dunn/Raedon Intersection, Biloela	\$ 261,000	\$ 256,000		-\$ 5,000				-	5,000	
80	Capital	Raedon/Exhibition Intersection, Biloela	\$ -	\$ 20,000		\$ 20,000					20,000	
80A	Capital	Biloela Industrial Estate Stage3	\$ 1,801,200	\$ 1,717,000		-\$ 84,200				-	84,200	
85A-Q1-1	Capital	Exhibition/Dawson Intersection	\$ 200,000	\$ 150,000		-\$ 50,000				-	50,000	
85A-Q1-2	Capital	Dunn/Dawson Intersection	\$ 93,000	\$ 185,000		\$ 92,000					92,000	
85A-Q1-3	Capital	Callistemon/Dawson Intersection	\$ 46,000	\$ 49,000		\$ 3,000					3,000	
89	Capital	Lloyd Street, Thangool	\$ 30,000	\$ -		-\$ 30,000				-	30,000	
91	Capital	Stanley Street, Thangool	\$ 190,000	\$ 191,000		\$ 1,000					1,000	
92	Capital	Hutton Street, Taroom	\$ -	\$ 5,000		\$ 5,000					5,000	
95	Capital	Kroombit Street, Biloela	\$ -	\$ 28,000		\$ 28,000					28,000	
96	Capital	Dawson Highway, Biloela	\$ 100,000	\$ 140,000		\$ 40,000					40,000	
98	Capital	Callide Street, Biloela	\$ 100,000	\$ 60,000		-\$ 40,000				-	40,000	
100	Capital	Bell Street, Biloela	\$ 20,000	\$ 21,000		\$ 1,000					1,000	
112A	Capital	Thangool Reseal Program	\$ 6,000	\$ -		-\$ 6,000				-	6,000	
112B	Capital	Thangool Reseal Program	\$ 23,000	\$ 102,000		\$ 79,000					79,000	
117	Capital	Cracow Reseal Program	\$ 15,000	\$ 9,000		-\$ 6,000				-	6,000	
117-Q1-1	Capital	Cracow Reseal Program	\$ 9,000	\$ 7,000		-\$ 2,000				-	2,000	
120	Capital	Banana Reseal Program	\$ 4,000	\$ 6,000		\$ 2,000					2,000	
120B-Q1-1	Capital	Don Riverbank Stabilisation	\$ 40,000	\$ -		-\$ 40,000				-	40,000	
						\$ 986,016	\$ 182,579	\$ -	\$ 353,285	\$ -	\$ 450,152	\$ -
Water & Sewerage Services												
6000-4131	Capital	Cyber Security	\$ -	\$ 30,000	See W&S Adjustments Worksheet	\$ 30,000					30,000	
6000-4132	Capital	Chlorine renewals all sites	\$ -	\$ 40,974	See W&S Adjustments Worksheet	\$ 40,974					40,974	
6000-4930	Capital	Water general telemetry DNP3 upgrade	\$ -	\$ 29,000	See W&S Adjustments Worksheet	\$ 29,000					29,000	
6002-4130	Capital	Baralaba WTP pressure transmitter	\$ -	\$ 1,480	See W&S Adjustments Worksheet	\$ 1,480					1,480	
6002-4133	Capital	Server upgrade	\$ 7,000	\$ -	See W&S Adjustments Worksheet	-\$ 7,000				-	7,000	
6002-4134	Capital	Emergency UF pump replacement	\$ -	\$ 30,000	See W&S Adjustments Worksheet	\$ 30,000					30,000	
6002-4135	Capital	Baralaba pressure vessel	\$ -	\$ 9,500	See W&S Adjustments Worksheet	\$ 9,500					9,500	
6003-4011	Capital	Burnett highway Water Main Upgrade	\$ 268,573	\$ 114,573	See W&S Adjustments Worksheet	-\$ 154,000				-	154,000	
6003-4110	Capital	Callistemon Street Water Main Upgrade	\$ 125,000	\$ 75,000	See W&S Adjustments Worksheet	-\$ 50,000				-	50,000	
6003-4111	Capital	Valetine Plains Road Water Main Upgrade	\$ 177,000	\$ -	See W&S Adjustments Worksheet	-\$ 177,000				-	177,000	
6003-4131	Capital	Biloela bore gen set	\$ -	\$ 26,000	See W&S Adjustments Worksheet	\$ 26,000					26,000	
6003-4132	Capital	Server upgrade	\$ 7,000	\$ -	See W&S Adjustments Worksheet	-\$ 7,000				-	7,000	
6003-4133	Capital	Biloela WTP UPS replacement	\$ -	\$ 14,248	See W&S Adjustments Worksheet	\$ 14,248					14,248	
6003-4134	Capital	Taggle Receiver	\$ -	\$ 20,000	See W&S Adjustments Worksheet	\$ 20,000					20,000	
6009-4130	Capital	Server upgrade	\$ 7,000	\$ -	See W&S Adjustments Worksheet	-\$ 7,000				-	7,000	
6009-4131	Capital	Unplanned sewage tank pump replacement (at WTP amenities)	\$ -	\$ 35,500	See W&S Adjustments Worksheet	\$ 35,500					35,500	
6009-4830	Capital	Moura WTP Clarifier refurb	\$ 1,170,000	\$ 1,215,000	See W&S Adjustments Worksheet	\$ 45,000					45,000	
6010-4101	Capital	Valve/hydrant/meters all schemes	\$ 455,500	\$ 441,202	See W&S Adjustments Worksheet	-\$ 14,298				-	14,298	
6010-4130	Capital	Taroom Bore 2	\$ 50,000	\$ 45,000	See W&S Adjustments Worksheet	-\$ 5,000				-	5,000	
6012-4031	Capital	Theodore res standpipe refurb	\$ -	\$ 4,297	See W&S Adjustments Worksheet	\$ 4,297					4,297	
6012-4111	Capital	Theodore Ninth Avenue Water Main Upgrade	\$ -	\$ 45,000	See W&S Adjustments Worksheet	\$ 45,000					45,000	
6013-4132	Capital	Wowan Reservoir replacement	\$ -	\$ 5,000	See W&S Adjustments Worksheet	\$ 5,000					5,000	
6500-4930	Capital	Sewer general telemetry DNP3 upgrade	\$ -	\$ 21,000	See W&S Adjustments Worksheet	\$ 21,000					21,000	
6503-4060	Capital	Biloela STP access road	\$ 14,000	\$ 6,709	See W&S Adjustments Worksheet	-\$ 7,291				-	7,291	

2020-2021 BUDGET AMENDMENTS for the quarter ending 31 December 2020												
ACCOUNT/JOB NUMBER /CAPITAL	Revenue/ Expenditure/	DESCRIPTION	ORIGINAL BUDGET	AMENDED BUDGET	NOTES	CHANGE	INCOME	DISCOUNT	OP COST	EMP COST	CAPITAL	RESERVES
6503-4130	Capital	House connection emergency repairs	\$ -	\$ 10,000	See W&S Adjustments Worksheet	\$ 10,000					10,000	
6503-4180	Capital	Biloela STP electrical replacement	\$ -	\$ 23,000	See W&S Adjustments Worksheet	\$ 23,000					23,000	
6503-4181	Capital	Biloela STP Pump Replacement	\$ -	\$ 16,291	See W&S Adjustments Worksheet	\$ 16,291					16,291	
6503-4182	Capital	Biloela STP Concrete Structure	\$ -	\$ 40,000	See W&S Adjustments Worksheet	\$ 40,000					40,000	
6503-4813	Capital	Refurb Biloela Clarifier	\$ 50,000	\$ 56,500	See W&S Adjustments Worksheet	\$ 6,500					6,500	
6509-4180	Capital	Moura STP WAS pumps	\$ 25,000	\$ 8,500	See W&S Adjustments Worksheet	-\$ 16,500				-	16,500	
6509-4181	Capital	Moura STP pump replacement	\$ 20,000	\$ 13,500	See W&S Adjustments Worksheet	-\$ 6,500				-	6,500	
6509-4182	Capital	Anoxic Mixer Moura STP	\$ -	\$ 2,767	See W&S Adjustments Worksheet	\$ 2,767					2,767	
6510-4060	Capital	Taroom SPS 2 lifting beam	\$ 15,000	\$ -	See W&S Adjustments Worksheet	-\$ 15,000				-	15,000	
6510-4310	Capital	Taroom STP upgrade	\$ 2,200,000	\$ 2,250,000	See W&S Adjustments Worksheet	\$ 50,000					50,000	
6512-4160	Capital	Theodore SPS Pump replacement	\$ 23,000	\$ 1,243	See W&S Adjustments Worksheet	-\$ 21,757				-	21,757	
6512-4180	Capital	Theodore STP Chlorine Renewals	\$ -	\$ 3,010	See W&S Adjustments Worksheet	\$ 3,010					3,010	
J/N Unallocated	Capital	Thangool reservoir refurbishment	\$ 50,000	\$ 4,779	See W&S Adjustments Worksheet	-\$ 45,221				-	45,221	
J/N Unallocated	Capital	RWPS variable speed drive replacement	\$ -	\$ 25,000	See W&S Adjustments Worksheet	\$ 25,000					25,000	
7600-1555	Capital Revenue	External Contributions	\$ -	\$ 23,641	Liberty Petrol Station Contribution to Water Main work	\$ 23,641	23,641					
7600-1553	Capital Revenue	State Capital Grants	\$ -	\$ 278,000	BoR Moura Raw Water Main	\$ 278,000	278,000					
						\$ 301,641	\$ 301,641	\$ -	\$ -	\$ -	\$ -	\$ -
Total						\$ 2,120,309	\$ 274,223	\$ -	\$ 1,169,026	\$ -	\$ 677,060	\$ -
						<u>\$ 2,120,309</u>						

Director Council Services arrived at the meeting 9.20am

8.4 MAJOR CAPITAL PROJECTS – MONTHLY ACTUAL EXPENDITURE – CORPORATE & COMMUNITY SERVICES

Date: 17 February 2021
Author: Venkata Peteti - Director Corporate & Community Services
File No:
Letter No:
Attachment: Capital Expenditure Report
Minute No: OM004918

Resolution:

That Council note and receive the Major Capital Expenditure Report as at 31 January 2021 for Corporate & Community Services.

Moved: Cr Pender

Seconded: Cr Semple

Carried

Report

Providing a report on Council's Major Capital Expenditure as at 31 January 2021 for Corporate & Community Services.

Refer attachment.

8.5 MAJOR CAPITAL PROJECTS – MONTHLY ACTUAL EXPENDITURE – INFRASTRUCTURE SERVICES

Date: 17 February 2021
Author: Chris Whitaker - Director Infrastructure Services
File No:
Letter No:
Attachment: Capital Expenditure Report
Minute No: OM004919

Resolution:

That Council note and receive the Major Capital Expenditure Report for Infrastructure Services as at 31 January 2021.

Moved: Cr Semple

Seconded: Cr Ramsey

Carried

Report

Providing a report on Council's Major Capital Expenditure as at 31 January 2021 for Infrastructure Services.

Refer attachment.

8.6 MAJOR CAPITAL PROJECTS – MONTHLY ACTUAL EXPENDITURE – COUNCIL SERVICES

Date: 17 February 2021
Author: Chris Welch - Director Council Services
File No:
Letter No:
Attachment: Capital Expenditure Report
Minute No: OM004920

Resolution:

That Council note and receive the Major Capital Expenditure Report for Council Services as at 31 January 2021.

Moved: Cr Boyce

Seconded: Cr Semple

Carried

Report

Providing a report on Council's Major Capital Expenditure as at 31 January 2021 for Council Services.

Refer attachment.

8.7 FUNDING PROJECTS – MONTHLY ACTUAL EXPENDITURE AS AT 31/12/20

Date: 17 February 2021
Author: Tom Upton, Chief Executive Officer
File No:
Letter No:
Attachment: Capital Expenditure Report Funding Projects
Minute No: OM004921

Resolution:

That Council note and receive the Major Capital Expenditure Report for funding projects as at 31 January 2021.

Moved: Cr Pender

Seconded: Cr Casey

Carried

Report

Providing a report on Major Capital Expenditure for funding projects as at 31 January 2021.

Refer attachment.

9.0 Corporate & Community Services

9.1.1 ACTION REPORT ON PREVIOUS COUNCIL RESOLUTIONS – CORPORATE & COMMUNITY SERVICES

Date: 17 February 2021
Author: Venkata Peteti – Director Corporate & Community Services
File No:
Letter No:
Attachment: Resolutions Action Report
Minute No: OM004922

Resolution:

That the Resolutions Action Report for Corporate & Community Services as presented be noted and received.

Moved: Cr Boyce

Seconded: Cr Pender

Carried

Report

This report is to advise Council of the outstanding matters currently being dealt with by the organisation.

Considerations

1. **Corporate Plan**
N/A
2. **Policy and Legal Implications**
Policy and legal implications will be addressed through each matter.
3. **Financial and Resource Implications**
Budget impacts will be addressed in resolving each matter.
4. **Risk Assessment**
N/A

9.1.2 SALE OF VACANT LAND - LOT 34 B 74421 BILOELA

Date: 19 February 2021
Author: Dean Smoothy – Coordinator - Land and Lease Management
File ID:
Letter ID:
Attachment:
Minute No: OM004923

Resolution:

That Council approve the sale of the vacant land situated at Kroombit Street, Biloela described as Lot 34 on B74421.

Moved: Cr Leo

Seconded: Cr Pender

Carried

Report

An expression of interest was verbally provided via Ray White Real Estate for the purchase of Lot 34 B74421. The original offer of \$65,000 was counter offered at \$70,000 including the provision of the soil test which had just been conducted.

The two lots (Lot 33 and 34 B74421) in Kroombit Street were advertised for the required 21 days.

On speaking with the Real Estate Agent, 18 February 2021, it was confirmed verbally that the offer was still valid.

No current valuations were conducted on these lots; however, a similar block has recently been sold in town. This block was in Auburn Street, Biloela; the area was 994 m² and sold for \$40,000. Lot 34 B74421 in Kroombit Street has an area of 926 m² and is a corner block.

Applicant	Offer
Applicant 1	\$70,000 (incl GST) To include the soil test that Council just had completed at a cost of \$715.

10.0 Infrastructure Services

10.1.1 INFRASTRUCTURE SERVICES MONTHLY REPORT

Date: 12 February 2021
Author: Chris Whitaker – Director Infrastructure Services
File ID:
Letter ID:
Attachment:
Minute No: OM004924

Resolution:

That Council receive Infrastructure Services Monthly Report as presented.

Moved: Cr Ramsey

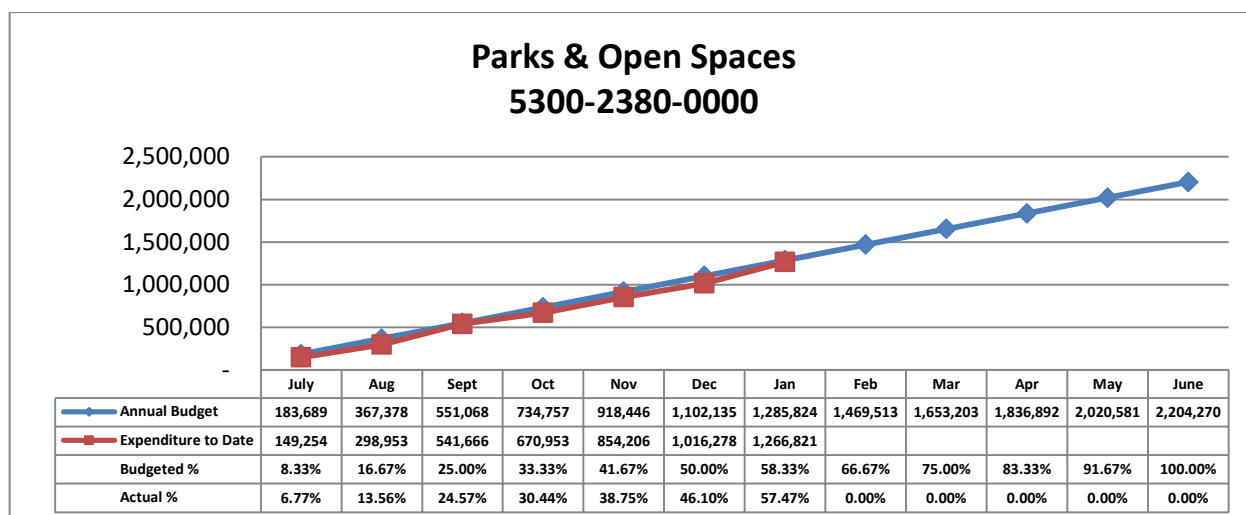
Seconded: Cr Semple

Carried

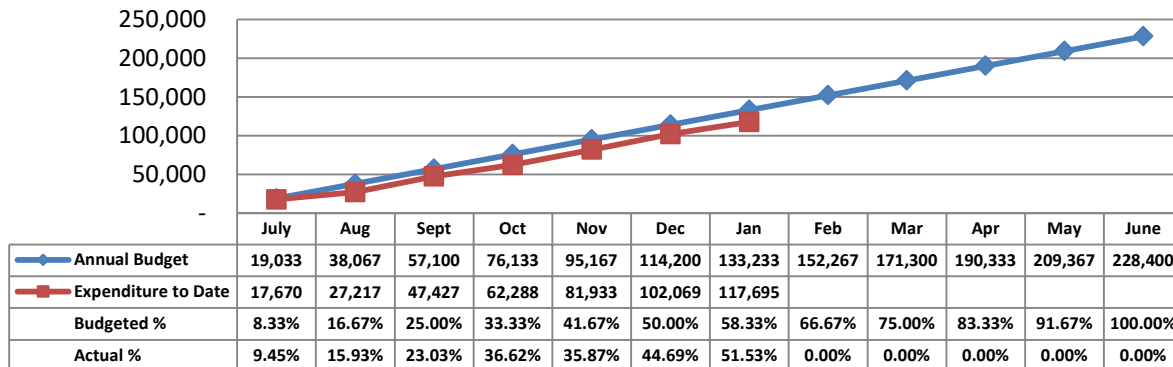
Report

This month's Council report by Infrastructure Services details the following actual expenditure:

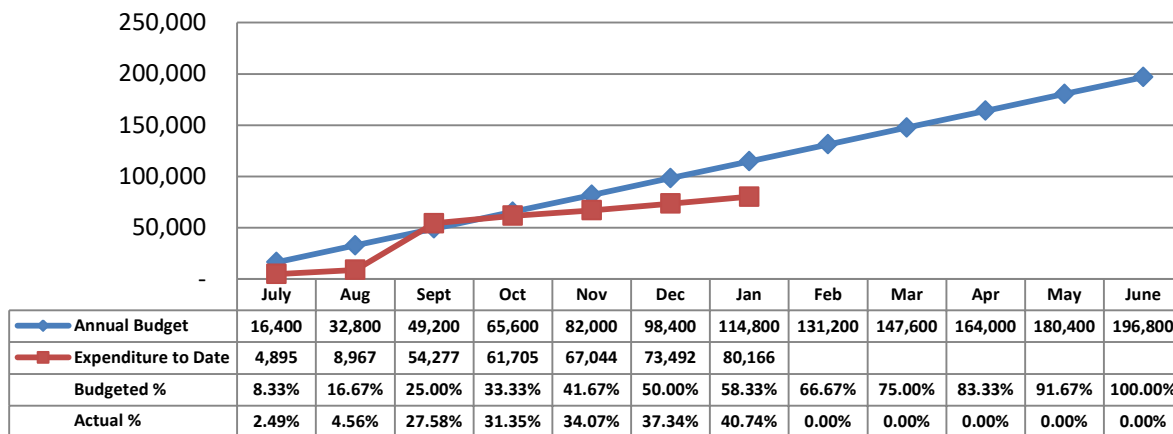
- Parks & Open Spaces
- Public Toilets
- Street Cleaning
- Street Lighting
- Bikeways and Footpaths Maintenance
- Roads Bridges and Drainage Maintenance
- RMPC



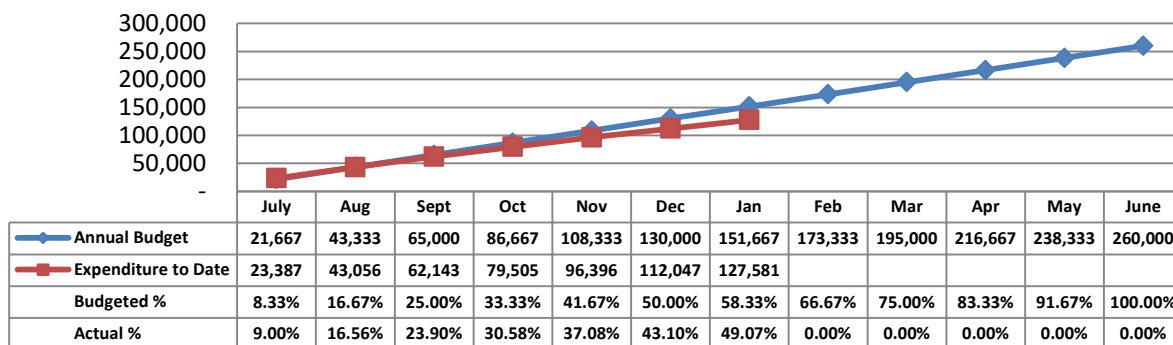
Public Toilets 5320-2380-0000



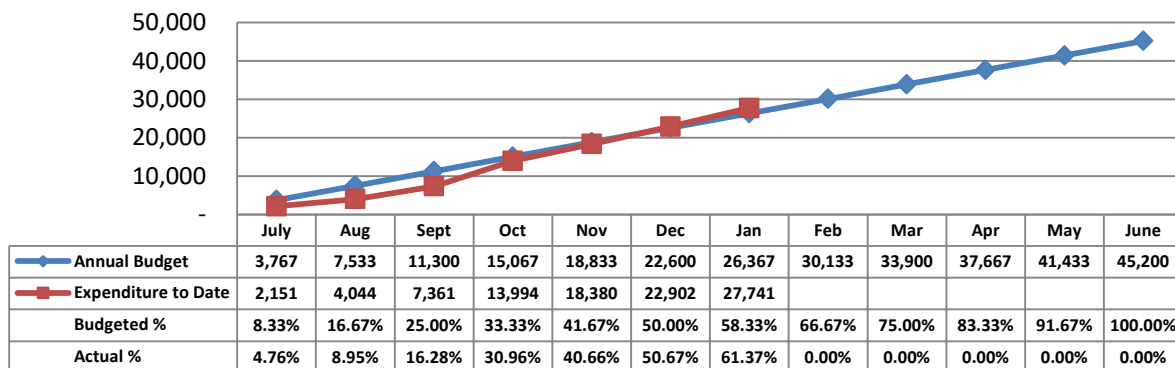
Street Cleaning 5360-2380-0000



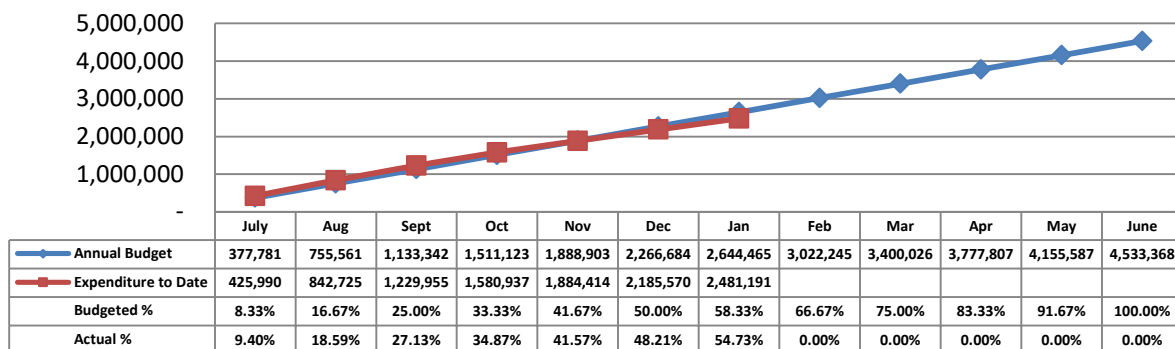
Street Lighting 5380-2380-0000



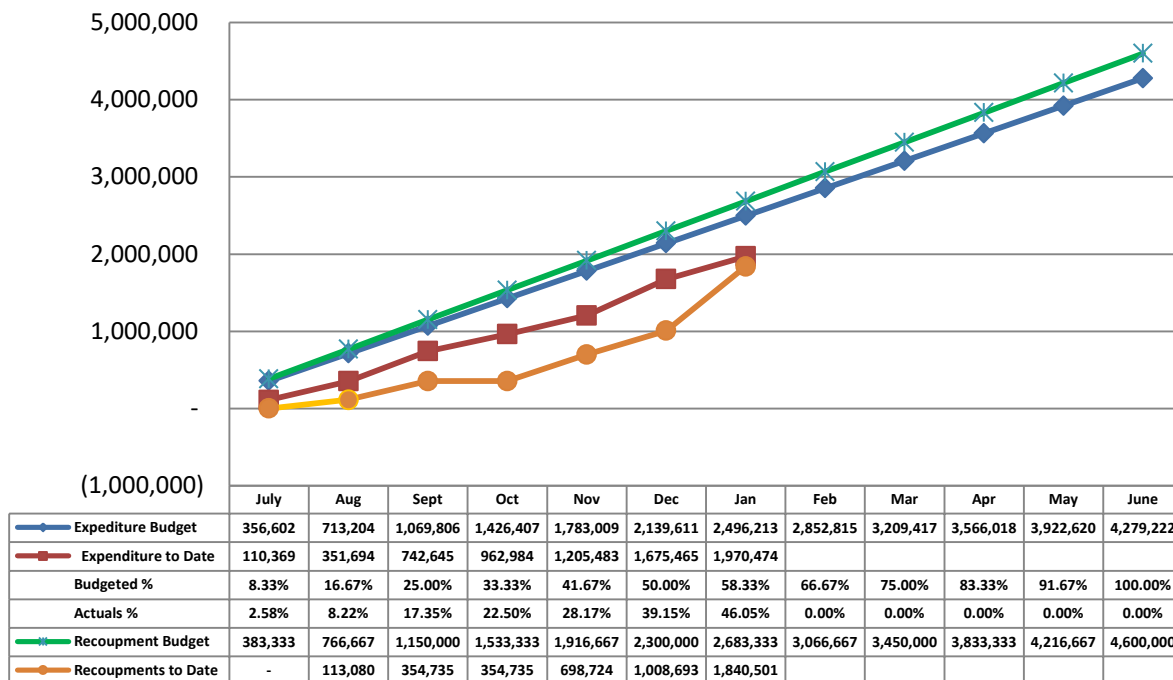
Bikeways & Footpaths 5420-2480-0000



Roads Bridges & Drainage 5200-2480-0000



RMPC Maintenance Expenditure 5100-2480-0000 RMPC Recoupment 5100-1400-0000



Considerations

1. Corporate Plan

Maintaining Council's infrastructure relates to Council's 'Corporate Objective 5 – Plan and deliver effective and efficient infrastructure services'.

2. Policy and Legal Implications

The delivery of this program will be managed in such a way as all appropriate/applicable policies/legislation is complied with.

3. Financial and Resource Implications

The delivery of the various works programs are a significant undertaking by the Works Section which require an extensive commitment by the entire Works group.

All of these various programs will be delivered simultaneously utilising various combinations of Council, Sub-Contractor and Principal Contractor resources.

Critical to the delivery of these inter-connected programs is the diversity and multi-skilled competency of the expanded workforce, with a degree of internal redundancy contained within the Section.

Actual expenditure to date compared to target expenditure for 2019/20 is shown on the included graphs.

4. Risk Assessment

The primary risk factors and control measures that would impede the full delivery of the maintenance program are:

- Wet weather
- Loss of key staff
- Inability to appropriately up-skill, attract and/or retain key staff
- Breakdown of critical plant items
- Availability of key sub-contract plant and services
- Availability of key materials

These risks are constantly being monitored, reviewed and addressed.

10.1.2 ACTION REPORT ON PREVIOUS COUNCIL RESOLUTIONS – INFRASTRUCTURE SERVICES

Date: 18 February 2021
Author: Chris Whitaker - Director Infrastructure Services
File No:
Letter No:
Attachment:
Minute No: OM004925

Resolution:

That the Resolutions Action Report for Infrastructure Services as presented be received.

Moved: Cr Semple

Seconded: Cr Ramsey

Carried

Report

This report is to advise Council of the outstanding matters currently being dealt with by the organisation.

Considerations

- 1. Corporate Plan**
N/A
- 2. Policy and Legal Implications**
Policy and legal implications will be addressed through each matter.
- 3. Financial and Resource Implications**
Budget impacts will be addressed in resolving each matter.
- 4. Risk Assessment**
N/A

10.1.3 TRANSPORT INFRASTRUCTURE DEVELOPMENT SCHEME 2021-2025 FUNDING ALLOCATION

Date: 23 February 2021
Author: Allan Heit – Manager Infrastructure Technology
File ID:
Letter ID:
Attachment: TIDS Allocation Schedule
Minute No: OM004926

Resolution:

That Council receive the report and endorse the 2021-2025 Transport Infrastructure Development Scheme funding allocation as attached.

Moved: Cr Ramsey

Seconded: Cr Semple

Carried

Report

The purpose of this report is to seek council endorsement for the 2021-2025 Transport Infrastructure Development Scheme funding allocation.

The Transport Infrastructure Development Scheme (TIDS) is part of a funding program aimed at supporting local transport infrastructure needs of regional, rural and remote communities throughout Queensland. TIDS funding is provided for roads classified as Local Roads of Regional Significance (LRRS), funding conditions require a schedule of projects and associated cost estimates to be provided to the Bowen Basin Regional Roads and Transport Group.

More detail about LRRS and the Roads and Transport Alliance can be found in: <https://www.tmr.qld.gov.au/business-industry/Business-with-us/Alliances/The-Roads-and-Transport-Alliance.aspx>

A review into the TIDS funding allocation is required due to rescheduling and cost estimate updates for existing projects, changing priorities and an extension of the program. Funding allocation to roads was based on the following road design and construction considerations:

- Current traffic volume – supporting existing road users
- Anticipated traffic volume – supporting connecting infrastructure and industry
- Road safety – intersections, horizontal and vertical alignment conditions
- Locality – spread across the divisions
- Flexible projects – TIDS funding cannot be ‘rolled over’, projects selected are flexible in costs.

The existing TIDS allocation schedule is shown in **Error! Reference source not found.**, the proposed TIDS allocation is shown in **Error! Reference source not found.** of the attachment, and focuses on completing five significant road networks within the Shire. The proposed TIDS allocation road networks are:

1. **Gibihi Road** – Leichhardt Highway to the new Three Chain Road. The road network services vehicles travelling from Theodore to Moura and to Dawson Mine. The road requires widening, pavement strengthening, shoulder repairs, drainage formation and resealing. The project commenced in 2020/21 and is scheduled for completion in 2022/23

2. **Deearne Road** – The road is frequently used for Taroom residents to travel to the Burnett Highway (177km), the alternate route is through Theodore and Cracow (239km). The road requires widening, pavement strengthening, shoulder and drainage repairs. The project has been ongoing and is scheduled for completion in 2024/25.
3. **Theodore Moura Road** – Kiangra Road to the Moura Township. The road network services vehicles travelling from Theodore to Moura. The project is scheduled to commence in 2023/24.
4. **Baileys Lane** – Baileys Lane is a high traffic volume road that provides access to the Callide Mine and Power Station for employees located south of Biloela. The road requires widening, pavement strengthening, shoulder repairs, drainage formation and resealing. The project is scheduled to commence in 2020/21 and be completed in 2023/24.
5. **Harsants Road** – Harsants Road extends from Glencoe Road (located in the North Burnett Shire), upgrading Harsants Road will extend the 'B Double' route from Glencoe Road to the Burnett Highway. The road is currently not suitable for increased heavy vehicle traffic, the road has minimal gravel coverage and significant degradation. The road requires widening, pavement strengthening, gravel re-sheeting, shoulder and drainage repairs. The project is scheduled to commence and be completed in 2024/25.
6. **Crowsdale Camboon Road** – From the existing seal to Drumburle Road intersection. The road is used frequently for primary producers to access grain and livestock facilities. The road has shown significant degradation; formation, pavement and drainage structures will be repaired. The project is scheduled to commence in 2024/25 and be completed in 2027/28.

Considerations

1. Corporate Plan

5. Infrastructure

Plan and deliver effective and efficient infrastructure services.

- a. Manage and develop infrastructure at levels of service which meet community expectations and ensure long term sustainability subject to financial resources.
- b. Focus on essential service delivery especially transport including road, street and bridges network and aerodromes, water and sewerage treatment and supply systems and waste including garbage and water.
- h. Provide and maintain effective transport infrastructure

2. Policy and Legal Implications

There are no Policy and Legal implications associated with this recommendation.

3. Financial and Resource Implications

All projects will require 50% funding from council.

4. Risk Assessment

- a. Economic
There is no economic impact to Council for this recommendation.
 - b. Social
There is no social impact to Council for this recommendation.
 - c. Environmental
There is no environmental impact to Council for this recommendation.
 - d. Political
There is no political impact to Council for this recommendation.
 - e. Legislative
There is no legislative impact to Council for this recommendation.
 - f. Operational
There is no adverse operational impact to Council for this recommendation.
-

General Business – Infrastructure Services

Cr Boyce requested that a workshop be held with relevant infrastructure staff on designing of roads.

Cr Casey advised that recently Council staff have sprayed a very wide area around guide posts in Thangool township and is not a good look for the town. DIS to advise staff not to spray around guide posts in townships.

Cr Semple asked for a counter on Gibihi Road to determine the number of trucks travelling on it, DIS advised he believes that has already been done but will check.

TIDS ALLOCATION SCHEDULE

Road	Project Work Description	Location Details	Total \$	Contributions		Allocation Year (TIDS Contribution)				
				LG \$	TIDS \$	Prior to 2021/22	2021/22	2022/23	2023/24	2024/25
Deearne Road	Form, Widen, Drainage, Pavement & Seal	21/22 = 12.3 - 18.0	6,414,004	3,207,002	3,207,002	1,707,002	500,000	500,000	500,000	
		22/23 = 18.0 - 24.0								
		23/24 = 24.0 - 29.85								
Gibihi Road	Rehabilitation, Reseal	21/22 = 9.51 - 12.30	2,000,000	1,000,000	1,000,000	500,000	500,000			
Theodore-Moura Road	Rehabilitation, Widen & Seal	21/22 = 25.65 - 28.56	6,234,796	3,117,398	3,117,398	1,617,398	500,000	500,000	500,000	
		22/23 = 28.56 - 32.64								
		23/24 = 32.64 - 35.20								
Crowdsdale Camboon Road	Form, Widen, Drainage, Pavement	22/23 = 18.5 - 24.0	2,000,000	1,000,000	1,000,000			500,000	500,000	
		23/24 = 24.0 - 29.8								

Table 1 - Existing TIDS funding

Local Government	TMR Investment ID	Road	Project Work Description	Location Details	Total \$	Contributions		Allocation Year (TIDS Contribution)				
						LG \$	TIDS \$	Prior to 2021/22	2021/22	2022/23	2023/24	2024/25
Banana	371737	Deearne Road	Form, Widen, Drainage, Pavement	21/22 = 12.3 - 17.3	6,814,004	3,407,002	3,407,002	1,707,002	400,000	400,000	500,000	400,000
				22/23 = 17.3 - 22.3								
				23/24 = 22.3 - 27.5								
				24/25 = 27.5 - 32.0								
Banana	1167125	Gibihi Road	Rehabilitation, Reseal	21/22 = 9.5 - 11.0	4,330,000	2,165,000	2,165,000	765,000	700,000	700,000		
				22/23 = 11.0 - 12.7								
Banana	New Project	Baileys Lane	Form, Widen, Drainage, Pavement	21/22 = 0.2 - 1.5; 4.5 - 5.0	800,000	400,000	400,000	0	400,000	0	0	0
Banana	342104	Theodore-Moura Road	Rehabilitation, Widen & Seal	22/23 = 35.10 - 36.5	5,068,796	2,534,398	2,534,398	1,134,398	0	400,000	500,000	500,000
				23/24 = 36.5 - 38.0								
				24/25 = 25.7 - 28.6								
Banana	New Project	Harsants Road	Form, Widen, Drainage, Pavement	24/25 = 0.0 - 7.1	1,000,000	500,000	500,000	0	0	0	500,000	0
Banana	1167124	Crowdsdale Camboon Road	Form, Widen, Drainage, Pavement & Seal	24/25 = 18.5 - 24.0	1,200,000	600,000	600,000		0	0	0	600,000

Table 2 - Proposed TIDS funding

11.1.1 ACTION REPORT ON PREVIOUS COUNCIL RESOLUTIONS – COUNCIL SERVICES

Date: 12 February 2021
Author: Chris Welch, Director Council Services
File ID:
Letter ID: N/A
Attachment: Resolutions Action Report
Minute No: OM004927

Resolution:

That the Resolutions Action Report for Council Services as presented be noted and received.

Moved: Cr Boyce

Seconded: Cr Casey

Carried

Report

This report is to advise Council of the outstanding matters currently being dealt with by the Department.

Considerations

1. **Corporate Plan**
N/A
2. **Policy and Legal Implications**
Policy and legal implications will be addressed through each matter.
3. **Financial and Resource Implications**
Budget impacts will be addressed in resolving each matter.
4. **Risk Assessment**
N/A

Manager Environment & Planning attended the meeting at 10.00am

11.1.2 IMPLEMENTATION OF A KERBSIDE COLLECTION SERVICE FOR CARDBOARD AND PAPER RECYCLING AND ASSOCIATED FEES AND CHARGES FOR THE BANANA SHIRE COUNCIL

Date: 20 January 2021
Author: Keith Halford, Manager Environment and Planning
File ID:
Letter ID:
Attachment:
Minute No: OM004928

Resolution:

That Council approve the inclusion of a fortnightly recyclable cardboard and paper collection service as part of the new weekly waste bin cleansing services contract commencing 1 July 2021.

Moved: Cr Leo

Seconded: Cr Casey

Carried

Report

1. INTRODUCTION

During 2020 Banana Shire Council implemented a series of initiatives that have moved waste within Council from the position of financial and regulatory burden to one of strategic and reputational advantage. One of these initiatives: the introduction of kerbside cardboard recycling was presented to Council in May 2020. Council Services are submitting this Report to Council recommending the inclusion of a cardboard/paper recycle bin as part of its kerbside collection.

In December 2020, Cleanaway was the successful tenderer for the provision of the kerbside waste collection service for the Banana Shire and was awarded a 5-year contract. This service commenced on January 1, 2021. Their tender offer included the provision and collection of recyclable cardboard and paper (blue lid) bins, collected fortnightly and deposited at the Biloela and Taroom Waste Transfer Stations where this material will be compacted and then on-sold. This is a waste stream that will now be diverted away from the Shire's only landfill at Trap Gully, which has reached a critical stage in terms of remaining waste capacity. The cardboard collection service could commence on 1 July 2021 with an annual cost of \$275,000 plus an initial cost of the second bins at approximately \$243,500. The following sections provide information in support of the service.

2. LANDFILL AIRSPACE

The greatest risk associated with the continued deposition of potential recyclables to landfill is the significant volume of airspace which is compromised in terms of the primary landfill lifespan. At present, this space is at a premium and critical in terms of strategic planning for the next 5 – 10 years. If continued, the life of Trap Gully landfill would be approximately 18-20 months. With the introduction of a kerbside collection and the new security system at the Waste Transfer Stations, Council Services believe that landfill life may be extended by a further 8 to 10 months. It is likely that any new landfill service is a minimum of 2 years from commissioning; therefore it is essential to ensure longevity of

current facilities using processes that will minimise deposition. It is difficult to quantify the value of airspace and time, but in these circumstances it is significant.

3. WASTE REGULATIONS: SEGREGATION OF COMMERCIAL WASTE

From July 1, 2021, Council will need to provide verifiable evidence of the segregation between domestic and commercial waste in order to satisfy the mandatory reporting of data to Department of Environment and Science (DES) for waste levy collection purposes.

At present this cannot be done accurately except for waste that is directly delivered to Trap Gully. The availability and/or use of kerbside bins for cardboard to commercial operations allows for volumetric measurement for both general waste and recyclables that cannot be achieved as result of co-mingling of waste. This is a particular risk at unmanned landfills and transfer stations where opportunistic commercial operators are dumping without limitation.

4. COST OF CO-MINGLED WASTE TO LANDFILL

Approximately 30-35% of all waste going to the Shire's manned and non-manned landfills from both kerbside and transfer station collection is cardboard and paper. This material is disposed of at an approximate cost of \$214,000 per annum, foregoing any potential revenue from the sale of recyclable commodities. The cost of collection of kerbside recyclables is \$275,000 without considerations of other savings or opportunities to Council as detailed in the following sections. Offsetting the current \$214,000 cost against the projected cost of \$275,000 for adding the kerbside collection results in a nett additional cost to Council of \$61,000 per annum.

5. STATE GOVERNMENT WASTE LEVY

The current levied cost for disposal of collected cardboard and paper is approximately \$65,000 per annum. This cost is eventually returned to Council over time. However, this may not be the case in future as government plans to reduce the percentage of returns to business. The rationale behind the levy is to promote reuse, repurpose and recycling with financial incentives and reduce waste to landfill by increasing "generator pays" mechanisms.

6. COMMERCIAL /CHARITABLE COLLECTION SERVICE

Banana Shire Council currently provides a service to some commercial operations and charities for cardboard recycling. The Commercial, Charitable Organisations and Community Group Cardboard Collection Program was funded by a Government Grant for a 12-month service at a total cost of \$194,000 of which \$ 49,000 was contributed to by Council. This service is planned to end on June 30, 2021 on the cessation of funding. The service caters for a section of the community and some commercial operations and could be deemed by some as an unequitable and uneconomic provision of Council Services - as it is not available to everybody. If offered to some, it should then in fairness be offered to all commercial operations. Council does not have a budget to provide this service beyond June 30, 2021 and furthermore, it is less economically viable and less equitable in comparison to the kerbside collection which costs \$ 275,000 per annum to service all rate payers and can cater to both domestic and the smaller commercial operations.

7. NON-RATEABLE SERVICES

It is proposed the services currently provided by the grant funded program be replaced with the provision of a kerbside recycling collection service known in Fees and Charges as "Non Rateable Services" for commercial operators. Council has this fee allocation for both general waste and recyclables. This service is slightly more expensive than the normal domestic service as it applies the waste levy per bin for being commercial in nature. Larger commercial operations such as supermarkets, fuel stations, etc. can either purchase more than one "Non-Rateable Services" or

engage waste companies such as Cleanaway or JJ Richards to provide commercial size bins and general and recyclable collection. Co-mingled recyclables collected by commercial operators are transported to Rockhampton MRF for processing.

8. WASTE TRANSFER STATIONS

For all waste transfer stations that do not have designated cardboard compactor services, Council will provide a 3m³ Industrial Bin for Cardboard and Paper and a separate 1m³ Industrial Bins for segregated glass, plastics, tin and aluminium. Recyclables (except for cardboard and paper) will be transported to the Rockhampton MRF as part of the Cleanaway comingled collection. This will be available for use by rate payers at more remote locations. Rate payers in Biloela and Taroom can deposit excess cardboard at these locations. To reiterate, Council's waste transfer stations are for the permitted use by domestic users only.

9. RECYCLING

All cardboard collected from the kerbside or from waste transfer stations will be deposited at either Biloela or Taroom Transfer Stations. All cardboard baled at Taroom will be for the profit of Council whilst cardboard deposited at Biloela Transfer Station at this stage is for the profit of the Contractor managing the site. The percentage return to Council is currently under review.

10. REUSE

Once amendments have been made to the current Environmental Authority which governs BSC's waste management activities (ERA) and sites, it is planned to reuse a percentage of cardboard in the production of composted product for sale to industry. This allows Council service flexibility to maximise profit in times when the cost of cardboard for recycling is low. A composted product is in high demand and easily sold. The material can also be used in a hydro-mulch and sprayed for establishment cover and seeding.

11. COST OFFSETS/DISCOUNTS

It is also worth noting, that where a recycling activity is initiated, there is potential allowance for a 50% discount under the Waste Levy to be applied on recycling residential waste. This is reconciled at the end of each reporting year. For example; a paper and cardboard recycling operation will only be deemed successful on its application, if 65% of the materials (the recycling efficiency threshold) are recovered for it to be applied. This is a target attainable in this region however Council may still be eligible for the discount if a good reason for not meeting the threshold by the introduction of efficiency measures to improve our recovery rate.

11.1. Costs and Savings

Error! Reference source not found. details the cost/benefit of providing the service to rate payers.

Table 1: Projected Savings	
Activity	Cost / Saving (\$AUD)
Cost of Collections / Landfill Disposal (Cost) ¹	-61,000.00
Savings in Waste Levy	65,000.00
Replacement of the Charity and Commercial Program	49,000.00
Estimated Non-Rateable Service Fees	30,000.00
Projected Profit from Recycling of Cardboard (2021)	20,000.00
Potential 50% reduction in a portion of levied fees	?
Total Projected Saving	\$103,000.00

¹ As calculated in Section 4.

These savings do not factor the initial one-off cost for the recycling bins at approximately \$243,500. However, on the basis of the above savings, the bin purchase would be cost-neutral in the third year of the contract and the financial benefit over the 5-year period would be approximately \$250,000.

12. FEES AND CHARGES

It is proposed that as a result of projected savings as detailed in Table 1, that the inclusion of recyclables as a service does not increase the normal calculation of the garbage service charge to ratepayers. It is recommended that collection costs be reviewed prior to July 2022.

12.1. Domestic Bin/Collection Charges

Council Services propose that the cost of both bins be charged as one service and if extra bins are requested, a service must be purchased. The service includes both General and Recycling Bins collectively.

12.2. Non-Rateable Service

A non-rateable service is in place for small commercial operations that only require side pickup bin collection. As with domestic collection, if the user requires an extra bin, they must purchase both general and recyclable bins as one service. The charges are as per the current schedule.

13. SUMMARY

The additional cost of \$275,000 to add the kerbside collection of cardboard and paper is offset by reducing the current cost of transporting such material to landfill of \$214,000 and has the potential to improve Council's financial position of waste collection services to the tune of \$164,000, with a nett financial benefit of \$103,000. This could be delivered without additional cost to domestic ratepayers. Commercial ratepayers will have the opportunity to buy into the process or can pursue their own arrangements with commercial collectors as the current free collection will cease at the end of this financial year.

Moved Cr Leo, seconded Cr Casey and carried: That the meeting adjourn for morning tea at 10.30am.

Moved Cr Leo, seconded Cr Ramsey and carried: That the meeting recommence at 11.00am.

Principal Waste Management Coordinator attended the meeting.

11.1.3 WASTE TRANSFER STATION OPERATING HOURS

Date: 22nd February 2021
Author: Nicholas Chang, Principal Waste Management Coordinator
File ID:
Letter ID:
Attachment:
Minute No: OM004929

Resolution:

That Council approve –

- 1. The temporary use of restricted hours from 6am to 6pm at Banana and Wowan waste transfer facilities in order to reduce regulatory and financial risks associated with on-site safety, theft and vandalism.***
- 2. Permanent 5am to 7pm operating hours at all unmanned waste transfer facilities scheduled for upgrade (i.e. installation of automated gates and surveillance cameras). Operating hours will only come into effect once identified sites have been fully automated. 5am to 7pm times can only be adopted in summer months or if adequate night time lighting is installed.***

Moved: Cr Leo

Seconded: Cr Semple

Carried

Report

Overview of Unmanned Waste Transfer Stations

Council currently operates unmanned waste transfer stations (WTS) at the following locations:

- Banana
- Baralaba
- Jambin
- Thangool
- Theodore
- Wowan
- Cracow (on opening)
- Taroom (on opening)

These facilities were constructed to ensure that Banana Shire residents in rural areas and smaller regional centres had the ability to dispose of their domestic waste and recyclables at purpose-built sites that were safe and secure, and were located in relatively close proximity to minimise travelling long distances.

These sites although fitted with security gates are typically open to the public and unattended 24 hours a day, with Council staff only visiting the sites for regular servicing (i.e. emptying of bins, mulching, scrap metal collection, etc.) and maintenance (i.e. site clean-up, slashing, repairs, etc). This practice prevents Council from properly identifying what and when refuse left at waste transfer stations should be classified domestic waste. At present this waste is being declared domestic landfill.

At present site security is restricted to an ageing surveillance camera system that have become prone to increasingly frequent break downs and therefore only functional during daytime hours due to limited security lighting across all locations.

This system is in the process of being upgraded, with a capital projects budget to install automatic gates and upgraded surveillance cameras at all unmanned waste facilities. Once completed, the sites will only be able to be accessed by Banana Shire ratepayers and Council staff using a PIN-pad system that date-stamps entry and exit times to individual users. The upgraded cameras will provide 360 degree, 24 hour surveillance that will track and record all movement on site and when combined with user entry details, will allow Council to better manage any infringements carried out on site (i.e. illegal dumping, traffic violations and unsafe behaviour). Wowan WTS is currently in the process of being upgraded as the pilot site for this capital project. However this can only be undertaken effectively in daylight hours or if there is a permanent light source in place ensure functionality.

Recent Closures at Unmanned Waste Transfer Stations Due to Illegal Night-time Dumping

Historically, waste transfer stations with 24-hour unattended access have been the source of illegal dumping from commercial operators and non-residents of the Shire. The cost of clean-up and site management have been considerable as highlighted by a previous quote of \$40,000 to clean-up illegally dumped asbestos. Furthermore, access to poorly lit, unmarked sites at night is a safety, vandalism and public health risk.

On the 20th November 2020, the decision was made by Council Services to limit the daily operating hours at the Banana WTS from 6am to 6pm, effectively closing the facility at night. This was carried out in order to reduce a spate of illegal dumping incidences that resulted in additional clean-up costs and was in danger of escalating in frequency, a scenario that would have potentially resulted in further damage and harm to members of the public on Council property (all at a cost to Council).

Restricting operating hours from 6am to 6pm has resulted in a dramatic reduction in illegal dumping at the transfer station with no official complaints received from the public.

Illegal Dumping Incidences at Banana Waste Transfer Station



The above was suspected illegally dumped demolition waste or concrete that is required to be disposed at Trap Gully Landfill or Council's newly designated Bailey's Lane recycling area with the following charges to apply:

- Clean concrete - \$25.50 per tonne
- Construction & demolition waste - \$292 per tonne (including waste levy)
- **This waste is commercial in nature and therefore attracts the mandatory levy.**



The above was suspected illegally dumped demolition waste and / or concrete that is required to be disposed at Trap Gully Landfill or Council's newly designated Bailey's Lane recycling area with the following charges to apply:

- Clean concrete - \$25.50 per tonne
- Construction & demolition waste - \$292 per tonne
- **This waste is commercial in nature and therefore attracts the mandatory levy.**



The above illegally dumped tyres and demolition waste (or concrete) resulted in the following missed revenue to Council:

- Tyres, which are a **regulated waste** - \$15.50 per tyre (light truck)
- Clean concrete - \$25.50 per tonne
- Construction & demolition waste - \$292 per tonne (includes waste levy)
- **This waste is commercial in nature and therefore attracts the mandatory levy.**



The above was illegally dumped green waste mixed with industrial waste including wooden telecommunication cable spools.

- Contaminated green waste attracts additional pre-screening costs if it is to be mulched.
- Bulky industrial waste is required to be disposed at Trap Gully landfill since it is commercially classified. It attracts a charge of \$321 per tonne (including waste levy).



- The above sanitary waste was illegally dumped on the ground instead of placed in the bulk general waste bin.
- This practice exposes transfer station staff and a public health risk.



The above involved the illegal dumping of unsegregated waste in the scrap metal pile.

- Non-contaminated scrap metal attracts a charge of \$185 per tonne.
- Contamination results in a reduction in charges due to additional disposal charges in the order of \$26 per tonne (which increases as contamination increases).



The above was illegally dumped asbestos containing material that required Council to double-bag and dispose at Trap Gully. Asbestos is a public health risk as well as a regulated waste that is relatively costly to segregate, wrap and dispose in accordance with regulatory requirements.

Wowan Transfer Station – Temporary Restricted Opening Hours

More recently, a decision was made on the 19th February 2021 to restrict the daily operating hours at the Wowan WTS from 6am to 6pm because of an earlier incident in which electrical wiring installed as part of the automated gate and surveillance camera upgrade was allegedly stolen from the site.

Summary

Council Services propose to restrict operating hours at unmanned waste transfer stations due to the following:

- Current practices are unsupervised and uncontrolled waste deposition is potentially illegal since BSC cannot currently distinguish between commercial and domestic waste;
- It is an unsafe practice. A recent risk assessment of operating during night hours has determined that there is a substantial inherent risk to Council, its officers and the general public;
- Council has a multitude of recorded illegal dumping events with nearly all of them occurring during night hours;
- All of the sites (listed earlier) were not designed and fitted to operate at night;
- All cameras purchased by Council cannot record incidents at night;
- Operating at night allows for dumping of commercial waste (which is illegal);
- To reduce the risk of vandalism which has occurred; and
- To fall into line with the hours of operation of Council's manned sites in Biloela, Moura and soon to be opened Taroom.

Proposals to Council

1. Council approve the temporary closure of any unmanned waste facility from 6am to 6pm where it is cost effective and practical to do so (in staffing terms), in order to reduce the risk of night time theft, vandalism, damage and harm.
2. Council approve the permanent operating hours of 5am to 7pm for all unmanned waste transfer stations that are scheduled to be upgraded as part of the above mentioned Capital Upgrade Project. These operating hours will require the installation of adequate site specific lighting to ensure the public can safely use the waste transfer stations after dark.

Manager Environment & Planning and Principal Waste Management Coordinator left the meeting at 11.20am.

Planner attended the meeting at 11.20am

11.1.4 COM002-14/15 - REQUEST FOR CHANGE EXISTING APPROVAL (MINOR CHANGE) IN S81 OF THE PLANNING ACT 2016 - DEVELOPMENT APPLICATION FOR PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE (S.242 SEEKING TO VARY THE EFFECT OF A LOCAL PLANNING INSTRUMENT) FOR THE BILOELA SHOPPING WORLD DEVELOPMENT CODE; MATERIAL CHANGE OF USE FOR RETAIL / COMMERCIAL COMPLEX (INCORPORATING COMMERCIAL PREMISES, SHOP, SHOWROOM AND FOOD PREMISES) AND FOOD PREMISES (RESTAURANT); RECONFIGURING A LOT (5 INTO 2 LOTS AND NEW ROAD) AND OPERATIONAL WORKS (ADVERTISING DEVICES) LOCATED AT 2 GLADSTONE ROAD BILOELA AND 34 KARIBOE STREET BILOELA DESCRIBED AS LOT 30 ON SP293577, LOT 1 ON SP301589, LOT 53 ON SP126772, FORMERLY DESCRIBED AS LOT 211 ON SP119237, LOT 30 ON SP122571, LOT 2 ON SP121353, LOT 30 ON CP894250 AND LOT 53 ON SP126772.

Date: 14 January 2021
Author: Rentia Robertson, Planning Officer
File ID: COM002-14/15
Letter ID:
Attachment: Attachment 1 - Conditions of Approval (ID1611370)
Attachment 2 - Proposed Plans (ID1611336)
Attachment 3 - Location Map (ID1611126)
Attachment 4 - Amended Adopted Infrastructure Charges Notice (ID1611381)
Attachment 5 - Original Decision Notice –16 December 2015– (ID36331)
Attachment 6 - Applicants Representations – 16 October 2020 (ID1586088)
Attachment 7 -Ergon – Affected Entity Response – (ID1611376)
Minute No: OM004930

Resolution:

That Council approve the request to change an existing approval (minor change) in s81 of the Planning Act 2016 made by Biloela Square PT Ltd C/- Urbis Pty Ltd on 20 October 2020 for Development Permit COM002-14/15 - Preliminary Approval under Section 241 and 242 of the Sustainable Planning Act 2009 to override the Banana Shire Planning Scheme 2005 to establish the 'Biloela Shoppingworld Plan of Development' (Impact Assessable) and for a Material Change of Use (Impact Assessable) for a Retail and Commercial Complex – incorporating Commercial Premises, Shop, Showroom and Food Premises and for Reconfiguring a Lot (Code Assessable) 5 Lots into 2 Lots and New Road and Operational Works (Code Assessable) Advertising Devices and located at 2 Gladstone Road, Biloela, 34 Kariboe Street, Biloela, Part of Railway Corridor, Biloela and Part of Road Reserve described as Lot 30 on SP293577, Lot 1 on SP301589, Lot 53 on SP126772, formerly described as Lot 30 on SP122571, Lot 2 on SP121353, Lot 53 on SP126772, Lot 30 on CP894250 and Lot 211 on SP119237 to the extent detailed below:

Section 1 – Preliminary Approval under section 241 and 242 of the Sustainable Planning Act 2009 – Material Change of Use – COM002-1415

General

- 1 (Amend) Development authorised by this approval must be undertaken in accordance with the following approved plans, as attached to this Decision Notice, except where modified by*
-

the conditions contained in Attachment 1, Section 1 of this Development Approval – to compare this with the information response maps received.

Plan/Document number	Plan/Document name	Date
140926-BA1398 P0003578	Biloela Shoppingworld Development Code – Preliminary Approval Biloela Shoppingworld Development Code – Updated 2020	Not Dated 12 October 2020
PLAN REF: BA1398 – M_01_v2 DP-01	Map One – Development Plan Area Development Plan Area	21 August 2012 5 October 2020
PLAN REF: BA1398 – M_02_v2 PM-01	Map Two – Precinct Map Precinct Map	21 August 2012 5 October 2020
PLAN REF: BA1398 – PP_03_v2	Biloela Shoppingworld – Reconfiguration of a Lot	21 August 2012
3234-PR88, Rev B	External – Roadworks Shopping Centre	Sept 2015

- 2 ~~Delete~~ The approved plans and Biloela Shoppingworld Development Code – Preliminary Approval must be amended to incorporate the amendments detailed within Attachment 1, Section 1 of this Development Approval prior to the submission of the Subdivision Plan for compliance assessment for the Reconfiguring a Lot shown on PLAN REF: BA1398 – PP_03_v2, Biloela Shoppingworld – Reconfiguration of a Lot and dated 21 August 2012, and as detailed within this Decision Notice.
- 3 ~~Delete~~ This preliminary approval can only proceed following the creation of the lots and completion of all associated works approved by the Development Approval for Reconfiguring a Lot shown on PLAN REF: BA1398 – PP_03_v2, Biloela Shoppingworld – Reconfiguration of a Lot and dated 21 August 2012, and as detailed within Attachment 1, Section 2 of this Development Approval.
- 4 ~~Amend~~ The preliminary approval overrides the Banana Shire Planning Scheme 2005 in accordance with section 242 of the Sustainable Planning Act 2009, to the extent detailed in Plan Ref: 140926-BA1398 **P0003578**, Biloela Shoppingworld Development Code – Preliminary Approval, Not Dated **Updated 2020** as modified by the conditions contained in Attachment 1, Section 1 of this Development Approval.
- 5 ~~Delete~~ The preliminary approval area is the area shown on PLAN REF: BA1398 – M_01_v2, Map One – Development Plan Area and dated 21 August 2012, subject to amendments detailed in condition 8.
- 6 ~~Delete~~ Comply with all of the conditions contained within Attachment 1, Section 1 of this Development Approval prior to the submission of the Subdivision Plan for compliance assessment, for the Reconfiguring a Lot shown on PLAN REF: BA1398 – PP_03_v2, Biloela Shoppingworld – Reconfiguration of a Lot and dated 21 August 2012, and as detailed within this Decision Notice.

Biloela Shoppingworld Development Code – Preliminary Approval

8 ~~The 'Biloela Shoppingworld Code is to be amended in accordance with the following:~~

- ~~a) Amend the 'Biloela Shoppingworld Code' to refer to the Town Zone – Commercial Precinct to remove any doubt surrounding the interpretation of the Tables of Assessment i.e. the Banana Shire Planning Scheme 2005 refers to development within the Town Zone – Commercial Precinct.~~
- ~~b) Amend Map One (Development Code Area) and Map Two (Precinct Map) to Remove the Barrett Street Road reserve shown on PLAN REF: BA1398 – PP_03_v2, Biloela Shoppingworld – Reconfiguration of a Lot and dated 21 August 2012.~~
- ~~c) Amend Section 1.6 – Time Limit to 10 years rather than 20 years.~~
- ~~d) Amend section 2.3 – Levels of Assessment to refer to Tables 4.4.1 (1) and 4.4.1 (2) rather than Table 4.1.1 (1) and 4.1.1 (2).~~
- ~~e) Amend section 2.4 – Assessment Criteria to refer to Table 4.4.1 (1) rather than Table 4.1.1 (1).~~

9 ~~The amended 'Biloela Shoppingworld Code' is to be submitted to Council for approval and comment prior to the submission of the Subdivision Plan for compliance assessment for the Reconfiguring a Lot shown on PLAN REF: BA1398 – PP_03_v2, Biloela Shoppingworld – Reconfiguration of a Lot and dated 21 August 2012 as detailed within Attachment 1, Section 2 of this Development Approval.~~

Infrastructure Charges

11 ~~Infrastructure charges associated with the preliminary approval must be paid in full to the Banana Shire Council. An adopted infrastructure charges notice is attached to this Decision Notice~~

12 ~~Infrastructure charges may apply to future Development Permits issued pursuant to this preliminary approval in accordance with the relevant legislation applicable at the time of granting subsequent Development Permits.~~

Section 2 – Development Permit – Reconfiguring a Lot (5 Lots into 2 and New Road and Road Dedication) – COM002-1415

Approved Plans

1 ~~Amend The reconfiguration of land authorised under this Development Permit is to be completed and carried out generally in accordance with the following approved plans, except where modified by the conditions contained in Attachment 1, Section 2 of this Development Approval –~~

Plan/Document number	Plan/Document name	Date
PLAN REF: BA1398 – PP_03_v2	Biloela Shoppingworld – Reconfiguration of a Lot	21 August 2012
Project_No 7142, Sheet_No ST01 – ST05, Revision P1	Staging Plan	10-03-15
Project_No. 7142, Sheet_No. DA11,	Proposed Tourist Facilities	July 2012

Revision 1		
3234-PR88, Rev B	External Roadworks Shopping Centre	Sept 2015

Staging

7 ~~Delete Amended Staging Plans generally in accordance with Plan Ref: Project No 7142, Sheet No ST01 – ST05, Revision P1, Staging Plan, and dated 10-03-2015, are to be submitted to Council for approval and must include reference to the following in addition to existing stages shown on the plan:~~

- ~~a) Subdivision works and lodgement of subdivision plans for compliance assessment;~~
- ~~b) Relocation and development of the new Tourist Information Centre and RV Parking Area including caravan water and dump point, ten (10) caravan parking spaces, a minimum of fourteen (14) car parking spaces suitable for staff and single vehicles, accesses and internal manoeuvring areas, landscaping and five (5) covered picnic tables;~~
- ~~c) Relocation of the two (2) Barimis Memorial structures;~~
- ~~d) Relocation of the existing services located within Callide Street (proposed for closure), Lot 30 on CP894250 and Lot 211 on SP119237; and,~~
- ~~e) Traffic management and road works including temporary traffic control and car parking associated with the Callide Street Road Closure.~~

~~The amended Staging Plans are to include a detailed description of each stage including the works and construction activities required at each stage.~~

~~Note: Proposed staging should account for land dedication and transfer processes through the relevant State government departments.~~

8 ~~Delete The development is to be staged and carried out generally in accordance with the Council approved Amended Staging Plans.~~

9 ~~Delete Construction works associated with each stage may be carried out concurrently subject to written approval from Council.~~

Council agrees to delete Conditions 13-15 (Tourist Information Centre and Improvements) in accordance with the following:

Tourist Information Centre and Improvements

13 ~~Delete Prior to the submission of the Subdivision Plan for Future Lot 1 and Future Lot 2 shown on Plan Ref: BA1398 – PP_03_v2, Reconfiguration of a Lot Plan (Proposed) and dated 21 August 2012 for compliance assessment:~~

- ~~a) Submit to Council for approval a detailed scope or works and design and construction documentation / plans for the Proposed Tourist Facilities site shown on Plan Ref: Project No. 7142, Sheet No. DA11, Revision 1, Proposed Tourist Facilities and dated July 2012, having regard to:~~
 - ~~i) The Agreement between McGonaghy Group, Biloela Promotion Bureau Inc and Council for the relocation of the Biloela Visitor Information Centre;~~
 - ~~ii) State Controlled Road corridor resumptions proposed or completed for the site;~~

- iii) ~~the conditions contained within Attachment 1, Section 2 and 3 of this Development Approval and,~~
 - iv) ~~Relevant statutory approvals and consent processes.~~
- b) ~~Construct the Proposed Tourist Facilities including the including the Tourist Information centre, caravan water and dump point, ten (10) caravan parking spaces, a minimum of five (5) car parking spaces suitable for staff and single vehicles, accesses and internal manoeuvring areas, landscaping, and five (5) covered picnic tables in accordance with the Council approved scope of works and design and construction documentation / plans.~~

Barimis Memorial

14 ~~Delete~~ Prior to the submission of the Subdivision Plan for Future Lot 1 and Future Lot 2 shown on Plan Ref: BA1398-PP_03_v2, Reconfiguration of a Lot Plan (Proposed) and dated 21 August 2012 (COM002-1415) for compliance assessment:

- a) ~~Obtain written approval from Council in relation to the proposed location, removal, relocation and restoration process for the two (2) Barimis Memorial structures located within Lot 30 on CP894250; and,~~
- b) ~~Remove the two (2) Barimis Memorial structures; and,~~
- c) ~~Relocate and erect to the Proposed Tourist Facilities site generally as shown on Plan Ref: Project No. 7142, Sheet No. DA11, Revision 1, Proposed Tourist Facilities and dated July 2012; and,~~
- d) ~~Restore the two (2) Barimis Memorial structures (painting and signage restoration).~~

~~Note: The request for written agreement must be supported by appropriate details, plans and specification outlining the required work.~~

15 ~~Delete~~ Any damage to the two (2) Barimis Memorial structures during the removal or relocation process is to be reported to Council and rectified to the satisfaction of Council prior to the completion of the work.

Relocation of Existing Services

16 ~~Delete~~ Prepare and submit to Council for approval, a detailed engineering report and associated plans and specifications detailing the works required to relocate all existing services including but not limited to water, sewerage and stormwater infrastructure, telecommunications and electricity infrastructure from Callide Street along the frontage of the existing shopping centre site (i.e. from the Dawson Highway to Barrett Street), Lot 30 on CP894250 and Lot 211 on SP119237.

17 ~~Delete~~ Undertake all works required to relocate the existing services within Callide Street, Lot 30 on CP894250 and Lot 211 on SP119237 in accordance with the Council approved engineering report and associated plans and specifications and an Operational Works Permit for the works.

18 ~~Delete~~ The road closure of Callide Street along the frontage of the existing shopping centre site (i.e. from the Dawson Highway to Barrett Street) must not occur prior to the relocation of the existing services within Callide Street, Lot 30 on CP894250 and Lot 211 on SP119237.

Road works

- 19** **Amend** Dedicate as road (at no cost to Council) the area **generally** shown on Plan Ref: BA1398 - PP_03_v2, Reconfiguration of a Lot Plan (Proposed) and dated 21 August 2012 as New Road (Barrett Street Extension).
- 20** ~~Design and construct the following road works in accordance with the conditions of this Development Approval, the Banana Shire Planning Scheme 2005, the Capricorn Municipal Development Guidelines (CMDG) and an Operational Works Permit for the works:~~
- a) ~~Road works and upgrades to Callide Street including but not limited to:~~
 - i) ~~Road widening;~~
 - ii) ~~Line marking and traffic signage;~~
 - iii) ~~kerb and channelling (excluding proposed access driveways) and associated road drainage infrastructure for the frontage of Future Lot 2 from Barrett Street to the intersection of Future Lot 2 with Prospect Street; and,~~
 - iv) ~~Pedestrian movement and protection works.~~
 - b) ~~Road works for the Barrett Street Extension in accordance with the specifications for a Major Urban Collector and including:~~
 - i) ~~line marking and traffic signage;~~
 - ii) ~~kerb and channelling of the road edges;~~
 - iii) ~~pedestrian movement and protection works;~~
 - iv) ~~coloured threshold treatments; and,~~
 - v) ~~relocation or realignment of underground infrastructure within the proposed New Road.~~
 - c) ~~Road works for the Barrett Street / Callide Street intersection.~~
 - d) ~~Access and internal road works for the closed section of Callide Street including its intersection with Barrett Street and Gladstone Road.~~
 - e) ~~Road works conditioned by the State Assessment and Referral Agency as a Concurrence Agency including works to the proposed developments frontage to the Burnett Highway (i.e. intersection works, kerb and channelling, parking and widening).~~

Callide Street Road Closure

- 23** ~~The road closure of Callide Street along the frontage of the existing shopping centre site (i.e. from the Dawson Highway to Barrett Street) must not occur prior to the construction of the Barrett Street Extension (area shown on Plan Ref:BA1398-PP_04_v3, Reconfiguration of a Lot Plan and dated 27 November 2012 as New Road) and the relocation or privatisation of the existing services located within the road reserve.~~
- 24** **Amend** Maintain vehicle access between Barrett Street and Gladstone Road / Dawson Highway (i.e. former Callide Street road reserve) up and until the commencement of any works **associated stage 1 of approved plan DA-9100, Development Staging Plan 16311 issue 2 dated 2020.11.16** with Stage 3b (Construction of on-grade car parking). ~~Interim traffic control arrangements are to be designed and implemented to allow safe vehicle movements within the site including at the Barrett Street and intersection and Gladstone Road / Dawson Highway intersection. Details, plans and specifications of the proposed interim arrangements are to be submitted with the amended staging plans required under condition 7.~~

Street Lighting

- 26** **Amend** A Street lighting plan for the internal ~~and external road~~ network is to be provided to Council as part of the operational works application and is to be prepared by a suitably qualified engineer.
Lighting standards are to be in accordance with Ergon's requirements and Australian Standard AS/NZS 1158 and the requirements of the Capricorn Municipal Development Guidelines (CMDG).

Pedestrian Infrastructure

- 27** ~~Submit to Council for approval a detailed Pathway Infrastructure Plan detailing and addressing the following, as a minimum:~~

- a) ~~all proposed pathway infrastructure generally as shown on Plan Ref: Project No. 7142, Sheet No. DA11, Revision 1, Proposed Tourist Facilities and dated July 2012; and,~~
- b) ~~pedestrian safety considerations, in particular, for the proposed Callide Street and Barrett Street pedestrian crossing.~~

- 28** ~~Delete Design and construct all pedestrian pathway infrastructure in accordance with the Council approved Pathway Infrastructure Plan and in accordance with the Capricorn Municipal Development Guidelines (CMDG). An Operational Works application for the pathway infrastructure is to be submitted to Council for approval before the commencement of construction.~~
- 29** ~~Delete Pathways are to comply with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-051) and a minimum two (2) metres wide, unless otherwise agreed by Council.~~
- 33** ~~Delete~~ So as to ensure sufficient water pressure and flow for fire fighting purposes the existing 100mm diameter water main running along Kariboe Street (from Barrett Street to Gladstone Road) and along Gladstone Road (from Kariboe Street to connect with the proposed relocated water main) is to be upgraded to a minimum 150mm diameter pipe, subject to network analysis confirmation.
- 34** ~~Delete~~ The proposed relocated water main proposed in services drawing 212102 CSK100 A is to comprise of a minimum 150mm diameter pipe subject to the results of the network analysis.
- 35** ~~Delete~~ A new manhole is to be installed at the property boundary of the proposed amalgamated lot in all sewer lines (existing or proposed) entering the property and the subsequent sewer pipes, within the property boundaries, are to be removed or maintained, as private sewer, at no cost to Council by the property owner.
- 43** ~~Delete~~ All necessary external works to facilitate the Stormwater Drainage system are to be completed at no cost to Council.

Section 3 – Development Permit – Material Change of Use (Shopping Centre) – COM002-1415

Approved Plans

- 1** **Amend** The Material Change of Use (Shopping Centre) authorised under this Development Permit is to be completed and carried out generally in accordance with the following approved plans and reports submitted with the Development Application, except where modified by the conditions contained within Attachment 1, Section 3 of this Development Approval –

Plan/Document number	Plan/Document name	Date
PLAN REF: BA1398 PP_03_v2	Biloela Shoppingworld Reconfiguration of a Lot	21 August 2012
Project No. 7142, Sheet No. DA02 & DA03, Revision 2 Project No. 16311, sheet DA-1001, issue 6	Proposed Site Plan Proposed Site Plan	09-12-2014 2021.01.21
Project No. 7142, Sheet No. DA03, Revision 2 Project No. 16311, Sheet DA-1002, Issue 1	Proposed Basement Plan	09-12-2014 2020.10.16
Project No. 7142, Sheet No. DA05 & DA06, Revision 1 Project No. 16311, Sheet DA-2001, Issue 1 Project No. 16311, Sheet DA-2002, Issue 1	Elevations Proposed Elevations Proposed Elevations	01-10-2014 2020.10.16 2020.10.16
Project No. 7142, Sheet No. DA07, Revision 1 Project No. 16311, Sheet DA-3001, Issue 1	Sections	01-10-2014 2020.10.16
Project No. 7142, Sheet No. DA08, Revision 1 Project No. 16311, Sheet DA-6000, Issue 1	Details	01-10-2014 2020.10.16
Project No. 7142, Sheet No. ST01 ST05, Revision P1 Project No. 16311, Sheet DA-9001, Issue 2	Staging Plans (Stages 1 to 4) Development Staging Plans	10-03-15 2020.11.16
Project No: BA1398, Drawing No: LP01 to LP03, Revision D	Proposed Landscape Concept Plan; Proposed Landscape Elevations & Plant Species and Plant Palette Biloela Shoppingworld Landscape Report; Landscape Design Intent, Landscape Elevations, Plant	29-08-2012 19 Jan 2021

Plan/Document number	Plan/Document name	Date
	Species	
Project No. 7142, Sheet No. DA11, Revision 1	Proposed Tourist Facilities	July 2012
3234-PR88, Rev B	External Roadworks Shopping Centre	Sept 2015

Staging

7 Delete Amended Staging Plans generally in accordance with Plan Ref: Project No 7142, Sheet No ST01 – ST05, Revision P1, Staging Plan, and dated 10-03-2015, are to be submitted to Council for approval and must include reference to the following in addition to existing stages shown on the plan:

- ~~a) Subdivision works and lodgement of subdivision plans for compliance assessment;~~
- ~~b) Relocation and development of the new Tourist Information Centre and RV Parking Area including caravan water and dump point, ten (10) caravan parking spaces, a minimum of fourteen (14) car parking spaces suitable for staff and single vehicles, accesses and internal manoeuvring areas, landscaping, and five (5) covered picnic tables;~~
- ~~c) Relocation of the two (2) Barimis Memorial structures;~~
- ~~d) Relocation of the existing services located within Callide Street (proposed for closure), Lot 30 on CP894250 and Lot 211 on SP119237; and,~~
- ~~e) Traffic management and road works including temporary traffic control and car parking associated with the Callide Street Road Closure.~~

~~The amended Staging Plans are to include a detailed description of each stage including the works and construction activities required at each stage.~~

~~Note: Proposed staging should account for land dedication and transfer processes through the relevant State government departments.~~

8 Amend The development is to be staged and carried out generally in accordance with the Council approved **Development Staging Plan DA-9100, 16311 Issue 2 dated 2020.11.16.**

9 Amend Construction works associated with each stage may be carried out **in any order or concurrently** subject to written approval from Council.

Barimis Memorial

10 Delete Prior to the commencement of any works associated with Stage 2b (New Standalone McDonalds & On Grade Parking) shown on Plan Ref: Project No. 7142, Sheet No. ST02, Revision P1, Staging Plan Stage 2 and dated 10-03-2015 submit to Council for approval; plans, details and specifications for a new memorial generally in accordance with Plan Ref: Project No. 7142, Sheet No. SK-20, Revision A, Themis Barimis Memorial, dated 16-10-2012, to recognise the Barimis Family.

- 11 ~~**Delete** Install the new memorial in accordance with the Council approved plans, details and specifications within 6 months of the commencement of the use associated with Stage 2b (New Standalone McDonalds & On-Grade Parking).~~
- 12 ~~**Delete** Maintain the memorial by undertaking regular maintenance and cleaning, repairing damage to the memorial and maintaining landscaping and grounds in the vicinity of the memorial to ensure its exposure and presentation.~~
- 41 ~~**Delete** Provide waste baskets within the basement car park, ground level car parking areas and publicly accessible areas of the development. Details, plans and specifications of the number and type of waste baskets proposed are to be submitted to Council as part of the Waste Management Plan.~~

~~Note: Condition 49 is not referring to commercial waste collection facilities.~~

- 43 ~~**Delete** Proposed landscaping works are to be in accordance with Drawing No: LP01, Rev D, Biloela Shoppingworld Proposed Landscape Concept Plan, dated 29-08-2012, Drawing No: LP02, Rev D, Biloela Shopping World Proposed Landscape Elevation, dated 29-08-2012 and Drawing No: LP02, Rev D, Biloela Shopping World Plant Species and Plant Palette, dated 29-08-2012.~~
- 44 ~~**Delete** Proposed landscaping works, in addition to the landscaping shown on the approved plans, must include additional shade trees within on grade car parking areas at a rate of 1 tree per 6 parking spaces or provision of shade covers subject to Council agreement /approval.~~
- 45 **Amend** A detailed Landscaping Plan prepared by a suitably qualified and experienced Landscape Design Consultant is to be submitted for approval at each relevant stage of the development and must be **generally** in accordance **with the approved concept landscape plans**, the requirements of the Banana Shire Planning Scheme 2005 and Capricorn Municipal Development Guidelines. This plan is to show the following as a minimum:
- a) Landscape specification of sufficient detail so that landscape works can be carried out;
 - b) Details of vegetation to be retained and proposed to be removed;
 - c) The type and location of all proposed plant species, including the nominal height attained by these species in two years and at maturity; and
 - d) Details of any irrigation system proposed.

Streetscaping

- 50 ~~**Delete** Streetscaping works are to be carried out for the developments Kariboe Street and Gladstone Road frontages (extending from the proposed building edge to the kerb line) and must include:~~
- ~~a) streetscaping works shown on the approved plans and proposed for the Kariboe Street frontage;~~
 - ~~b) upgrades to the Gladstone Road frontage that are consistent with the proposed Kariboe Street streetscaping works in terms of design treatments; and,~~
 - ~~c) appropriate street furniture.~~
- 51 **Amend** Streetscape works are to be carried out in accordance with a Council approved detailed Streetscaping Plan.

The A detailed Streetscaping Plan for Kariboe Street and Gladstone Road frontages (extending from the proposed building edge to the kerb line) prepared by a suitably qualified and experienced Landscape Design Consultant is to be submitted for approval at each relevant stage of the development and must be in accordance the requirements of the Banana Shire Planning Scheme 2005 and Capricorn Municipal Development Guidelines. This plan is to show the following as a minimum:

- a) Streetscaping specification of sufficient detail so that streetscaping works can be assessed and carried out;
- b) Details of existing streetscaping elements and vegetation to be retained and proposed to be removed;
- c) proposed street furniture;
- d) The type and location of all proposed plant species, including the nominal height attained by these species in two years and at maturity; and
- e) Details of any irrigation system proposed subject to operational allowances.

Fencing

54 ~~Delete~~ All proposed fencing (excluding temporary construction fencing) must be detailed and submitted with the detailed Landscaping Plans required under the conditions of this Development Approval.

55 ~~Delete~~ The construction of any proposed fencing (excluding temporary construction fencing) is to be approved by Council prior to the commencement of any fencing works.

Vehicle Parking and Manoeuvring Areas

56 ~~Delete~~ Car parking, where staged, is to be shown on the Amended Staging Plans required under condition 7 of this Development Approval.

Off-street Parking and Manoeuvring Areas

57 **Amend** Design, construct and delineate or sign (as required) the following requirements for off-street parking and manoeuvring areas, in the locations shown on the approved plan(s):

- a) a minimum of ~~560~~ **521** (includes 34 spaces at Kariboe Street) customer car parking spaces in accordance with AS2890.1; **and resubmit an amended plans DA-1001 and DA-1002 with an updated car parking schedule to reflect the correct number of car parks as shown on the approved plans;**
- b) a minimum of 34 staff (Kariboe Street car park) car parking spaces in accordance with AS2890.1;
- c) disabled car parking spaces in accordance with the requirements of the Manual of Uniform Traffic Control Devices.
- d) bicycle parking facilities in accordance AS2890.3 at the rates specified in Main Roads Planning and Design Manual.
- e) Service, delivery and waste collection vehicle access and parking in accordance with AS 2890.2, Parking facilities – Part 2: Off-street commercial vehicle facilities.

- f) internal vehicle manoeuvring areas, carriageways, isle widths, circulation roads in accordance with AS2890.1 and AS 2890.2.

On-street Parking

71 Amend Design, construct and delineate or sign (as required) the following requirements for on-street parking, in the locations generally shown on the approved plan(s):

- a) 26 angle car parks on Barrett Street;
- b) 12 angle car parks and 3 motor cycle parking spaces on Kariboe Street;
- ~~c) 14 car parking spaces (in addition to caravan / RV spaces) within the proposed Tourist Information Centre Site; and~~
- d) bus stop, taxi and loading bays on Kariboe Street. **mail zone on Kariboe Street;**
- e) **15 minute parking zone on Gladstone Road / Dawson Highway.**

Road works

77 Amend Design and construct the following road works in accordance with the conditions of this Development Approval, the Banana Shire Planning Scheme 2005, the Capricorn Municipal Development Guidelines (CMDG) and an Operational Works Permit for the works:

- ~~a) Prior to the commencement of the use for Stage 4, A 30mm asphalt overlay is to be completed on Kariboe Street, from the Gladstone Road intersection to the Barrett Street intersection.~~

80 Delete ~~The design for the proposed widening of Kariboe Street at the intersection with Gladstone Road is to be completed as per the requirements of the Capricorn Municipal Development Guidelines (CMDG) and the Department of Transport and Main Roads. A copy of the proposed design is to be submitted to Council for approval as part of an Operational Works application.~~

Callide Street Road Closure

81 Amend ~~Maintain vehicle access between Barrett Street and Gladstone Road / Dawson Highway (i.e. former Callide Street road reserve) up and until the commencement of any works associated with Stage 3b (Construction of on-grade car parking). Interim traffic control arrangements are to be designed and implemented to allow safe vehicle movements within the site including at the Barrett Street and intersection and Gladstone Road / Dawson Highway intersection. Details, plans and specifications of the proposed interim arrangements are to be submitted with the amended staging plans required under condition 7. with Stage 01 of approved plan DA-9100. Development Staging Plan Issue 2 dated 2020.11.16~~

Street Lighting

82 Amend A Street lighting plan for the internal ~~and external~~ road network is to be provided to Council as part of the operational works application and is to be prepared by a suitably qualified engineer. Lighting standards are to be in accordance with Ergon's requirements and Australian Standard AS/NZS 1158 and the requirements of the Capricorn Municipal Development Guidelines.

Pedestrian Access and Infrastructure

83 Amend Submit to Council for approval a detailed Pathway Infrastructure Plan detailing and addressing the following, as a minimum:

- ~~a) all proposed pathway infrastructure generally as shown on the Approved Plans;~~
- b) pedestrian safety considerations, in particular, for all proposed pedestrian crossings and internal car parking areas; and
- ~~c) demonstrate a variety of safe access routes from multiple origins~~ **Barrett Street external foot path and crossing, as shown on the approved operational works plans.**

- 84** ~~Delete~~ Design and construct all pedestrian pathway infrastructure in accordance with the Council approved Pathway Infrastructure Plan and in accordance with the Capricorn Municipal Development Guidelines (CMDG) and submitted to Council for approval as part of an Operational Works application.
- 85** **Amend** Pathways (excluding street scaping works) are to comply with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-051) **Pathway Infrastructure Plan** and a minimum two (2) metres wide.
- 86** ~~Delete~~ The pedestrian crossing infrastructure proposed for the Burnett Highway must be located to ensure the safety of pedestrians between the new intersection on Barrett Street and the current Dawson / Burnett Highway intersection crossing the Burnett Highway.
- 90** **Amend** ~~So as to ensure sufficient water pressure and flow for fire fighting purposes the existing 100mm diameter water main running along Kariboe Street (from Barrett Street to Gladstone Road) and along Gladstone Road (from Kariboe Street to connect with the proposed relocated water main) is to be upgraded to a minimum 150mm diameter pipe, subject to network analysis confirmation.~~
Once the site has been connected to Council's reticulated water supply and sewerage network:
 a) **either decommission or maintain as private infrastructure the existing 150mm diameter water supply and the 150mm diameter sewerage pipe within the former Callide Street road reserve (between Barrett Street and Gladstone Road).**
 b) **seek a bond refund from Council.**
- 91** ~~Delete~~ The proposed relocated water main proposed in services drawing 212102 GSK100 A is to comprise of a minimum 150mm diameter pipe subject to the results of the network analysis.
- 93** **Amend** A new manhole is to be installed at **within** the property boundary of the proposed amalgamated lot **adjacent to the Barrett Street frontage**, ~~in all sewer lines (existing or proposed) entering the property and the subsequent.~~ Sewer pipes, within the property boundaries, are to be removed or maintained, as private sewer, at no cost to Council by the property owner.
- 98** **Amend** The design of all ~~internal and~~ external water and sewerage works and infrastructure proposed for the development is to be submitted as part of an Operational Works application ~~and is to include all necessary upgrades of Council's existing water and sewerage infrastructure required to ensure that the downstream properties of the system are not adversely affected by the increased demand of the proposed development. All necessary materials and works, in accordance with the Council approved design, are to be provided at no cost to Council.~~
- 101** **Amend** Stormwater runoff is to discharge to a legal point of discharge (Brown's Gully). A detailed Stormwater Management Plan, and associated engineered drawings, is to be created

~~that is in accordance with the Site Based Stormwater Management Plan (written by Farr Engineers Associates Pty Ltd and dated 29 September 2014 2020). This detailed plan is to be provided to Council as part of the operational works application and must comply with the requirements of the Capricorn Municipal Development Guidelines.~~

~~The detailed Stormwater Management Plan is to include the installation of additional stormwater infrastructure required to transport the stormwater from the development to Brown's Gully (legal point of discharge) or calculations showing that the existing 600mm diameter stormwater pipe has sufficient capacity to allow for the addition of the stormwater from the proposed development.~~

104 Amend Management and Maintenance Plans for the proposed Bio-Retention system **approved cartridge based system is** are to be submitted to Council for approval before the commencement of use.

105 Delete An easement over the Bio-Retention pond is to be established and the pond is to be maintained for the life of the development, at no cost to Council.

106 Delete An access to the Bio-Retention pond is to be established and maintained, at no cost to Council, so as to allow for the maintenance of the pond.

Construction Phase Environmental Management Plan

124 Amend Prepare a detailed Construction Phase Environmental Management Plan identifying environmental management measures to be implemented during all construction works associated with the Biloela Shopping World Development. The Construction Phase Environmental Management Plan must address the following as a minimum:

- a) Erosion and Sediment Control.
- b) Stormwater Management / Water Quality and surface water runoff (interim drainage plan during construction);
- c) Water Management;
- d) Noise and vibration management
- e) Air Quality Management (including dust suppression and odour management);
- f) Management of light spill and on-site lighting;
- g) Land Contamination (contaminated soil and storage / use of fuel);
- h) Weed Management;
- i) Construction Waste Management;
- j) Storage and handling of fuel and other hazardous goods;
- k) Traffic management and car parking;
- l) Cultural Heritage (including the Barimis Memorial);
- m) Geotechnical issues;
- n) Emergency Management;

- o) Environmental Monitoring and Reporting;
- p) Management of works near existing above ground and underground infrastructure;
- q) Safety and Hazard Management;
- r) Project Management and Contacts;
- s) Complaints Handling and Management;
- t) Statutory obligations and approvals; and
- u) Review period.

Section 4 – Development Permit – Operational Works (Advertising Signage) – COM002-14/15

Approved Plans

- 1** ~~Delete The Operational Works (Advertising Signage) authorised under this Development Permit is to be completed and carried out generally in accordance with the following approved plans, except where modified by the conditions contained within Attachment 1, Section 4 of this Development Approval –~~

Plan/Document number	Plan/Document name	Date
Project No. 7142, Sheet No. DA02 & DA03, Revision 2	Proposed Site Plan	09-12-2014
Project No. 7142, Sheet No. DA03, Revision 2	Proposed Basement Plan	09-12-2014
Project No. 7142, Sheet No. DA05 & DA06, Revision 1	Elevations	01-10-2014
Project No. 7142, Sheet No. DA07, Revision 1	Sections	01-10-2014
Project No. 7142, Sheet No. DA08, Revision 1	Details	01-10-2014

General

- 2** ~~Delete Comply with all of the conditions contained within Attachment 1, Section 4 of this Development Approval prior to the commencement of the use/s relevant to each Stage identified in the Council approved Amended Staging Plan, unless otherwise stated within this Decision Notice, and maintain compliance for the duration of the approved use.~~
- 3** ~~Delete Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.~~
- 4** ~~Delete Where any conflict exists between the Conditions of this Decision Notice and details shown on the Approved Plans, the Conditions prevail.~~

- 5** ~~Delete Alterations to public utilities, mains and services made necessary in connection with any of the works arising from this approval including works to restore and reinstate all roads are to be completed at no cost to Council.~~

Approved Signage

- 6** ~~Delete The Approved Signage (Advertising Devices) authorised under this Development Permit consists of all signage shown in the Approved Plans.~~

Advertising Devices

- 7** ~~Delete Advertising Devices must:~~

- ~~a) be setback at least 1 metre from existing or proposed underground infrastructure.~~
- ~~b) not present or create a hazard to motorists, pedestrians and cyclists.~~
- ~~c) not constructed or located such that the view of any traffic sign or street name is obscured.~~

Amenity

- 8** ~~Delete Illumination from Advertising Devices must not exceed 8 lux when measured at ground level at any point 1.5 metres outside the site and are to be constant during hours of operation so that there is no intermittent action.~~
- 9** ~~Delete The luminance levels of Advertising Devices must not exceed 400 cd/m².~~
- 10** ~~Delete Advertising devices are to be maintained in an acceptable condition (free from graffiti or other blemishes) and structurally sound.~~
- 11** ~~Delete Any damage to or deterioration of advertising devices that occurs during the operation of the approved use is to be rectified / repaired.~~

Final Completion

- 12** ~~Delete Notification is to be provided to Council following the completion of a works for Operational Works (Advertising Devices).~~

And Issue the relevant Notice under the Planning Act 2016.

Moved: Cr Pender

Seconded: Cr Casey

Carried

Report

Applicant:	Biloela Square Pty Ltd C/- Urbis Pty Ltd
Owner/s:	Biloela Square Pty Ltd
Subject Site:	Lot 1 on SP301589, Lot 30 on SP293577
Application Lodged:	20 October 2020
Planning Scheme:	Banana Planning Scheme 2005
Zone and Overlays:	Town Zone Commercial and Industrial precinct
Applicable Codes:	Town Zone Code; Commercial Code; Development Standards Code; Development Design Code; Reconfiguring a Lot Code.
Referral Agencies:	State Assessment and Referral Agency (SARA)
Submissions:	261

Summary: The proposed request is consistent with the overall intent and provisions of the Banana Planning Scheme 2005 and the *Planning Act 2016*.

Background

Council issued a Development Permit for Preliminary Approval under Section 241 and 242 of the *Sustainable Planning Act 2009* to override the Banana Shire Planning Scheme 2005 to establish the 'Biloela Shoppingworld Plan of Development' (Impact Assessable) and for a Material Change of Use (Impact Assessable) for a Retail and Commercial Complex – incorporating Commercial Premises, Shop, Showroom and Food Premises and for Reconfiguring a Lot (Code Assessable) 5 Lots into 2 Lots and New Road and Operational Works (Code Assessable) Advertising Devices and located at 2 Gladstone Road, Biloela, 34 Kariboe Street, Biloela, Part of Railway Corridor, Biloela and Part of Road Reserve : Lot 30 on SP293577, Lot 1 on SP301589, Lot 53 on SP126772 and formerly described as Lot 30 on SP122571, Lot 2 on SP121353, Lot 53 on SP126772, Lot 30 on CP894250 and Lot 211 on SP119237 by Decision Notice (ID36331) dated 16 December 2015. The development was decided at Council's ordinary meeting held on 9 December 2015 (Minute Number: OM003304).

The application was for a Development Permit for a Material Change of Use for a 'retail / commercial complex' incorporating commercial premises, shop, showroom and food premises and food premises (stand-alone restaurant) – Biloela Shopping World Expansion. A proposal to vary the effect of the Banana Shire Planning Scheme 2005 (Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009*) was also included in the application. Further Development Permits were also sought to reconfigure the subject site and for Advertising Devices associated with the proposed use.

The proposed expansion of the Biloela Shopping World (Material Change of Use) comprised:

- Expansion of the existing supermarket.
- A new Discount Department Store (DDS).
- Additional specialty shops and food premises.
- A stand-alone food premises with drive-thru.
- Re-location of the existing service station.

The expansion will increase the Gross Lease Area (GLA) of the development from 7,508m² to 13,967m² which are made up of:

- Supermarket – 4,255m²;
- DDS – 4,500m²;
- Specialty shops – 4,548m²;
- Kiosks – 125 m²;
- Existing food premise – 219m²;
- Proposed food premise – 320m².

Proposed building works include a combination of new works and refurbishment of the existing Shoppingworld building. New works extend to construction of a new Kariboe Street Entrance, upgrades to the Dawson Highway façade, a new Burnett Highway façade and entrance, basement car park, DDS and stand-alone restaurant. Existing awnings and columns along the Dawson Highway and other design features will be retained. All building works is proposed to be within the twelve (12) metre height limit for the Town Zone – Commercial Precinct.

New signage will consist of a range of new pylon signs, pillar signs and wall signs. These are sited variously within the site.

A total of 634 car parking spaces at a rate of 4.5 car parks per 100m² are proposed including a basement level car park (293 spaces); on-ground level (233), staff (34) and off-street (52).

Vehicle access to the development is proposed from the following locations:

- Kariboe Street – basement access and loading areas. Basement access is also provided within the ground level / fast food premises car park.
- Barrett Street – ground level / fast food premises car park.
- Burnett Highway - ground level / fast food premises car park (left in / left out only).
- Gladstone Road – existing KFC drive through exit and ground level / fast food premises car park (left in / left out only).

Upgrades to the surrounding pathway network are proposed including a continuous perimeter pedestrian pathway.

New landscaping, street-scaping and entry statements are proposed including upgrades to the Kariboe Street frontage (street-scaping), screen planting along the Barrett Street frontage, shade trees and landscaping along the Burnett Highway frontage and improvements to existing garden beds. A landscaping concept plan (attached) details the extent of proposed landscaping and its likely impact on the aesthetics of the development.

The following external road works have been completed in preparation of the expansion of the shopping centre:

- Completion of the Callide Street road closure,
- Opening of the Barrett Street and Burnett Highway intersection,
- Relocation of the tourist visitor information centre, and
- All other associated infrastructure: including kerb, channelling and underground services such as water and sewer.

The reconfiguration of a lot component created the following lots:

- Lot 30 on SP293577 (future Lot 1) – 26 920m²;
- Lot 2 on SP301589 (future Lot 2) – 2231m² balance rail corridor land; and,
- New Road (837m²) for the extension of Barrett Street through to the Burnett Highway (requirement for the closure of Callide Street).

Biloela Shoppingworld expansion site has been consolidated into a single allotment (Lot 30 on SP293577).

A request to change the development approval under Request to extend currency period in section 86 (**An extension application**) was made by Urbis under letter received by Council on 29 January 2020 (ID1529201). This request sought an extension to the approval period for a further four (4) years from the date from which the existing Development Permit would lapse, extending the currency period to 11 March 2024. This request was approved at Council's Ordinary Meeting (Minute No. OM004637) dated 18 March 2020.

A request to change the development approval under section 81 (**Minor Change**) has been made by Urbis under letter received by Council on 20 October 2020 (ID1586088). As this initial request sought a minor change for the following:

- Reduction of the overall Gross Lettable Area (GLA): from 13,947m² down to 11,622m²
- Reduction of the overall Gross Floor Area (GFA): from 15,344m² down to 12,094m²
- Proposed additional fast food outlet (420m²) at the corner of Burnett Highway and Barrett Street
- Reconfiguration of a selection of retail tenancies, including swapping of the supermarket and DDS tenancies, as well as the introduction of a Mini Major tenancy:
- New transformer and substation to electrical within BOH (back of house) loading area;
- New pad-mounted substation with standalone RMU (ring main unit);

- Reduced car parking spaces from 628 to 484 car parking spaces;
- Relocation of basement ramp entry from Burnett Highway to Barrett Street;
- Relocation of travelators; and
- Woolworths tenancy will be provided with adjoining dedicated 'pick-up' area.
- to include updated Preliminary Approval and associated plans, which incorporates the majority of amendments sought within Condition 8 of the Material Change of Use (Preliminary Approval) this component of the approval has a currency period of ten (10) years.
- to delete all conditions within Section 4 (Advertising Devices) as this component of the approval has now lapsed.

The assessment of these proposed changes, specifically the request to include an additional fast food outlet to the current centre raised concerns with Council in that the proposed changes had to satisfy the *minor change* definition. The proposed change application may not be regarded or accepted as a minor change and may have to be amended to a *Changed application*. On gaining legal advice from King and Co on the 2 November 2020 (ID1589138) it was concluded that the proposed changes as set out above does not constitute a *minor change* in regards to the addition of an additional fast food outlet. The proposed addition of a fast food outlet (sized at 420m²) results in the proposed change being a substantially different development due to the following:

- (a) the dramatic change to built form in terms of scale, bulk and appearance when viewed from the south;
- (b) the impacts on traffic flow within and through the site, particularly in its southern corner and in the vicinity of the Barrett Street access; and
- (c) the introduction of new impacts in the southern corner of the site, including on adjoining residences in Barrett Street.

Based on the legal advice received and discussions held on the 5 November 2020 with the applicant, the application was amended by removing the additional fast food outlet from the *minor change* application. On the 24 November 2020 revised documentation (ID1594540 & 1594537) was received following the removal of the additional fast food outlet. In receiving the amended documentation the application is deemed to be *minor change* and the assessment thereof was conducted accordingly for a *minor change* as per the *Planning Act 2016* requirements.

The request seeks the following changes to the development approval.

Section 1 – Preliminary Approval under section 241 and 242 of the Sustainable Planning Act 2009 – Material Change of Use – COM002-1415

Proposed Change			Council Response
General (Amend) 1 Development authorised by this approval must be undertaken in accordance with the following approved plans, as attached to this Decision Notice, except where modified by the conditions contained in Attachment 1, Section 1 of this Development Approval –			Council agrees to amend Condition 1 (General) This condition has been revised to reflect the updated Development Code and associated drawings. Further to this it is noted the inclusion of the Biloela Shoppingworld Development Code will enable footpaths, roadways and additional amenities to be designed and constructed to a lower standard than previous approvals have
Plan/Document number	Plan/Document name	Date	
140926-BA1398 P0003578	Biloela Shoppingworld Development Code – Preliminary Approval Biloela Shoppingworld	Not Dated 12 October 2020	

Proposed Change				Council Response
	Development Code – Updated 2020			set.
PLAN REF: BA1398 – M_01_v2 DP-01	Map One – Development Plan Area Development Plan Area	21 August 2012 5 October 2020		
PLAN REF: BA1398 – M_02_v2 PM-01	Map Two – Precinct Map Precinct Map	21 August 2012 5 October 2020		
PLAN REF: BA1398 – PP_03_v2	Biloela Shoppingworld – Reconfiguration of a Lot	21 August 2012		
3234-PR88, Rev B	External Roadworks Shopping Centre	Sept 2015		
Delete 2 The approved plans and Biloela Shoppingworld Development Code – Preliminary Approval must be amended to incorporate the amendments detailed within Attachment 1, Section 1 of this Development Approval prior to the submission of the Subdivision Plan for compliance assessment for the Reconfiguring a Lot shown on PLAN REF: BA1398 – PP_03_v2, Biloela Shoppingworld – Reconfiguration of a Lot and dated 21 August 2012, and as detailed within this Decision Notice.				Council agrees to delete condition 2. The Development Code has been amended to incorporate the amendments shown in Condition 8(a-e). No requirement for this condition.
Delete 3 This preliminary approval can only proceed following the creation of the lots and completion of all associated works approved by the Development Approval for Reconfiguring a Lot shown on PLAN REF: BA1398 – PP_03_v2, Biloela Shoppingworld – Reconfiguration of a Lot and dated 21 August 2012, and as detailed within Attachment 1, Section 2 of this Development Approval.				Council agrees to delete conditions 3. The Reconfiguring a Lot has largely been completed, and in context of the Memorandum of Understanding signed by Banana Shire Council on 20 March 2019 in relation to the completion of outstanding infrastructure works, this condition is now out dated and no longer required.
Amend 4 The preliminary approval overrides the Banana Shire Planning Scheme 2005 in accordance with section 242 of the Sustainable Planning Act 2009, to the extent detailed in Plan Ref: 140926-BA1398 P0003578, Biloela Shoppingworld Development Code – Preliminary Approval, Not Dated Updated 2020 as modified by the conditions contained in Attachment 1, Section 1 of this Development Approval.				Council agrees to amend Condition 4. Simplification of this condition is proposed to avoid duplication from other documents, and has also been updated to reference the latest Development Code. However Council recommends the keeping of the wording " Planning Scheme 2005 " as the correct referencing of the

Proposed Change	Council Response
	Banana Shire Planning Scheme 2005.
Delete 5 The preliminary approval area is the area shown on PLAN REF: BA1398 - M_01_v2, Map One – Development Plan Area and dated 21 August 2012, subject to amendments detailed in condition 8.	Council agrees to delete Conditions 5 as it is out-dated. The preliminary approval area is referenced in the Development Code.
Delete 6 Comply with all of the conditions contained within Attachment 1, Section 1 of this Development Approval prior to the submission of the Subdivision Plan for compliance assessment, for the Reconfiguring a Lot shown on PLAN REF: BA1398 – PP_03_v2, Biloela Shoppingworld – Reconfiguration of a Lot and dated 21 August 2012, and as detailed within this Decision Notice.	Council agrees to delete Conditions 6 as it is out-dated. The Reconfiguring a Lot has largely been completed, and in context of the Memorandum of Understanding signed by Banana Shire Council on 20 March 2019 in relation to the completion of outstanding infrastructure works.
Biloela Shoppingworld Development Code – Preliminary Approval Delete 8 The ‘Biloela Shoppingworld Code is to be amended in accordance with the following: f) Amend the ‘Biloela Shoppingworld Code’ to refer to the Town Zone – Commercial Precinct to remove any doubt surrounding the interpretation of the Tables of Assessment i.e. the Banana Shire Planning Scheme 2005 refers to development within the Town Zone – Commercial Precinct. g) Amend Map One (Development Code Area) and Map Two (Precinct Map) to Remove the Barrett Street Road reserve shown on PLAN REF: BA1398 – PP_03_v2, Biloela Shoppingworld – Reconfiguration of a Lot and dated 21 August 2012. h) Amend Section 1.6 – Time Limit to 10 years rather than 20 years. i) Amend section 2.3 – Levels of Assessment to refer to Tables 4.4.1 (1) and 4.4.1 (2) rather than Table 4.1.1 (1) and 4.1.1 (2). e) Amend section 2.4 – Assessment Criteria to refer to Table 4.4.1 (1) rather than Table 4.1.1 (1).	Council agrees to delete Condition 8. As it is out-dated. The Development Code has been amended to incorporate the amendments required in condition 8 (a-e).
Delete 9 The amended ‘Biloela Shoppingworld Code’ is to be submitted to Council for approval and comment prior to the submission of the Subdivision Plan for compliance assessment for the Reconfiguring a Lot shown on PLAN REF: BA1398 – PP_03_v2, Biloela Shoppingworld – Reconfiguration of a Lot and dated 21 August 2012 as detailed within Attachment 1, Section 2 of this Development Approval.	Council agrees to delete Condition 9. As it is out-dated. The Development Code has been amended to incorporate the amendments required in condition 8 (a-e).
Delete	Council disagrees to

Proposed Change	Council Response
10 The amended 'Biloela Shoppingworld Code' approved under condition 8 will form part of the approval and development must be undertaken generally in accordance with the Council approved amended 'Biloela Shoppingworld Code'.	delete Condition 10. This condition relates to the implementation of the Development Code relating to the development over the lots council recommends it should stay.
Infrastructure Charges Delete 11 Infrastructure charges associated with the preliminary approval must be paid in full to the Banana Shire Council. An adopted infrastructure charges notice is attached to this Decision Notice	Council agrees to delete Condition 11 (Infrastructure Charges) as this condition is duplicated and not relevant to preliminary approval.
Delete 12 Infrastructure charges may apply to future Development Permits issued pursuant to this preliminary approval in accordance with the relevant legislation applicable at the time of granting subsequent Development Permits.	Council agrees to delete Condition 12. This condition is to be moved to the Assessment Managers Notes section of the approval.

Section 2 – Development Permit – Reconfiguring a Lot (5 Lots into 2 and New Road and Road Dedication) – COM002-1415

Proposed Change	Council Response															
Approved Plans- Amend 1 The reconfiguration of land authorised under this Development Permit is to be completed and carried out generally in accordance with the following approved plans, except where modified by the conditions contained in Attachment 1, Section 2 of this Development Approval – <table><tr><th>Plan/Document number</th><th>Plan/Document name</th><th>Date</th></tr><tr><td>PLAN REF: BA1398 – PP_03_v2</td><td>Biloela Shoppingworld – Reconfiguration of a Lot</td><td>21 August 2012</td></tr><tr><td>Project_No 7142, Sheet_No ST01—— ST05, Revision P4</td><td>Staging Plan</td><td>10-03-15</td></tr><tr><td>Project_No. 7142, Sheet_No. DA11, Revision 4</td><td>Proposed Tourist Facilities</td><td>July 2012</td></tr><tr><td>3234-PR88, Rev B</td><td>External Roadworks Shopping Centre</td><td>Sept 2015</td></tr></table>	Plan/Document number	Plan/Document name	Date	PLAN REF: BA1398 – PP_03_v2	Biloela Shoppingworld – Reconfiguration of a Lot	21 August 2012	Project_No 7142, Sheet_No ST01—— ST05, Revision P4	Staging Plan	10-03-15	Project_No. 7142, Sheet_No. DA11, Revision 4	Proposed Tourist Facilities	July 2012	3234-PR88, Rev B	External Roadworks Shopping Centre	Sept 2015	Council agrees to amend Condition 1 as some requirements have been fulfilled and are no longer required due to construction phase or road works.
Plan/Document number	Plan/Document name	Date														
PLAN REF: BA1398 – PP_03_v2	Biloela Shoppingworld – Reconfiguration of a Lot	21 August 2012														
Project_No 7142, Sheet_No ST01—— ST05, Revision P4	Staging Plan	10-03-15														
Project_No. 7142, Sheet_No. DA11, Revision 4	Proposed Tourist Facilities	July 2012														
3234-PR88, Rev B	External Roadworks Shopping Centre	Sept 2015														
Staging Delete	Council agrees to delete															

Proposed Change	Council Response
<p>7 Amended Staging Plans generally in accordance with Plan Ref: Project_No 7142, Sheet_No ST01 – ST05, Revision P1, Staging Plan, and dated 10-03-2015, are to be submitted to Council for approval and must include reference to the following in addition to existing stages shown on the plan:</p> <p>f) Subdivision works and lodgement of subdivision plans for compliance assessment;</p> <p>g) Relocation and development of the new Tourist Information Centre and RV Parking Area including caravan water and dump point, ten (10) caravan parking spaces, a minimum of fourteen (14) car parking spaces suitable for staff and single vehicles, accesses and internal manoeuvring areas, landscaping and five (5) covered picnic tables;</p> <p>h) Relocation of the two (2) Barimis Memorial structures;</p> <p>i) Relocation of the existing services located within Callide Street (proposed for closure), Lot 30 on CP894250 and Lot 211 on SP119237; and,</p> <p>j) Traffic management and road works including temporary traffic control and car parking associated with the Callide Street Road Closure.</p> <p>The amended Staging Plans are to include a detailed description of each stage including the works and construction activities required at each stage.</p> <p>Note: Proposed staging should account for land dedication and transfer processes through the relevant State government departments.</p>	<p>Conditions 7 (Staging) as the requirements have been met and are no longer required. The construction and road works for tourist centre, RV parking area, has been completed.</p>
<p>Delete</p> <p>8 The development is to be staged and carried out generally in accordance with the Council approved Amended Staging Plans.</p>	<p>Council agrees to delete Condition 8 as the works have been completed.</p>
<p>Delete</p> <p>9 Construction works associated with each stage may be carried out concurrently subject to written approval from Council.</p>	<p>Council agrees to delete Condition 9 as it is out dated, the works have been completed.</p>
<p>Tourist Information Centre and Improvements</p> <p>Delete</p> <p>13 Prior to the submission of the Subdivision Plan for Future Lot 1 and Future Lot 2 shown on Plan Ref: BA1398 – PP_03_v2, Reconfiguration of a Lot Plan (Proposed) and dated 21 August 2012 for compliance assessment:</p> <p>a) Submit to Council for approval a detailed scope or works and design and construction documentation / plans for the Proposed Tourist Facilities site shown on Plan Ref: Project_No. 7142, Sheet_No. DA11, Revision 1, Proposed Tourist Facilities and dated July 2012, having regard to:</p>	<p>Council agrees to delete Condition 13, (Tourist Information Centre and Improvements) as there is no further requirement for these conditions as works have been completed.</p>

Proposed Change	Council Response
<p> i) The Agreement between McConaghy Group, Biloela Promotion Bureau Inc and Council for the relocation of the Biloela Visitor Information Centre; ii) State Controlled Road corridor resumptions proposed or completed for the site; iii) the conditions contained within Attachment 1, Section 2 and 3 of this Development Approval and, iv) Relevant statutory approvals and consent processes. </p> <p> b) Construct the Proposed Tourist Facilities including the including the Tourist Information centre, caravan water and dump point, ten (10) caravan parking spaces, a minimum of five (5) car parking spaces suitable for staff and single vehicles, accesses and internal manoeuvring areas, landscaping, and five (5) covered picnic tables in accordance with the Council approved scope or works and design and construction documentation / plans. </p>	
<p>Barimis Memorial Delete</p> <p>14 Prior to the submission of the Subdivision Plan for Future Lot 1 and Future Lot 2 shown on Plan Ref: BA1398 – PP_03_v2, Reconfiguration of a Lot Plan (Proposed) and dated 21 August 2012 (GOM002-1415) for compliance assessment:</p> <p> a) Obtain written approval from Council in relation to the proposed location, removal, relocation and restoration process for the two (2) Barimis Memorial structures located within Lot 30 on CP894250; and, b) Remove the two (2) Barimis Memorial structures; and, c) Relocate and erect to the Proposed Tourist Facilities site generally as shown on Plan Ref: Project No.7142, Sheet No. DA11, Revision 1, Proposed Tourist Facilities and dated July 2012; and, d) Restore the two (2) Barimis Memorial structures (painting and signage restoration). </p> <p><i>Note: The request for written agreement must be supported by appropriate details, plans and specification outlining the required work.</i></p>	<p>Council agrees to delete Condition 14 (Tourist Information Centre and Improvements) as there is no further requirement for these conditions as works have been completed.</p>
<p>Delete</p> <p>15 Any damage to the two (2) Barimis Memorial structures during the removal or relocation process is to be reported to Council and rectified to the satisfaction of Council prior to the completion of the work.</p>	<p>Council agrees to delete Condition 15 (Tourist Information Centre and Improvements) as there is no further requirement for these conditions as works have been completed.</p>
<p>Relocation of Existing Services</p>	<p>Council agrees to delete</p>

Proposed Change	Council Response
<p>Delete</p> <p>16 Prepare and submit to Council for approval, a detailed engineering report and associated plans and specifications detailing the works required to relocate all existing services including but not limited to water, sewerage and stormwater infrastructure, telecommunications and electricity infrastructure from Callide Street along the frontage of the existing shopping centre site (i.e. from the Dawson Highway to Barrett Street), Lot 30 on CP894250 and Lot 211 on SP119237.</p>	<p>Condition 16 (Relocation of Existing Services) as the works have been completed and signed. Council signed off on the Compliance Report before endorsing the Survey Plan.</p>
<p>Delete</p> <p>17 Undertake all works required to relocate the existing services within Callide Street, Lot 30 on CP894250 and Lot 211 on SP119237 in accordance with the Council approved engineering report and associated plans and specifications and an Operational Works Permit for the works.</p>	<p>Council agrees to delete Condition 17 (Relocation of Existing Services) as the works have been completed and signed off. Council signed off on the Compliance Report before endorsing the Survey Plan.</p>
<p>Delete</p> <p>18 The road closure of Callide Street along the frontage of the existing shopping centre site (i.e. from the Dawson Highway to Barrett Street) must not occur prior to the relocation of the existing services within Callide Street, Lot 30 on CP894250 and Lot 211 on SP119237.</p>	<p>Council agrees to delete Condition 18 (Relocation of Existing Services) as the works have been completed and Compliance Report signed off survey Plan was endorsed.</p>
<p>Road works Amend</p> <p>19 Dedicate as road (at no cost to Council) the area generally shown on Plan Ref: BA1398 - PP_03_v2, Reconfiguration of a Lot Plan (Proposed) and dated 21 August 2012 as New Road (Barrett Street Extension).</p>	<p>Council agrees to amend Condition 19 (Road works) while the road has been dedicated; a minor change is required to reflect that the dedication has occurred generally in accordance with the approved plan.</p>
<p>Delete</p> <p>20 Design and construct the following road works in accordance with the conditions of this Development Approval, the Banana Shire Planning Scheme 2005, the Capricorn Municipal Development Guidelines (CMDG) and an Operational Works Permit for the works:</p> <p>a) Road works and upgrades to Callide Street including but not limited to:</p> <ul style="list-style-type: none"> i) Road widening; ii) Line marking and traffic signage; iii) kerb and channelling (excluding proposed access driveways) and associated road drainage infrastructure for the frontage of Future Lot 2 from Barrett Street to the intersection of Future Lot 2 with Prospect Street; and, iv) Pedestrian movement and protection works. <p>b) Road works for the Barrett Street Extension in accordance with the specifications for a Major Urban Collector and including:</p> <ul style="list-style-type: none"> i) line marking and traffic signage; 	<p>Council agrees to delete Condition 20 (Road works) as the Engineering reports were approved by the Operational works approval and endorsement of the Survey Plan.</p> <p>The following aspects have been noted:</p> <p>Part c has been completed. The pedestrian refuge in Barrett street is to be completed as part of pedestrian protection</p>

Proposed Change	Council Response
<ul style="list-style-type: none"> ii) kerb and channelling of the road edges; iii) pedestrian movement and protection works; iv) coloured threshold treatments; and, v) relocation or realignment of underground infrastructure within the proposed New Road. e) Road works for the Barrett Street / Callide Street intersection. d) Access and internal road works for the closed section of Callide Street including its intersection with Barrett Street and Gladstone Road. e) Road works conditioned by the State Assessment and Referral Agency as a Concurrence Agency including works to the proposed developments frontage to the Burnett Highway (i.e. intersection works, kerb and channelling, parking and widening). 	<p>works.</p> <p>Part d) has been completed.</p> <p>Part e) has been satisfied.</p>
<p>Callide Street Road Closure Delete 23 The road closure of Callide Street along the frontage of the existing shopping centre site (i.e. from the Dawson Highway to Barrett Street) must not occur prior to the construction of the Barrett Street Extension (area shown on Plan Ref: BA1398 – PP_04_v3, Reconfiguration of a Lot Plan and dated 27 November 2012 as New Road) and the relocation or privatisation of the existing services located within the road reserve.</p>	<p>Council agrees to delete Condition 23 (Callide Street Road Closure) as this portion of Callide Street between Barrett Street and Gladstone Road has been closed.</p>
<p>Delete 24 Maintain vehicle access between Barrett Street and Gladstone Road / Dawson Highway (i.e. former Callide Street road reserve) up and until the commencement of any works associated with Stage 3b (Construction of on-grade car parking). Interim traffic control arrangements are to be designed and implemented to allow safe vehicle movements within the site including at the Barrett Street and intersection and Gladstone Road / Dawson Highway intersection. Details, plans and specifications of the proposed interim arrangements are to be submitted with the amended staging plans required under condition 7.</p>	<p>Reword this condition as follows:</p> <p>Maintain vehicle access between Barrett Street and Gladstone Road / Dawson Highway (i.e. former Callide Street road reserve) up and until the commencement of any works associated with stage 01 of approved plan DA-9100, Development Staging Plan 16311 issue 2 dated 2020.11.16</p> <p>This is required to maintain the current vehicle access arrangements until such time as construction of the expansion of the shopping centre</p>

Proposed Change	Council Response
	commences.
Street Lighting Amend 26 A Street lighting plan for the internal and external road network is to be provided to Council as part of the operational works application and is to be prepared by a suitably qualified engineer. Lighting standards are to be in accordance with Ergon's requirements and Australian Standard AS/NZS 1158 and the requirements of the Capricorn Municipal Development Guidelines (CMDG).	Council agrees to amend Condition 26 (Street Lighting) as street lighting has been provided externally.
Pedestrian Infrastructure Delete 27 Submit to Council for approval a detailed Pathway Infrastructure Plan detailing and addressing the following, as a minimum: a) all proposed pathway infrastructure generally as shown on Plan Ref: Project No. 7142, Sheet No. DA11, Revision 1, Proposed Tourist Facilities and dated July 2012; and, b) pedestrian safety considerations, in particular, for the proposed Callide Street and Barrett Street pedestrian crossing.	Council agrees to delete Condition 27.
Delete 28 Design and construct all pedestrian pathway infrastructure in accordance with the Council approved Pathway Infrastructure Plan and in accordance with the Capricorn Municipal Development Guidelines (CMDG). An Operational Works application for the pathway infrastructure is to be submitted to Council for approval before the commencement of construction.	Council agrees to delete Condition 28.
Delete 29 Pathways are to comply with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R-051) and a minimum two (2) metres wide, unless otherwise agreed by Council.	Council agrees to delete Condition 29.
Delete 33 So as to ensure sufficient water pressure and flow for fire fighting purposes the existing 100mm diameter water main running along Kariboe Street (from Barrett Street to Gladstone Road) and along Gladstone Road (from Kariboe Street to connect with the proposed relocated water main) is to be upgraded to a minimum 150mm diameter pipe, subject to network analysis confirmation.	Council agrees to delete Condition 33 (Water and Sewerage) The upgrade from 100mm to 150mm water pipe along Kariboe street was not required as a result of a network analysis.
Delete 34 The proposed relocated water main proposed in services drawing 212102 GSK100-A is to comprise of a minimum 150mm diameter pipe subject to the results of the network analysis.	Council agrees to delete Condition 34 (Water and Sewerage) The upgrade from 100mm to 150mm water pipe along Kariboe street was not required as a result of a network analysis.

Proposed Change	Council Response
Delete 35 A new manhole is to be installed at the property boundary of the proposed amalgamated lot in all sewer lines (existing or proposed) entering the property and the subsequent sewer pipes, within the property boundaries, are to be removed or maintained, as private sewer, at no cost to Council by the property owner.	Council agrees to delete Condition 35 as a new manhole is required to the effect of condition 93.
Delete 43 All necessary external works to facilitate the Stormwater Drainage system are to be completed at no cost to Council.	Council agrees to delete Condition 43.

Section 3 – Development Permit – Material Change of Use (Shopping Centre) – COM002-1415

Proposed change			Council Response
Approved Plans Amend 1 The Material Change of Use (Shopping Centre) authorised under this Development Permit is to be completed and carried out generally in accordance with the following approved plans and reports submitted with the Development Application, except where modified by the conditions contained within Attachment 1, Section 3 of this Development Approval –			Council agrees to amend condition 1 to reflect all updated information and layout changes as required by the minor change.
Plan/Document number	Plan/Document name	Date	
PLAN REF: BA1398 – PP_03_v2	Biloela Shoppingworld – Reconfiguration of a Lot	21 August 2012	
Project No. 7142, Sheet No. DA02 & DA03, Revision 2	Proposed Site Plan	09-12-2014	
Project No. 16311, sheet DA-1001, issue 6	Proposed Site Plan	2021.01.21	
Project No. 7142, Sheet No. DA03, Revision 2	Proposed Basement Plan	09-12-2014	
Project No. 16311, Sheet DA-1002, Issue 1		2020.10.16	
Project No. 7142, Sheet No. DA05 & DA06, Revision 1	Elevations	01-10-2014	
Project No. 16311, Sheet DA-2001, Issue 1	Proposed Elevations	2020.10.16	
Project No. 16311, Sheet DA-2002, Issue 1	Proposed Elevations	2020.10.16	
Project No. 7142, Sheet No. DA07, Revision 1	Sections	01-10-2014	

Proposed change				Council Response
Project No. 16311, Sheet DA-3001, Issue 1			2020.10.16	
Project No. 7142, Sheet No. DA08, Revision 4 Project No. 16311, Sheet DA-6000, Issue 1	Details		01-10- 2014 2020.10.16	
Project No. 7142, Sheet No. ST01 — ST05, Revision P1 Project No. 16311, Sheet DA-9001, Issue 2	Staging Plans (Stages 1 to 4) Development Staging Plans		10-03-15 2020.10.16	
Project No. BA1398, Drawing No: LP01 to LP03, Revision D	Proposed Landscape Concept Plan; Proposed Landscape Elevations & Plant Species and Plant Palette Biloela Shoppingworld Landscape Report; Landscape Design Intent, Landscape Elevations, Plant Species		29-08- 2012 19 Jan 2021	
Project No. 7142, Sheet No. DA11, Revision 4	Proposed Tourist Facilities		July 2012	
3234 PR88, Rev B	External Roadworks Shopping Centre		Sept 2015	
Staging Delete 7 Amended Staging Plans generally in accordance with Plan Ref: Project No 7142, Sheet No ST01 — ST05, Revision P1, Staging Plan, and dated 10-03-2015, are to be submitted to Council for approval and must include reference to the following in addition to existing stages shown on the plan: <ol style="list-style-type: none"> Subdivision works and lodgement of subdivision plans for compliance assessment; Relocation and development of the new Tourist Information Centre and RV Parking Area including caravan water and dump point, ten (10) caravan parking spaces, a minimum of fourteen (14) car parking spaces suitable for staff and single vehicles, accesses and internal manoeuvring areas, landscaping, and five (5) covered picnic tables; Relocation of the two (2) Barimis Memorial structures; Relocation of the existing services located within Callide Street (proposed for closure), Lot 30 on CP894250 and Lot 211 on SP119237; and, Traffic management and road works including temporary 				Council agrees to delete Condition 7 (Staging) The memorial and RV parking area are now located on a separate allotment. New staging plans have been submitted in relation to the revised proposal.

Proposed change	Council Response
<p>traffic control and car parking associated with the Callide Street Road Closure.</p> <p>The amended Staging Plans are to include a detailed description of each stage including the works and construction activities required at each stage.</p> <p><i>Note: Proposed staging should account for land dedication and transfer processes through the relevant State government departments.</i></p>	
<p>Delete</p> <p>8 The development is to be staged and carried out generally in accordance with the Council approved Amended Staging Plans.</p>	<p>Council agrees to amend Condition 8 to reference the updated :Development Staging Plan DA-9100 16311 issue 2 dated 2020.11.16</p>
<p>Amend</p> <p>9 Construction works associated with each stage may be carried out in any order or concurrently subject to written approval from Council.</p>	<p>Council agrees to amend Condition 9 as requested as this will allow flexibility to the construction of the stages to be completed.</p>
<p>Barimis Memorial</p> <p>Delete</p> <p>10 Prior to the commencement of any works associated with Stage 2b (New Standalone McDonalds & On Grade Parking) shown on Plan Ref: Project No. 7142, Sheet No. ST02, Revision P1, Staging Plan – Stage 2 and dated 10-03-2015 submit to Council for approval; plans, details and specifications for a new memorial generally in accordance with Plan Ref: Project No. 7142, Sheet No. SK-20, Revision A, Themis Barimis Memorial, dated 16-10-2012, to recognise the Barimis Family.</p>	<p>Council agrees to delete Condition 10 (Barimis Memorial) The memorial is now located on a separate allotment. All work has been completed.</p>
<p>Delete</p> <p>11 Install the new memorial in accordance with the Council approved plans, details and specifications within 6 months of the commencement of the use associated with Stage 2b (New Standalone McDonalds & On Grade Parking).</p>	<p>Council agrees to delete Condition 11 (Barimis Memorial) The memorial is now located on a separate allotment. All work has been completed.</p>
<p>Delete</p> <p>12 Maintain the memorial by undertaking regular maintenance and cleaning, repairing damage to the memorial and maintaining landscaping and grounds in the vicinity of the memorial to ensure its exposure and presentation.</p>	<p>Council agree with the deletion of condition 12, it is unreasonable to require the developer to be responsible for the ongoing maintenance of the memorial.</p>
<p>Amenity</p> <p>Delete</p> <p>20 The premises are to be maintained in a safe and tidy manner at all times.</p>	<p>Council disagree with the proposed deletion of condition 20, and recommends that this condition remains on the approval as it will ensure</p>

Proposed change	Council Response
	that the development be maintained in a safe and tidy manner for the life of the development.
<p>Delete</p> <p>41 Provide waste baskets within the basement car park, ground level car parking areas and publicly accessible areas of the development. Details, plans and specifications of the number and type of waste baskets proposed are to be submitted to Council as part of the Waste Management Plan.</p> <p><i>Note: Condition 49 is not referring to commercial waste collection facilities.</i></p>	Council agrees to delete condition 41. It will be the responsibility of the shopping complex management to ensure the waste collection methods are appropriate for the development.
<p>Delete</p> <p>42 The development site is to be landscaped in accordance with a Council approved detailed Landscaping Plan.</p>	Council disagree to delete condition 42. This Condition is to remain. This condition is stating that the works are to be completed in accordance with plans, Condition 45 is asking for the plans to be provided prior to this.
<p>Delete</p> <p>43 Proposed landscaping works are to be in accordance with Drawing No: LP01, Rev D, Biloela Shoppingworld – Proposed Landscape Concept Plan, dated 29-08-2012, Drawing No: LP02, Rev D, Biloela Shopping World – Proposed Landscape Elevation, dated 29-08-2012 and Drawing No: LP02, Rev D, Biloela Shopping World – Plant Species and Plant Palette, dated 29-08-2012.</p>	Council agrees as Condition 1 covers this with the submitted plans and documents. No need for further condition in relation to this.
<p>Delete</p> <p>44 Proposed landscaping works, in addition to the landscaping shown on the approved plans, must include additional shade trees within on grade car parking areas at a rate of 1 tree per 6 parking spaces or provision of shade covers subject to Council agreement / approval.</p>	Council agrees to delete condition 44 as Condition 1 covers this with the submitted plans and documents. No need for further condition in relation to this.
<p>Amend</p> <p>45 A detailed Landscaping Plan prepared by a suitably qualified and experienced Landscape Design Consultant is to be submitted for approval at each relevant stage of the development and must be generally in accordance with the approved concept landscape plans, the requirements of the Banana Shire Planning Scheme 2005 and Capricorn Municipal Development Guidelines. This plan is to show the following as a minimum:</p> <p>a)Landscape specification of sufficient detail so that landscape works can be carried out;</p> <p>b)Details of vegetation to be retained and proposed to be removed;</p>	Council agrees to amend Condition 45, so that in reading this condition it considers the Concept Landscape Plans in preparing the final Landscape Plans for approval.

Proposed change	Council Response
<p>c)The type and location of all proposed plant species, including the nominal height attained by these species in two years and at maturity; and</p> <p>d)Details of any irrigation system proposed</p>	
<p>Streetscaping</p> <p>Delete</p> <p>50 Streetscaping works are to be carried out for the developments Kariboe Street and Gladstone Road frontages (extending from the proposed building edge to the kerb line) and must include:</p> <ul style="list-style-type: none"> a) streetscaping works shown on the approved plans and proposed for the Kariboe Street frontage; b) upgrades to the Gladstone Road frontage that are consistent with the proposed Kariboe Street streetscaping works in terms of design treatments; and, c) appropriate street furniture. 	<p>Council agrees with the deletion of this condition and propose it to be combined with condition 51 as follows:</p> <p>Streetscape works are to be carried out in accordance with a Council approved detailed Streetscaping Plan.</p>
<p>Amend</p> <p>51 Streetscape works are to be carried out in accordance with a Council approved detailed Streetscaping Plan.</p> <p>The detailed Streetscaping Plan for Kariboe Street and Gladstone Road frontages (extending from the proposed building edge to the kerb line) prepared by a suitably qualified and experienced Landscape Design Consultant is to be submitted for approval at each relevant stage of the development and must be in accordance the requirements of the Banana Shire Planning Scheme 2005 and Capricorn Municipal Development Guidelines. This plan is to show the following as a minimum:</p> <ul style="list-style-type: none"> a) Streetscaping specification of sufficient detail so that streetscaping works can be assessed and carried out; b) Details of existing streetscaping elements and vegetation to be retained and proposed to be removed; c) proposed street furniture; d) The type and location of all proposed plant species, including the nominal height attained by these species in two years and at maturity; and e) Details of any irrigation system proposed subject to operational allowances. 	<p>Council agrees to amend condition 51, as the proposed changes makes this condition specific and clear in the extent of the streetscaping requirements.</p>
<p>Fencing</p> <p>Delete</p> <p>54 All proposed fencing (excluding temporary construction fencing) must be detailed and submitted with the detailed Landscaping Plans required under the conditions of this Development Approval.</p>	<p>Council agrees to delete condition 54, as it is to up the applicant to provide fencing.</p>
<p>Delete</p> <p>55 The construction of any proposed fencing (excluding temporary construction fencing) is to be approved by Council prior to the commencement of any fencing works.</p>	<p>Council agrees to delete condition 55, as it is to up tho the applicant to</p>

Proposed change	Council Response
	provide fencing.
Vehicle Parking and Manoeuvring Areas Delete 56 Car parking, where staged, is to be shown on the Amended Staging Plans required under condition 7 of this Development Approval.	Council agrees to delete condition 56, as the previous staging condition (condition 7) is no longer relevant.
Off-street Parking and Manoeuvring Areas Amend 57 Design, construct and delineate or sign (as required) the following requirements for off-street parking and manoeuvring areas, in the locations shown on the approved plan(s): <ul style="list-style-type: none"> a) a minimum of 521 560 484(includes 34 spaces at Kariboe Street) customer car parking spaces in accordance with AS2890.1; b) a minimum of 34 staff (Kariboe Street car park) car parking spaces in accordance with AS2890.1; c) disabled car parking spaces in accordance with the requirements of the Manual of Uniform Traffic Control Devices. d) bicycle parking facilities in accordance AS2890.3 at the rates specified in Main Roads Planning and Design Manual. e) Service, delivery and waste collection vehicle access and parking in accordance with AS 2890.2, Parking facilities – Part 2: Off-street commercial vehicle facilities. f) internal vehicle manoeuvring areas, carriageways, isle widths, circulation roads in accordance with AS2890.1 and AS 2890.2. 	Council agrees to amend Condition 57 and request amended plans to reflect the correct number of car parking spaces on the plans. To include the following a) and resubmit an amended plans DA-1001 and DA-1002 with an updated car parking schedule to reflect the correct number of car parks as shown on the approved plans;
On-street Parking Amend 71 Design, construct and delineate or sign (as required) the following requirements for on-street parking, in the locations generally shown on the approved plan(s): <ul style="list-style-type: none"> a) 26 angle car parks on Barrett Street; b) 12 angle car parks and 3 motor cycle parking spaces on Kariboe Street; e) 14 car parking spaces (in addition to caravan / RV spaces) within the proposed Tourist Information Centre Site; and d) bus stop, taxi and loading bays on Kariboe Street. mail zone on Kariboe Street; e) 15 minute parking zone on Gladstone Road / Dawson Highway. 	Council agrees to the deletion of 71 (c) as this is not part of the Material change of use. Council disagrees with the proposed changes to condition 71 (d) and recommends that the bus stop and taxi bays remain. It is noted from Main Roads conditions dated 17 September 2015: condition 7 that the development must provide a dedicated taxi facility in Kariboe street. Council has no objection to the inclusion of the mail zone.

Proposed change	Council Response
	Council agrees to include of 71 (e) and proposes no objection to the limitation of 15 minute parking zone.
<p>Road works Delete 77 Design and construct the following road works in accordance with the conditions of this Development Approval, the Banana Shire Planning Scheme 2005, the Capricorn Municipal Development Guidelines (CMDG) and an Operational Works Permit for the works:</p> <p style="padding-left: 40px;">a) Prior to the commencement of the use for Stage 4, a 30mm asphalt overlay is to be completed on Kariboe Street, from the Gladstone Road intersection to the Barrett Street intersection.</p>	<p>Council disagree to deleting condition 77. Condition 77 to be reworded to Remove reference to the commencement of stage 4.</p>
<p>Delete 78 Detailed plans and specifications of the required road works including traffic management plans and temporary traffic control arrangements are to be submitted to Council as part of an Operational Works application and must be approved prior to the commencement of any works.</p>	<p>Council disagree to delete condition 78. Condition to remain as required for condition 77 to be completed.</p>
<p>Delete 79 The design and installation of all street warning, regulatory signage and street name plates in accordance with the Manual of Uniform Traffic Control Devices and the requirements of the Capricorn Municipal Development Guidelines.</p>	<p>Council disagrees to delete Condition 79, as the work has not been completed under an operational works approval.</p>
<p>Delete 80 The design for the proposed widening of Kariboe Street at the intersection with Gladstone Road is to be completed as per the requirements of the Capricorn Municipal Development Guidelines (CMDG) and the Department of Transport and Main Roads. A copy of the proposed design is to be submitted to Council for approval as part of an Operational Works application.</p>	<p>Council agrees to delete Condition 80, as the work has been completed under an operational works approval.</p>
<p>Callide Street Road Closure Delete 81 Maintain vehicle access between Barrett Street and Gladstone Road / Dawson Highway (i.e. former Callide Street road reserve) up and until the commencement of any works associated with Stage 3b (Construction of on-grade car parking). Interim traffic control arrangements are to be designed and implemented to allow safe vehicle movements within the site including at the Barrett Street and intersection and Gladstone Road / Dawson Highway intersection. Details, plans and specifications of the proposed interim arrangements are to be submitted with the amended staging plans required under condition 7.</p>	<p>Council disagrees with the deletion of condition 81, and recommends to reword this condition as follows: Maintain vehicle access between Barrett Street and Gladstone Road / Dawson Highway (i.e. former Callide Street road reserve) up and until the commencement of any works associated with stage 01 of approved plan DA-9100. Development Staging Plan 16311 issue 2 dated 2020.11.16 This is required to maintain the current</p>

Proposed change	Council Response
	vehicle access arrangements until such time as construction of the expansion of the shopping centre commences.
Street Lighting Amend 82 A Street lighting plan for the internal and external road network is to be provided to Council as part of the operational works application and is to be prepared by a suitably qualified engineer. Lighting standards are to be in accordance with Ergon's requirements and Australian Standard AS/NZS 1158 and the requirements of the Capricorn Municipal Development Guidelines.	Council agrees to amend this condition.
Pedestrian Access and Infrastructure Delete 83 Submit to Council for approval a detailed Pathway Infrastructure Plan detailing and addressing the following, as a minimum: a) all proposed pathway infrastructure generally as shown on the Approved Plans; b) pedestrian safety considerations, in particular, for all proposed pedestrian crossings and internal car parking areas; and c) demonstrate a variety of safe access routes from multiple origins	Council disagrees with the deletion of condition 83 and recommends amending condition 83 to only reference internal pedestrian safety considerations and the Barrett Street external foot path and crossing, as shown on the approved operational works plans.
Delete 84 Design and construct all pedestrian pathway infrastructure in accordance with the Council approved Pathway Infrastructure Plan and in accordance with the Capricorn Municipal Development Guidelines (CMDG) and submitted to Council for approval as part of an Operational Works application.	Council agrees to delete condition 84.
Delete 85 Pathways (excluding street scaping works) are to comply with the requirements of the Capricorn Municipal Development Guidelines (Standard Drawing CMDG-R 051), and a minimum two (2) metres wide.	Council disagree and recommends to amend condition 85 to insert reference to the approved Pathway Infrastructure Plan, and retain reference to a 2m wide pathway.
Delete 86 The pedestrian crossing infrastructure proposed for the Burnett Highway must be located to ensure the safety of pedestrians between the new intersection on Barrett Street and the current Dawson / Burnett Highway intersection crossing the Burnett Highway.	Council agrees to delete condition 86.
Replace 90 So as to ensure sufficient water pressure and flow for fire fighting purposes the existing 100mm diameter water main running along Kariboe Street (from Barrett Street to Gladstone Road) and along Gladstone Road (from Kariboe Street to connect with the proposed relocated water main) is to be upgraded to a minimum 150mm diameter pipe, subject to network analysis confirmation. Once the site has been connected to Council's reticulated water supply and sewerage network: a) either decommission or maintain as private infrastructure	Council agrees to change condition 90 as requested, and recommends that the wording be replaced with options a and b for the applicant/developer to act upon.

Proposed change	Council Response
<p>the existing 150mm diameter water supply and the 150mm diameter sewerage pipe within the former Callide Street road reserve (between Barrett Street and Gladstone Road).</p> <p>b) seek a bond refund from Council.</p>	
<p>Delete 91 The proposed relocated water main proposed in services drawing 212102 CSK100 A is to comprise of a minimum 150mm diameter pipe subject to the results of the network analysis.</p>	<p>Council agrees to delete condition 91 and has no objection to the removal of this condition.</p>
<p>Amend 93 A new manhole is to be installed at within the property boundary of the proposed amalgamated lot adjacent to the Barrett Street frontage, in all sewer lines (existing or proposed) entering the property and the subsequent. Sewer pipes, within the property boundaries, are to be removed or maintained, as private sewer, at no cost to Council by the property owner.</p>	<p>Council agrees to amend condition 93. It will be the property owner's responsibility to undertake the work at no cost to Council.</p>
<p>Amend 98 The design of all internal and external water and sewerage works and infrastructure proposed for the development is to be submitted as part of an Operational Works application and is to include all necessary upgrades of Council's existing water and sewerage infrastructure required to ensure that the downstream properties of the system are not adversely affected by the increased demand of the proposed development. All necessary materials and works, in accordance with the Council approved design, are to be provided at no cost to Council.</p>	<p>Council agree to amend Condition 98 as requested. All internal water and sewer works will form part of a plumbing application.</p>
<p>Amend 101 Stormwater runoff is to discharge to a legal point of discharge (Brown's Gully). A detailed Stormwater Management Plan, and associated engineered drawings, is to be created that is in accordance with the Site Based Stormwater Management Plan (written by Farr Engineers Associates Pty Ltd and dated 29 September 2014 2020). This detailed plan is to be provided to Council as part of the operational works application and must comply with the requirements of the Capricorn Municipal Development Guidelines.</p> <p>The detailed Stormwater Management Plan is to include the installation of additional stormwater infrastructure required to transport the stormwater from the development to Brown's Gully (legal point of discharge) or calculations showing that the existing 600mm diameter stormwater pipe has sufficient capacity to allow for the addition of the stormwater from the proposed development.</p>	<p>Council agrees to the amend condition 101 to reference the updated plan.</p>
<p>Amend 104 Management and Maintenance Plans for the proposed Bio Retention system approved cartridge based system are to be submitted to Council for approval before the commencement of use.</p>	<p>Council agree to amend condition 104. A Management and Maintenance Plan is to be submitted for approval as per this condition prior to commencement of use.</p>

Proposed change	Council Response
<p>Delete</p> <p>105 An easement over the Bio Retention pond is to be established and the pond is to be maintained for the life of the development, at no cost to Council.</p>	<p>Council agree to delete condition 105, as there is no requirement for an easement in this instance.</p>
<p>Delete</p> <p>106 An access to the Bio Retention pond is to be established and maintained, at no cost to Council, so as to allow for the maintenance of the pond.</p>	<p>Council agree to delete condition 106, as there is no requirement for an access. The updated Stormwater Management Plan addresses this issue.</p>
<p>Delete</p> <p>Construction Management Plan</p> <p>121 Prepare a detailed Construction Management Plan for the full extent of the development and in accordance with Council approved Amended Staging Plans.</p>	<p>Council disagrees with the deletion of this condition 121 as a Construction Management Plan is required as it deals with daily operation of the shopping centre during construction. The intent of this condition is not to be a duplication of the required Construction Phase Environmental Management Plan.</p>
<p>Delete</p> <p>122 The Construction Management Plan is to be submitted to Council for approval within 40 days prior to the commencement of any works associated with Stage 1.</p>	<p>Council disagrees with the deletion of this condition 122 as a Construction Management Plan is required; therefore condition 122 is to remain on the approval.</p>
<p>Delete</p> <p>123 The Council approved Construction Management Plan must be implemented at all times during construction including any recommended works, actions and management measures at all times during construction of the Biloela Shoppingworld Development.</p> <p><i>Note: The construction management plan must include interim arrangements (during staged construction) for the following matters, as a minimum:</i></p> <ul style="list-style-type: none"> <i>a) — loading and unloading of goods for the existing shopping centre;</i> <i>b) — car parking and vehicle access;</i> <i>c) — pedestrian access; and</i> <i>d) — fire fighting.</i> 	<p>Council disagrees with the deletion of this condition 123 as a Construction Management Plan is required during construction. The intent of this condition is not to be a duplication of the required Construction Phase Environmental Management Plan.</p>
<p><u>Construction Phase Environmental Management Plan</u></p> <p>Amend</p> <p>124 Prepare a detailed Construction Phase Environmental Management Plan identifying environmental management measures to be implemented during all construction works associated with the Biloela Shopping World Development. The Construction Phase Environmental Management Plan must address the following as a minimum:</p>	<p>Council agrees to amend condition 124, however Council recommends that only the wording referencing the following: “(including the Barimis Memorial)” be removed from this condition, as the</p>

Proposed change	Council Response
<ul style="list-style-type: none"> a) Erosion and Sediment Control. b) Stormwater Management / Water Quality and surface water runoff (interim drainage plan during construction); c) Water Management; d) Noise and vibration management e) Air Quality Management (including dust suppression and odour management); f) Management of light spill and on-site lighting; g) Land Contamination (contaminated soil and storage / use of fuel); h) Weed Management; i) Construction Waste Management; j) Storage and handling of fuel and other hazardous goods; k) Traffic management and car parking; l) Cultural Heritage (including the Barimis Memorial); m) Geotechnical issues; n) Emergency Management; o) Environmental Monitoring and Reporting; p) Management of works near existing above ground and underground infrastructure; q) Safety and Hazard Management; r) Project Management and Contacts; s) Complaints Handling and Management; t) Statutory obligations and approvals; and u) Review period. 	<p>memorial has been moved off site. It is recommended to keep the wording of item “l) Cultural Heritage” as this may cover a broader spectrum of heritage during the excavation phase of the development than only the memorial.</p>

Section 4 – Development Permit – Operational Works (Advertising Signage) – COM002-14/15

Proposed change	Council Response
<p>Approved Plans Delete 1 The Operational Works (Advertising Signage) authorised under this Development Permit is to be completed and carried out generally in accordance with the following approved plans,</p>	<p>Council agrees to delete Condition 1, as this section of the approval has lapsed.</p>

Proposed change	Council Response																		
<p>except where modified by the conditions contained within Attachment 1, Section 4 of this Development Approval –</p> <table><tr><th>Plan/Document number</th><th>Plan/Document name</th><th>Date</th></tr><tr><td>Project No. 7142, Sheet No. DA02 & DA03, Revision 2</td><td>Proposed Site Plan</td><td>09-12-2014</td></tr><tr><td>Project No. 7142, Sheet No. DA03, Revision 2</td><td>Proposed Basement Plan</td><td>09-12-2014</td></tr><tr><td>Project No. 7142, Sheet No. DA05 & DA06, Revision 1</td><td>Elevations</td><td>01-10-2014</td></tr><tr><td>Project No. 7142, Sheet No. DA07, Revision 1</td><td>Sections</td><td>01-10-2014</td></tr><tr><td>Project No. 7142, Sheet No. DA08, Revision 1</td><td>Details</td><td>01-10-2014</td></tr></table>	Plan/Document number	Plan/Document name	Date	Project No. 7142, Sheet No. DA02 & DA03, Revision 2	Proposed Site Plan	09-12-2014	Project No. 7142, Sheet No. DA03, Revision 2	Proposed Basement Plan	09-12-2014	Project No. 7142, Sheet No. DA05 & DA06, Revision 1	Elevations	01-10-2014	Project No. 7142, Sheet No. DA07, Revision 1	Sections	01-10-2014	Project No. 7142, Sheet No. DA08, Revision 1	Details	01-10-2014	
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Project No. 7142, Sheet No. DA07, Revision 1	Sections	01-10-2014																	
Project No. 7142, Sheet No. DA08, Revision 1	Details	01-10-2014																	
<p>General Delete</p> <p>2 Comply with all of the conditions contained within Attachment 1, Section 4 of this Development Approval prior to the commencement of the use/s relevant to each Stage identified in the Council approved Amended Staging Plan, unless otherwise stated within this Decision Notice, and maintain compliance for the duration of the approved use.</p>	<p>Council agrees to delete Condition 2, as this section of the approval has lapsed.</p>																		
<p>Delete</p> <p>3 Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.</p>	<p>Council agrees to delete Condition 3, as this section of the approval has lapsed.</p>																		
<p>Delete</p> <p>4 Where any conflict exists between the Conditions of this Decision Notice and details shown on the Approved Plans, the Conditions prevail.</p>	<p>Council agrees to delete Condition 4, as this section of the approval has lapsed.</p>																		
<p>Delete</p> <p>5 Alterations to public utilities, mains and services made necessary in connection with any of the works arising from this approval including works to restore and reinstate all roads are to be completed at no cost to Council.</p>	<p>Council agrees to delete Condition 5, as this section of the approval has lapsed.</p>																		
<p>Approved Signage Delete</p> <p>6 The Approved Signage (Advertising Devices) authorised under this Development Permit consists of all signage shown in the Approved Plans.</p>	<p>Council agrees to delete Condition 6, as this section of the approval has lapsed.</p>																		
<p>Advertising Devices</p>	<p>Council agrees to delete</p>																		

Proposed change	Council Response
Delete 7 Advertising Devices must: <ul style="list-style-type: none"> a) be setback at least 1 metre from existing or proposed underground infrastructure. b) not present or create a hazard to motorists, pedestrians and cyclists. c) not constructed or located such that the view of any traffic sign or street name is obscured. 	Condition 7, as this section of the approval has lapsed.
Amenity Delete 8 Illumination from Advertising Devices must not exceed 8 lux when measured at ground level at any point 1.5 metres outside the site and are to be constant during hours of operation so that there is no intermittent action.	Council agrees to delete Condition 8, as this section of the approval has lapsed.
Delete 9 The luminance levels of Advertising Devices must not exceed 400 cd/m ² .	Council agrees to delete Condition 9, as this section of the approval has lapsed.
Delete 10 Advertising devices are to be maintained in an acceptable condition (free from graffiti or other blemishes) and structurally sound.	Council agrees to delete Condition 10, as this section of the approval has lapsed.
Delete 11 Any damage to or deterioration of advertising devices that occurs during the operation of the approved use is to be rectified / repaired.	Council agrees to delete Condition 11, as this section of the approval has lapsed.
Final Completion Delete 12 Notification is to be provided to Council following the completion of a works for Operational Works (Advertising Devices).	Council agrees to delete Condition 12, as this section of the approval has lapsed.

PUBLIC NOTIFICATION

The original application was subject to Public Notification. A total of 261 of properly made submissions were received about the application. Consideration of submitters views about the original application form part of the assessment of this request.

Referral Agencies

The original development application required referral to SARA for matters relating to proposed development being within 25m of a state controlled road. On 17 September 2015, SARA issued its concurrence agency response with conditions. SARA conditions relate to the referral agencies jurisdiction for the state-controlled road network including corridor protection, safety and efficiency and design standards for future work.

The request was given to the SARA on 29 October 2014. Their particular entity response is summarised below:

Particular Entity	Response
SARA	<ul style="list-style-type: none"> • Approved plans showing the extent of the approved development and excluding specific works shown on the Applicant's proposal for the Burnett Highway. • Permitted road access location from the Burnett Highway with the following restrictions: <ul style="list-style-type: none"> ◦ limited to vehicles not exceeding nineteen (19) metres in length. ◦ left-in / left-out only. • Design and construction standards for access works. • A requirement for traffic signalisation at the Dawson / Burnett Highway intersection. • Management of stormwater and discharge points. • Requirements to provide pedestrian footpaths shown on the approved plans. • A requirement for a 31 metre road corridor width for proposed Lot 3 and 4.

The minor change application was not referred to SARA for assessment based on the following as provided by the applicant:

If the development application, including the changes were to be made now, the development application would not require referral to any additional referral agencies. The changes would not trigger a need for any referral agency to have regard to any additional referral matters. As identified in the submitted Traffic report in Attachment E, the report concludes that there is negligible difference between the surrounding road network's operations under the Approval and Minor Change schemes and that the previous findings within the traffic report are still applicable. From a traffic perspective, the proposal is generally consistent with the current traffic arrangements and is largely consisted with the current approval. (ID1586088).

In accordance with section 80 of the *Planning Act 2016*, the request for a minor change requires referral to an Affected Entity. In this instance the request was required to be referred to Ergon Energy as an affected entity due to the site containing a pad mount transfer within an easement a on SP301599.

A response from Ergon Energy was received on the 11 February 2021 indicating no adverse impact to Ergon's asset.

Internal Referral Comments

The request was referred internally on 23 October 2020 & 25 November 2020 (ID1587114 & 1595871
Infrastructure Services – Comments received 3 November 2020 & 11 February 2021 (ID1589245)
Water and Sewerage – Comments received 2 November 2020, 7 December 2020 (ID1589136, ID1598387
Waste – Comments – Comments received 3 December 2020 (ID1597277
Environmental Sustainability – Comments received 5 November 2020, 7 December 2020 (ID1593023, ID1598390

Comments, conditions and advice received during internal referral have been incorporated in the assessment, decision and conditions of approval.

Adopted Infrastructure Charges Resolution

Council's Adopted Infrastructure Charges Resolution (No. 1) 2015 is applicable to the proposed development. The request to change the approval requires for a re-calculation of the infrastructure charges. The adopted Infrastructure Charges calculations and amounts are provided below:

Infrastructure charges calculated previously:

Material Change of Use – Retail / Commercial Complex*

Infrastructure Network	Charge Amount (\$) Per Charge Unit	Equivalent Tenement	Infrastructure Charge (\$)
Water and Sewerage	\$40 per m ² of total use area.	13,967m ² - 7,508m ² = 6,459m ²	\$258,360.00
Total			\$258,360.00

* The existing total use area is 7,508m² and the proposed total use area is 13,967m² and is part of area 1 and therefore charged at a rate of \$40 per m².

The request for a minor change has included changes to the floor areas of commercial component from 13,947m² to 11,654m². (Also note that the revised calculations are as per "Proposed site Plan stage 1 & 2 Issue 6 dated 2021.01-21). These changes require revision of the adopted infrastructure charges attached to Decision Notice dated 16 December 2015 (ID36331).

Below is a justification for the re-calculation of the infrastructure charges as required as a result of the request for minor change to the development approval.

Infrastructure Network	Charge Amount (\$) Per Charge Unit	Equivalent Tenement	Infrastructure Charge (\$)
Water and Sewerage	\$ 45.53per m ² of total use area.	11,654m ² - 7,508m ² = 4,146m ²	\$188,767.38
Total			\$188,767.38

In accordance with section 119(6) of the PA, a local government may amend an infrastructure charges notice for a relevant development approval that is subject to a request to change. The amendment relates to the current Charges Resolution (No. 1) 2015 and subsequently Council has the power to issue an amended infrastructure charges notice in accordance with this resolution.

The applicant requested the following in relation to their updated infrastructure charges notice:
We request an updated infrastructure charges notice that reflects the current real property descriptions and available credits as a result of the partial payment that occurred in relation to the sealing of the reconfiguration of a lot in late 2018. Its concluded that no credits are applicable to the material change of use for this development approval as the payment under the reconfiguration of a lot was calculated in accordance with the subdivision approval requirements.

Assessment

Consideration of the request against the criteria provided under section 81 of the *Planning Act 2016* is included below:

Criteria under section 81 (2) PA	Comment
(a) the information the applicant included with the application;	The applicant provide supporting information relating to the request, the applicant requested that the approval

Criteria under section 81 (2) PA	Comment
and	<p>be changed to accommodate changes to the</p> <ol style="list-style-type: none"> 1. Reduce the overall Gross Lettable Area (GLA): from 13,947m2 down to 11,622m2 2. Reduce the overall Gross Floor Area (GFA): from 15,344m2 down to 12,094m2 3. Reconfiguration of a selection of retail tenancies, including swapping of the supermarket and DDS tenancies, as well as the introduction of a Mini Major tenancy; 4. New transformer and substation to electrical within BOH (back of house) loading area; 5. New pad-mounted substation with standalone RMU (ring main unit); 6. Reduced car parking spaces from 628 to 484 car parking spaces; 7. Relocation of basement ramp entry from Burnett Highway to Barrett Street; 8. Relocation of travelators; and 9. Woolworths tenancy will be provided with adjoining dedicated 'pick-up' area. 10. The inclusion of updated Preliminary Approval and associated plans, which incorporates the majority of amendments sought within Condition 8 of the Material Change of Use (Preliminary Approval) this component of the approval has a currency period of ten (10) years. 11. to delete all conditions within Section 4 (Advertising Devices) as this component of the approval has now lapsed.
<i>(b) if the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved; and</i>	There were 261 properly made submissions on the original approval. No further change application was considered for this development.
<i>(c) any pre-request response notice or response notice given in relation to the change application; and</i>	Not applicable. No formal pre-request response notice given.
<i>(d) if the responsible entity is, under section 78(3)(ba) or (bb) the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and</i>	Not applicable.
<i>(da) if paragraph (d) does not apply—all matters the responsible entity would or may assess against or have</i>	The request will grant minor changes to the development application that relates to retail/commercial complex incorporating Commercial Premises, Shop, Showroom and Food Premises. The

Criteria under section 81 (2) PA	Comment
<i>regard to, if the change application were a development application; and</i>	<p>application seeks reductions on Gross Lettable Areas, and Gross Floor Areas, reconfigurations of retail tenancies. A new transformer and substation, a new mounted substation and a reduction in car parking spaces, changes to the entry of basement ramp, relocation of travelators, pick up area for Woolworths tenancy.</p> <p>During the information stage revised supporting information was provided on the following: updated SitePlan (Stage 1 and 2), Stormwater drawings and calculations, Stormwater 360 Operation and Management Guidelines, and an Amended Landscape Concept Plan.</p>
<i>(f) another matter that the responsible entity considers relevant.</i>	<p>Water and sewer comments:</p> <p>According to the attachment I, the work identified in the letter of undertaking has not been completed yet and will have to be completed before 24/03/2021 (24 months from the date of signing). Therefore the bond kept for the agreed work cannot be released.</p>

Recommendation

In view of this, it is recommended that Council agree to the changes requested by the applicant as detailed in the body of this report.

Communication

The Applicant will be advised of Council's decision in accordance with the requirements of the *Planning Act 2016*.

Planning Officer left the meeting at 11.50am

12.1.1 ACTION REPORT ON PREVIOUS COUNCIL RESOLUTIONS – EXECUTIVE SERVICES

Date: 18 February 2021
Author: Tom Upton – Chief Executive Officer
File No:
Letter No:
Attachment: Resolutions Action Report
Minute No: OM004931

Resolution:

That the Resolutions Action Report for Executive Services as presented be received.

Moved: Cr Leo

Seconded: Cr Boyce

Carried

Report

This report is to advise Council of the outstanding matters currently being dealt with by the organisation.

Considerations

1. **Corporate Plan**
N/A
2. **Policy and Legal Implications**
Policy and legal implications will be addressed through each matter.
3. **Financial and Resource Implications**
Budget impacts will be addressed in resolving each matter.
4. **Risk Assessment**
N/A

12.1.2 REGISTER OF CONTACT WITH A LOBBYIST – AS AT 31 DECEMBER 2020

Date: 11 February 2021
Author: Tom Upton, Chief Executive Officer
File No:
Letter No:
Attachment: Register of Contact with Lobbyists
Minute No: OM004932

Resolution:

That Council receive the Register of Contact with a Lobbyist report as at 31 December 2021.

Moved: Cr Pender

Seconded: Cr Leo

Carried

Report

Under the *Integrity Act 2009* Council must keep a register of contact with a lobbyist for Councillors & applicable Staff.

From time to time, the Integrity Commission requests a copy of this register for a particular month.

Also Council is required to advise of any contact by Councillors or applicable staff with an unregistered lobbyist as soon as practicable.

This report has also been presented to Council Executive Management Team for their information and/or comment.

Considerations

1. Corporate Plan

Reference 1.1.I

2. Policy and Legal Implications

Required under *Integrity Act 2009*

Consistent with the Principles under the *Local Government Act 2009*

3. Financial and Resource Implications

Minimal financial and moderate staff resources required.

4. Risk Assessment

No apparent risk with complying with legislation.

12.1.3 ADMINISTRATIVE ACTION COMPLAINTS MANAGEMENT REPORT – 1 JULY 2020 TO 31 DECEMBER 2020

Date: 15 January 2020
Author: Tom Upton, Chief Executive Officer
File No:
Letter No:
Attachment:
Minute No: OM004933

Resolution:

That Council receive the Administrative Action Complaints Management Report for 1 July 2020 to 31 December 2020.

Moved: Cr Casey

Seconded: Cr Semple

Carried

Report

Period from 1 July 2020 to 30 September 2020

Complaints Statistics

Period	1 July 2020 to 30 September 2020
Received	1
Dealt with	1
Not completed	0
Refused to investigate	Nil
Not resolved to satisfaction of complainant	Nil

Complaints

1

Period from 1 October 2020 to 31 December 2020

Complaints Statistics

Period	1 October 2020 to 31 December 2020
Received	0
Dealt with	0
Not completed	0
Refused to investigate	Nil
Not resolved to satisfaction of complainant	Nil

Complaints

0

Considerations

- Corporate Plan**
1.1.1
 - Policy and Legal Implications**
-

Complaints Management framework for the processing of Administrative Action Complaints is required under Section 268 of the *Local Government Act 2009* and Section 306 of the *Local Government Regulation 2012*.

Complaint Management Policy was adopted by Council on 29 March 2006. Revised policy adopted on 24 February 2010, 23 November 2016 & 28 October 2020.

Under this policy, CEO is to discuss the quarterly report with the EMT and thereafter submit such report to the Council together with comments from the EMT (if any).

3. Financial and Resource Implications

No significant financial and resource implications

4. Risk Assessment

No apparent additional risk

General Business – Executive Services

Mayor advised of correspondence (document 1613333) received from Cr Kerry Hayes, Mayor of Central Highlands Regional Council and Chair of Central Highlands Development Corporation, outlining a proposal to hold a “Beef 2021 Advocacy Event” and seeking Banana Shire Council’s participation and a contribution of \$4,000.

Minute No: OM004934

Resolution:

That Council participate in the “Beef 2021 Advocacy Event” and contribute \$4,000 to same.

Moved: Cr Boyce

Seconded: Cr Pender

Carried

13.0 Close of Meeting

The meeting closed at 12.00 pm

To be confirmed 24th March 2021 Ordinary Meeting

MAYOR

CHIEF EXECUTIVE OFFICER
