



**BURDEKIN SHIRE COUNCIL**



# **AGENDA**

## **ORDINARY COUNCIL MEETING**

**HELD AT COUNCIL ADMINISTRATION BUILDING,  
145 YOUNG STREET, AYR**

**on 22 March 2011**

**COMMENCING AT 9:00AM**





**TUESDAY 22 MARCH 2011**

## **ORDER OF BUSINESS:**

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# **BURDEKIN SHIRE COUNCIL**



**Burdekin Theatre**

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- 
- **PRAYER**
  - **DECLARATIONS OF INTEREST**
  - **MINUTES AND BUSINESS ARISING**

**ITEM-1            Ordinary Council Meeting Minutes - 8 March 2011**

**Recommendation**

That the minutes of the Ordinary Council Meeting held on 8<sup>th</sup> March 2011 be received as a true and correct record.





**BURDEKIN SHIRE COUNCIL**



# **MINUTES**

## **ORDINARY COUNCIL MEETING**

**HELD AT COUNCIL ADMINISTRATION BUILDING,  
145 YOUNG STREET, AYR**

**on 08 March 2011**

**COMMENCING AT 9:00AM**





**TUESDAY 8 MARCH 2011**

### **ORDER OF BUSINESS:**

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<b>ITEM-7</b>	<b>Development Application for a Material Change of Use for Local Surgery at tenancy 5, 9 Chippendale Street, Ayr (Lot 12 on SP151992 Parish of Antill, County of Gladstone) - Burdekin Developments Pty Ltd</b>	<b>7</b>
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Ordinary Council Meeting 08 March 2011





## BURDEKIN SHIRE COUNCIL



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	<b>There being no further business the meeting closed at 11.35am.</b>	<b>14</b>



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## **ATTENDANCE**

Councillors L.A. McLaughlin (Mayor), L Loizou (Deputy Mayor), T.P List, E. Gazziola, P.M Dalle Cort, M.J Haynes and R. H. Lewis

Mr. K. Holt - Chief Executive Officer  
Mr. D.P. Mulcahy - Director Corporate and Community Services  
Mr. T. G. Williams - Director Environment and Operations  
Mr. S. Great - Manager Planning and Development  
Miss T. Jensen - Manager Environment and Health  
Mr. G. Pappalardo - Manager Operations  
Mr. K. Byers - Manager Technical Services

Minutes Clerk – Miss K. Smith

### **• PRAYER**

The meeting prayer was delivered by Pastor Martin Vucetic of the Burdekin Community Church.

### **• DECLARATIONS OF INTEREST**

The Mayor called for declarations of interest.

No declarations of interest were identified.

### **• MINUTES AND BUSINESS ARISING**

#### **ITEM-1          Ordinary Council Meeting Minutes - 22 February 2011**

##### **Recommendation**

That the minutes of the Ordinary Council Meeting held on 22 February, 2011 be received as a true and correct record.

##### **Resolution**

Moved Councillor Loizou, seconded Councillor Dalle Cort that the recommendation be adopted.

CARRIED



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**ITEM-2            Burdekin Shire Youth Council Minutes - 29 November, 2010**

**Recommendation**

That the minutes of the Burdekin Shire Youth Council Meeting held on 29 November, 2010 be received and adopted.

**Resolution**

Moved Councillor Gazziola, seconded Councillor List that the recommendation be adopted.

CARRIED

**ITEM-3            Burdekin Road Safety Advisory Committee Meeting Minutes - 1 December 2010**

**Recommendation**

That the minutes of the Burdekin Road Safety Advisory Committee Meeting held on 1 December 2010 be received and adopted.

**Resolution**

Moved Councillor List, seconded Councillor Loizou that the recommendation be adopted.

CARRIED

**ITEM-4            Burdekin Cultural Complex Board Inc. Minutes - 6 December 2010**

**Recommendation**

That the minutes of the Burdekin Cultural Complex Board Inc. General Meeting held on 6 December 2010 be received and adopted.

**Resolution**

Moved Councillor Haynes, seconded Councillor Lewis that the minutes of the Burdekin Cultural Complex Board Inc General Meeting held on 6 December 2010 be adopted with the exception of Clause 11 regarding approval of Ian Pengelly Cabinets' quote for installation of cabinets in the meeting room at the Burdekin Memorial Hall.

CARRIED



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**BA-1                      Clause 11 - Council approves quote from Ian Pengelly Cabinets for installation of cabinets in the meeting room at Burdekin Memorial Hall**

**Resolution**

Moved Councillor Loizou, seconded Councillor Gazziola that Council approves the quote from Ian Pengelly Cabinets for installation of cabinets in the meeting room at the Burdekin Memorial Hall.

CARRIED

**GENERAL BUSINESS**

**GB-1                      Council Officers to investigate the planting of Trees with Root Barriers throughout the Shire**

**Resolution**

Moved Councillor Lewis, seconded Councillor Dalle Cort that Council Officers investigate the planting of trees with root barriers throughout the Shire as the trees in Edwards Street, Ayr appear to have escaped the root barrier.

CARRIED

**ITEM-5                      Building Safer Communities Action Team Meeting Minutes - 8 December, 2010**

**Recommendation**

That the minutes of the Building Safer Communities Action Team Meeting held on 8 December, 2010 be received and adopted.

**Resolution**

Moved Councillor Lewis, seconded Councillor Gazziola that the recommendation be adopted.

CARRIED

The Mayor, Councillor McLaughlin left the meeting during Mr. Joe Linton's presentation to Council.

The Deputy Mayor, Councillor Loizou assumed the Chair.



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- **REPORTS**

Nil

- **ENVIRONMENT & OPERATIONS**

**ITEM-6            Development application for Reconfiguring a lot (boundary realignment) at 70 & 30 Klondyke Road, Ayr (Lots 6 and 7 on SP227212, Parish of Antill, County of Gladstone) - A & L Shepherdson Pty Ltd**

**Executive Summary**

An application has been received from A & L Shepherdson Pty Ltd seeking approval for Reconfiguring a Lot (boundary realignment) at 70 & 30 Klondyke Road, Ayr (Lots 6 and 7 on SP227212, Parish of Antill, County of Gladstone). A Development Application (Code Assessable) has been triggered in accordance with the Burdekin Shire IPA Planning Scheme.

The Mayor, Councillor McLaughlin returned to the meeting but did not assume the Chair.

**Recommendation**

That Council approves the Development Application for Reconfiguring a Lot (boundary realignment) at 70 & 30 Klondyke Road, Ayr (Lots 6 and 7 on SP227212, Parish of Antill, County of Gladstone), subject to the following conditions:

**GENERAL**

- 1.1    The Council will not release the formal Plan of Reconfiguration until all rates and charges in arrears in respect of the land, the subject of the application, are paid in full.
- 1.2    Pay the sum of \$47-80 calculated on the basis of a charge of \$23-90 per lot to be levied on the Council by the Department of Environment & Resource Management for each new valuation.

**ROADWORKS**

2.     The construction of any crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.

**PROPOSAL PLAN**

3.     The reconfiguration of the land must be carried out generally in accordance with:-
  - (a) (i)    the proposed plan submitted as supporting material with the application;
  - (ii)    the plans, specifications, facts and circumstances as set out in the application submitted to Council;Except where modified by the conditions of approval and any approval issued there under; and



- 
- (b) any approval issued under this approval; and
  - (c) any development permit for operational works relating to the reconfiguring of a lot;

#### **DRAINAGE**

- 4.1 The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.
- 4.2 Grant Council an easement for drainage purposes. The easement shall be 6m wide abutting the westernmost boundary of proposed lots 6 and 7 of SP227212, from the Klondyke Road boundary to Lot 5 of SP227212. The easement is to be granted free of compensation and be prepared by Council's Solicitor with the costs involved including survey costs, preparation and registration of the easement to be borne by Council.

#### **PUBLIC UTILITY SERVICES**

- 5. If any existing public utility service including telephone, electricity, water, sewerage or gas needs to be altered or relocated to complete the reconfiguration the developer must bear the cost of alteration or relocation.

#### **WATER SUPPLY**

- 6. The applicant must provide a certified statement from a licensed plumber that no existing interconnecting water supply plumbing crosses the boundaries between the proposed new lots.

#### **Resolution**

Moved Councillor Lewis, seconded Councillor Haynes that the recommendation be adopted.

CARRIED

The Mayor, Councillor McLaughlin resumed the Chair.

#### **ITEM-7            Development Application for a Material Change of Use for Local Surgery at tenancy 5, 9 Chippendale Street, Ayr (Lot 12 on SP151992 Parish of Antill, County of Gladstone) - Burdekin Developments Pty Ltd**

#### **Executive Summary**

An application has been received from Burdekin Developments Pty Ltd seeking approval for a Material Change of Use for a local surgery at Tenancy 5, 9 Chippendale Street, Ayr (Lot 12 on SP151992 Parish of Antill, County of Gladstone). A Development Application (Code Assessable) has been triggered in accordance with the Burdekin Shire IPA Planning Scheme.



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## **Recommendation**

That Council approves the Development Application for a Material Change of Use for a local surgery at Tenancy 5, 9 Chippendale Street, Ayr (Lot 12 on SP151992 Parish of Antill, County of Gladstone) subject to the following conditions:

### **GENERAL**

- 1.1 The conditions of the development permit must be effected prior to the commencement of the use, except where specified otherwise in these conditions of approval.
- 1.2 The development and conduct of the approved use of the premises, the carrying out and maintenance of any works on the premises must be generally in accordance with the supporting material and approved plans submitted from Troppo Architects, drawing No WD-01, 02, 03, 04.
- 1.3 The surgery is to be operated strictly in accordance with the application submitted and in particular the following hours of operation and number of employees:

#### **Hours of operation:**

Monday to Friday 7am – 6pm

#### **Number of employees:**

Receptionists - 2  
Nurse - 1  
Health Practitioner - 1

### **BUILDING WORK**

2. A development permit for Building Works is to be obtained before any building works are carried out on the premise.

### **EXTERNAL WORKS**

3. The developer must at its own cost undertake all necessary alterations to public utility mains and services as are rendered necessary by the carrying out of any required external works or other works associated with the approved development.

### **DRAINAGE**

- 4.1 Stormwater drainage from paved/sealed and roofed areas must be discharged under the footpath to kerb and channelling within the adjoining road reserves in accordance with AS3500.2.2003 or as otherwise required or agreed to in writing by the Chief Executive Officer.
- 4.2 The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads;
- 4.3 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system.



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## **ROADWORKS**

5. The construction of any crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.

## **ENVIRONMENT AND HEALTH**

- 6.1 An enclosed area of suitable size shall be provided to store the number of bins required to service this site. The area shall be of adequate size for the storage of all bins and have a floor which is raised, and imperviously paved.
- 6.2 There must be no release of waste water from the washing of waste bins to stormwater, to the ground or to any roadside gutter.

## **Resolution**

Moved Councillor Dalle Cort, seconded Councillor Gazziola that the recommendation be adopted subject to the following amendment as the application does not involve any external work;

Remove the following condition:

### Condition 4 – Drainage

- 4.1 Stormwater drainage from paved/sealed and roofed areas must be discharged under the footpath to kerb and channelling within the adjoining road reserves in accordance with AS3500.2.2003 or as otherwise required or agreed to in writing by the Chief Executive Officer.
- 4.2 The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads;
- 4.3 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system.

CARRIED

## **GENERAL BUSINESS**

**GB-2 Council Officers to investigate Parking Issues near Cameron and Chippendale Streets, Ayr**

## **Resolution**

Moved Councillor Dalle Cort, seconded Councillor Gazziola that Council Officers investigate parking issues in relation to increased business activity around Cameron and Chippendale Streets, Ayr.



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CARRIED

## **ITEM-8 Reef Guardian Council Program**

### **Executive Summary**

The Reef Guardian Council Program has been developed as a vehicle for engendering community change to promote Great Barrier Reef protection through education, information sharing and involvement in on-the-ground actions.

The Burdekin Shire Council is currently part of the Reef Guardian Council network, however the Memorandum of Understanding between the GBRMPA and the council is required to be renewed on an annually basis. This is to ensure:

The Council has opportunity to discuss the program within Council  
Council issues can be addressed

New activities and actions can be identified for the action plan, for promotion or further engagement through the action plan

Resource limited activities and actions that apply under the program can be identified, for the GBRMPA to start seeking additional resources for these actions.

Through the Reef Guardian Council Program, the Council and community can look at opportunities that:

- strengthen local economies
- promote of councils' environmental efforts
- exposure to new and innovative ideas from other communities
- improved environment and beautification of living space (eg. better water, more trees)
- leverage for external endorsement, promotion, funding and/or marketing.

### **Recommendation**

That Council resolves to :-

- (i) Sign the MoU and letter of request to continue with the Reef Guardian Council program; and
- (ii) Adopt the Reef Guardian Action Plan

### **Resolution**

Moved Councillor Lewis, seconded Councillor Loizou that the report be laid on the table and further discussed with Council Officers at the next Council Workshop.

CARRIED



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## • CORPORATE & COMMUNITY SERVICES

### ITEM-9 Future Management Arrangements for the Ayr Showgrounds

#### Executive Summary

Council at its meeting held on 22 February 2011 approved interim arrangements for the management and operation of the Ayr Showgrounds. This report recommends a course of action to follow to assist in finalising the management arrangements at the showgrounds.

#### Recommendation

That council adopts the "Ayr Showgrounds – Income and Expense Apportionment" as the basis for finalising the new management arrangements for the Ayr Showgrounds and approves the following actions:

1. Call expressions of interest for management of the main hall, other halls, grounds and horse stalls;
2. Undertake an inspection of the caretakers dwelling to determine existing condition;
3. Call expressions of interest for a caretaker at the showgrounds including a detailed list of caretaker duties;
4. Call expressions of interest for the management of other infrastructure at the showgrounds including septic, power poles, fencing and ablutions;
5. Call expressions of interest for use of the grounds.

#### Resolution

Moved Councillor Loizou, seconded Councillor Lewis that the recommendation be adopted.

CARRIED

### ITEM-10 RADF Funding - December 2010 Round

#### Executive Summary

On 18 and 19 November 2010, advertisements appeared in local newspapers inviting applications for funding under the Regional Arts Development Fund program.

#### Recommendation

It is recommended that:

- (a) funding be provided under the Regional Arts Development Fund as follows:



Applicant	Letter No	Requested Funding	Recommended Funding
<b>Out of Round Applications</b>			
Lower Burdekin Historical Society	984897	\$1,500	\$1,500
Colin Campbell	975451	\$ 300	\$ 300
<b>December 10 Applications</b>			
HH Chamber of Commerce	1008523	\$ 5,700	\$ 1,500
Burdekin Shire Council	1007983	\$ 5,000	\$ 5,000
Lower Burdekin Celtic Dancing Assn	1007299	\$ 1,398	\$ 1,398
Burdekin Potters	1007292	\$ 1,400	\$ 1,400
Burdekin Singers & Theatre Co	1006053	\$ 8,460	\$ 5,720
Lower Burdekin Historical Society	1011928	\$11,556	\$ 9,856
		\$35,314	\$26,674

(b) Mrs June Pola be appointed to the Burdekin RADF Committee.

#### **Resolution**

Moved Councillor Lewis, seconded Councillor Dalle Cort that the recommendation be adopted.

CARRIED

#### **ITEM-11 Councillor Gazziola assumes the Chair in the absence of the Mayor and Deputy Mayor**

#### **Resolution**

The Mayor, Councillor McLaughlin and Deputy Mayor, Councillor Loizou left the meeting to attend the official launch of the Regional Management Program.

Moved Councillor Haynes, seconded Councillor Lewis that in the absence of Councillors McLaughlin and Loizou, Councillor Gazziola assumes the Chair.

CARRIED

#### **Morning Tea Adjournment**

The Mayor, Councillor McLaughlin and Councillor Loizou returned to the meeting following the morning tea adjournment. Councillor McLaughlin resumed the Chair.



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- **CORRESPONDENCE FOR INFORMATION**

**CI-1                      National Awards for Local Government**

1019895 – 02-02-08A – Entries open for National Awards for Local Government.

**Resolution**

It was resolved to investigate suitable projects to nominate for the National Awards for Local Government.

CARRIED

**CI-2                      Council nominates Projects for Funding under the Australian Government's Accessible Communities Program**

1018859 – 02-01-06 – Accessible Communities Funding Round Extension to Application Timeframe.

**Resolution**

Moved Councillor List, seconded Councillor Loizou that Council nominates the following projects for funding under the Australian Government's Accessible Communities Program;

1. Upgrade of footpath access from the Anzac Park All Abilities Playground to the Ayr central business district and additional small sections to complete the accessible link to Queen, Chippendale, Burke and Edwards Streets; and
2. Pool access steps for use at the Ayr and Home Hill Swimming Pools.

CARRIED

- **NOTICES OF MOTION**

Nil

- **URGENT BUSINESS**

Nil



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- **GENERAL BUSINESS**

**GB-3                      Letterbox Drop to Residents to notify of impending Roadworks and Change of Road Conditions at the Intersection of Ross and Chippendale Streets, Ayr**

**Resolution**

Moved Councillor Dalle Cort, seconded Councillor Lewis that Council arranges a letterbox drop to residents within the following areas to notify of impending roadworks and change of road conditions at the intersection of Ross and Chippendale Streets, Ayr;

1. Chippendale Street (2 Blocks)
2. Macmillan Street (1 Block)
3. Ross Street (1 Block)

CARRIED

- **IN COMMITTEE DISCUSSIONS**

Nil

- **DELEGATIONS**

9.30am                      Presentation by Mr. Joe Linton, President, Volunteer Marine Rescue Burdekin – Seeking grant subsidy to assist with the purchase of new Rescue Vessel

9.30am – 10.30am      Burdekin Shire Youth Council Members observe meeting procedures

10.15am                      Introduction of 2011 Burdekin Shire Youth Council Executive

There being no further business the meeting closed at 11.35am.

**These minutes were confirmed by Council at the Ordinary Council Meeting held on 22 March 2011.**

**MAYOR**



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**ITEM-2            Burdekin Road Safety Advisory Committee Meeting Minutes - 23  
February 2011**

**Recommendation**

That the minutes of the Burdekin Road Safety Advisory Committee Meeting held on 23<sup>rd</sup> February 2011 be received and adopted.



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**BURDEKIN SHIRE COUNCIL**

**MINUTES - BURDEKIN ROAD SAFETY ADVISORY COMMITTEE MEETING HELD ON**  
**23 FEBRUARY 2011**

Held in Ernie Ford Boardroom

Commencing at 10.30am

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**CLAUSE 1      ATTENDANCE**

Cr. Lou Loizou – Burdekin Shire Council (Chairman)  
Mr. Trevor Williams – Burdekin Shire Council  
Mr. Kevin Byers – Burdekin Shire Council  
Mr. Gerry Southward – Department of Transport and Main Roads  
Ms. Beverly Gorman – Department of Transport and Main Roads  
Ms. Allison Barlow – Department of Transport and Main Roads  
Mr. Tony Gemellaro – Ayr and Home Hill Chambers of Commerce  
Ms. Eleanor Betteridge – Seniors Support Service

Minutes Clerk – Miss Kylie Smith

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**CLAUSE 2      MINUTES RECEIVED**

Moved Ms. Beverly Gorman, seconded Mr. Kevin Byers that the minutes of the Burdekin Road Safety Advisory Committee meeting held on 23<sup>rd</sup> February 2011 be received as a true and correct record.

CARRIED

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**CLAUSE 3      BUSINESS ARISING**

**1.      Clause 7 – Item 1 – Burdekin Shire Council's bike lane connectivity network.**

Mr. Byers tabled the Shire's bike lane connectivity network. The following were identified as requiring attention:

- All schools in Home Hill to connect to the Home Hill bike lane network
- Anzac Park bike lane network to connect to the Ayr CBD

**2.      Clause 4 – Council to adopt the Burdekin Shire Council Road Safety Implementation Plan 2010-2011 and Terms of Reference.**

Council approved the Burdekin Shire Council Road Safety Implementation Plan 2010-2011 and Terms of Reference at the Ordinary Council Meeting held on 22<sup>nd</sup> February 2011.

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**CLAUSE 4      COMMITTEE AGREES TO INVITE MEMBERS FROM COUNCIL, SUCROGEN, CANEGROWERS AND MR. ROBERT MITCHELL TO ATTEND A MEETING TO DISCUSS MATTERS RELATING TO ROAD SAFETY WITHIN THE SHIRE**

The Committee agrees to invite members from Council, Sucrogen, Canegrowers and Mr. Robert Mitchell as representative of Burdekin schools to attend a meeting to be held on 25<sup>th</sup> May 2011 to discuss matters relating to road safety within the Shire.



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**CLAUSE 5      GENERAL BUSINESS**

1. Mr. Southward advised that bicycle signage has been ordered and a delivery date of the signs is to be advised.
2. Works are planned for construction of a sealed bitumen surface on the south side of the Burdekin River Bridge as a pull over area for oversize vehicles awaiting pilot vehicle escort to cross the bridge.
3. Mr. Southward advised that the Department of Transport and Main Roads has identified a section of road between Fifteenth Street and the rail crossing which requires rehabilitation under its maintenance program. A speed review will be undertaken to include this section as well as the Burdekin Bridge.
4. Ms. Gorman advised that the Department of Transport and Main Roads have received approval to introduce curriculum based education packages for school students. The packages will ensure students have a better understanding regarding road safety and will be available for students from Prep to Grade 9.
5. Material on road safety matters will be published in local school newsletters as 'space fillers' to bring awareness to parents and students. The Committee agreed to support the Department of Transport and Main Road's new initiative.
6. Councillor Loizou advised that the National Servicemen's Association of Australia, Burdekin Branch has requested information on obtaining permission to establish a memorial plaque in the park opposite Ashworth's Museum, Home Hill. As the park is road reserve and controlled by the Department of Transport and Main Roads Councillor Loizou is to inform members of the association that a written request must be submitted to the Department for approval.

There being no further business the meeting closed at 11.40am

Cr. Lou Loizou  
Chairman



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**ITEM-3            Burdekin Shire Youth Council Minutes - 28 February 2011**

**Recommendation**

That the minutes of the Burdekin Shire Youth Council Meeting held on 28<sup>th</sup> February, 2011 be received as a true and correct record.



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**Burdekin Shire Council**

**Minutes – Burdekin Shire Youth Council Meeting held on 28<sup>th</sup> February 2011**

Held in the John Drysdale Chamber  
The meeting commenced at 3.30pm

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**CLAUSE 1                      ATTENDANCE**

Stephanie Webber – Youth Mayor  
Sophie Ricca - Secretary  
Brittany Buckland – Burdekin Catholic High School  
Brendan Winn – Ayr State High School  
Chris Moretto – Burdekin Catholic High School  
Danielle Torrisi – Burdekin Catholic High School  
Emily-Rose Thompson – Ayr State High School  
Justin Zani – Working Youth Representative  
Kate Andrews – Ayr State High School  
Meg Andrews – Ayr State High School  
Sally Rickards – Burdekin Catholic High School  
Shannon Dillon – Ayr State High School  
Lexi Haselton – Burdekin Catholic High School  
Maddelyn Giddy – Burdekin Catholic High School  
Sophie Duncan – Ayr State High School  
Shannyn Pattinson – Burdekin Catholic High School  
Janaye Zaro – Ayr State High School  
Jessie Henaway – Ayr State High School

Tammy Quagliata – Burdekin Shire Council  
Fiona Christie - Burdekin Shire Council  
Lyn McLaughlin – Mayor, Burdekin Shire Council  
Jodi Pringle - Qld Youth Services  
Bernice Zaro – Zaro's Cultural Gallery

Members of the Palm Island Youth Group were also in attendance.

**Apologies for absence**

Tony Vaccaro – Economic & Community Development Manager  
Lachlan Grantz – Burdekin Catholic High School  
Zoie Borellini – Ayr State High School  
Tahlia Connolly – Burdekin Catholic High School  
Tyrone Kwong – Home Hill State High School  
Ellanah Ritchie – Ayr State High School

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**CLAUSE 2                      WELCOME TO PALM ISLAND YOUTH GROUP**

Youth Mayor, Stephanie Webber and Burdekin Shire Youth Council Members welcomed members of the Palm Island Youth Group who are aiming to establish a Palm Island Youth Council. Following the meet and greet with the Palm Island Youth Group over the weekend, they would be observing how the Burdekin Shire Youth Council Meetings are run.

Youth Council offered assistance to the Palm Island Youth Group with their attempt to establish a Youth Council.

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**CLAUSE 3                      REPORT FROM 2010 YOUTH MAYOR AND WELCOME BY MAYOR LYN MCLAUGHLIN**

2010 Youth Mayor, Stephanie Webber provided a report on the 2010 Youth Council's achievements and goals. Appreciation was expressed for all Youth



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Council Members and Council Staff for their dedication and assistance in 2010.

Burdekin Shire Council Mayor, Cr. Lyn McLaughlin welcomed all new and existing members of the Burdekin Shire Youth Council and congratulated the 2010 executive and members for their hard work over the past year. Cr. McLaughlin wished the 2011 Youth Council every success for the coming year.

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**CLAUSE 4                      ELECTION OF 2011 BURDEKIN SHIRE YOUTH COUNCIL - YOUTH MAYOR**

Cr. McLaughlin called for nominations for the 2011 Burdekin Shire Youth Council Executive Committee.

Nominations for 2011 Youth Mayor

Kate Andrews nominated by Danielle Torrisi, seconded by Chris Moretto –  
NOMINATION ACCEPTED

Sophie Ricca nominated by Stephanie Webber, seconded by Kate Andrews –  
NOMINATION ACCEPTED

Danielle Torrisi nominated by Justin Zani, seconded by Brittany Buckland –  
NOMINATION ACCEPTED

Brendan Winn nominated by Shannon Dillon, seconded by Chris Moretto –  
NOMINATION ACCEPTED

Shannon Dillon nominated by Brendan Winn, seconded by Sophie Ricca –  
NOMINATION ACCEPTED

Cr. McLaughlin invited all nominees to address the Youth Council on why they would be suitable for the position of 2011 Youth Mayor.

Following a secret ballot vote, Sophie Ricca was elected as the 2011 Burdekin Shire Youth Council – Youth Mayor.

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**CLAUSE 5                      ELECTION OF 2011 BURDEKIN SHIRE YOUTH COUNCIL – DEPUTY YOUTH MAYOR**

Nominations for 2011 Deputy Youth Mayor

Danielle Torrisi nominated by Brittany Buckland, seconded by Chris Moretto –  
NOMINATION ACCEPTED

Kate Andrews nominated by Shannyn Pattinson, seconded by Lexi Haselton –  
NOMINATION ACCEPTED

Brittany Buckland nominated by Shannon Dillon, seconded by Sophie Ricca –  
NOMINATION ACCEPTED

Brendan Winn nominated by Sophie Ricca, seconded by Emily Thompson –  
NOMINATION ACCEPTED

Chris Moretto nominated by Kate Andrews, seconded by Shannon Dillon –  
NOMINATION ACCEPTED

Cr. McLaughlin invited all nominees to address the Youth Council on why they would be suitable for the position of 2011 Deputy Youth Mayor.



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Following a secret ballot vote, Kate Andrews was elected as the 2011 Burdekin Shire Youth Council – Deputy Youth Mayor.

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**CLAUSE 6                    ELECTION OF 2011 BURDEKIN SHIRE YOUTH COUNCIL – SECRETARY**

Nominations for 2011 Secretary

Shannon Dillon nominated by Brittany Buckland, seconded by Kate Andrews –  
NOMINATION ACCEPTED

Danielle Torrisi nominated by Kate Andrews, seconded by Emily Thompson –  
NOMINATION ACCEPTED

Lexi Haselton nominated by Chris Moretto, seconded by Brittany Buckland –  
NOMINATION ACCEPTED

Cr. McLaughlin invited all nominees to address the Youth Council on why they would be suitable for the position of 2011 Youth Council Secretary.

Following a secret ballot vote, Lexi Haselton was elected as the 2011 Burdekin Shire Youth Council – Secretary

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**CLAUSE 7                    MOTION THAT VOTING PAPERS BE DESTROYED**

Moved Kate Andrews, seconded Brendan Winn that the voting papers be destroyed.

CARRIED

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**CLAUSE 8                    ADDRESS BY CARMEL KELLY, HAPPINESS GROUP VOLUNTEER, BURDEKIN HOME FOR THE AGED**

Carmel Kelly, Volunteer Coordinator for the Ayr and Lower Burdekin Home for the Aged addressed the meeting in relation to the Youth Council's involvement in the Happiness Group. Ms. Kelly provided information in relation to the Happiness Group and discussions were held in relation to ideas for active involvement with the Home for the Aged residents.

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**CLAUSE 9                    MINUTES RECEIVED**

Moved Kate Andrews, seconded Justin Zani that the Minutes of the Burdekin Shire Youth Council Meeting held on 14<sup>th</sup> February, 2011 be received as a true and correct record.

CARRIED

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**CLAUSE 10                  BUSINESS ARISING FROM THE MINUTES**

1. Youth Council members were reminded that they are invited to attend the Ordinary Council Meeting to be held on Tuesday, 8<sup>th</sup> March from 9.30am to 10.30am. It was noted that letters have been sent to schools regarding this arrangement. The new Youth Council Executive will be introduced to Council at this time.
2. Brendan Winn advised that he was unable to attend the Ayr Pastoral, Agricultural and Industrial Association Meeting held on 16<sup>th</sup> February. Brendan advised that he would coordinate the attendance of Youth Council



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Representatives at the next meeting to be held on 16<sup>th</sup> March, 2011.

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**CLAUSE 11                      CORRESPONDENCE**

Inward Correspondence

1. Mayor, Cr. Lyn McLaughlin, Burdekin Shire Council – inviting Youth Council members to attend the official opening of the Burdekin Rural Multi-Tenant Centre and commencement of the Burdekin PCYC to held on Saturday 12<sup>th</sup> March at 10am.

*NOTE – It was noted that the opening has now been postponed due to a number of ministers now unable to attend the event. Youth Council members will be informed of the new opening date in the future.*

2. Bev Gorman, Dept of Transport & Main Roads (assistance to coordinator of Burdekin Driver Revivor) – Seeking volunteers for the Driver Revivor Site at Sandy Corner, Brandon during the school holidays and public holidays.

*Youth Council expressed some interest in participating. Tammy Quagliata undertook to find out further information in relation to requirements of volunteers and roster times etc.*

3. Daniel Morcombe Foundation Inc. – thanking the Burdekin Shire Youth Council for its support for its Day for Daniel in 2010 and advising the Day for Daniel will be held on 28<sup>th</sup> October, 2011.

Moved Chris Moretto, seconded Brendan Winn that the inward correspondence be received.

CARRIED

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**CLAUSE 12                      CONTINUATION OF HAPPINESS GROUP VOLUNTEERING**

Discussion was held in relation to the continuation of volunteering with the Home for the Aged Happiness Groups. Members agreed that it was worthwhile for the Youth Council to continue.

Members were advised that they need to RSVP if they can or cannot attend each session, as no members turned up last week.

Members were reminded the Happiness Group was held on every Third Monday in Ayr and every third Tuesday in Home Hill at 3.30pm til 4.30pm. The next sessions would be held in Home Hill on Tuesday 15<sup>th</sup> March and in Ayr on Monday 21<sup>st</sup> March. Reminders would be emailed and messaged before each session.

It was noted that all members would need to undertake a small induction before taking part in the Happiness Group. An induction was scheduled for Tuesday 1<sup>st</sup> March at the Ayr Home for the Aged at 3.30pm.

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**CLAUSE 13                      2011 BURDEKIN BATTLE OF THE BANDS – FRIDAY 1<sup>ST</sup> APRIL, 2011**

It was advised that Burdekin Battle of the Bands would be held on Friday 1<sup>st</sup> April, 2011 from 6.00pm to 10.00pm. Nominations were now open and would close on 18<sup>th</sup> March.



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Posters were distributed to Youth Council Members for placement at each of the High Schools, as well as workplaces and in the main street, Discussions were also held in relation to the best ways of promoting the event. It was noted that the event had been listed on the Youth Council Facebook Page, and media releases have been sent out seeking nominations.

Discussions were held in relation to running a Youth Council Raffle at Battle of the Bands. Youth Council members undertook to seek prizes from their local workplaces and other local businesses for the raffle prior to the next meeting.

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**CLAUSE 14                      FACE PAINTING AT ALVA BEACH FUN DAY – SUNDAY 20<sup>TH</sup> MARCH, 2011**

Tammy Quagliata advised that Council would be holding an Alva Beach Fun Day as part of the Yongala Centenary to be held on Sunday 20<sup>th</sup> March, 2011. Youth Council have been asked to provide free Face Painting on the day which will run from 9am to 1pm.

Members to RSVP to Tammy Quagliata if they are available on this day. A roster will then be distributed to all members.

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**NEXT MEETING – Monday 21<sup>st</sup> March, 2011 at 3.30pm**

There being no further business, the meeting closed at 4.45pm

Stephanie Webber  
YOUTH MAYOR

**ACTIONS FROM MEETING**

Meeting held 28<sup>th</sup> February 2011

Action	Person(s) responsible	Status
Distribute Posters for Battle of the Bands	All members	
Seek Battle of the Bands Raffle Donations	All Members	
Coordinate Youth Council subcommittee attendance at Ayr Show Associations March meeting	Brendan Winn	
Coordinate Face Painting Roster for Alva Beach Fun Day	Tammy	
Seek further information regarding Driver Revivor Volunteering	Tammy	
Contact Zonta Club to enquire when their next workshop is scheduled.	Fiona	Jodi Pringle – YC may be able to assist her girls group



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- **REPORTS**

- **ENVIRONMENT & OPERATIONS**

**ITEM-4            Development Application for Reconfiguring a Lot at McDesme & Kilrie Roads, McDesme (Lot 6 on SP238853, Parish of Antill, County of Gladstone) - Joe & Leeann Said**

**Document Information**

**Referring Letter No:** 1022156

**File No:** Sub 11/09

**Name of Applicant:** Joe & Leeann Said

**Location:** McDesme & Kilrie Roads, McDesme (Lot 6 on SP238853, Parish of Antill, County of Gladstone)

**Author and Title:** S. Great – Manager Planning and Development

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**Executive Summary**

An application has been received from Cleve McGuane Surveys Pty Ltd on behalf of their clients Joe & Leeann Said seeking approval for Reconfiguring a Lot (subdivision) at McDesme & Kilrie Road, McDesme (Lot 6 on SP238853, Parish of Antill, County of Gladstone). A Development Application (Code Assessable) has been triggered in accordance with the Burdekin Shire IPA Planning Scheme.

**Recommendation**

That Council approves the Development Application for Reconfiguring a Lot (subdivision) at McDesme & Kilrie Road, McDesme (Lot 6 on SP238853, Parish of Antill,, County of Gladstone), subject to the following conditions:

**GENERAL**

- 1.1 The Council will not release the formal Plan of Reconfiguration until all rates and charges in arrears in respect of the land, the subject of the application, are paid in full.
- 1.2 Pay the sum of \$71-70 calculated on the basis of a charge of \$23-90 per lot to be levied on the Council by the Department of Environment & Resource Management for each new valuation.



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- 1.3 The applicant must provide a certified statement from a licensed plumber that no existing interconnecting water supply plumbing cross the boundaries between the proposed lots.

## **ROADWORKS**

- 2.1 The construction of any crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.
- 2.2 **The developer must provide a corner truncation, in proposed lot 6, at the intersection of Kilrie and McDesme Roads. The truncation is to be 10 m on the Kilrie Road frontage and 20 metres on the McDesme Road frontage. The truncated land is to be dedicated to the public as road. (Advice only approx 197m<sup>2</sup>)**

## **PROPOSAL PLAN**

3. The reconfiguration of the land must be carried out generally in accordance with:-
  - (a) (i) the proposed Cleve McGuane plan numbered 28283-3a;
  - (ii) the plans, specifications, facts and circumstances as set out in the application submitted to Council;Except where modified by the conditions of approval and any approval issued there under; and
  - (b) any approval issued under this approval; and
  - (c) any development permit for operational works relating to the reconfiguring of a lot;

## **DRAINAGE**

4. The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.

## **PUBLIC UTILITY SERVICES**

5. If any existing public utility service including telephone, electricity, water, sewerage or gas needs to be altered or relocated to complete the reconfiguration the developer must bear the cost of alteration or relocation.

### ***ADVICE (Note: These are not conditions)***

- *Unless otherwise specified by these conditions, the conditions must be complied with prior to approval of the Plan of Survey;*

## **Background Information**

***The following comments are from the Manager of Planning & Development, Mr Shane Great:***

The land is zoned 'Rural' with the proposal triggering a 'code assessable' development application for reconfiguring a lot (subdivision). The application has been assessed against



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the “Reconfiguring a Lot” Code under the provisions of the Burdekin Shire Council’s IPA Planning Scheme.

***The Application:***

It is the applicant’s intent is to subdivide the existing lot in order to create proposed lots 6, 7 & 8. The proposed subdivision will have minimal impacts on existing land uses.

***Site Description/Surrounding Land Uses:***

The subject site comprises a total area of approximately 106ha with frontages of 905m to McDesme Road and 526m to Kilrie Road. The site is currently improved by some sheds and a sugar cane farm. The surrounding area is primarily agricultural land, with some rural residential housing and sheds on the neighbouring farms.

***Conclusion:***

Council’s Development Assessment Team members have assessed the application and have included reasonable and relevant conditions as part of the recommended approval. Given that the proposal complies with the provisions contained in Council’s IPA Planning Scheme, it is recommended that Council approves the application subject to the abovementioned conditions.

**Link to Corporate/Operational Plan**

N/A

**Consultation**

All relative Council departments have been consulted, there was no external consultation required for this application.

**Legal Authority or Implications**

N/A

**Policy Implications**

N/A

**Financial and Resource Implications**

N/A

**Report prepared by:**

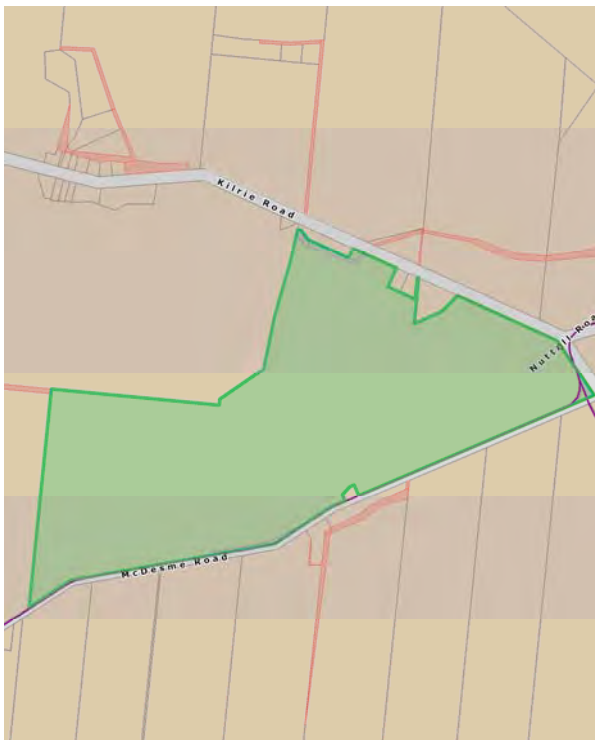
S. Great – Manager Planning and Development

**Report authorised by:**

S. Great – Manager Planning and Development



## Attachments



### Planning Scheme

- Rural
- Rural Industry Sub Area
- Rural Nature Based Recreation Sub Area
- Rural Settlement Sub Area
- Residential
- Residential Low Density Sub Area

### Zone Map

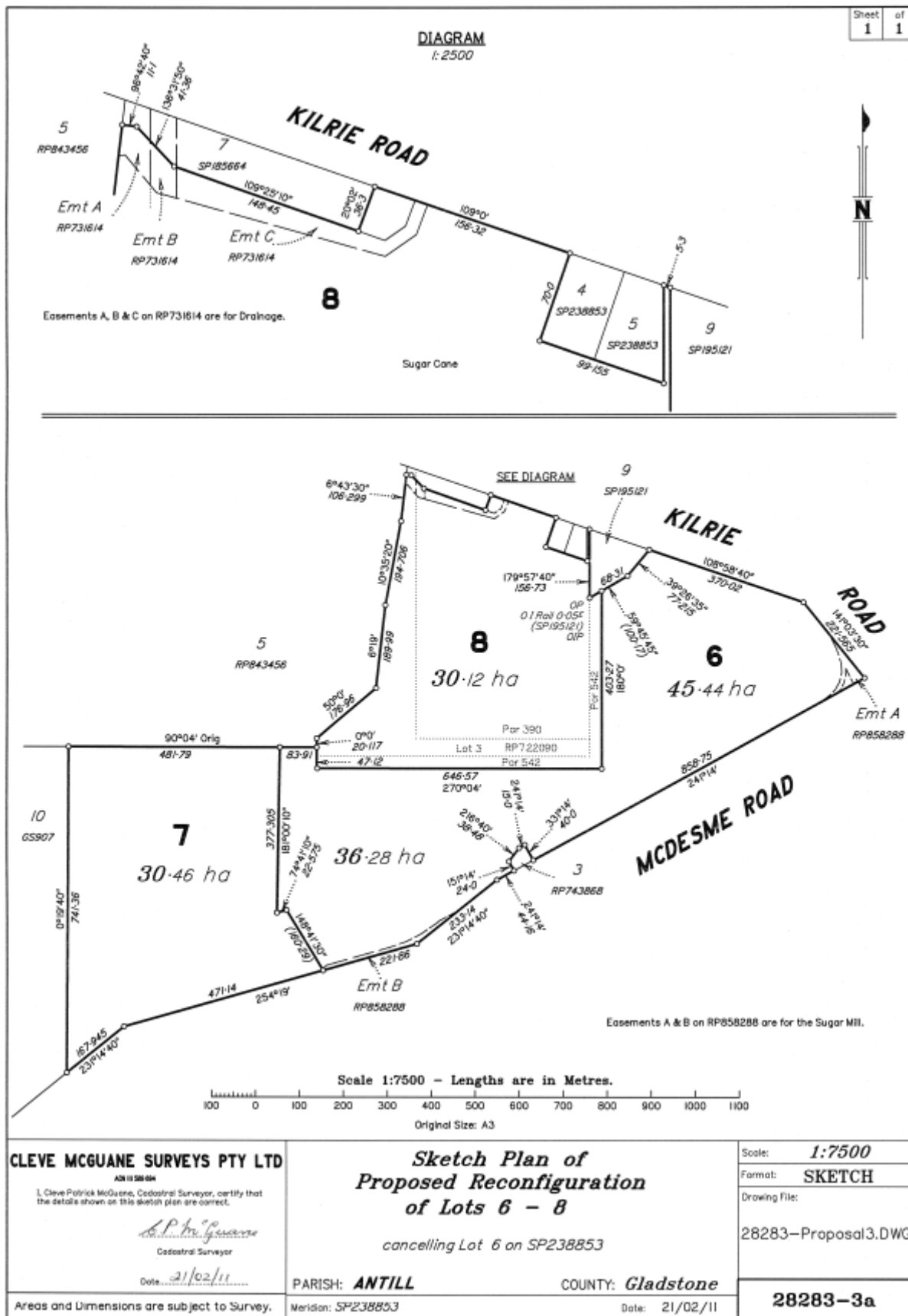
- Retail and Commercial
- Industrial
- Extractive Industry Sub Area
- Industry Investigation Sub Area
- Public Purpose
- Community Infrastructure Designation

- Village
- Open Space & Recreation



Created on Wednesday,  
16 March 2011







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**ITEM-5            Development Application for Reconfiguring a Lot at 7 & 171 Cacciola Road & 55 Tomlins Road, Airville (Lots 1 & 4 on SP232093 & Lot 4 on SP240063) - C Cacciola**

**Document Information**

**Referring Letter No:** 1019717

**File No:** Sub 11/08

**Name of Applicant:** Carmelo Cacciola

**Location:** 7 & 171 Cacciola Road & 55 Tomlins Road, Airville (Lots 1 & 4 on SP232093 & Lot 4 on SP240063, Parish of Jarvisfield, County of Gladstone)

**Author and Title:** S. Great – Manager Planning and Development

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**Executive Summary**

An application has been received from Cleve McGuane Surveys Pty Ltd on behalf of their client Carmelo Cacciola seeking approval for Reconfiguring a Lot (boundary realignment) at 7 & 171 Cacciola Road & 55 Tomlins Road, Airville (Lots 1 & 4 on SP232093 & Lot 4 on SP240063, Parish of Jarvisfield, County of Gladstone). A Development Application (Code Assessable) has been triggered in accordance with the Burdekin Shire IPA Planning Scheme.

**Recommendation**

That Council approves the Development Application for Reconfiguring a Lot (boundary realignment) at 7 & 171 Cacciola Road & 55 Tomlins Road, Airville (Lots 1 & 4 on SP232093 & Lot 4 on SP240063, Parish of Jarvisfield, County of Gladstone), subject to the following conditions:

**GENERAL**

- 1.1 The Council will not release the formal Plan of Reconfiguration until all rates and charges in arrears in respect of the land, the subject of the application, are paid in full.
- 1.2 Pay the sum of \$71-70 calculated on the basis of a charge of \$23-90 per lot to be levied on the Council by the Department of Environment & Resource Management for each new valuation.
- 1.3 The applicant must provide a certified statement from a licensed plumber that no existing interconnecting water supply plumbing cross the boundaries between the proposed lots.



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## ROADWORKS

2. The construction of any crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.

## PROPOSAL PLAN

3. The reconfiguration of the land must be carried out generally in accordance with:-
  - (a) (i) the proposed Cleve McGuane plan numbered 28520-2;
  - (ii) the plans, specifications, facts and circumstances as set out in the application submitted to Council;Except where modified by the conditions of approval and any approval issued there under; and
  - (b) any approval issued under this approval; and
  - (c) any development permit for operational works relating to the reconfiguring of a lot;

## DRAINAGE

- 4.1 The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.
- 4.2 Grant Council an easement for drainage purposes over the existing drain within proposed lot 4 of the reconfiguration plan. The easement shall extend from 1m south of the southernmost top of bank to 4m north of the northernmost top of bank, and run from the boundary of Labatt Road to the boundary of Tomlins Road. The easement is to be granted free of compensation and be prepared by Council's Solicitor with the costs involved including survey costs, preparation and registration of the easement to be borne by Council.

## PUBLIC UTILITY SERVICES

5. If any existing public utility service including telephone, electricity, water, sewerage or gas needs to be altered or relocated to complete the reconfiguration the developer must bear the cost of alteration or relocation.

### **ADVICE (Note: These are not conditions)**

- *Unless otherwise specified by these conditions, the conditions must be complied with prior to approval of the Plan of Survey;*

## Background Information

***The following comments are from the Manager of Planning & Development, Mr Shane Great:***

The land is zoned 'Rural' with the proposal triggering a 'code assessable' development application for reconfiguring a lot (boundary realignment). The application has been



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assessed against the “Reconfiguring a Lot” Code under the provisions of the Burdekin Shire Council’s IPA Planning Scheme.

***The Application:***

It is the applicant’s intent is to reconfigure the existing three lots, the objective of this re-alignment is to create proposed lots 1, 2 and 4. Proposed lot 4 considered to be the balance area will continue to be used for agricultural purposes, mainly sugar cane. Proposed lots 1 & 2 will encompass the existing dwellings and sheds. The proposed realignment will have minimal impacts on existing land uses.

***Site Description/Surrounding Land Uses:***

The subject site comprises a total area of approximately 185.6ha with frontages of 1391m to Cacciola Road, 1056m to Tomlins Road, 983m to Labatt Road and 650m to Waterview Road. The site is currently improved by two detached dwellings, some sheds and a sugar cane farm. The surrounding area is primarily agricultural land, with some rural residential housing and sheds on the neighbouring farms.

***Conclusion:***

Council’s Development Assessment Team members have assessed the application and have included reasonable and relevant conditions as part of the recommended approval. Given that the proposal complies with the provisions contained in Council’s IPA Planning Scheme it is recommended that Council approves the application subject to the abovementioned conditions.

**Link to Corporate/Operational Plan**

N/A

**Consultation**

All relative Council departments have been consulted, there was no external consultation required for this application.

**Legal Authority or Implications**

N/A

**Policy Implications**

N/A

**Financial and Resource Implications**

N/A

**Report prepared by:**

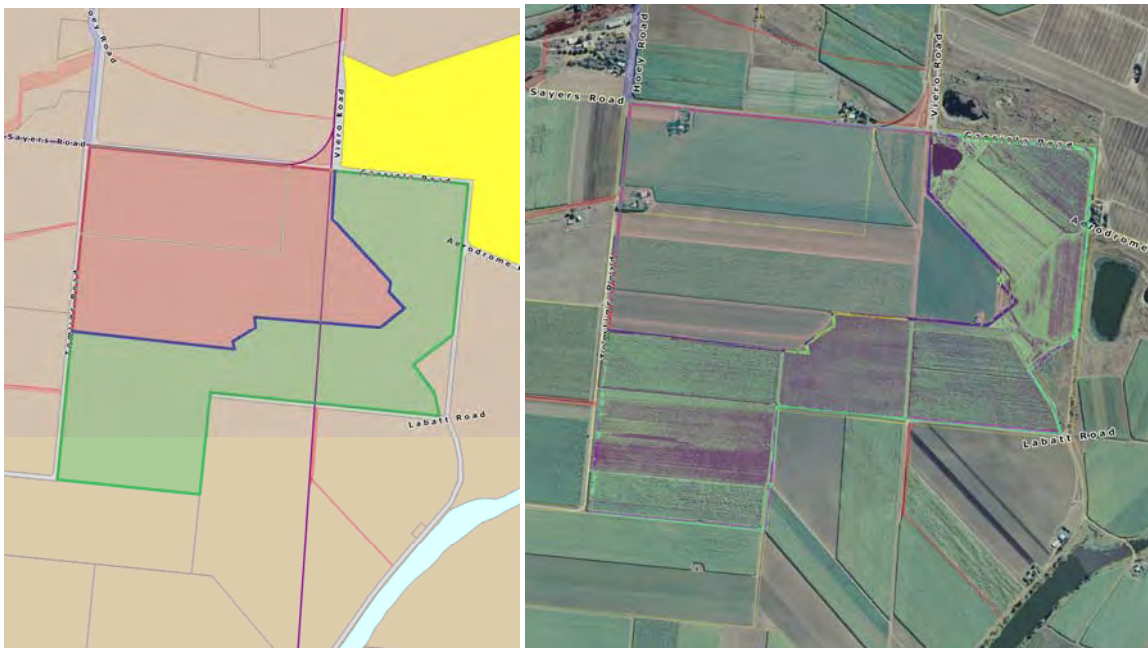
S. Great – Manager Planning and Development

**Report authorised by:**

S. Great – Manager Planning and Development



## Attachments



### Planning Scheme

- Rural
- Rural Industry Sub Area
- Rural Nature Based Recreation Sub Area
- Rural Settlement Sub Area
- Residential
- Residential Low Density Sub Area

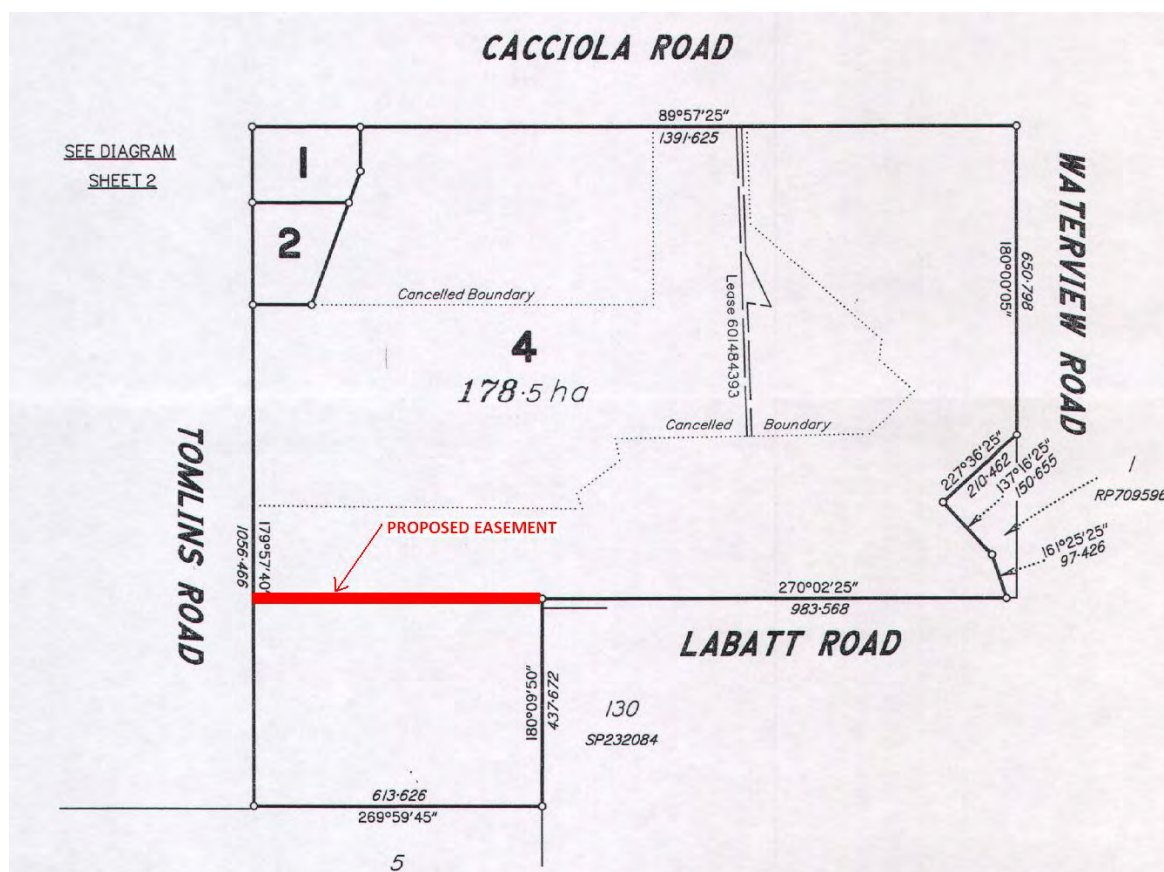
### Zone Map

- Retail and Commercial
- Industrial
- Extractive Industry Sub Area
- Industry Investigation Sub Area
- Public Purpose
- Community Infrastructure Designation

- Village
- Open Space & Recreation



Created on Tuesday, 15  
March 2011





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**ITEM-6            Reconfiguring a Lot (2 into 78) stages 1A1, 1A2, 1, 2 & 3 at 9 and 97 Kilrie Road, Ayr (Lot 8 on GL12416 and Lot 1 on SP180094) Parish of Antill, County of Gladstone - Newland Group Pty Ltd**

**Document Information**

**Referring Letter No:** 996111

**File No:** Sub 10-43

**Name of Applicant:** Newland Group Pty. Ltd

**Location:** 9 and 97 Kilrie Road, Ayr (Lot 8 on GL12416 and Lot 1 on SP180094 Parish of Antill County of Gladstone)

**Author and Title:** S. Great – Manager Planning and Development

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**Executive Summary**

An application has been received from Brazier Motti on behalf of their client Newland Group Pty. Ltd seeking approval for reconfiguring a Lot (2 into 78) stages 1A1, 1A2, 1, 2 & 3 at 9 and 97 Kilrie Road, Ayr (Lot 8 on GL12416 and Lot 1 on SP180094) Parish of Antill, County of Gladstone. A Development Application (Code Assessable) has been triggered in accordance with the Burdekin Shire IPA Planning Scheme.

**Recommendation**

That Council approves the Development Application for reconfiguring a Lot (2 into 78) stages 1A1, 1A2, 1, 2 & 3 at 9 and 97 Kilrie Road, Ayr (Lot 8 on GL12416 and Lot 1 on SP180094) Parish of Antill, County of Gladstone, subject to the following conditions:

**Stage 1A1**

**GENERAL**

- 1.1 The Council will not release the formal Plan of Reconfiguration until all rates and charges in arrears in respect of the land, the subject of the application, are paid in full.
- 1.2 Pay the sum of \$47-80 calculated on the basis of a charge of \$23-90 per lot to be levied on the Council by the Department of Environment & Resource Management for each new valuation.

**ROADWORKS**

2. The construction of any crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.



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## PROPOSAL PLAN

3. The reconfiguration of the land must be carried out generally in accordance with:-
  - (a) (i) the proposed Brazier Motti plans numbered 28138/006A,
  - (ii) the plans, specifications, facts and circumstances as set out in the application submitted to Council;Except where modified by the conditions of approval and any approval issued there under; and
  - (b) any approval issued under this approval; and
  - (c) any development permit for operational works relating to the reconfiguring of a lot;

## PUBLIC UTILITY SERVICES

4. The developer must at its own cost undertake all necessary alterations to public utility mains and services as are rendered necessary by the carrying out of any required external works or other works associated with the approved development.

### Stage 1A2

## GENERAL

- 1.1 The Council will not release the formal Plan of Reconfiguration until all rates and charges in arrears in respect of the land, the subject of the application, are paid in full.
- 1.2 Pay the sum of \$23-90 calculated on the basis of a charge of \$23-90 per lot to be levied on the Council by the Department of Environment & Resource Management for each new valuation.

## ROADWORKS

2. The construction of any crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.

## PROPOSAL PLAN

3. The reconfiguration of the land must be carried out generally in accordance with:-
  - (a) (i) the proposed Brazier Motti plans numbered 28138/007A,
  - (ii) the plans, specifications, facts and circumstances as set out in the application submitted to Council;Except where modified by the conditions of approval and any approval issued there under; and
  - (b) any approval issued under this approval; and
  - (c) any development permit for operational works relating to the reconfiguring of a lot;

## PUBLIC UTILITY SERVICES

4. The developer must at its own cost undertake all necessary alterations to public utility mains and services as are rendered necessary by the carrying out of any required external works or other works associated with the approved development.



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## Stage 1

### GENERAL

- 1.1 The proposed lots must be filled and compacted with approved material to a minimum level equal to the level of a 50 year ARI flood and must be evenly graded to the road frontage or an approved inter-lot drainage system at not less than 0.25% to ensure that the land is free draining.
- 1.2 Where fill is incorporated on allotments, details of compaction standards obtained are to be provided to Council. Such standards are to comply with the minimum standard for building construction.
- 1.3 The Council will not release the formal Plan of Reconfiguration until all rates and charges in arrears in respect of the land, the subject of the application, are paid in full.
- 1.4 Pay the sum of \$621-40 calculated on the basis of a charge of \$23-90 per lot to be levied on the Council by the Department of Environment & Resource Management for each new valuation.
- 1.5 The proposed residential lots are to be located or incorporate measures to minimise the impact of dust, smoke, noise and ash generated by nearby agricultural activities in accordance with the *"Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997."*

### PROPOSAL PLAN

2. The reconfiguration of the land must be carried out generally in accordance with:-
  - (a) (i) the proposed Brazier Motti plans numbered 28138/008A,
  - (ii) the plans, specifications, facts and circumstances as set out in the application submitted to Council;Except where modified by the conditions of approval and any approval issued there under; and
  - (b) any approval issued under this approval; and
  - (c) any development permit for operational works relating to the reconfiguring of a lot;

### SOIL EROSION SEDIMENT CONTROL & STORMWATER

- 3.1 A detailed Soil Erosion and Sediment Control Plan for the whole development (Stages 1, 2 & 3) must be provided as part of Operational Works application. **The plan must detail measures to be taken for each and every stage of the development.** An appropriately qualified professional must design and certify the plan which must comply with the Environment Protection Act 1994 and all its subordinate legislation, **and addresses the performance outcomes stated in State Planning Policy 4/10 Healthy Waters, Appendix 1, Part A.**
- 3.2 A stormwater management plan which shows
  - The proposed stormwater drainage layout, for the completed subdivision, including both surface underground drainage structures.



- The final discharge point for stormwater
- Measures to be used to minimise stormwater discharge rate from the developed site.

must be provided as part of Operational Works application.

3.3 A Stormwater Quality Management Plan, for the completed subdivision, which addresses the performance outcomes stated in State Planning Policy 4/10, Appendix 1, Part A, must be provided as part of Operational Works application.

3.4 Provide to Council all stormwater calculations and design details for the whole development and each and every stage. Calculations must show:

- hydrology calculations, for both Q5 and Q50 events, including runoff from individual catchments
- hydraulic calculations, for both Q5 and Q50 events, including
  - backwater analysis
  - hydraulic grade line results
  - kerb and channel flow widths and depths
  - pipe flows and velocities
  - channel flows and velocities
  - overland flow volumes and velocities

These shall be certified by a Registered Professional Engineer of Queensland (RPEQ) and be included in the operational works application.

## DRAINAGE

4.1 The stormwater management plan as required in condition 3.2 above shall illustrate the flow paths for the minor and major drainage systems.

4.2 The minor drainage shall consist of an underground system capable of conveying 5 yr ARI flows from the development and any external catchments currently flowing onto the land being developed. **Stormwater shall not overtop kerb for a 5yr ARI event.**

4.3 The major drainage system shall consist of overland flow paths or suitably sized underground drainage capable of discharging 50yr ARI flows from the development and any external catchments currently flowing onto the land being developed. **Stormwater shall be confined to road reservations and easements for a 50yr ARI event.**

4.4 The lawful point of discharge for stormwater shall be at a location approved by Council.

4.5 All surface drainage shall be suitably lined with concrete to maintain levels and grades.

4.6 All drainage works are to be designed to ensure no detrimental affect to the upstream and downstream catchments.

4.7 Downstream drainage paths and structures are to be analysed to ensure they are suitably sized for the increased flows from the development when fully developed. Any inadequate elements of the system are to be augmented at the developers full cost to allow for the increased flows.



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- 4.8 Drainage reserves and easements shall be provided as required by the stormwater design. The developer must at its own cost grant and register all such easements on the title document. Land within proposed reserves shall be transferred to the Burdekin Shire Council upon registration of the Survey Plan.

## **DRAINAGE RESERVES**

- 5.1 Overland flow paths designed as part of the major drainage system shall be constructed within drainage reserves to be dedicated to Council.
- 5.2 Open drains within reserves shall have a 1.2m minimum width concrete invert constructed in the base of the drain.
- 5.3 Widths of drainage reserves shall be the width of the constructed drain plus a minimum of 3m each side of the top of the drain.

## **DRAINAGE EASEMENTS**

- 6.1 Open drains incorporated in the minor drainage system shall be located within drainage easements and shall have a 600mm wide concrete invert constructed in the base of the drain.
- 6.2 Piped drains traversing allotments shall be located within drainage easements.
- 6.3 Width of drainage easements shall be the width of the constructed drain plus a minimum of 1m each side of the top of the drain, pipe or culvert with a minimum width of 4m.
- 6.4 Temporary drainage constructed during the staging of the project shall be within easements. These easements may be relinquished at the completion of works of any future stages in the development which renders the easement unnecessary for the transportation of stormwater.

## **ROADWORKS**

### Kilrie Road

- 7.1 Provide stand up kerbing and channelling for the full length of the development. The alignment of such shall be 13.9m from the boundary to the face of kerb. From the end of the existing kerb at the Bruce Highway to eastern boundary of proposed lot 25.
- 7.2 Provide an asphaltic concrete sealed (minimum 25mm thick) road from centreline of the existing road to the lip of the new kerb and channel.
- 7.3 Pavement design shall comply with Queensland Transport pavement design manual guidelines and shall be no less than 150mm thick compacted type 2.2 gravel.

### Accesses

- 7.4 The construction of any crossover or access points to the proposed lots are to be the owners responsibility and to the satisfaction of the Chief Executive Officer.
- 7.5 A 6m wide concrete (min. 100mm thick, SL72 mesh, 25MPa) or asphaltic concrete (min 25mm thick) paved access is to be constructed from the kerb to**



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**the property boundary of each proposed rear allotment. That is, proposed lots 3 & 4, 7 & 8, 11 & 12, 15 & 16, 19 & 20, 23 & 24. A longitudinal section of each access, including grades, is to be shown on the operational works plans.**

- 7.6 Provide a 2.5m wide concrete footpath (100mm thick, SL72 mesh, 25MPa) from the existing footpath near the Bruce Highway and continuing to the eastern boundary of proposed lot 25.**
- 7.7 An application for street names must be submitted to and approved by Council prior to approval of Operational Works. Approved street names must be shown on all engineering drawings submitted with the Operational Works application.
- 7.8 Street nameplates must be erected at each intersection indicating the name of each street and the street numbers. The signs shall be in accordance with Council standard street nameplate and erected in accordance with Department of Main Roads Manual of Uniform Traffic Control Devices.

## **PUBLIC UTILITY SERVICES**

8. The developer must at its own cost undertake all necessary alterations to public utility mains and services as are rendered necessary by the carrying out of any required external works or other works associated with the approved development.

## **OPERATIONAL WORKS**

- 9.1 Where operational works are required to be carried out for the reconfiguration, the developer must, within a period of two years from the date of this permit and prior to the commencement of any work, lodge with Council an application for a development permit for operational works. As part of such application, the developer must submit:-
- (a) detailed and complete engineering drawings and specifications of the proposed works prepared by a civil engineer, who is both registered under the Professional Engineer's Act 2002 and is current Registered Professional Engineer of Queensland; and
  - (b) certificate from the engineer who prepared the drawings stating that the design and specifications have been prepared in accordance with these conditions, relevant Council Codes and Planning Scheme Policies and the relevant Australian Standard Codes of Practice;
  - (c) a letter from the Electricity Service Provider stating that electricity can be readily supplied to the development;
- 9.2 No work must be commenced prior to issue of a development permit for operational works.

## **ELECTRICITY SUPPLY AND STREET LIGHTING**

- 10.1 The developer must prior to release of formal Plan of Survey submit a letter from Ergon Energy (or other suitable entity) stating that satisfactory arrangements have been made with it for the provision of an underground electricity supply to the subdivision and must provide at the developer's cost:-



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(a) a reticulated underground electricity supply to each part of the subdivision in accordance with the requirements of the Electricity Service Provider;

10.2 The developer must install ducting to the satisfaction of the Electricity and Telecommunications Service Providers prior to the approval of the Plan of Survey, and

10.3 Street lighting is to be provided to Category P5 in accordance with AS 1158.3.11 – Road Lighting. The consent of the Chief Executive Officer will be required prior to the final design being adopted.

## **WATER SUPPLY WORKS INTERNAL**

11.1 The development must be connected to Council's reticulated water supply. The water connection must be provided at a location approved by Council and at the full cost of the developer. Each of the proposed lots shall have separate water services.

a) A water network analysis for the entire development (Stages 1, 2 & 3), prepared by an appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ), must be provided to Council for approval as part of the Development Permit for Operational Works.

b) The water network analysis must demonstrate that for the entire development minimum pressure (head) of 22m is available at the most disadvantaged allotment frontage/meter location upon completion of the stage and detailing stages at which trunk components of the network should be implemented.

11.2 Any connection or upgrades to Councils existing water infrastructure required by the development shall be carried out by the Council at the developers full cost.

## **SEWERAGE SUPPLY**

12.1 Provide a sewer connection to each of the proposed lots included in the development to Councils sewerage scheme. All works required are to be carried out at the developers full cost.

**12.2 Any connection or upgrades to Councils existing sewerage infrastructure required by the development shall be carried out by the Council at the developers full cost. New pumps are to be installed in sewer pump stations 6 and 20 in accordance with information supplied by L.C.J. Engineers dated 7 January 2011. Pump stations 6 and 20 are to have a minimum size of 12hp and 7.5hp respectively.**

12.3 Provide a network analysis of the internal sewerage supply proposed for the whole development (Stages 1, 2 & 3). **The analysis is to extend downstream to sewerage pump station 6 and include consideration of well capacities at pump stations 20 and 6.**

12.4 The lawful point of discharge into Council's sewerage infrastructure shall be at a location approved by Council.



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## **WATER SUPPLY AND SEWERAGE HEADWORKS**

13. The developer must contribute in accordance with Council's Planning Scheme Policy for Infrastructure Provision - Developer Contribution for Provision of Water supply and Sewerage services is payable, the contribution must be paid at the rate current at the time of payment.

## **AS-CONSTRUCTED PLANS**

14. Prior to the release of the plan, the developer shall provide Council with a complete set of as-constructed plans and an electronic copy which is to be compatible to Council's system at the relevant time, for all works. Such plans are to be certified by an R.P.E.Q.

## **AMENITY – SCREEN FENCING**

15. Construct a suitable screen fence along the proposed access driveway (both sides) to the rear allotments to ensure that the residential amenity on both the subject and adjoining properties is protected. The fence design plan is to be submitted to gain the consent of Council to ensure that the construction method and building material is to the satisfaction of the Chief Executive Officer.

## **ACCESS**

16. The accessway to proposed lots 3,4,7,8,11,12,15,16,19,20,23 and 24 shall be constructed with a driveway for there full length to the following standards:
  - a) A minimum three (3) metre wide compacted gravel pavement not less than 150mm thick (type 2.2) and sealed with either:
    - 25mm of DG7 asphaltic concrete, or
    - hot sprayed bitumen consisting of a prime and 2 seal coats (10mm & 16mm); or
    - interlocking pavers on a base of a minimum 75mm thickness;
  - Or
  - b) A three (3) metre wide reinforced concrete driveway (not car tracks) not less than 100mm thick.

## **OPEN SPACE AND PARKLAND**

17. Instead of dedicating land for park purposes, the developer must pay to Council a cash contribution. The current amount payable is \$18,750.00 (i.e. 25 lots @ \$750.00/lot). Payment must be received before the formal plan of subdivision is released.

## **ADVICE (Note: These are not conditions)**

- *Unless otherwise specified by these conditions, the conditions must be complied with prior to approval of the Plan of Survey.*
- *In accordance with the draft Council policy on rear allotment developments the approval only allows for a single dwelling house to be located on the rear allotment.*
- *Any vegetation clearing may trigger an application under the Vegetation Management Act 1999.*



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- *Where inter-allotment drainage benefits only freehold lots easements shall be created in favour of benefitted lots.*

## Stage 2

### GENERAL

- 1.1 The proposed lots must be filled and compacted with approved material to a minimum level equal to the level of a 50 year ARI flood and must be evenly graded to the road frontage or an approved inter-lot drainage system at not less than 0.25% to ensure that the land is free draining.
- 1.2 Where fill is incorporated on allotments, details of compaction standards obtained are to be provided to Council. Such standards are to comply with the minimum standard for building construction.
- 1.3 The Council will not release the formal Plan of Reconfiguration until all rates and charges in arrears in respect of the land, the subject of the application, are paid in full.
- 1.4 Pay the sum of \$621-40 calculated on the basis of a charge of \$23-90 per lot to be levied on the Council by the Department of Environment & Resource Management for each new valuation.
- 1.5 The proposed residential lots are to be located or incorporate measures to minimise the impact of dust, smoke, noise and ash generated by nearby agricultural activities in accordance with the *"Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997."*

### PROPOSAL PLAN

2. The reconfiguration of the land must be carried out generally in accordance with:-
  - (a) (i) the proposed Brazier Motti plans numbered 28138/009B,
  - (ii) the plans, specifications, facts and circumstances as set out in the application submitted to Council;Except where modified by the conditions of approval and any approval issued there under; and
  - (b) any approval issued under this approval; and
  - (c) any development permit for operational works relating to the reconfiguring of a lot;

### DRAINAGE

- 3.1 The minor drainage shall consist of an underground system capable of conveying 5 yr ARI flows from the development and any external catchments currently flowing onto the land being developed. **Stormwater shall not overtop kerb for a 5yr ARI event.**
- 3.2 The major drainage system shall consist of overland flow paths or suitably sized underground drainage capable of discharging 50yr ARI flows from the development and any external catchments currently flowing onto the land being developed.



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**Stormwater shall be confined to road reservations and easements for a 50yr ARI event.**

- 3.3 The lawful point of discharge for stormwater shall be at a location approved by Council.
- 3.4 All surface drainage shall be suitably lined with concrete to maintain levels and grades.
- 3.5 All drainage works are to be designed to ensure no detrimental affect to the upstream and downstream catchments.
- 3.6 Downstream drainage paths and structures are to be analysed to ensure they are suitably sized for the increased flows from the development when fully developed. Any inadequate elements of the system are to be augmented at the developers full cost to allow for the increased flows.
- 3.7 Drainage reserves and easements shall be provided as required by the stormwater design. The developer must at its own cost grant and register all such easements on the title document. Land within proposed reserves shall be transferred to the Burdekin Shire Council upon registration of the Survey Plan.

**DRAINAGE RESERVES**

- 4.1 Overland flow paths designed as part of the major drainage system shall be constructed within drainage reserves to be dedicated to Council.
- 4.2 Open drains within reserves shall have a 1.2m minimum width concrete invert constructed in the base of the drain.
- 4.3 Widths of drainage reserves shall be the width of the constructed drain plus a minimum of 3m each side of the top of the drain.

**DRAINAGE EASEMENTS**

- 5.1 Open drains incorporated in the minor drainage system shall be located within drainage easements and shall have a 600mm wide concrete invert constructed in the base of the drain.
- 5.2 Piped drains traversing allotments shall be located within drainage easements.
- 5.3 Width of drainage easements shall be the width of the constructed drain plus a minimum of 1m each side of the top of the drain, pipe or culvert with a minimum width of 4m.
- 5.4 Temporary drainage constructed during the staging of the project shall be within easements. These easements may be relinquished at the completion of works of any future stages in the development which renders the easement unnecessary for the transportation of stormwater.



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## ROADWORKS

### Kilrie Road

- 6.1 Provide stand up kerbing and channelling for the full length of the development. The alignment of such shall be 13.9m from the boundary to the face of kerb. From the end of stage 1 construction to the eastern boundary of proposed lot 50.
- 6.2 Provide an asphaltic concrete sealed (minimum 25mm thick) road from centreline of the existing road to the lip of the new kerb and channel.
- 6.3 Pavement design shall comply with Queensland Transport pavement design manual guidelines and shall be no less than 150mm thick compacted type 2.2 gravel.

### New Roads Internal

- 6.4 Road reserve width shall be 20m. As shown on Brazier Motti plans numbered 28138/009B.
- 6.5 Provide stand up kerbing and channelling for the full length of the development. The alignment of such shall provide 8.2m minimum between faces of the kerb.
- 6.6 Provide an asphaltic concrete sealed (minimum 25mm thick) road for all roads in the development.
- 6.7 Pavement design shall comply with Queensland Transport pavement design manual guidelines and shall be no less than 150mm thick compacted type 2.2 gravel.
- 6.8 Temporary turnarounds  
Construct a temporary bitumen turnaround at the end of the proposed new road No1. (Refer to plan LCJ engineers No. MANA001 Sheet No.SK2 Revision B) The turnaround shall have a minimum radius of 10 metres and be contained within road reserve. The dedicated 20m wide road reserve shall extend to a point 5 metres beyond the end of the turnaround. The construction of the turnaround is to be in accordance with Council design guidelines. A bond of \$25,000 shall be lodged with the Burdekin Shire Council as a guarantee for the construction of kerb and channel around the turnaround if future stages of the development have not commenced construction within a two year period after completion of stage 2. This bond shall be returned to the developer upon commencement of operational works for the next stage which continues this road beyond the turnarounds within the specified timeframe.

### New Cul-de-sac

- 6.9 Provide stand up kerbing and channelling on both sides of the road. The alignment of such shall be to provide 8.2m minimum between faces of kerb.
- 6.10 Cul-de-sac shall have a minimum radius of 10m to the face of kerb and maintain a minimum footpath width of 4m between the kerb and the property boundary.
- 6.11 Pavement design shall comply with Queensland Transport pavement design manual guidelines and shall be no less than 150mm thick compacted type 2.2 gravel.

### Accesses & Footpaths

- 6.12 The construction of any crossover or access points to the proposed lots are to be the owners responsibility and to the satisfaction of the Chief Executive Officer.



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- 6.13 Provide a 2.5m wide concrete footpath (100mm thick, SL72 mesh, 25MPa) in Kilrie Road from the end of stage 1 construction to the eastern boundary of proposed lot 50.
- 6.14 An application for street names must be submitted to and approved by Council prior to approval of Operational Works. Approved street names must be shown on all engineering drawings submitted with the Operational Works application.
- 6.15 Street nameplates must be erected at each intersection indicating the name of each street and the street numbers. The signs shall be in accordance with Council standard street nameplate and erected in accordance with Department of Main Roads Manual of Uniform Traffic Control Devices.

## **PUBLIC UTILITY SERVICES**

7. The developer must at its own cost undertake all necessary alterations to public utility mains and services as are rendered necessary by the carrying out of any required external works or other works associated with the approved development.

## **OPERATIONAL WORKS**

- 8.1 Where operational works are required to be carried out for the reconfiguration, the developer must, within a period of two years from the date of this permit and prior to the commencement of any work, lodge with Council an application for a development permit for operational works. As part of such application, the developer must submit:-
- (a) detailed and complete engineering drawings and specifications of the proposed works prepared by a civil engineer, who is both registered under the Professional Engineer's Act 2002 and is current Registered Professional Engineer of Queensland; and
  - (b) certificate from the engineer who prepared the drawings stating that the design and specifications have been prepared in accordance with these conditions, relevant Council Codes and Planning Scheme Policies and the relevant Australian Standard Codes of Practice;
  - (c) a letter from the Electricity Service Provider stating that electricity can be readily supplied to the development;
- 8.2 No work must be commenced prior to issue of a development permit for operational works.

## **ELECTRICITY SUPPLY AND STREET LIGHTING**

- 9.1 The developer must prior to release of formal Plan of Survey submit a letter from Ergon Energy (or other suitable entity) stating that satisfactory arrangements have been made with it for the provision of an underground electricity supply to the subdivision and must provide at the developer's cost:-
- (b) a reticulated underground electricity supply to each part of the subdivision in accordance with the requirements of the Electricity Service Provider;



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- 9.2 The developer must install ducting to the satisfaction of the Electricity and Telecommunications Service Providers prior to the approval of the Plan of Survey, and
  - 9.3 Street lighting is to be provided to Category P5 in accordance with AS 1158.3.11 – Road Lighting. The consent of the Chief Executive Officer will be required prior to the final design being adopted.

#### **WATER SUPPLY WORKS INTERNAL**

- 10.1 The development must be connected to Council's reticulated water supply. The water connection must be provided at a location approved by Council and at the full cost of the developer. Each of the proposed lots shall have separate water services.
- 10.2 Any connection or upgrades to Council's existing water infrastructure required by the development shall be carried out by the Council at the developer's full cost.

#### **SEWERAGE SUPPLY**

- 11.1 Provide a sewer connection to each of the proposed lots included in the development to Council's sewerage scheme. All works required are to be carried out at the developer's full cost.
- 11.2 Any connection or upgrades to Council's existing sewerage infrastructure required by the development shall be carried out by the Council at the developer's full cost.
- 11.3 The lawful point of discharge into Council's sewerage infrastructure shall be at a location approved by Council.

#### **WATER SUPPLY AND SEWERAGE HEADWORKS**

12. The developer must contribute in accordance with Council's Planning Scheme Policy for Infrastructure Provision - Developer Contribution for Provision of Water supply and Sewerage services is payable, the contribution must be paid at the rate current at the time of payment.

#### **AS-CONSTRUCTED PLANS**

13. Prior to the release of the plan, the developer shall provide Council with a complete set of as-constructed plans and an electronic copy which is to be compatible to Council's system at the relevant time, for all works. Such plans are to be certified by an R.P.E.Q.

#### **OPEN SPACE AND PARKLAND**

14. Instead of dedicating land for park purposes, the developer must pay to Council a cash contribution. The current amount payable is \$18,750.00 (i.e. 25 lots @ \$750.00/lot). Payment must be received before the formal plan of subdivision is released.



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### **ADVICE (Note: These are not conditions)**

- *Unless otherwise specified by these conditions, the conditions must be complied with prior to approval of the Plan of Survey.*
- *Any vegetation clearing may trigger an application under the Vegetation Management Act 1999.*
- *Where inter-allotment drainage benefits only freehold lots easements shall be created in favour of benefitted lots.*

### **Stage 3**

#### **GENERAL**

- 1.1 The proposed lots must be filled and compacted with approved material to a minimum level equal to the level of a 50 year ARI flood and must be evenly graded to the road frontage or an approved inter-lot drainage system at not less than 0.25% to ensure that the land is free draining.
- 1.2 Where fill is incorporated on allotments, details of compaction standards obtained are to be provided to Council. Such standards are to comply with the minimum standard for building construction.
- 1.3 The Council will not release the formal Plan of Reconfiguration until all rates and charges in arrears in respect of the land, the subject of the application, are paid in full.
- 1.4 Pay the sum of \$645-30 calculated on the basis of a charge of \$23-90 per lot to be levied on the Council by the Department of Environment & Resource Management for each new valuation.
- 1.5 The proposed residential lots are to be located or incorporate measures to minimise the impact of dust, smoke, noise and ash generated by nearby agricultural activities in accordance with the "*Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997.*"

#### **PROPOSAL PLAN**

2. The reconfiguration of the land must be carried out generally in accordance with:-
  - (a) (i) the proposed Brazier Motti plans numbered 28138/010B,
  - (ii) the plans, specifications, facts and circumstances as set out in the application submitted to Council;Except where modified by the conditions of approval and any approval issued there under; and
  - (b) any approval issued under this approval; and
  - (c) any development permit for operational works relating to the reconfiguring of a lot;

#### **DRAINAGE**



- 
- 3.1 The minor drainage shall consist of an underground system capable of conveying 5 yr ARI flows from the development and any external catchments currently flowing onto the land being developed. **Stormwater shall not overtop kerb for a 5yr ARI event.**
  - 3.2 The major drainage system shall consist of overland flow paths or suitably sized underground drainage capable of discharging 50yr ARI flows from the development and any external catchments currently flowing onto the land being developed. **Stormwater shall be confined to road reservations and easements for a 50yr ARI event.**
  - 3.3 The lawful point of discharge for stormwater shall be at a location approved by Council.
  - 3.4 All surface drainage shall be suitably lined with concrete to maintain levels and grades.
  - 3.5 All drainage works are to be designed to ensure no detrimental affect to the upstream and downstream catchments.
  - 3.6 Downstream drainage paths and structures are to be analysed to ensure they are suitably sized for the increased flows from the development when fully developed. Any inadequate elements of the system are to be augmented at the developers full cost to allow for the increased flows.
  - 3.7 Drainage reserves and easements shall be provided as required by the stormwater design. The developer must at its own cost grant and register all such easements on the title document. Land within proposed reserves shall be transferred to the Burdekin Shire Council upon registration of the Survey Plan.

## **DRAINAGE RESERVES**

- 4.1 Overland flow paths designed as part of the major drainage system shall be constructed within drainage reserves to be dedicated to Council.
- 4.2 Open drains within reserves shall have a 1.2m minimum width concrete invert constructed in the base of the drain.
- 4.3 Widths of drainage reserves shall be the width of the constructed drain plus a minimum of 3m each side of the top of the drain.

## **DRAINAGE EASEMENTS**

- 5.1 Open drains incorporated in the minor drainage system shall be located within drainage easements and shall have a 600mm wide concrete invert constructed in the base of the drain.
- 5.2 Piped drains traversing allotments shall be located within drainage easements.
- 5.3 Width of drainage easements shall be the width of the constructed drain plus a minimum of 1m each side of the top of the drain, pipe or culvert with a minimum width of 4m.



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- 5.4 Temporary drainage constructed during the staging of the project shall be within easements. These easements may be relinquished at the completion of works of any future stages in the development which renders the easement unnecessary for the transportation of stormwater.

## **ROADWORKS**

### Kilrie Road

- 6.1 Provide stand up kerbing and channelling for the full length of the development. The alignment of such shall be 13.9m from the boundary to the face of kerb. From the end of stage 2 construction to the eastern point as shown on the plan from LCJ Engineers No. MANA001 Sheet No.SK2 Revision B.
- 6.2 Provide an asphaltic concrete sealed (minimum 25mm thick) road from centreline of the existing road to the lip of the new kerb and channel.
- 6.3 Pavement design shall comply with Queensland Transport pavement design manual guidelines and shall be no less than 150mm thick compacted type 2.2 gravel.

### New Roads Internal

- 6.4 Road reserve width shall be 20m. As shown on Brazier Motti plan numbered 28138/0010B.
- 6.5 Provide stand up kerbing and channelling for the full length of the development. The alignment of such shall provide 8.2m minimum between faces of the kerb.
- 6.6 Provide an asphaltic concrete sealed (minimum 25mm thick) road for all roads in the development.
- 6.7 Pavement design shall comply with Queensland Transport pavement design manual guidelines and shall be no less than 150mm thick compacted type 2.2 gravel.
- 6.8 Bulb shown shall have a minimum radius of 10m to the face of kerb and maintain a minimum footpath width of 4m between the kerb and the property boundary.

### New Cul-de-sac Road No 2

- 6.9 Road reserve width shall be 16.5m. As shown on LCJ Engineers No. MANA001 Sheet No.SK2 Revision B.
- 6.10 Provide stand up kerbing and channelling on both sides of the road. The alignment of such shall be to provide 8.2m minimum between faces of kerb.
- 6.11 Cul-de-sac shall have a minimum radius of 10m to the face of kerb and maintain a minimum footpath width of 4m between the kerb and the property boundary.
- 6.12 Pavement design shall comply with Queensland Transport pavement design manual guidelines and shall be no less than 150mm thick compacted type 2.2 gravel.

### Accesses & Footpaths

- 6.13 The construction of any crossover or access points to the proposed lots are to be the owners responsibility and to the satisfaction of the Chief Executive Officer.



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- 6.14 Provide a 2.5m wide concrete footpath (100mm thick, SL72 mesh, 25MPa) in Kilrie Road for the full frontage of proposed lot 51.
- 6.15 An application for street names must be submitted to and approved by Council prior to approval of Operational Works. Approved street names must be shown on all engineering drawings submitted with the Operational Works application.
- 6.16 Street nameplates must be erected at each intersection indicating the name of each street and the street numbers. The signs shall be in accordance with Council standard street nameplate and erected in accordance with Department of Main Roads Manual of Uniform Traffic Control Devices.

## **PUBLIC UTILITY SERVICES**

7. The developer must at its own cost undertake all necessary alterations to public utility mains and services as are rendered necessary by the carrying out of any required external works or other works associated with the approved development.

## **OPERATIONAL WORKS**

- 8.1 Where operational works are required to be carried out for the reconfiguration, the developer must, within a period of two years from the date of this permit and prior to the commencement of any work, lodge with Council an application for a development permit for operational works. As part of such application, the developer must submit:-
- (a) detailed and complete engineering drawings and specifications of the proposed works prepared by a civil engineer, who is both registered under the Professional Engineer's Act 2002 and is current Registered Professional Engineer of Queensland; and
  - (b) certificate from the engineer who prepared the drawings stating that the design and specifications have been prepared in accordance with these conditions, relevant Council Codes and Planning Scheme Policies and the relevant Australian Standard Codes of Practice;
  - (c) a letter from the Electricity Service Provider stating that electricity can be readily supplied to the development;
- 8.2 No work must be commenced prior to issue of a development permit for operational works.

## **ELECTRICITY SUPPLY AND STREET LIGHTING**

- 9.1 The developer must prior to release of formal Plan of Survey submit a letter from Ergon Energy (or other suitable entity) stating that satisfactory arrangements have been made with it for the provision of an underground electricity supply to the subdivision and must provide at the developer's cost:-
- (c) a reticulated underground electricity supply to each part of the subdivision in accordance with the requirements of the Electricity Service Provider;



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- 9.2 The developer must install ducting to the satisfaction of the Electricity and Telecommunications Service Providers prior to the approval of the Plan of Survey, and
  - 9.3 Street lighting is to be provided to Category P5 in accordance with AS 1158.3.11 – Road Lighting. The consent of the Chief Executive Officer will be required prior to the final design being adopted.

#### **WATER SUPPLY WORKS INTERNAL**

- 10.1 The development must be connected to Council's reticulated water supply. The water connection must be provided at a location approved by Council and at the full cost of the developer. Each of the proposed lots shall have separate water services.
- 10.2 Any connection or upgrades to Council's existing water infrastructure required by the development shall be carried out by the Council at the developer's full cost.

#### **SEWERAGE SUPPLY**

- 11.1 Provide a sewer connection to each of the proposed lots included in the development to Council's sewerage scheme. All works required are to be carried out at the developer's full cost.
- 11.2 Any connection or upgrades to Council's existing sewerage infrastructure required by the development shall be carried out by the Council at the developer's full cost.
- 11.3 The lawful point of discharge into Council's sewerage infrastructure shall be at a location approved by Council.

#### **WATER SUPPLY AND SEWERAGE HEADWORKS**

12. The developer must contribute in accordance with Council's Planning Scheme Policy for Infrastructure Provision - Developer Contribution for Provision of Water supply and Sewerage services is payable, the contribution must be paid at the rate current at the time of payment.

#### **AS-CONSTRUCTED PLANS**

13. Prior to the release of the plan, the developer shall provide Council with a complete set of as-constructed plans and an electronic copy which is to be compatible to Council's system at the relevant time, for all works. Such plans are to be certified by an R.P.E.Q.

#### **OPEN SPACE AND PARKLAND**

14. Instead of dedicating land for park purposes, the developer must pay to Council a cash contribution. The current amount payable is \$20,250.00 (i.e. 27 lots @ \$750.00/lot). Payment must be received before the formal plan of subdivision is released.



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## HEALTH AND ENVIRONMENT

- 15.1 An easement must be provided, as indicted on drawing 28138/010B 9<sup>th</sup> December, 2010 for the purpose of providing a buffer with adjacent landuse. A 5m wide firebreak must be maintained to allow vehicle access through proposed lots 68 to 77.
- 15.2 The developer is responsible for the establishment and maintenance of vegetation within the buffer until individual lots are on-sold to a third party who will subsequently assume responsibility for ongoing maintenance.
- 15.3 The landowner is responsible for the ongoing maintenance of the vegetated buffer as follows:
- supplementary planting and replacement of dead and dying vegetation, to maintain random plantings of a variety of tree and shrub species of local provenance – preference is given to species remnant to the area
  - erosion management;
  - control of declared plants.

### **ADVICE (Note: These are not conditions)**

- *Unless otherwise specified by these conditions, the conditions must be complied with prior to approval of the Plan of Survey.*
- *Any vegetation clearing may trigger an application under the Vegetation Management Act 1999.*
- *Where inter-allotment drainage benefits only freehold lots easements shall be created in favour of benefitted lots.*

## Background Information

***The following comments are from the Manager of Planning & Development, Mr Shane Great:***

### ***The Application:***

The applicant is seeking approval from the Burdekin Shire Council for Development Permits for the Reconfiguration of a Lot for the creation of 78 Village Zone lots over stages 1A1, 1A2, 1, 2, & 3.

Previously, on 24 August, 2010, the applicant gained approval over the subject land for a Material Change of Use – Preliminary Approval to use ‘Rural’ zoned land for ‘Village’ zoned purposes. (I.e. Section 3.1.6 approval under the Integrated Planning Act). This approval is still within its relative period and allows the land to be reconfigured providing it meets the objectives of the Burdekin Shire Council’s IPA Planning Scheme (the scheme).



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***Proposed Development:***

- Stage 1A1 - 2 lots into 2 lots. (providing separate title to a small portion of land to be retained by the current landowner and separate title to balance land for development by Newland Group;
- Stage 1A2 – 1 lot into 1 lot plus new road.(as required by Department of Main Roads and Transport (DMRT) conditions of the associated s3.1.6 approval, land is to be dedicated as road, where deemed necessary for the ultimate design of the intersection, prior to development of Stage 1 allotments on site);
- Stage 1 – 1 lot into 25 Village lots and balance;
- Stage 2 – 1 lot into 25 Village lots, new road and balance;
- Stage 3 – 1 lot into 27 Village lots and new road.

The first stage that creates new 'village lots' (Stage 1) will excise the existing house and sheds from the balance area and include the first residential component of the development. It will include 25 proposed new lots and a balance area. Proposed Lots 3,4,7,8,11,12,15,16,19,20,23 and 24 will have a road frontage of 5 metres to Kilrie Road and as such will not comply with the minimum road frontage requirements (15metres) of the scheme. These lots have the configuration of a 'pan handle' design. Although these lots have frontages less than 15m, Council using discretion has relaxed the minimum road frontage requirement in the past if it can be demonstrated that legal and practical access is provided to the lot without compromising amenity. In each of these cases, it can be achieved. All other proposed lots for Stages 2 & 3 comply with the minimum road frontages and areas of the scheme.

***Site Description/Surrounding Land Uses:***

The subject site is located on land at 9 & 97 Kilrie Road, Ayr and is described as Lot 8 on GL12416 and Lot 1 on SP180094, Parish of Antill, County of Gladstone and comprises a total area of 16.548 hectares. The subject site is located on the southern approach to Ayr on Kilrie Road. Kilrie Road connects with the Bruce Highway at Rossiters Hill. The site is in two parts, split by adjoining allotment, lot 2 on SP180094. The subject site has a combined frontage of approximately 1.16 kilometres road frontage to Kilrie Road and 80m to the Bruce Highway.

The site is predominantly flat, once on top of bank. Below the top of bank, considerable slope exists with dense vegetation existing along this bank. Regional ecosystem mapping has identified the existing vegetation along the creek to be classified as 'Remnant Not of Concern Regional Ecosystem'. Any removal of specific vegetation within this zone will require the consent of DERM in accordance with the requirements of the Vegetation Management Act.

Plantation Creek forms part of the northern boundary of all lots backing onto this waterway. The top of the bank has been identified on relevant proposal plans to determine the remaining land that is able to be developed. Out of the total area of land, there is 12.6 hectares that is both above the top of bank and also outside the portion of land that will be retained by the current landowner. Plantation Creek system is considered to be a wetland in



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accordance with State Government identification processes and therefore management and conservation practices must be imposed in the form of conditions to minimise any negative impacts as a result of the proposal.

The current landowner resides on site, in the farm house located at the western end of the site. A small stand of established trees also exists on the western boundary. The remainder of the sites current land use would be best defined as ‘intensive agriculture’ as the site has been used to produce sugar cane for many years.

Other surrounding land uses include a mix of residential, rural and open space. The subject land is on the fringe of existing established residential land uses. An aerial photograph included as part of this report further illustrates surrounding land uses.

**Conclusion:**

The proposed development is consistent with the development intent recently approved by Council by way of the s3.1.6 preliminary approval granted on 24 August 2010. Council’s Development Assessment Team members have assessed the application and have included reasonable and relevant conditions as part of the recommended approval. In making this recommendation, officers have considered the social, environmental and economic impacts of the proposal. The ability to service all new proposed lots with appropriate infrastructure has also been highly regarded. Officers are fully aware of the land use planning issues apparent with this application and are confident that reasonable and relevant conditions have been included in the recommendation that will ensure any negative impacts are minimised. Given that the proposal complies with the provisions contained in Council’s IPA Planning Scheme and in particular the acceptable solutions of the ‘Reconfiguration of a Lot’ zone code, it is recommended that Council approves the application subject to the abovementioned conditions.

**Link to Corporate/Operational Plan**

N/A

**Consultation**

All relative Council departments have been consulted, there were 2 referral agencies triggered for this application. No public notification was required as part of this code assessable application.

**Referral Agencies**

- *Department of Transport and Main Roads (Concurrence Agency)* Development within 100m of a State-controlled road.

Department of Transport and Main Roads, as a concurrence agency, has assessed the impact of the proposed development on the state controlled road network. As a result of detailed technical negotiations with traffic engineers representing both the applicant and DTMR, acceptable solutions have been found with the department requesting that Council attach specific conditions to any development permit issued. These conditions can be found in document 1019362.



- *Department of Environment and Resource Management* (Environmental Protection Agency - Advice Agency) Development situated in a wetland management area and reconfiguration results in more than 6 lots, or any lot created is less than 5ha.

Department of Environment and Resource Management was triggered as an advice agency for wetlands and advised that Council should consider the importance of wetlands and ensure that any development that has the potential to negatively impact on wetlands is managed in accordance with relevant statutory guidelines. These advices can be found in document 1003928.

### **Legal Authority or Implications**

N/A

### **Policy Implications**

N/A

### **Financial and Resource Implications**

N/A

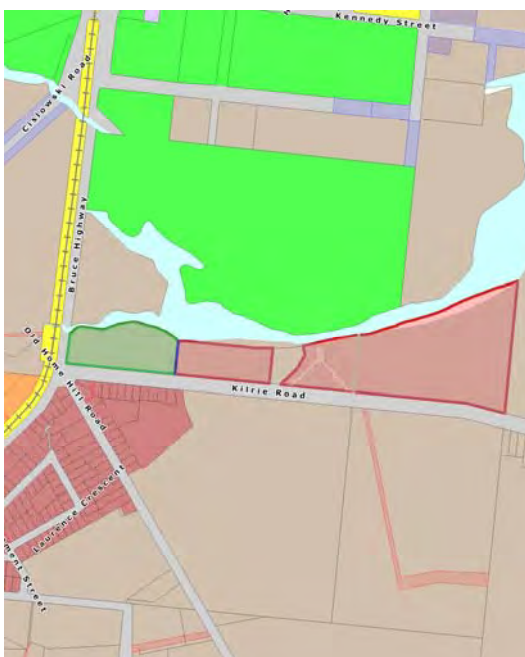
### **Report prepared by:**

S. Great – Manager Planning and Development

### **Report authorised by:**

S. Great – Manager Planning and Development

### **Attachments**

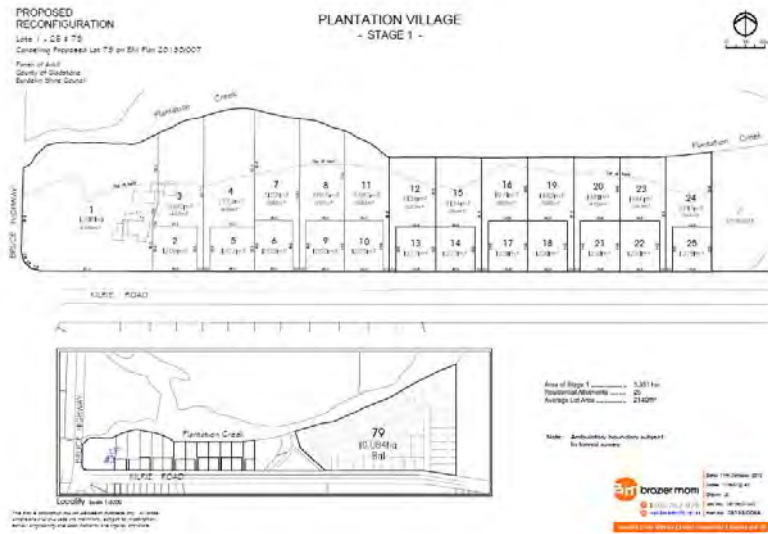




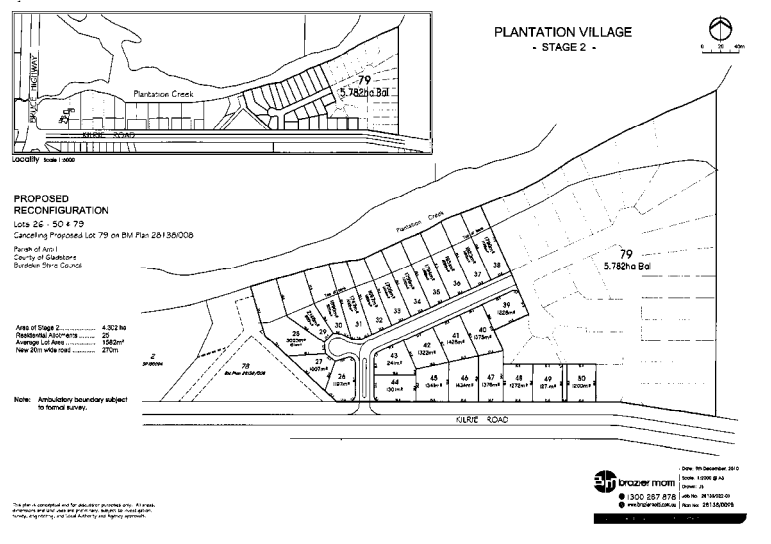




## Stage 1

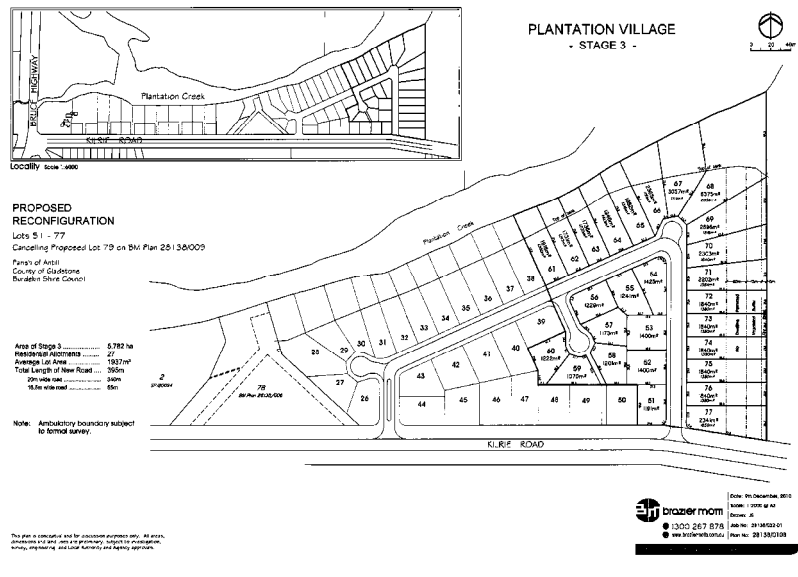


## Stage 2





## Stage 3





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## **ITEM-7            Mount Kelly Water Supply Capacity**

### **Document Information**

**Referring Letter No:**    NA

**File No:**                    5-1-1D

**Name of Applicant:**    NA

**Location:**                Mount Kelly

**Author and Title:**        Matthew Ingle, Design Office Manager

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### **Executive Summary**

Evaluation of Mount Kelly water supply network capacity

### **Recommendation**

Council continue considering subdivision applications for land at Mount Kelly to a maximum of 80 additional lots.

### **Background Information**

As requested, Design Office staff in conjunction with DHI Water and Environment Pty Ltd, have created a water supply network model for Mount Kelly to determine the impact of further subdivision. My understanding was that council wished to know how many lots could be subdivided before augmentation of the existing system was required.

The water network model has been set up by consultants DHI using “Mike Urban” software. In our investigation we only looked at lots within the village zone. Rural lots already supplied were taken into account. As the minimum area for lots within the village zone is 4000m<sup>2</sup>, water demand points were added to existing lots on the basis of maximum subdivision. Eg a 2ha lot could create an additional 4 lots, whereas a 7000m<sup>2</sup> lot could not be subdivided. On the large lots an allowance was made for future road corridors.

The total number of water demand points after maximum subdivision is about 495 – currently about 91.

The model works on a system of nodes joined by pipes, and demand points are allocated to the closest node. Results of the analysis are allocated to each node, not each demand point. The two nodes with least pressure are about half way along Lookout Road (current pressure measured is 24m head) and at the cul de sac end of Castorina Drive.



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With maximum subdivision, and using the current reticulation network, pressures at these nodes dropped to about 18.7m head. Council supply goal is 22m head. The area around the intersection of Lookout Road and Mount Kelly Drive still showed a head of about 22m.

By replacing the existing 150mm water main, from the reservoir to the node about halfway down Lookout Road, with a 250mm water main, calculated head at the middle node increases to about 22.7m. All other nodes in the system have heads in excess of 22m.

The accuracy of the model relies on a variety of factors including

- Contours that establish node height have been obtained LIDAR survey
- All properties draw 0.06 l/s concurrently – this assumption has been based on an observed maximum of 5.3l/s flow from the reservoir, to the existing 91 connections on the supply

Pressure checks have been performed to calibrate the model and, subsequent to calibration, a check at the node halfway down Lookout Road indicated that the pressures calculated by the model are reasonably close to reality.

The bore pumps currently deliver a maximum of about 20l/s. To service 495 lots the pumps would need to deliver a maximum of about 40l/s.

### **Future Development**

- We have estimated the number of additional lots that could be serviced using existing infrastructure as 80
- After the development of this number of additional lots, the main in Lookout Road would need to be upgraded as mentioned above. With this upgrade a further 100 lots would be able to be connected to the water supply. Estimated cost of this upgrade is \$130,000
- For any development past this the pumps and delivery line from the bore field to the reservoir would need to be replaced. This final step would be a major cost and further investigation would need to be carried out on the ability of the bores to be able to supply the required flow.

My recommendation is to continue to accept applications to subdivide, up to the maximum of 80 additional lots, and check the model each time to note the impact.

Also note that not all subdividable properties have an adjacent water main. If these properties were to be subdivided there would be a requirement for the developer to extend the water main.

### **Link to Corporate/Operational Plan**

#### **3. Land Use Planning**

##### **3.1 Plan for infrastructure for future development**

### **Consultation**

NA



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**Legal Authority or Implications**

NA

**Policy Implications**

NA

**Financial and Resource Implications**

Nil in the short term

**Report prepared by:**  
Matthew Ingle

**Report authorised by:**  
Matthew Ingle

**Attachments**

1. NA



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- **CORPORATE & COMMUNITY SERVICES**

## **ITEM-8            Rationalisation of Council Owned Freehold Land**

### **Document Information**

**Referring Letter No:**    n/a

**File No:**                    01-04-05

**Name of Applicant:**    Director Corporate and Community Services

**Location:**                Burdekin Shire

**Author and Title:**        Connie Elton, Corporate Management Support Officer

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### **Executive Summary**

A strategy of the current Corporate Plan is to develop an asset rationalisation plan for buildings and land. This report deals with freehold land owned by council. The purpose of the asset rationalisation plan is to make optimum use of the land and reduce operating expenditures where possible.

A formal recommendation is sought to approve a process for moving forward with the review.

### **Recommendation**

It is recommended that Council:

1. adopts the courses of action identified in Appendix A as a basis for moving forward with a review of Council owned freehold land ; and
2. flags that any future revenue from sale of land be allocated to specific projects.

### **Background Information**

Council owns a number of parcels of land in freehold title. Some of these land parcels are for specific purposes and cannot be changed or sold.

A review has been conducted on all freehold land owned by the Council. These parcels of land range from land that is currently under a lease arrangement, an access restriction strip, used for water and sewerage purposes, open space etc, a list has been prepared of land that may be saleable or requires further investigation. This list is shown below as Appendix A.

A review is required to determine whether the land is being used for its optimum purpose and/or whether current operating costs can be reduced where council is maintaining the land.



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Shortly after completion of the review of Council owned freehold land a review of operational reserves and buildings will follow.

### **Link to Corporate/Operational Plan**

2.2 Develop an Asset Rationalisation Plan for building and land assets to determine strategic need.

### **Consultation**

Consultation with the Director of Corporate and Community services together with Council and relevant stakeholders will take place during the course of the review.

### **Legal Authority or Implications**

N/A

### **Policy Implications**

N/A

### **Financial and Resource Implications**

Generally, proceeds from the sale of land are dealt with in two ways. The value of the land is treated as capital income. Profit or loss on sale is treated as income or expenditure,

Following investigations the financial and resource implications of the proposed action will be reported to Council for approval before further action is taken.

### **Report prepared by:**

Connie Elton, Corporate Management Support Officer

### **Report authorised by:**

Dan Mulcahy, Director Corporate and Community Services

### **Attachments**

1. Appendix A - List of Council Owned Freehold Land with Comments



Property	Lot on Plan	Land Area Ha	Comments
Sewerage Pump Station No. 4 - 55 Fourteenth Avenue - Balance area	3RP730411	0.0887	Potentially saleable
Vacant Land - Bruce Highway to Chippendale St - Part drainage paddock	19RP910243	20.9100	Saleable - note to maintain drainage easement through land
Vacant Land - Chippendale Street - Part drainage paddock	18RP742492	12.7300	Not saleable - check leasing options
Vacant Land - Park (future) - 13/15 Mt Kelly Drive	55RP733475	7.8600	Potentially saleable - check if any restrictions - Liaise with Town Planning on history of original subdivision
Vacant Land - 67 Mackenzie Street - currently used as a park	6RP708893	0.1012	Saleable - Gather history, possible valuation, design options
Vacant Land - 69 Mackenzie Street - currently used as a park	5RP708893	0.1012	Saleable - Gather history, possible valuation, design options
Ayr Choral Society Opera House - 28/30 Ross Street	5RP709600	0.2018	Saleable - Gifted for park usage. Investigate park obligations, possible valuation, liaise with Burdekin Singers
Vacant Land - Future road area - 41 Burke Street	18RP707115	0.1026	Connectivity to Drysdale Estate and future residential, investigate history, possible use for water/sewerage infrastructure
Vacant Land - Tourist Area - Lookout Road, Mt. Kelly	62RP735692	0.7212	Keep as open space - Investigate potential residential site
35 McCathie Street - (L68/SP102302)	68SP102302	0.1000	Saleable
Public Open Space - 2 Spiller Street Brandon	70RP704909	0.2326	Potentially saleable - Subject to resolving drainage
Public Open Space - 4 Spiller Street Brandon	69RP704909	0.2125	Potentially saleable - Subject to resolving drainage
Public Open Space - 49 Munro Street Brandon	76RP704909	0.1011	Potentially saleable - Subject to resolving drainage
Public Open Space - 51 Munro Street Brandon	75RP704909	0.1011	Potentially saleable - Subject to resolving drainage
Public Open Space - 6 Spiller Street Brandon	68RP704909	0.1922	Potentially saleable - Subject to resolving drainage
11 Paine Street	2RP724370	0.0754	Saleable - Possible sale to adjoining land owners
121/131 First Avenue - Industrial Estate Balance Area	9RP897713	0.3855	Saleable as one lot - Subject to access and further investigations
Delpratt St Dalbeg	11RP717528	0.0809	Saleable
Industrial Estate Balance area - (L500/SP177307)	500SP177307	0.5386	Saleable - Part future road



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**ITEM-9            Donation - Volunteer Marine Rescue Burdekin Inc****Document Information****Referring Letter No:** 1022916**File No:** 1/10/15**Name of Applicant:** Volunteer Marine Rescue Burdekin Inc**Location:** N/A**Author and Title:** Mrs Janice Horan, Grants and Property Officer

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**Executive Summary**

Volunteer Marine Rescue Burdekin Inc (VMRB) made representations to Council on 8 March 2011 concerning the replacement of its rescue vessel. The group sought Council's support by way of either a one off sponsorship grant or yearly sponsorship grant.

**Recommendation**

That Council provide a donation of \$10,000 per annum for five (5) years to Volunteer Marine Rescue Burdekin Inc towards the cost of replacing their rescue vessel, commencing in the 2011-12 financial year.

**Background Information**

VMRB (formerly Burdekin Air Sea Rescue) has been in existence since 1971 and provides the vital service of saving lives at sea for the Burdekin community and the travelling public that traverse the coastline. The group has 586 members.

In 1971, there were 20 founding members and those volunteers used their own boats to perform rescues prior to the squad buying its first rescue boat, "Tonya Leigh", in 1979. The current large rescue vessel "Bravo 1" has served the group well over the past 11 years. The group has been instructed by the State Surveyor to replace this vessel.

The total replacement cost of the rescue vessel is approximately \$500,000. Expected life of the new vessel, when properly maintained, is at least 15 years.

Funds in excess of \$80,000 net are provided to the State Emergency Service – Burdekin Branch each year to undertake its vital work in the community. It is considered that VMRB is also worthy of support to ensure this essential service of saving lives at sea continues.



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### **Link to Corporate/Operational Plan**

Corporate Plan 2010 – 2015: Item 5.5 – Provide ongoing support for art, culture, youth, sport, recreation and welfare.

Item 5.2 - Facilitate a range of partnerships to improve community health and safety.

### **Consultation**

Representations to Council meeting on 8 March 2011 by members of VMRB.

### **Legal Authority or Implications**

Nil

### **Policy Implications**

Nil

### **Financial and Resource Implications**

Funds to be provided in 2011-12 budget and subsequent 4 budgets.

### **Report prepared by:**

Mrs Janice Horan, Grants and Property Officer

### **Report authorised by:**

Mr Dan Mulcahy, Director of Corporate and Community Services

### **Attachments**

1. Nil



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**ITEM-10          Vietnam Veterans - Lease of Lot 236 on GS910, Parish of Mulgrave -  
"Steepy Banks"**

**Document Information**

**Referring Letter No:** 995238,

**File No:** 01-04-05F

**Name of Applicant:** Vietnam Veterans Australia – Burdekin Branch

**Location:** "Steepy Banks", – Burdekin River

**Author and Title:** Connie Elton, Corporate Management Support Officer

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**Executive Summary**

As directed by Council at its meeting held on 14<sup>th</sup> December 2010, Council has accepted trusteeship of Lot 236 on Crown Plan GS910 Reserve for Recreation purposes. Expressions of interest were sought and the following recommendation is made to Council.

**Recommendation**

That Council agrees in principle to enter into a trustee lease arrangement with the Vietnam Veterans Association for lease of Reserve for Recreation purposes (Lot 236 on GS910, Parish of Mulgrave) for a term of ten (10) years.

**Background Information**

The land described as Lot 236 on Crown Plan GS910 was previously occupied by the Scout Association of Australia. The Scout Association requested to surrender their special lease and the Department of Environment and Resource Management (DERM) undertook investigations into the most appropriate tenure and use.

The Department requested comment on the possibility of maintaining trusteeship of the proposed reserve. A report was prepared for Council's consideration and Council at their meeting dated 14<sup>th</sup> December 2010 recorded the following resolution:

*"Council agrees to accept trusteeship of the proposed Reserve for Lot 236 on Crown Plan GS910 and when advice of gazettal of the reserve is received, expressions of interest be called for lease of the reserve."*

In their letter dated 18<sup>th</sup> January 2011 DERM confirmed that approval has been granted to surrender Special Lease 44/46100 and approved Council to consult with community groups that have an interest in the land.



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Expressions of interest were sought and a single tender was received from the Vietnam Veterans Australia. The Association have proposed a ten (10) year lease accepting the responsibility to maintain the site and improve existing infrastructure as they have done over the past years. The land will be utilised for Recreational purposes by the Vietnam Veterans and other community groups and schools.

DERM have since reviewed the purpose of the reserve and confirmed in their letter dated 10<sup>th</sup> March 2011 the area has been dedicated as a Reserve for Recreational purposes.

### **Link to Corporate/Operational Plan**

6. To promote, support and facilitate development of the identity and capacity of the community.

### **Consultation**

Discussions have been held with the Vietnam Veterans Association and the Director of Corporate and Community Services to facilitate a formal lease arrangement.

### **Legal Authority or Implications**

In accordance with the Land Act 1994

### **Policy Implications**

N/A

### **Financial and Resource Implications**

Resources – Requirement for Lease documents to be prepared

#### **Report prepared by:**

Connie Elton, Corporate Management Support Officer

#### **Report authorised by:**

Dan Mulcahy, Director Corporate and Community Services

### **Attachments**

1. N/A



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- **CORRESPONDENCE FOR INFORMATION**

Tabled Separately

- **NOTICES OF MOTION**

**ITEM-11          Supply and installation of Auditorium Seating at the Burdekin Theatre**

**Recommendation**

That the Council

1. Acknowledges that a grant of \$108,880 has been received from Arts Queensland for the auditorium seating under the Regional Infrastructure Grant Programme and such grant funds are to expended by 30 June 2011;
2. Accepts the quotations received from Maxwood Technology Limited for the supply and installation of fixed tiered auditorium seating at the Burdekin Theatre, this being the most advantageous offer;
3. Agrees to amend the budget accordingly; and
4. Acknowledges that due to the time frame involved and initial estimates received, that quotations were sought rather than tenders.

- **URGENT BUSINESS**

- **GENERAL BUSINESS**

- **IN COMMITTEE DISCUSSIONS**

- **DELEGATION**