



BURDEKIN SHIRE COUNCIL



AGENDA

ORDINARY COUNCIL MEETING

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

on 28 August 2012

COMMENCING AT 9:00AM

TUESDAY 28 AUGUST 2012

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1 PRAYER

2 DECLARATIONS OF INTEREST

3 MINUTES AND BUSINESS ARISING

3.1 Ordinary Council Meeting Minutes - 14 August 2012

Recommendation

That the minutes of the Ordinary Council Meeting held on 14 August 2012 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 14 August 2012

COMMENCING AT 9:00AM



TUESDAY 14 AUGUST 2012

ORDER OF BUSINESS:

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BURDEKIN SHIRE COUNCIL



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ATTENDANCE

Councillors W.C. Lowis (Mayor), L.D. McCathie, L. Loizou, U.E. Liessmann, P.M. Dalle Cort and E.J. Bawden

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
Mr. T. Vaccaro - Economic and Community Development Manager
Miss T. Jensen - Manager Environment and Health
Mr. W. Saldumbide - Manager Operations
Mr. K. Byers - Manager Technical Services

Minutes Clerk – Mrs. Vicki Walker

Leave of Absence: Councillor Ross Lewis (Deputy Mayor)

1 PRAYER

The meeting prayer was delivered by Father John Walsh of the Catholic Church.

2 DECLARATIONS OF INTEREST

The Mayor called for declarations of interest.

Councillor McCathie declared conflicts of interest in respect of Agenda Items 5.2, 5.3 and 5.4 as the applicants are clients of her business, McCathies Real Estate.

3 MINUTES AND BUSINESS ARISING

3.1 Ordinary Council Meeting Minutes - 24 July 2012

Recommendation

That the minutes of the Ordinary Council Meeting held on 24 July 2012 be received as a true and correct record.

Resolution

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

CARRIED

3.2 Burdekin Building Safer Communities Action Team Minutes - 11 July 2012

Recommendation

That the minutes of the Burdekin Building Safer Communities Action Team Meeting held on 11 July, 2012 be received and adopted.

Resolution

Moved Councillor Dalle Cort, seconded Councillor Bawden that the recommendation be adopted, noting that Councillor Dalle Cort attended the meeting as a representative of Burdekin Shire Council, not the Ayr Chamber of Commerce, as recorded in the minutes.

CARRIED

3.3 Burdekin Shire Youth Council Minutes - 16 July 2012

Recommendation

That the minutes of the Burdekin Shire Youth Council Meeting held on 16 July, 2012 be received and adopted.

Resolution

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

CARRIED

4 REPORTS

4.1 Capital Projects Monthly Report for Period Ending 30 June 2012

Recommendation

That the Capital Projects Monthly Report for Period Ending 30 June 2012 be received.

Resolution

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

CARRIED

4.2 Operating Statement for Period Ending 30 June 2012

Recommendation

That the Operating Statement for the Period Ending 30 June 2012 be received.

Resolution

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

CARRIED

5 ENVIRONMENT & OPERATIONS

5.1 Surrender and Reissue of a Permit to Occupy over Lot 1 on PER206418, Woodstock Giru Road, Mount Surround

Executive Summary

A request has been received from Department of Natural Resources and Mines, seeking Council's views in respect of the application for surrender and reissue of a permit to occupy over land described as Lot 1 on PER206418, Woodstock Giru Road, Mount Surround (Parish of Scott, County of Elphinstone), in accordance with the Departments requirements.

Recommendation

That Council offers no objection to the request from Department of Natural Resources and Mines for the application for surrender and reissue of a permit to occupy over land described as Lot 1 on PER206418, Woodstock Giru Road, Mount Surround (Parish of Scott, County of Elphinstone) provided that:

- 1) A current Pest Management Plan is in place;
- 2) Fencing is maintained to Industry Best Practice;
- 3) Conservative grazing pressure is undertaken to maintain grass cover.

Resolution

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

CARRIED

5.2 8 TFS Properties Ltd - Development Application for Material Change of Use for Rural Workers Camp at 8228 Ayr Dalbeg Road, Dalbeg (Lot 32 on GS314 Parish of Dalbeg, County of Gladstone)

Councillor McCathie declared conflicts of interest in respect of Agenda Items 5.2, 5.3 and 5.4 as the applicants are clients of her business, McCathies Real Estate, and left the meeting.

Executive Summary

An application has been received from TFS Properties Ltd, seeking approval for Rural Workers Camp at 8228 Ayr Dalbeg Road, Dalbeg (Lot 32 on GS314, Parish of Dalbeg, County of Gladstone). A Development Application (Code Assessable) has been triggered in accordance with the Burdekin Shire Council's IPA Planning Scheme.

Recommendation

That Council approve the Development Application for a Material Change of Use for Rural Workers Camp at 8228 Ayr Dalbeg Road, Dalbeg (Lot 32 on GS314, Parish of Dalbeg, 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 and construction and maintenance of any building on the premises must be generally in accordance with the supporting documents in the application submitted.

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.

ROADWORKS

4. 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.

ENVIRONMENTAL AND HEALTH

5. Before the proposed use becomes operational, the applicant requires an approval in accordance with *Subordinate Local Law No. 1.11 (Operation of rental accommodation) 2102*.

Resolution

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

CARRIED

5.3 9 TFS Properties - Development Application - Material Change of Use - Rural Worker Camp at 8474 Ayr Dalbeg Road, Dalbeg (Lot 16 on GS325, Parish of Dalbeg, County of Gladstone)

Executive Summary

An application has been received from TFS Properties Ltd, seeking approval for Rural Workers Camp at 8474 Ayr Dalbeg Road, Dalbeg (Lot 16 on GS325, Parish of Dalbeg, County of Gladstone). A Development Application (Code Assessable) has been triggered in accordance with the Burdekin Shire Council's IPA Planning Scheme.

Recommendation

That Council approve the Development Application for a Material Change of Use for Rural Workers Camp at 8474 Ayr Dalbeg Road, Dalbeg (Lot 16 on GS325, Parish of Dalbeg, 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 and construction and maintenance of any building on the premises must be generally in accordance with the supporting documents in the application submitted.

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.

ROADWORKS

4. 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.

ENVIRONMENTAL AND HEALTH

5. Before the proposed use becomes operational, the applicant requires an approval in accordance with *Subordinate Local Law No. 1.11 (Operation of rental accommodation) 2102*.

Resolution

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

CARRIED

5.4 10 TFS Properties Ltd - Development application - Material Change of Use for Rural Workers Camp at 8064 Ayr Dalbeg Road, Dalbeg (Lot 37 on GS315, Parish of Dalbeg, County of Gladstone)

Executive Summary

An application has been received from TFS Properties Ltd, seeking approval for Rural Workers Camp at 8064 Ayr Dalbeg Road, Dalbeg (Lot 37 on GS315, Parish of Dalbeg, County of Gladstone). A Development Application (Code Assessable) has been triggered in accordance with the Burdekin Shire Council's IPA Planning Scheme.

Recommendation

That Council approve the Development Application for a Material Change of Use for Rural Workers Camp at 8064 Ayr Dalbeg Road, Dalbeg (Lot 37 on GS315, Parish of Dalbeg, 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 and construction and maintenance of

any building on the premises must be generally in accordance with the supporting documents in the application submitted.

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.

ROADWORKS

4. 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.

ENVIRONMENTAL AND HEALTH

5. Before the proposed use becomes operational, the applicant requires an approval in accordance with *Subordinate Local Law No. 1.11 (Operation of rental accommodation) 2102*.

Resolution

Moved Councillor Liessmann, seconded Councillor Bawden that the recommendation be adopted.

CARRIED

Councillor McCathie returned to the meeting.

5.5 Burdekin Catholic High School - Development Application for Reconfiguring a Lot at 22-24 & 26-28 Conley Street, Ayr (Lots 51 & 52 on RP702334, Parish of Antill, County of Gladstone)

Executive Summary

An application has been received from Brazier Motti on behalf of their client the Burdekin Catholic High School seeking approval for Reconfiguring a Lot (boundary realignment) at 22-24 & 26-28 Conley Street, Ayr (Lots 51 & 52 on RP702334, 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 (boundary realignment) at 22-24 & 26-28 Conley Street, Ayr (Lots 51 & 52 on RP702334, 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 \$59-60 calculated on the basis of a charge of \$29-80 per lot to be levied on the Council by the Department of Environment & Resource Management for each new valuation.

PROPOSAL PLAN

2. The reconfiguration of the land must be carried out generally in accordance with:-
 - (a) (i) the proposed Brazier Motti plan numbered 55932/002A;
 - (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;

ROADWORKS

3. 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.

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.

WATER SUPPLY

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

PUBLIC UTILITY SERVICES

6. 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.

Resolution

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

CARRIED

6 CORPORATE & COMMUNITY SERVICES

6.1 RADF Funding - May 2012 Round

Executive Summary

On 17 and 18 May 2012, advertisements appeared in local newspapers inviting applications for funding under the Regional Arts Development Fund program.

Recommendation

That funding be provided from the Regional Arts Development Fund as follows:

Applicant	Project	Letter No	Requested Funding	Recommended Funding
Burdekin Potters	Conduct sculpture workshop with tutor, Janna Pameijer	1173279	\$1,320	\$1,320
Burdekin Shire Library	Attendance at oral history workshop	1181220	\$777	\$777
Burdekin Shire Library	Towards costs of a regional author tour by Nicole Alexander.	1181219	\$906	\$906
Burdekin Art Society	Conduct water colour/mixed media workshop with Lyn Butchart	1177669	\$1,536	\$1,536
Elise Higginson	Attend photography workshop	1178684	\$1,000	\$1,000
Lower Burdekin Historical Society	Towards costs of Volume 2 of "John Drysdale's Dream" – a book relating to the second fifty years of the development of Home Hill as a community	1175026	\$6,435	\$6,435
Burdekin Patchwork & Quilters Guild	Conduct coiled basketry workshop with tutor, Denise Vanderlugt	1164998	\$611	\$611

Burdekin Woodcrafts Assn	Conduct woodturning workshop with tutor, Jim McConnachie	1171985	\$825	\$825
Total			\$13,410	\$13,410

Resolution

Moved Councillor Liessmann, seconded Councillor Bawden that the recommendation be adopted.

CARRIED

6.2 Adoption of Corporate Plan 2012-17

Executive Summary

The purpose of this report is to provide information on the preparation of the draft Corporate Plan for 2012-17.

Recommendation

That Council adopts the Corporate Plan for 2012-17 as tabled.

Resolution

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

CARRIED

7 CORRESPONDENCE FOR INFORMATION

8 NOTICES OF MOTION

9 URGENT BUSINESS

10 GENERAL BUSINESS

11 CLOSED MEETING ITEMS

11.1 Council Meeting closed to Public under Section 72 of Local Government (Operations) Regulation 2010

Resolution

Moved Councillor Loizou, seconded Councillor McCathie that the Council meeting be closed to the public under the following sections of the Local Government (Operations) Regulation 2010:

- 72(1)(c) the Council's budget;
- 72(1)(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage,

for the purpose of discussing:

- The Council Budget
- Tenders received for the purchase of land at Ayr Industrial Estate
- Proposed reconfiguration and sale of Council owned land

CARRIED

11.2 Council Meeting opened to Public

Resolution

Moved Councillor Loizou, seconded Councillor Dalle Cort that the Council meeting be opened to the public.

CARRIED

11.3 Endorsement of Chief Executive Officer's Action in accepting Tender for Lot at Ayr Industrial Estate located at 35 McCathie Street

Resolution

Moved Councillor Loizou, seconded Councillor Dalle Cort that Council endorses the action of the Chief Executive Officer in accepting a tender for the purchase of land described as Lot 68 on SP102302 located at 35 McCathie Street, Ayr Industrial Estate.

CARRIED

12 DELEGATIONS

There being no further business the meeting closed at 12.00 noon.

These minutes were confirmed by Council at the Ordinary Council Meeting held on 28 August 2012.

MAYOR

3.2 Budget Meeting Minutes - 21 August 2012

Recommendation

That the minutes of the Budget Meeting held on 21 August 2012 be received as a true and correct record.

BURDEKIN SHIRE COUNCIL

MINUTES – BUDGET MEETING HELD ON 21 AUGUST 2012

Held in the John Drysdale Chamber
Commencing at 11.00 a.m.

ATTENDANCE

Councillors W.C. Lowis (Mayor), L.D. McCathie, L. Loizou, U.E. Liessmann,
P. Dalle Cort and E.J. Bawden

Mr. Ken Holt – Chief Executive Officer
Mr. D.P. Mulcahy – Director Corporate and Community Services
Mr. T.G. Williams – Director Environment and Operations
Mr. W. Saldumbide – Manager Operations
Mr. K. Byers – Manager Technical Services
Miss T. Jensen – Manager Environment and Health
Mr. S. Great – Manager Planning and Development
Mr. B. Covolo – Manager Information and Customer Services
Mr. T. Cross – Manager Financial Services
Mrs. Kim Olsen – Senior Financial Accountant
Mrs. K. Cortabitarte – Financial Accountant
Ms. P. Miller – Rates Supervisor
Mrs. R. Hook – Rates Officer
Miss M. Tuffin – Rates Officer
Mr. B. Covolo – Manager Information and Customer Services
Ms. Eileen Robinson – Manager Human Resources

Minutes Clerk – Mrs. V. Walker

Leave of Absence – Councillor Ross Lewis (Deputy Mayor)

Purpose of Meeting

In accordance with the provisions of the Local Government Act 2009 and the Local Government (Finance, Plans and Reporting) Regulation 2010, the Council will adopt its Budget for the 2012-13 financial year. Council will consider, at the Budget Meeting, a document providing details of the Council's financial operations and financial position for the previous financial year; the 2012-13 financial year; the two (2) forecast years for 2013-14 and 2014-15; and relevant measures of financial sustainability for 2012-13 and the following nine (9) financial years.

ITEM 1 – Mayor’s 2012-13 Budget Address

The Mayor presented his 2012-13 budget address.

Recommendation

That the Mayor’s 2012-13 budget address be received.

Resolution

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

CARRIED



2012-13 Mayor’s Budget Address

Councillors, staff, ladies and gentlemen,

I present to you today the 2012-13 budget for the Burdekin Shire Council, the first budget following the Local Government elections held at the end of April 2012.

This budget has been delayed for a number of reasons. Firstly, the elections were put back one month by the State Government leaving less time for new Councillors to get to know the budget processes and what it is all about. Secondly, this Council spent considerable time weighing up the needs of our community for minimal increases in rates and charges.

We have a distinct community identified by our general rating categories – residential, commercial/industrial, grazing and livestock, sugar cane, rural other, sugar milling and commercial water business.

No one sector of the community is doing it better or easier than the other. The major contributors to the general rate are the residential and sugar cane categories. Any relief to these sectors has a magnifying effect on the other sectors. This point alone has prevented Council from making any drastic changes to its rating strategy.

We are mindful of the need to contain rate and charge increases to a minimum but we must also recognize our duty to maintain our existing level of services and infrastructure.

Overview

Our total budgeted rates and charges increase compared to 2011-12 is 4.1%. This is quite an achievement considering some of our input costs such as electricity, insurance and construction costs have risen substantially greater than this amount.

All of our funds have operating surpluses which help demonstrate sustainability. The general fund which includes the general, special and separate rates shows a 4.0% increase in rates.

The minimum general rate has increased 4.75% from \$912 to \$955. The Environment Special Charge remains unchanged at \$16-50.



The waste service charges have increased about 1.6% in total. The residential three bin service has increased \$8 and the rural two bin service has increased \$9. The commercial two bin service has decreased \$4 due in part to the removal of the State Government waste levy.

The sewerage charge has increased \$16 or 3.2% from \$496 to \$512. The water access charge has increased \$37 or 9.8% from \$376 to \$413. The water consumption charges have increased slightly from 15 to 16 cents per kilolitre for usage up to 1,000 kl, and from 75 to 80 cents per kilolitre for usage above 1,000 kl.

Valuations and General Rating

Our general rates have risen 4.0% in 2012-13. The table below shows the general rates increase per category.

<u>Category</u>	<u>Increase for 2012-13</u>
Residential	4.00%
Commercial & Industrial	4.75%
Grazing & Livestock	1.00%
Rural – Sugar Cane	3.95%
Rural – Other	8.00%
Sugar Milling	4.75%
Commercial Water Business	4.75%

In considering the rating burden that each category should pay, Council has signaled its intent for the Rural Other category to gradually approach but not surpass the Rural Sugar Cane rate in the dollar, thus reducing a perceived inequity between the agricultural categories.

The lowest percentage increases are for the Grazing & Livestock and Rural Sugar Cane categories which also recognize their past contributions to the general rate.

We will continue to monitor and refine this process in future years.

Our current modeling indicates that 72% of all rateable properties experience either a decrease in rates and charges or at worst a 5% increase. 68% of all residential properties and virtually all sugar cane properties will experience either a decrease in rates and charges or at worst a 5% increase.

The net general rate and charge increases in the main rating categories based on an average valuation for that category, are as follows:



Category	\$ Increase/ (\$ Decrease) Year	\$Increase/ (\$Decrease) Week
Residential	\$115-28	\$2-22
Commercial & Industrial	\$131-14	\$2-52
Grazing & Livestock	(\$18-73)	(\$0-36)
Sugar Cane	\$499-55	\$9-61
Rural Other	\$228-95	\$4-40

Main Highlights

The 2012-13 budget includes approximately \$40.5 M in operational expenditure (including about \$8.4 M in depreciation) and capital expenditure of approximately \$20.1 M. This is a significant spend in our local community. Some of the major projects include the following:

- Allocation of \$9.3 M for maintenance and capital works on roads, drainage and reseals.
- Allocation of \$8.4 M for flood damage restoration following recent flood events.
- Continuation of an 8 year programme to provide kerbing and channeling and bitumen widening to urban streets that do not require major underground drainage at a cost of \$742,000.
- Major drainage schemes for Andersen Street, Ayr to Beach Road at a cost of \$300,000. Other major drainage scheme work totaling \$120,000.
- Ayr/Brandon Flood Study upgrade \$67,919.
- Horseshoe Lagoon Flood Study works \$200,000.
- Provision for street lighting \$493,680.
- A provision has been made for fluoridation of the water supply schemes at a cost of \$1.83 M which is imposed and funded by the State Government. A submission has been made for council to be exempt from this requirement.
- Sewerage projects of \$750,000 include:-
 - the continuation of the sewerage pipe relining \$500,000;
 - new electrical switchboard for No 1 Sewer Pump Station, Ayr \$100,000;
 - general refurbishment of the sewerage pump stations \$50,000; and
 - replacement of existing telemetry \$100,000.



- Water projects of \$450,000 include:-
 - general refurbishment of assets at \$100,000;
 - Install variable speed pumps at South Ayr Water Treatment Plant \$100,000;
 - Replace aerators at Home Hill Water Tower \$150,000; and
 - Stage 1 of treatment of iron and manganese in water supplies \$100,000.
- Refurbishment of the Millaroo Pool \$150,000.
- Allowance for an additional animal control officer to assist in the area of dog control.
- Refurbishment of the Home Hill Comfort Stop \$100,000.
- Relocate and refurbish the Exceloo from Anzac Park to Coutts Park \$40,000.
- Irrigation for local parks \$65,000.
- Provision for skate park/recreation facility for Home Hill and Giru \$60,000.
- Relocation and upgrading of Ayr Cemetery Sextons Hut \$135,000 plus relocation of power poles \$65,000.
- Support for welfare and community. Support for pensioners through the Council Pensioner Remission is estimated at \$283,200. Funding up to an estimated \$700,000 will be distributed to various welfare, cultural, sporting and community based organizations in the Shire through grants, in-kind services or sewerage charge rebates.

A Sustainable Budget

Council is aware of what our community is telling us. There is also awareness that we are the custodians of the community's assets. We therefore need to take care of the assets we have and make sure they last for future generations. We also must ensure we can fund new essential infrastructure and services to meet the needs and expectations of the community.

With a majority of our input costs expected to rise at or above 4.0%, there is already cost cutting built into this budget. We have deferred large scale capital projects such as the Sutcliffe Estate Sewerage Scheme and the Ayr and Home Hill Pool replacements until hopefully some State Government subsidies are restored. We are not considering any water park feature for the Shire because it is simply unaffordable, both for initial establishment and annual maintenance and operation.

We have reduced road maintenance by \$100,000 and our contribution to the Burdekin Cultural Complex Board by \$50,000. Some staff vacancies have not been filled.



Some of the above savings are not permanent and will have to be reintroduced in future budgets. Permanent savings can be made by opting out of services or reducing service levels. Such decisions are more difficult as they affect ratepayers and the community, and this is one area that all councilors, staff and the community need to be aware of.

A plus factor for a sustainable financial future is our debt levels. We are expecting to borrow only \$415,000 this year and our expected external debt level will be \$7.23 M. This compares to a debt level of \$12.1 M in 2005-06. The projected level is relatively low and gives us the capacity to raise additional borrowings in future years for infrastructure upgrades.

I wish to sincerely thank the Chief Executive Officer, directors, managers, senior officers and finance officers for their continued cooperation, helpful guidance and professional input into the preparation of this budget.

I also wish to record my thanks to my fellow councilors for their support in setting priorities for the future and making what have been sometimes difficult decisions.

On behalf of Burdekin Shire Council, I commend the 2012-13 budget to you for adoption.

Cr. W.C. Lewis,
MAYOR

Burdekin Shire Council
21 August 2012

ITEM 2 – Adoption of Revenue Policy for 2012-13 Financial Year

Recommendation

That the Council in accordance with Section 134 of the Local Government (Finance, Plans and Reporting) Regulation 2012 adopts the Revenue Policy for 2012-13 financial year.

Resolution

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

CARRIED



2012/2013 Revenue Policy

Commencement Date: 1 July 2012

Function: Financial Management

RESPONSIBILITIES

Policy Owner	<i>Director – Corporate & Community Services</i>
Policy Contact	<i>Manager – Financial Services</i>
Approval Authority	<i>Council</i>
Next Review Date	<i>1 June 2013 (12 months)</i>

REVISION HISTORY

Rev	Status	Date	Approver / Meeting	Resolution / Document No.
<i>0</i>	<i>Adopted</i>	<i>21/08/2012</i>	<i>Special Council Meeting</i>	

1 PURPOSE

The Revenue Policy identifies the principles that Council intends to apply in the preparation and adoption of the 2012/2013 budget.

2 SCOPE

This policy will identify the principles Council intends to apply for—

- levying rates and charges,
- granting concessions for rates and charges,
- recovering overdue rates and charges, and
- setting cost-recovery fees.

This policy also addresses—

- the purpose for concessions,
- the extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development, and
- the amount of each reserve to be kept in the operating fund and the way in which the local government intends to ensure funding is available to support the purpose of each reserve.

3 DEFINITIONS

Refer to dictionary schedules located in the *Local Government Act 2009* and *Local Government (Finance, Plans and Reporting) Regulation 2010*.

4 POLICY STATEMENT

4.1 Principles used for levying rates and charges

In levying rates and charges Council will apply the principles of—

- **Clarity** - making clear Council's and each ratepayer's responsibility to the rating regime;
- **Simplicity** - making the levying system simple and inexpensive to administer; and
- **Equity** - through flexible payment arrangements for ratepayers with a lower capacity to pay.

4.1.1 Making rates and charges

In making rates and charges, Council will raise an amount of revenue appropriate to maintain and improve assets and provide services to the Shire as a whole. In deciding how that revenue is raised, Council will take into account the following factors:

- the rateable value of land, including valuation relativities among land, and the rates that would be payable if only one general rate was adopted; and
- the level of services provided to that land and the cost of providing the services compared to the rate burden that would apply under a single general rate; and
- the use of the land in so far as it relates to the extent of utilisation of Council services; and
- location and access to services; and
- with an extensive road network, particularly in rural areas of the Shire and demands on Council to upgrade the standard of roads for harvesting, transportation of rural products, processing and services associated with the sugar, grazing, horticulture and aquaculture industries, Council considers those areas benefiting from access to improved road and infrastructure standards should contribute appropriately to Council's revenue base to maintain the high level of road services expected.

In the case of sugar milling operations, Council has taken into account that the increased costs of infrastructure associated with maintaining and upgrading roads including tramway corridors, cane sidings and other infrastructure associated with these operations, contribute to Council's costs in maintaining and upgrading the standards of roads within the Burdekin Shire.

In the case of commercial water supply business, Council has taken into account that the existence of (predominantly) above-ground water delivery and drainage infrastructure within or adjacent to road reserves impacts directly on Council roads and associated drainage, and contributes particularly to Council's costs in maintaining and upgrading the standard of roads and drainage.

At the same time, Council acknowledges and again has taken into account that improved services including but not limited to: recreation and sporting, swimming pools, community, cultural, library, welfare services, public halls, environmental health services and amenities, parks and playgrounds, cemeteries, Council's public buildings, Council's economic development initiatives, improvements and development work in the Council's principal towns are local government services that should be met by the whole community.

4.1.2 Valuations and General Rates

The Council has formed the opinion, following the release of the Department of Environment and Resource Management valuations of land report, which becomes effective on 1 July 2012, that the valuations at that time would lead to rating inequities and a distortion of relativities in the amount of rates paid in various areas of the Shire, if only one general rate was adopted.

The Council is of the opinion that a system of differential general rating will achieve a fairer and more equitable distribution of the rating burden, and exhibit the following features:

- Flexible - so that Council can adapt its rating system to the economic circumstances of the community's rateable properties as a whole and/or the circumstances of particular sectors;
- Equitable - in relation to the benefits rateable properties receive from the expenditure of rates;
- Simple and easily understood;
- Economical to administer, relative to the revenue derived; and
- Ensures that similar rateable properties are treated in a like manner.

In determining the rating burden to be shared by the differential rating categories, the Council acknowledges the following:

- New valuations issued from time to time may produce a shift in relativities between the various differential rating categories in respect of their share of the rating burden;
- New valuations issued from time to time may also result in a differential rating category contributing less of the rating burden than in the preceding year. Council acknowledges this circumstance as unfair or inequitable to the other differential rating categories and accordingly will manually intervene to produce at least up to a one percent (1%) increase in the rating burden for that category over the previous year.
- Notwithstanding the above, new valuations may lead to shifts in relativities between properties within the differential rating categories. In such cases, Council acknowledges that the property valuation is a fair indicator of the general rating burden to be met by that property.

Council proposes to continue to levy differential general rates to ensure that the rate burden is distributed in a fair and equitable way. Council will continue to gather data to further consider and refine this process.

4.1.3 Minimum General Rates

The Council considers that each property in the Shire benefits to some extent from the facilities and services provided by the Council, including the governance costs in administering the Shire. Such expenditure is limited to that funded by the general rate.

Therefore, minimum general rates are made and levied to recover the costs of such services and facilities.

The Council further considers that the benefit received by each property within the differential rating categories is substantially equal.

4.1.4 Charges

In general, Council will be guided by the 'user pays' principle in the making of charges to minimise the impact of rating within the local economy.

Council will have regard to the principles of—

- **Transparency** - in the making of charges;
- **Simplicity** - having in place a charging regime that is simple and inexpensive to administer;
- **Flexibility** - to take into account local economic conditions; and
- **Full cost recovery** - of associated expenses, including a reasonable return on capital.

Council has resolved to charge for water services under a two-part consumption based pricing policy. The outcomes of this form of water supply demand management are aimed at community benefit from:

- Establishment of a charging system more closely aligned to the principles of user pays;
- Reduced water consumption resulting in:
 - reduced operational costs,
 - deferment of future augmentation works for water treatment plants and delivery systems, and
 - an improved environmental balance of ground water reserves for future generations.

Council has resolved to eliminate any concessions for any section of the community in respect of consumption based charging.

4.1.5 Special Charges

When providing services or undertaking activities that can reasonably be seen to benefit only a part of the rate base, the Council considers it advantageous to recover those costs from those properties. To facilitate this principle, special charges are used to recover the costs for these services or activities.

4.1.6 Separate Charges

The Council acknowledges that there are various service provisions and infrastructure that the cost recovery of would seem to be unfair if made in accordance with property valuation and are more closely aligned with the concept of equal benefit per property. As a consequence, separate charges are used so that each property in the Shire, regardless of size, pays the same amount towards cost recovery. Separate charges are used to recover costs for these service provisions or infrastructure.

4.2 Principles used for granting rebates and concessions

In considering the application of concessions, Council will be guided by the principles of—

- **Equity** - by having regard to the different levels of capacity to pay among the lands of the local community;
- **Consistency** - in treatment for ratepayers receiving concessional rating; and
- **Transparency** - by making clear the requirements necessary to receive concessions.

In accordance with the above principles, Council has developed policies in respect of the following:

- Periodic payments
- Application for relief on the grounds of hardship
- Remission of rates and charges for pensioners

Council accepts that certain classes of pensioners have contributed rates over a period of time and/or are restricted by a fixed income and should be afforded a concession in respect of rates and charges.

Council also recognises that there are organisations which operate for the general benefit of the community with limited financial resources including private schools, churches, welfare, youth organisations and sporting organisations. Such organisations may receive a donation based on their sewerage charges.

Notwithstanding the above, individual cases will arise and Council has the discretion to consider each case on its merits.

4.3 Principles used for recovery of unpaid rates and charges

Council will exercise its rate recovery powers in order to treat all ratepayers equitably. It will be guided by the principles of—

- **Transparency** - by making clear the obligations of ratepayers and the processes used by Council in assisting it to meet its financial obligations;
- **Simplicity** - making the processes used to recover outstanding rates and charges clear, simple to administer and cost effective;
- **Capacity to pay** - in determining appropriate arrangements for ratepayers; and
- **Equity** - by treating all ratepayers in the same way.

4.4 Principles used for setting cost-recovery fees

Council recognises the validity of fully imposing the user pays principle for its cost-recovery fees, unless the imposition of the fee is contrary to its express social, economic, environment and other corporate goals. This is considered to be the most equitable and effective revenue approach and is founded on the basis that the Shire's rating base cannot subsidise the specific users or clients of Council's regulatory products and services.

However, in setting its cost-recovery fees, Council will be cognizant of the requirement that such a fee must not be more than the cost to Council of providing the service or taking the action to which the fee applies.

4.5 Purpose of concessions

Refer to section 4.2 of this policy.

4.6 Funding of infrastructure for new development

Mechanisms for the planning and funding of infrastructure for urban growth are contained within the *Sustainable Planning Act 2009 (SPA)*.

The regulated infrastructure charges schedule enables Council to fund the establishment cost of trunk infrastructure associated with those trunk infrastructure networks covered by the Priority Infrastructure Plan. This is achieved through the levying of regulated infrastructure charges on development.

Pursuant to the provisions of the SPA, and Council's relevant planning instruments, developers are required to pay costs associated with the following:

- 4.6.1 any increased demand upon the available capacity of existing trunk infrastructure due to any new development; and/or
- 4.6.2 any additional trunk infrastructure required due to any new development; and
- 4.6.3 where appropriate, a contribution towards social infrastructure changes required to cater for the increase or changes in population caused by new development.

4.7 Operating fund reserves

Council currently maintains seven (7) reserves within its operating fund. The reserves and projected amounts held at 30 June 2012 are:

Reserve	Projected amount (\$) held at 30 June 2012
<i>Future Capital Sustainability Reserve</i>	10,250,703
<i>Constrained Works Reserve</i>	162,621
<i>Carryover Capital Works Reserve</i>	81,960
<i>Sewerage Reserve</i>	2,282,443
<i>Water Reserve</i>	3,268,362
<i>Recurrent Maintenance Reserve</i>	5,293,703
<i>Unspent Loans Fund Reserve</i>	941,232

During its budget deliberations, Council will examine the purposes of its reserves to ensure that the reserves are still required for their stated purpose. Those reserves that are intended to be ongoing will be supported by transfers from operations and these transfers will be included in Council's adopted budget.

5 PROCEDURES

Procedures arising from this policy are contained in Council's Revenue Statement for 2012/2013.

6 LEGISLATION

The *Local Government Act 2009* and *Local Government (Finance, Plans and Reporting) Regulation 2010* require Council to adopt a Revenue Policy for each financial year. The Revenue Policy must be prepared and adopted in time to allow preparation and adoption of a budget consistent with the policy. The Revenue Policy may be amended, by resolution, at any time before the end of the relevant financial year.

ITEM 3 – Adoption of the Revenue Statement for 2012-13 Financial Year

Recommendation

That the Council in accordance with Section 106 of the Local Government (Finance, Plans and Reporting) Regulation 2010 adopts the Revenue Statement for 2012-13 financial year.

Resolution

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

CARRIED

BURDEKIN SHIRE REVENUE STATEMENT FOR 2012/13

A. Differential General Rates

General rates (including differential rates) are for services, facilities and activities that are supplied or undertaken for the benefit of the community in general (rather than a particular person) as stated in the Local Government Act 2009 at Section 92.

Council supports seven (7) differential categories which enable Council to address the economic circumstances of the community as a whole and/or the circumstances of particular sectors.

In making general rates, Council raises an amount of revenue it sees as being appropriate to maintain and improve assets and provide services to the Shire as a whole. In deciding how that revenue is raised, Council takes into account the following factors –

- The rateable value of land, including valuation relativities among land, and the rates which would be payable if only one general rate was adopted.
- The level of services provided to that land and the cost of providing the services compared to the rate burden that would apply under a single general rate.
- The use of the land in so far as it relates to the extent of utilisation of Council services.
- Location and access to services.
- With an extensive road network, particularly in rural areas of the Shire and demands on Council to upgrade the standard of roads for harvesting, transportation of rural product, processing and services associated with the sugar, grazing, horticulture and aquaculture industries, Council considers those areas benefiting from access to improved road and infrastructure standards should contribute appropriately to Council's revenue base to maintain the high level of road services expected.
- In the case of sugar milling operations, Council has taken into account that the increased costs of infrastructure associated with maintaining and upgrading roads including tramway corridors, cane sidings and other infrastructure associated with these operations, contribute to Council's costs in maintaining and upgrading the standards of roads within the Shire.
- In the case of commercial water supply business, Council has taken into account that the existence of predominantly above-ground water delivery and drainage infrastructure within or adjacent to road reserves impacts directly on Council roads and associated drainage, and contributes particularly to Council's costs in maintaining and upgrading the standard of roads and drainage.
- At the same time, Council acknowledges and again has taken into account that improved services including but not limited to: recreation and sporting, swimming pools, community, cultural, library, welfare services, public halls, environmental health services and amenities, parks and playgrounds, cemeteries, Council's public buildings, Council's economic development initiatives, improvements and development work in the Council's principal towns are Local Government services which should be met by the whole community.

The annual valuation made by the Department of Environment & Resource Management of all lands in the Burdekin Shire area shall have force and effect for the period of twelve months commencing on 1 July 2012.

The Council determines that a method of differential general rating be applied to all rateable land in the Shire on the bases set out hereunder.

- (a) The categories and criteria for each category are:-

Category A – Residential : Land used for purposes described by the land use codes in Category A of the Table below and within the townships of Ayr, Home Hill, Brandon, Clare, Millaroo, Dalbeg, Giru and other localities within the Shire.

Category B – Commercial and Industrial: Land used for purposes described by the land use codes in Category B of the Table below and predominantly located in the principal towns of Ayr and Home Hill.

Category C – Grazing and Livestock: Land used for purposes described by the land use codes in Category C of the Table below and located outside urban areas.

Category D – Rural – Sugar Cane: Land used for the purpose described by the land use code in Category D of the Table below being the district's principal agricultural crop of sugar cane within the Pioneer, Kalamia, Inkerman and Invicta Mill areas.

Category E – Rural – Other: Land used for the purposes described by the land use codes in Category E of the Table below predominantly being for the district's produce, other than sugar cane, grazing and livestock.

Category F – Sugar Milling: Land used for the Pioneer, Kalamia, Inkerman and Invicta sugar mills and predominantly used for the processing of sugar cane.

Category G –Commercial Water Business: Land used for purposes of and incidental to commercial water delivery and drainage.

- (b) The Council has identified the category in which each parcel of rateable land in the area is included, applying the criteria specified in Section A. (a) above, as set out in the Table on page 4.

In the Table, "Land Use Codes" means those Land Use Codes used by the Department of Environment & Resource Management to classify land within the Shire boundaries during the period of the valuation which becomes effective for rating purposes from 1 July 2012.

- (c) Under Section 22 of the Local Government (Finance, Plans and Reporting) Regulation 2010, the Council advises as follows –

- (i) The categories of rateable land in the Shire and the criteria by which the land is categorised are outlined in Section A(a) above;
- (ii) The category in which the land to which the rate notice applies is shown on the rate notice;
- (iii) The category in which the land is included was identified by the Burdekin Shire Council;
- (iv) If owners of rateable land consider their land should have been included in another category, they may object against that categorisation by lodging with the Chief Executive Officer, Burdekin Shire Council, a notice of objection in the prescribed form within thirty (30) days of the date of issue of the rate notice (forms are available through Council's Rates Section);
- (v) The only ground for objecting is that the owner considers the land should belong to a different rating category;

- (vi) The owner is liable to pay the amount in the rate notice even if the owner gives an objection notice;
 - (vii) If the rating category of the owner's land is changed because of the objection, the rates will be adjusted at that time;
 - (viii) The making of an objection, or the starting of an appeal, does not stop the levying and recovery of rates on the land; and
 - (ix) Postal address of the Chief Executive Officer, Burdekin Shire Council is PO Box 974, AYR Q4807.
- (d) Differential general rates are hereby made and levied on the unimproved value (UV) or site value (SV) of all rateable land in the Shire included in the specified category as set out hereunder :-
- | | |
|--|---|
| Category A – RESIDENTIAL | 1.271 cents in the \$ on the value of the land. |
| Category B – COMMERCIAL & INDUSTRIAL | 1.232 cents in the \$ on the value of the land. |
| Category C – GRAZING & LIVESTOCK | 2.261 cents in the \$ on the value of the land. |
| Category D – RURAL SUGAR CANE | 3.794 cents in the \$ on the value of the land. |
| Category E – RURAL OTHER | 2.022 cents in the \$ on the value of the land. |
| Category F – SUGAR MILLING | 28.241 cents in the \$ on the value of the land. |
| Category G - COMMERCIAL WATER BUSINESS | 72.784 cents in the \$ on the value of the land. |

B. Limitation of Increase in Rates Levied

The Council has not resolved to exercise the powers conferred under Local Government (Finance, Plans and Reporting) Regulation 2010 Section 50 - Limitation of increase in rates levied.

C. Minimum General Rates

Local Government (Finance, Plans and Reporting) Regulation 2010 Section 11 provides that *"The local government may identify parcels of rateable land to which a minimum amount of general rates applies in any way the local government considers appropriate"*.

Council also has power, where differential general rates are made and levied, to apply a different level of minimum general rate for each category of land.

The Council considers that the following minimum general rates are reasonable to recover Council's administrative costs and appropriate revenue for services provided by the Council to all properties irrespective of their rateable value, and which lend themselves to recovery of rates by a minimum general rate.

The following minimum general rates shall apply:

Categories A, B, C, D & E -	\$ 955
Category F -	\$15,814
Category G -	\$ 2,677

TABLE

COLUMN 1 Category	COLUMN 2 Identification
A - RESIDENTIAL	<p>Land having any of the following Land Use Codes excluding property numbers 1872, 6214, 6215, 6220, 6221, 6781, 6782, 12390, 12391, 12463 to 12465 and 12580 to 12594:-</p> <p>01 - Vacant Urban Land; 02 - Single Unit Dwelling; 03 - Multiple Dwelling (Flats); 04 - Large Homesite – Vacant (less than 10ha); 05 - Large Homesite – Dwelling; 06 - Outbuilding; 07 - Guest House/Private Hotel; 08 – Building Units; 09 - Group Title; 21 – Residential Institutions (Non-Medical Care); 72 - Residential Subdivisions; 97 - Welfare Homes/Institutions.</p>
B - COMMERCIAL & INDUSTRIAL	<p>Land having any of the following Land Use Codes including property numbers 1872, 6214, 6215, 6220, 6221, 6781, 6782, 12390, 12391, 12463 to 12465 and 12580 to 12594:-</p> <p>10 - Combined Multi-Dwelling & Shops; 11 – Shop - Single; 12 - Shops - Shopping Group (more than 6 shops); 13 - Shopping Group (2 to 6 shops); 14 - Shops - Main Retail; 15 - Shops - Secondary Retail; 16 - Drive-in Shopping Centres; 17 - Restaurant; 18 - Special Tourist Attraction; 19 – Walkway; 20 - Marina; 22 – Car Park; 23 - Retail Warehouse; 24 - Sales Area Outdoor; 25 Offices; 26 - Funeral Parlours; 27 - Hospitals, Conv. Homes (Medical Care) (Private); 28 – Warehouses & Bulk Stores; 29 – Transport Terminal; 30 - Service Station; 31 - Oil Depots; 32 – Wharves; 33 - Builders' Yard/Contractors' Yard; 34 Cold Stores - Iceworks; 35 General Industry; 36 - Light Industry; 37 – Noxious/Offensive Industry; 38 - Advertising - Hoarding; 39 – Harbour Industries; 40 – Extractive; 41 - Child Care; 42 - Hotel/Tavern; 43 - Motel; 44 – Nurseries; 45 - Theatres and Cinemas; 46 - Drive-in Theatre; 47 - Licensed Clubs; 48 - Sports Clubs/Facilities; 49 - Caravan Parks; 50 - Other Clubs Non-Business; 51 - Religious; 52 - Cemeteries; 53 - Secondary Land Use Code for Commonwealth ownership; 54 - Secondary Land Use Code for State ownership; 55 - Library; 56 - Showgrounds/Racecourses/Airfields; 57 – Parks and Gardens; 58 - Educational; 59 - Secondary Land Use Code for Local Authorities; 90 - Stratum; 91 - Transformers; 92 - Defence Force Establishments; 96 - Public Hospital; 99 - Community Protection Centre.</p>
C - GRAZING & LIVESTOCK	<p>Land having any of the following Land Use Codes :-</p> <p>60 - Sheep Grazing - Dry; 61 - Sheep Breeding; 64 - Cattle Grazing – Breeding; 65 - Cattle Breeding and Fattening; 66 Cattle Fattening; 67 Goats; 68 - Dairy Cattle – Quota Milk; 69 Dairy Cattle – None Quota Milk; 85 Pigs; 86 - Horses; 87 - Poultry.</p>
D - RURAL - SUGAR CANE	<p>Land having any of the following Land Use Codes:-</p> <p>75 - Sugar Cane.</p>
E - RURAL – OTHER	<p>Land having any of the following Land Use Codes excluding property numbers contained in Category G:-</p> <p>04 - Large Homesite – Vacant (10ha and greater); 70 - Cream; 71 – Oil Seeds; 73 - Grains; 74 – Turf Farms; 76 - Tobacco; 77 - Cotton; 78 - Rice; 79 - Orchards; 80 - Tropical Fruits; 81 – Pineapple; 82 - Vineyards; 83 - Small Crops and Fodder Irrigated; 84 - Small Crops Fodder Non- irrigated; 88 - Forestry and Logs; ; 89 – Animals Special; 93 - Peanuts; 94 - Vacant Rural Land; 95 - Reservoir, Dam, Bores.</p>
F - SUGAR MILLING	<p>Land having any of the following Property Numbers:-</p> <p>10565, 10566, 10567 and 10569</p>
G – COMMERCIAL WATER BUSINESS	<p>Land having any of the following Property Numbers:-</p> <p>2400, 2568, 2577, 2588, 2788, 2921, 8597, 8750, 9013, 13160 and 14387.</p>

The above minimum general rate provisions shall not apply to any land under the ownership of the North Burdekin Water Board and the South Burdekin Water Board and used for channel and ancillary Water Board purposes.

D. Rebates and Concessions

(a) Remission of Rates and Charges

It is the Council's policy to provide assistance by way of a remission of rates to eligible pensioners who comply with the policies of Council as identified hereunder.

Council Remission

For the year ended 30 June 2013 a bona fide pensioner, who is in receipt of a full pension/allowance, who produces a Pensioner Concession Card from Centrelink or a Pensioner Concession Card or a Repatriation Health Card – For All Conditions issued by the Department of Veteran Affairs, will be allowed a rates remission on property which is the principal place of residence of the pensioner and is owned by the pensioner. This policy shall also extend to bona fide pensioners who either have another bona fide pensioner(s) residing with them under the same roof or have any other person or persons earning an income residing under the same roof and to War Widows who are the holders of a Gold Card.

Such rates remission to be calculated as follows -

- (i) **Half the sum** of the relevant General Rates, Water Charges, Sewerage Charges, Septic Charges, CBD 1 Separate Charge and CBD 2 Separate Charge (excluding Waste Service Charges, Environment Separate Charge, Alva Beach Rural Fire Brigade, Clare Rural Fire Brigade, Mount Kelly Rural Fire Brigade, Scott Rural Fire Brigade, Wunjunga SBS Translator Special Charge and Urban Fire Service Levy) in respect of a bona fide full pensioner(s);
plus
- (ii) Discount of 10% will be allowed on the gross amount of rates and charges and before the deduction of Council remission and any State Government subsidy if rates and charges, together with any arrears, if any, are paid by expiry of the discount period;
and
- (iii) The maximum allowable rates remission shall be set at **\$342** and shall be allowed after Council discount has been deducted from gross rates and charges levied in respect of the assessment. Notwithstanding the provisions of this clause, eligible pensioners will be entitled to the maximum allowable rates remission, even if Council rates are not paid within the discount period.

The Council may in its discretion consider any **case on its merits** where special circumstances apply; and allow such remission as it sees fit up to the maximum remission.

A remission shall be allowed to a bona fide pensioner who is in receipt of a pension/allowance, who produces a Pensioner Concession Card from Centrelink or a Pensioner Concession Card or a Repatriation Health Card – For All Conditions issued by the Department of Veteran Affairs, and who occupies a dwelling in respect to which a **life tenancy** has been granted by way of Will only and providing there is no provision in the Will which relieves the life tenant of the obligation to pay the rates and charges levied in respect of the property and providing such property is the principal place of residence of the pensioner.

A remission shall be allowed to a bona fide pensioner who is a **resident of an Institution caring for the aged**, including hospitals and Blue Nursing Units, or is in **family care**.

Applications for remission of rates and charges by qualifying applicants who own relevant properties on 1 July 2012 are to be dealt with in the following manner:

- a. For existing bona fide Pensioners, the details currently held continue to be used for annual verification with Centrelink/Department of Veteran Affairs; and
- b. For new bona fide Pensioners or Pensioners requesting Council remission due to special circumstances, an annual application is required to be made and received.

The amount of pension payable at time of the verification from Centrelink/Department of Veteran Affairs will determine the eligibility for the Council remission.

A remission granted pursuant to this section is only applicable for the period of time that the applicant pensioner is the owner of the property and all requirements set out above remain fulfilled. If the principal place of residence is disposed of during the year, a supplementary rates notice will be issued to the owner of the property representing the proportionate share of the remission from date of sale to 30 June next.

State Government Subsidy :

For the year ending 30 June 2013, an approved pensioner as defined in guidelines for the State Government's Pensioner Rate Subsidy Scheme shall be entitled to a State Government subsidy equivalent to 20 per cent of the cost of gross rates and charges levied, excluding any amount in excess of \$1,000 per annum levied. The maximum entitlement of up to **\$200** shall be allowed after Council discount has been deducted from gross rates and charges levied in respect of the assessment. Notwithstanding the provisions of this clause, eligible pensioners will be entitled to the State Government subsidy up to an amount of \$200, even if Council rates are not paid within the discount period.

Donations' Policies :

For each financial year in the sewerage areas of Ayr, Brandon and Home Hill, donations equivalent to remission of half the sum of the relevant sewerage charges and after discount if applicable, in respect of second and subsequent pedestals and/or urinals at premises or land used for private schools, churches, welfare and youth organisations, sporting purposes and public halls, excluding premises licensed under the Liquor Act will be made to the relevant community organisations immediately upon payment in full, together with arrears if any, of all levied rates and charges and that the Council may, in its discretion, consider any case on its merits where special circumstances apply and make such donations as Council considers appropriate.

(b) Periodic Payments Policy

In arrears

Council will allow landowners who are unable to pay their rates by the due date to enter into an arrangement to make periodic payments in arrears following the levy of the rates and charges. Such arrangements are to be approved by the Chief Executive Officer by way of delegated powers from the Council, with no recovery action being taken while the arrangement is being maintained.

In advance

Council further states that there is no reason landowners cannot make periodic payments in advance of the levy of the rates and charges.

If there is evidence acceptable to Council that any eligible pensioner is unable to meet rate obligations within the discount period and is unable to enter into a periodic payment plan for payment of outstanding rates, satisfactory to the Chief Executive Officer, Council may, in exceptional circumstances after considering a report from the Chief

Executive Officer, agree to the outstanding rates remaining a charge on the land to be recovered following the death of an eligible pensioner/pensioners or as a result of sale/transfer of the land.

No discount shall be allowed for payment of rates by periodic payments.

(c) Application for Relief on Grounds of Hardship

Ratepayers may also apply for rate relief with an application on the basis of hardship supported by relevant documentation. The Council's policy governing the consideration of any application for relief on the grounds of hardship is currently as follows :-

- (a) An applicant will be eligible for consideration of rates remission on the grounds of financial hardship upon complying with the following criteria:-
 - (i) The applicant does not have reasonable assets external to the land upon which the application for relief on the grounds of hardship applies to; and
 - (ii) Payment of rates by the applicant would cause financial hardship within the next twelve (12) months;
- (b) Applicants will be required to disclose private financial documentation including, where applicable, the previous two (2) years tax returns, profit and loss statement and balance sheet as prepared by a registered accountant or tax agent;
- (c) For ratepayers experiencing difficulties with payment of rates, the Council may consider allowing delayed payment of rates and any arrears interest over a period of up to two (2) years, upon written application to the Chief Executive Officer for a periodic payment plan.

E. Waste Service

1.0 Kerbside Service

The kerbside service for the Shire is either a Three-Bin Service or a Two-Bin Service. The map defining the service areas is held in Council's Environment and Health office.

The Two-Bin Service consists of:

- A 140 litre, kerbside refuse service, or alternatively a 240 litre service (bin with red lid)* collected weekly;
- A 240 litre kerbside recycling service (bin with yellow lid) collected fortnightly.

The Three-Bin Service includes the following in addition to the above service:

- A 240 litre, kerbside green waste service (bin with light green lid) collected on alternate fortnights.

* Residents may request to change to the 240 litre general waste bin. The larger bin will incur a higher charge.

2.0 Definitions

Authorised Officer means a person authorised under the *Environmental Protection Act 1994*.

Commercial Waste means waste (other than green waste, recyclable waste, interceptor waste or waste discharged to a sewer) produced as a result of the ordinary use or occupation of the premises—

- (a) a hotel, motel, caravan park, cafe, food store or canteen;

- (b) an assembly building, institutional building, kindergarten, child minding centre, school or other building used for education;
- (c) premises where a sport or game is ordinarily played in public;
- (d) an exhibition ground, show ground or racecourse;
- (e) an office, shop or other premises where business or work, other than a manufacturing process, is carried out.

Defined Service Area means the sections of the Burdekin Shire which are provided with a waste service as shown on the map held in Council's Environment and Health office.

Domestic Waste means waste (other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer) resulting from the ordinary domestic use or occupation of any premises or any part thereof, being—

- (a) a single unit private dwelling; or
- (b) premises containing 2 or more separate flats, apartments or other dwelling units;
- (c) a boarding house, hostel, lodging house or guest house

Green Waste means grass clippings, trees, bushes, shrubs, loppings of trees, bushes or shrubs, or similar matter produced as a result of the ordinary use or occupation of premises.

Industrial Waste means interceptor waste and waste other than—

- (a) commercial waste;
- (b) domestic clean-up waste;
- (c) domestic waste;
- (d) green waste;
- (e) recyclable interceptor waste;
- (f) recyclable waste;
- (g) waste discharged to a sewer.

Occupied Land means land other than vacant land and includes land with a shed, caravan or similar structure, where people may reside, regardless of the length of time.

Rates include supplementary rates.

Special Event refers to a community event held by a charitable or non-profit community group.

Three-Bin Service Area means a designated area where one 140L mobile bin of refuse is collected and disposed of weekly, one 240L mobile bin of recyclables and one 240L mobile bin of green waste is collected and disposed of fortnightly.

Two-Bin Service Area means a designated area where one 140L mobile bin of refuse is collected and disposed of weekly and one 240L mobile bin of recyclables is collected and disposed of fortnightly.

Waste Service refers to the storage, collection and conveyance of waste and the disposal thereof.

Waste Services Charges means the charges set by Council in the Revenue Statement.

3.0 Levying of charges for kerbside waste collection

The Council will charge all residences within the defined service area for waste services.

Council will provide waste services to occupied land only.

The owner or occupier of any residential premises, land, or structure within the defined service area that is capable of producing waste will be levied a waste service charge. The type of waste service charge will depend on whether the premise is located within a Three-Bin Service or a Two-Bin Service area.

For a residential premise outside of these areas, the owner or occupier is required to service their own refuse bins on a weekly basis. Fees will apply for the disposal of these wastes at Council's waste facilities.

4.0 Services based on type of residential premise

House or House with Granny Flat

All houses must have, at least, a single waste service: i.e. within a Three-Bin Service Area - 1 x 140L mobile refuse bins, 1 x 240L mobile recycling bin, and 1 x 240L mobile green waste bin; and within a Two-Bin Service Area - 1 x 140L mobile refuse bin and 1 x 240L mobile recycling bin.

Multi-Residential Premise including Duplexes

Multi-residential premises include two or more permanently constructed residential units (single occupancy per unit).

Council will supply each unit with 1 x 140L mobile refuse bin and 1 x 240L mobile recycling bin. Council's authorised officer will determine the provision of a green waste service for premises within the Three-Bin Service area.

The green waste service for multi-residential premises will be a communal service with the bins shared among the units. The owner or the owner's representative may make a written request for an extra green waste service for a particular unit.

Alternatively, a bulk waste bin may be provided (through a private contractor) for the general waste portion of the service. The bulk bin must be the equivalent of the calculated volume of the 140L mobile refuse bins, rounded up to the next bulk bin size.

Example

Multi-Residential Premise of five units (5x140L = 700L) is required to have at least 5 x 140L mobile refuse bins or the equivalent in bulk waste bin, serviced at least once per week; and at least 5 x 240L mobile recycling bins and 5 x 240L mobile green waste bins, serviced at least once per fortnight.

Council's authorised officers will determine the minimum refuse services that the owner must provide.

Residential Unit attached to Commercial/Industrial Premises

Council's authorised officers will determine the waste services for residential unit/s. The commercial/industrial portion of the premises shall receive a commercial/industrial service (refer to Commercial/Industrial Requirements).

5.0 Residential premises not within the defined service area

All occupied land within the Shire that is outside the defined service area, and therefore not receiving a regular waste collection service, will be required to pay for the disposal of their waste at Council's waste facilities.

Residents who would like to receive a domestic waste service are required to submit a request in writing.

When determining the request, Council's authorised officers will consider the following:

- (i) if the collection vehicles can access the area;

- (ii) whether it is economically viable for the contractor to provide the requested service; and
- (iii) if there is support from 65% of property owners in the road in favour of receiving the service.

6.0 Commercial and Industrial Services

Commercial and industrial premises within the defined service area are required to have a general waste service with a minimum collection frequency of weekly.

Each premise shall have either a 240 litre mobile refuse bin or equivalent service provided by an approved private contractor plus a recycling service supplied through Council.

Where Council has been notified that a private contractor undertakes waste collection services and the general waste service cancelled as per section 9.3, waste charges levied will consist of the relevant recycling service component.

Item specific recycling services e.g. bulk cardboard, scrap metal and the like may be available through a private contractor.

7.0 Charities and Community Groups

Council's authorised officers may grant an exemption, refund, or part refund on payments for waste service charges or for a waste service charge for a 'special event' by charities and non-profit community groups meeting the following criteria:

- The organisation must be based in and provide services to the residents of the Burdekin Shire.
- A charity and non-profit community group includes:
 - Church, ministry and church administered institutions for non-profit and charitable purposes,
 - Scouts and Girl Guides,
 - Veteran and War Widow Associations,
 - Voluntary, non-profit community and welfare organisations,
 - Volunteer bush fire brigades, and
 - Voluntary sporting organisation
- Organisations that hold a commercial liquor licence or gaming licence do not qualify for an exemption.
- Organisations, the main activity of which is the responsibility of another level of government, do not qualify for an exemption.

8.0 Bin Enclosures

Refer to Waste Management Planning Scheme Policy held in Council's Environment and Health office for more information.

9.0 General Issues

9.1 Change to Service Level

The owner may request a change to service level in writing or via Council's Customer Service Centre. The charges for these services will be levied via a rates notice.

The minimum charge levied for a change to the service will be six months.

9.2 Lost or stolen bins

The replacement of lost or stolen bins will be at the discretion of the Manager Environment and Health.

The owner of the lost or stolen bin(s) is to make a Police report in accordance with the *Procedure for Lost and/or Stolen Bins*.

Repeated reports of lost/stolen bins for a single property may incur a replacement fee.

9.3 Cancelling a service

Cancelling of a waste service will only occur where the building has been demolished or is unfit for occupation. The cancelling of a waste service will not occur where the premises are unoccupied for a period.

A commercial or industrial premise may cancel their waste service provided they are to receive a waste service from a private contractor.

Cancelling a service will lead to a proportional reduction or refund of the annual levied charge.

9.4 Commencing a service

Waste service charges will apply from the date of commencement or availability of service. New services commenced during the year are pro-rata levied.

9.5 Assessment of bin quota/service level

Council's authorised officers have the discretion to amend waste management services depending on the needs of the residents and the waste generated.

9.6 Bulk Bin service

Commercial premises that require a bulk bin service may contact an approved waste contractor to arrange a service at their own cost.

9.7 Variations

The Manager Environment and Health will assess written requests for an exemption, refund, part refund or variation under this revenue statement.

9.8 Requirements to kerbside collection

- Place bins on the kerb prior to 6.00am on collection day, and brought back within the property boundaries as soon as possible after collection, preferably by dusk.
- Place bins approximately 1 metre apart and are not to be located near trees, parked cars or other obstacles that may prevent the truck from emptying the bin.
- Bins that are overfull (with the lid open more than 45 degrees); or too heavy (weigh more than 55 kilograms) will not be collected. Residents will need to take their waste to the landfill or transfer station, as the truck will not return to empty the bin. Disposal costs will apply.
- Recycling and green waste bins must only contain the products listed on the lid and/or in the brochure provided, which is also available on Council's website. Residents with bins contaminated with unsuitable material may be issued with a notice and an information brochure advising of the contamination. When three (3) notices of contamination are issued in a financial year the service may be suspended initially for one (1) month, for three (3) months if a further 3 notices are issued; or permanently, at the discretion of the Manager Environment and Health.

10.0 Bin Charges

The levying of a charge will occur on all lands and/or premises within the defined service area.

10.1 Consistent commencement of charges

- (a) The levy for all waste and recycling charges will apply on a pro-rata basis from the date of delivery of the bins to the property.
- (b) Where Council identifies that a domestic structure or occupied land is without a general waste, recycling or green waste collection charge, the charge will be levied pro-rata from the time that the structure was completed, or the occupied land was capable of producing waste. The backdating of charges will be for a maximum of one year.

10.2 Removal of Charges

Removal of any waste and recycling charge on a pro-rata basis will only occur:

- (a) When Council identifies that the domestic or commercial structure has been demolished and the land is unoccupied; or
- (b) Upon supply of written evidence (e.g. copy of new waste contract) that a commercial premise has an equivalent service provided by an alternative waste service provider.

10.3 Waste Service Charges

The following waste service charges shall apply in the defined service area.

140L Rural Residential 2 Bin Service	\$375
240L Rural Residential 2 Bin Service	\$466
140L Residential 3 Bin Service	\$429
240L Residential 3 Bin service	\$520
240L Commercial 2 Bin Service	\$428
240L Commercial 3 Bin Service	\$482
140L Multiple Residential 2 Bin Service	\$375
240L Multiple Residential 2 Bin Service	\$466
Multiple Residential Green Waste Service as determined by Council authorised officer and in proportion to residences serviced	
Additional 140L Residential Refuse Bin	\$303
Additional 240L Residential Refuse Bin	\$394
Additional 240L Commercial Refuse Bin	\$335
Additional Residential Recycle Bin	\$ 72
Additional Commercial Recycle Bin	\$ 93
Additional Green Waste Bin	\$ 54

F. Sewerage Scheme

Council is applying partial cost recovery, including a reasonable return on capital, as the basis for utility charges.

A sewerage charge will be levied on each rateable property, both vacant and occupied, that Council has or is able to provide with sewerage services and identified hereunder.

The sewerage charge is set to recover all of the costs associated with the provision of sewerage and waste water services provided by Council in the financial year. These costs include loan interest, depreciation and the cost of on-going maintenance and operation of the system, including treatment plant operations.

A charge is set, subject to the provisions hereunder, and referred to as classes of buildings in accordance with the "Building Code of Australia 1996" as amended, for each pedestal in residential dwellings and residential lots under the Body Corporate and Community Management Act 1997, or other community titles act that are connected to Council's sewerage system. Where sewerage services are provided to the common property of sewerage scheme land within the meaning of the Body Corporate and Community Management Act 1997, the Body Corporate shall be levied a charge on each pedestal.

(a) The Sewerage Area shall consist of: -

All land situated in the Shire of Burdekin that the Council is prepared to sewer. A parcel of land shall be deemed to be within a sewerage area if the Council is prepared to sewer any part of the land.

Such charges shall be levied to defray the cost of constructing sewerage including the payment of interest on and redemption of, the instalments into a sinking fund, in respect of any loan money borrowed for or in respect of such function and the cost of operating, maintaining, and managing sewerage.

The charges shall also apply in respect of any land or any structure, building or place on land that is not rateable under Section 93 of the Local Government Act 2009.

In this subsection reference is made to classes of Buildings. Buildings and portions of buildings shall be classified in accordance with the "Building Code of Australia 1996", as amended as follows -

Class 1 One or more buildings which in association constitute -

(a) Class 1a - a single dwelling being -

- (i) a detached house; or
- (ii) one or more attached dwellings, each being a building, separated by a fire resisting wall, including a row house, terrace house, town house or villa unit; or

(b) Class 1b - a boarding house, guest house, hostel or the like with a total floor area not exceeding 300 m2 and in which not more than 12 persons would ordinarily be resident, which is not located above or below another dwelling or another Class of building other than a private garage.

Class 2 - A building containing two or more sole-occupancy units each being a separate dwelling.

Class 3 - A residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including: -

- (a) A boarding house, guest house, hostel, lodging house or backpackers' accommodation; or
- (b) A residential part of a hotel and motel; or
- (c) A residential part of a school; or
- (d) Accommodation for the aged, disabled or children; or
- (e) A residential part of a health-care building which accommodates members of staff.

Class 4 - A dwelling in a building that is Class 5, 6, 7, 8, or 9 if it is the only dwelling in the building.

Class 5 - An office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8, or 9.

Class 6 - A shop or other building for the sale of goods by retail or the supply of services direct to the public, including: -

- (a) An eating room, cafe, restaurant, milk or soft drink bars; or
- (b) A dining room, bar, shop or kiosk part of a hotel or motel; or
- (c) A hairdresser's and barber's shop, public laundry, or undertaker's establishment; or
- (d) Market or sale room, show room, or service station.

Class 7 - A building which is -

- (a) A public car park; or
- (b) for the storage, or display of goods or produce for sale by wholesale.

Class 8 - A laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

Class 9 - A building of a public nature -

- (a) Class 9a - a health-care building, including those parts of the building set aside as a laboratory; or
- (b) Class 9b - an assembly building, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another class.

Class 10 - a non-habitable building or structure -

- (a) Class 10a - a non-habitable building being a private garage, carport, shed, or the like; or
- (b) Class 10b - a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool or the like.

- (b) The charges in the Sewerage Area shall be:-

A charge of **\$512** shall be made where sewerage is provided for a full year to Class 1a or Class 4 buildings and portion of buildings and to a single dwelling unit of a Class 2 building. This charge shall apply subject to Clause (c) hereunder. In respect of each and every parcel of vacant land separately valued for rating purposes, a charge of **\$512** for a full year shall be made.

A charge of **\$512** shall be made where sewerage is provided for a full year to a Lot contained in a Body Corporate and Community Management Act 1997 or another community title Act. This charge shall apply subject to Clause (c) hereunder. This charge shall be payable from the date of registration of the community titles scheme and shall be payable by the owner.

A **pro rata charge** based on **\$512** per annum shall apply in respect of any parcel of land to which sewerage supply is or is not connected and which becomes separately valued during the financial year or to which the Chief Executive Officer deems shall be separately valued during the financial year. Such charge is to take effect from the date of possession or date of effect of valuation, whichever is the earlier.

A **pro rata charge** based on **\$512** per annum shall apply in respect of any parcel of land to which sewerage supply is connected.

- (c) Two or more water closet pans installed at Class 1a or Class 4 buildings or portions of buildings and to a single dwelling unit of a Class 2 building shall be permitted without the imposition of charges other than those in Clause (b).
- (d) A charge of **\$512** shall be made for each water closet pan and/or each 1800mm of urinal or part thereof (as defined by the Standard Sewerage By-laws) connected, proposed to be connected or required to be connected (in accordance with the minimum number/s of water closet pans and/or urinals specified in the

Building Code of Australia 1996) at Classes 1b, 3, 5, 6, 7, 8 & 9 buildings, or portions of buildings, where sewerage is available for a full year or on a pro rata basis according to the proportion of the year for which sewerage is available. In this sub- clause, the charge of **\$512** shall also apply in respect of three wall urinals or part thereof.

- (e) Notwithstanding the above, a charge of **\$512** shall be made for the first three and a charge of **\$256** for subsequent water closet pans and/or each 1,800 mm of urinal and part thereof (as defined by the Standard Sewerage By-laws) connected, proposed to be connected or required to be connected (in accordance with the minimum number/s of water closet pans and/or urinals specified in the Building Code of Australia 1996) at premises listed in the **Schedule** below, or as the Council may determine by resolution.

Schedule

Motels, Hotels, Taverns, Accommodation Units, Caravan Parks, Service Stations, Non-Government Offices (includes combined workshops, warehouse), Shops, Restaurants, Skating Rinks, Cinemas, Drive-In Theatres, Factory, Foundry, Private Day Care Centres, Sporting Bodies with permanent liquor licences, Ayr Anzac Club – RSL Premises.

- (f) A charge of **\$512** shall be made in respect of each separately valued parcel of land on which any building and portions of buildings are erected, and not being chargeable as hereinbefore set out.
- (g) Within the Sewerage Area, for premises that pump septic tank effluent to the sewer system, an annual charge equivalent to 60% of the standard sewerage charge of **\$512** which equates to **\$307-20** shall apply. Provided that approval of the Council is received to dispose of the effluent as aforesaid. Provided also that the Council shall apply an infrastructure contribution charge to be set as a General Charge by resolution of the Council.
- (h) Sewerage charges to be levied on sporting and other organisations (including the Burdekin Race Club, Home Hill) located outside the sewerage areas where these organisations provide their own pumping facilities and sewer line for the conveyance of sewage from their premises into the Council's Sewerage System be based on one-third (to the next) of the sum of the number of water closet pans plus each 1800mm of urinal installed for use at the premises at the rate of **\$512** per water closet pan.

G. Water Supply Scheme

Council has resolved to charge for water services under a consumption based two-part pricing policy. The outcomes of this form of water supply demand management are aimed at community benefit from:

- Establishment of a charging system more closely aligned to equitable user pays principles;
- Reduced water consumption resulting in:
 - reduced operational costs,
 - deferment of future augmentation works for water treatment plants and delivery systems, and
 - an improved environmental balance of ground water reserves for future generations.

Council is applying partial full cost recovery, including a reasonable return on capital, as the basis for utility charges.

Council has adopted a two-part water pricing regime with an annual base allowance of zero kilolitres per meter for a minimum access charge of **\$413**.

- (a) The Council has resolved to introduce a consistent water charging regime for the provision of water and makes water charges on the bases set out below to be levied on all land within the Water Area as described below.

The Water Area shall consist of:

All land situated in the Shire to which the Council is prepared to supply water including the Ayr/Brandon, Home Hill, Mt. Kelly and Giru Water Supply Schemes and the Airdmillan, Klondyke, Colevale, Groper Creek, Alva and Sutcliffe Water Supply Extensions. A parcel of land shall be deemed to be within a water area if the Council is prepared to supply water to any part of the land.

Such charges shall be levied to defray the cost of constructing the water supply including the payment of interest on and redemption of any loan money borrowed for or in respect of such function and the cost of operating, maintaining, and managing the water supply.

The charges shall also apply in respect of any land or other structure, building or place on land that is not rateable under Section 93 of the Local Government Act 2009.

- (b) The basis of the water charges in the Water Area shall be: -
- (i) a minimum access charge; and
 - (ii) a consumption charge for each kilolitre consumed as registered by a meter installed by Council.
- (c) Except as hereinafter provided, a minimum access charge of **\$413** shall be payable in respect of a water connection to any land and building (or part thereof) or other structure whether occupied or not and a minimum access charge of **\$413** shall be payable in respect of every parcel of vacant land separately valued for rating purposes to which the water supply is or is not connected.
- (d) For premises containing Lots under the Body Corporate and Community Management Act 1997 or another community title Act, where each Lot and Common Property is capable of separate measurement of water, a minimum access charge of **\$413** shall be payable in respect of each and every individual metered water connection point.
- (e) For premises containing Lots under the Body Corporate and Community Management Act 1997 or another community title Act, where each Lot and Common Property is not capable of separate measurement of water, a minimum access charge of **\$413** shall be payable in respect of each Lot as if each Lot was provided with an individual metered water connection point.
- (f) The minimum access charge shall be payable from the date of registration of the community titles scheme and shall be payable by the owner.
- (g) Notwithstanding Clause (c) above, in respect of any land connected to the Groper Creek Water Supply Scheme, the minimum access charge of **\$413** shall not be payable until such time as any land or building (or part thereof) commences to draw water from the water supply scheme.
- (h) A **pro rata charge** based on **\$413** per annum for all land situated in the Water Area shall apply in respect of any parcel of land to which water supply is, or is not connected and which becomes separately valued during the financial year or to which the Chief Executive Officer deems shall be separately valued during the financial year. Such charge is to take effect from the date of possession or date of effect of valuation, whichever is the earlier.
- (i) A building, any part of which is separately occupied or capable of being separately occupied, shall be levied with a minimum access charge in respect of each and every individual metered water connection point, provided the building is in single title ownership.

- ### Consumption Readings and Charges

Consumption Charges for Water Consumed in the 2011/2012 Financial Year:

Consumption Charges for Water Consumed in the 2012/2013 Financial Year:

- (p) In respect of fire hose reel services, all existing services are to have meters fitted retrospectively where practicable. All such services will be then capable of being measured in respect of their water consumption and Council will levy a consumption charge for each kilolitre consumed. Dedicated fire mains are to be installed with no meter and they are not intended to be metered for consumption. Where a fire hose reel is

connected off a dedicated fire main, a combination meter is to be installed and the consumption measurement is to be taken from the low flow (fire hose reel) meter only.

- (q) The Council intends to undertake two water meter readings per year based on the current format of October/November and May/June as an initial frequency and increased readings be considered as consumption trends and predictions are identified accurately and with confidence. Following the October/November meter reading a consumption charge (if applicable) shall be levied on the landowner based on the relevant consumption charges for water consumed in that financial year. Following the May/June meter reading, a consumption charge shall be levied on the landowner based on the relevant consumption charges. The calculation of the latter consumption charge will take into account total consumption and the levy of previous charges, if any.
- (r) If any meter in use ceases to register or is reported by an officer of the Council to be out of order or registering inaccurately, the Chief Executive Officer may estimate the charge for the water supplied during the period such meter was not in working order by considering the daily average consumption of a comparative period selected by the engineer or the whole of the previous financial year, whichever is the lowest, and multiplying this average by the number of days the meter is out of order or registering inaccurately. Notwithstanding the above, the Chief Executive Officer may cause a check meter to be installed and estimate the charge upon the registration thereof.
- (s) In the case where the Chief Executive Officer is satisfied, on reasonable grounds, that there was a previously undetected leak within the property boundaries, the Chief Executive Officer, in accordance with delegated powers from the Council, will determine the basis for charging consumption charges. His determination, entirely in his discretion, shall be made either upon the basis of annual consumption over the previous three year period or where there is not a history of consumption water charges prior to detection of the leak, and where the Chief Executive Officer is satisfied as to the bona fides of the claim, on the basis that the Chief Executive Officer shall reduce the consumption charges up to an amount of 50% of the amount otherwise payable

H. Environment Separate Charge

The Environment Separate Charge to meet the ongoing and proposed funding commitments towards environment improvement and natural resource conservation initiatives shall be **\$16.50** and shall apply equally to all rateable assessments.

I. CBD 1 Separate Charge

The CBD 1 Separate Charge to meet the ongoing payment of interest on and redemption of any instalments in respect of any loan money borrowed for or in respect of cost of constructing and implementing Stage 1 of the CBD Revitalisation Project shall be **\$16-29** and shall apply equally to all rateable assessments per annum for a period of **eight (8) years from 2005/06 until 2012/13**.

J. CBD 2 Separate Charge

The CBD 2 Separate Charge to meet the ongoing payment of interest on and redemption of any instalments in respect of any loan money borrowed for or in respect of cost of constructing and implementing Stage 2 of the CBD Revitalisation Project shall be **\$11-14** and shall apply equally to all rateable assessments per annum for a period of **ten (10) years from 2005/06 until 2014/15**.

K. Wunjunga SBS Translator Special Charge

The Wunjunga SBS Translator Supply Special Charge to meet the ongoing cost of repairs, maintenance and electricity supply to the SBS television translator shall be **\$4-52**. The benefited area is defined in a schedule of benefited properties (held by Council's Rates office).

L. Alva Beach Rural Fire Brigade Special Charge

The Alva Beach Rural Fire Brigade Special Charge shall be **\$30** and will be levied on all rateable land within the area marked on Plan No. RF1621 (held by Council's Rates office) for the purposes of raising funds for the Alva Beach Rural Fire Brigade. Funds collected are for the purpose of contributing to the purchase and maintenance of equipment and infrastructure by the Brigade. The Council is of the opinion that all land within the area receives a special benefit from those activities. The levy is based on the requirements of the Brigade as set out in its budget and agreed to annually by the Council.

M. Clare Rural Fire Brigade Special Charge

The Clare Rural Fire Brigade Special Charge shall be **\$20** and will be levied on all rateable land within the area marked on Plan No. RF0463 (held by Council's Rates office) for the purposes of raising funds for the Clare Rural Fire Brigade. Funds collected are for the purpose of contributing to the purchase and maintenance of equipment and infrastructure by the Brigade. The Council is of the opinion that all land within the area receives a special benefit from those activities. The levy is based on the requirements of the Brigade as set out in its budget and agreed to annually by the Council.

N. Mount Kelly Rural Fire Brigade Special Charge

The Mount Kelly Rural Fire Brigade Special Charge shall be **\$35** and will be levied on all rateable land within the area marked on Plan No. RF2009 (held by Council's rates office) for the purposes of raising funds for the Mount Kelly Rural Fire Brigade. Funds collected are for the purpose of contributing to the purchase and maintenance of equipment and infrastructure by the Brigade. The Council is of the opinion that all land within the area receives a special benefit from those activities. The levy is based on the requirements of the Brigade as set out in its budget and agreed to annually by the Council.

O. Scott Rural Fire Brigade Special Charge

The Scott Rural Fire Brigade Special Charge shall be **\$40** and will be levied on all rateable land within the area marked on Plan No. RF0425 (held by Council's Rates office) for the purposes of raising funds for the Scott Rural Fire Brigade. Funds collected are for the purpose of contributing to the purchase and maintenance of equipment and infrastructure by the Brigade. The Council is of the opinion that all land within the area receives a special benefit from those activities. The levy is based on the requirements of the Brigade as set out in its budget and agreed to annually by the Council.

P. Time within which Rates must be Paid

Rates and charges must be paid within the discount period as defined in Section Q.

Q. Discount on Rates and Charges as an Incentive for Early Payment

To encourage the prompt payment of rates and charges, a discount will be allowed on rates and charges levied if the rates and charges, including any arrears, are paid within 30 clear days from the date of issue of the rate notice (referred to as the Discount Period).

Discount of **10%** is to be allowed on rates and charges (excluding fire service charges and Alva Beach, Clare, Mount Kelly and Scott Rural Fire Brigade Special Charges) if such rates and charges (including arrears of rates and charges and fire service charges) are paid in full within the discount period.

R. Interest on Rates and Charges

It is Council's policy to ensure that the interests of ratepayers are protected by discouraging the avoidance of responsibility for payment of rates and charges when due. To this end, Council will impose interest on rates and charges which remain unpaid at 30 June next following the levy of the rates and charges.

The rate of interest to be charged on rates and charges unpaid at the end of the financial year in which the same become due and payable shall be **11%** per annum compound interest calculated on daily balances which is the maximum rate of interest provided for in Section 67 of the Local Government (Finance, Plans and Reporting) Regulation 2010.

S. Recovery of Rates and Charges

The Council requires payment of rates and charges within the specified thirty (30) day period after the issue of the rate notice, excluding those ratepayers electing to remit rates by an approved periodic payment plan.

Ratepayers who do not have an approved periodic payment plan will receive a first and final reminder notice. Following the first and final reminder notice, ratepayers who do not have an approved periodic payment plan will become subject to debt recovery and/or legal action through Council's Debt Management Collector to recover overdue rates and charges.

T. Regulatory, Cost Recovery, Commercial and Other Fees

Council shall by resolution fix regulatory fees for services and facilities including but not limited to, an application for, or the issue of, an approval, consent, licence, permission, registration or other authority under a local government act. Such charges will generally be contained in the Register of Regulatory Fees as adopted by Council from time to time in the Fees and Charges schedule.

The regulatory and cost recovery fees shall be no more than the cost to the local government of providing the service or taking the action for which the fee is charged.

In accordance with Council's general corporate and contractual powers under the Local Government Act 2009, the Council shall by resolution fix a fee for the commercial or other voluntary supply and acquisition of goods and services

ITEM 4 – Adoption of the Debt Policy for 2012-13 to 2021-22 Financial Years

Recommendation

That the Council in accordance with Section 133 of the Local Government (Finance, Plans and Reporting) Regulation 2010 adopts the Debt Policy which states the new borrowings planned for the 2012-13 financial year and the next nine (9) financial years; and the time over which the local government plans to repay existing and new borrowings.

Resolution

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

CARRIED



Debt Policy

Commencement Date: 1 July 2012

Function: Financial Management

RESPONSIBILITIES

Policy Owner	<i>Director - Corporate & Community Services</i>
Policy Contact	<i>Manager – Financial Services</i>
Approval Authority	<i>Council</i>
Next Review Date	<i>1 June 2013</i>

REVISION HISTORY

Rev	Status	Date	Approver / Meeting	Resolution / Document No.
<i>0</i>	<i>Adopted</i>	<i>21-08-12</i>	<i>Special Council Meeting</i>	

1 PURPOSE

The objective of this policy is to ensure the sound management of Council's existing and future debt.

2 SCOPE

This policy applies to borrowings for capital works by Burdekin Shire Council.

3 POLICY STATEMENT

- All external borrowing shall be obtained through the Queensland Treasury Corporation and Council shall continue to use the full range of Queensland Treasury Corporation's fund management services in order to enhance Council's loan/redemption procedures.
- Council aims to finance capital works and new assets to the greatest extent possible from revenue, grants and subsidies or any specific reserves primarily established to fund capital works.
- It is Council's intention to fully fund depreciation which is a significant source of funding.
- Council will not use long-term debt to finance operating activities or recurrent expenditure.
- Council will always be mindful of the additional cost incurred by the community when assets are required through borrowings, which increases the cost of providing capital infrastructure.
- The repayment for new and existing borrowings will be set at 10 years or less except in the case of borrowings for major long-life infrastructure assets where a repayment period will be determined on an individual basis.
- Detailed capital works and asset acquisition programs for the next 9 years together with the 10 year financial model will provide the basis for determination of funding options.

Debt Policy

Planned Borrowings

Planned borrowings for asset acquisition and replacement for the current financial year and the next nine financial years are as follows:

Year of Borrowing	Function	Amount	Term
30/06/2013	General	\$ 415,000	10 years
30/06/2014	General	\$1,450,000	10 years
30/06/2015	General	\$2,815,000	10 years
30/06/2015	Waste	\$2,000,000	4 years
30/06/2016	General	\$1,920,000	10 years
30/06/2017	General	\$3,210,000	10 years
30/06/2018	General	\$4,655,000	10 years
30/06/2019	General	\$1,580,000	10 years
30/06/2019	Waste	\$2,000,000	4 years
30/06/2019	Sewerage	\$840,000	15 years
30/06/2020	General	\$1,980,000	10 years
30/06/2020	Sewerage	\$2,600,000	15 years
30/06/2021	General	\$1,460,000	10 years
30/06/2022	General	\$2,000,000	10 years
30/06/2022	Sewerage	\$1,400,000	15 years

Debt Policy

Existing Borrowings

As at 31st March 2011, Council's existing borrowings and expected terms for repayment are as follows:-

Loan	Debt Pool	Expected Loan Term
Roadworks 3	FRDP	0.37
CBD Revitalisation	FRDP	0.22
Roadworks 4	3 Year	2.24
CBD Revitalisation 2	3 Year	1.88
Drainage	3 Year	1.46
Waste	3 Year	2.90
Drainage 2	6 Year	4.96
Drainage 3	6 Year	5.95
SES	6 Year	4.86
General	6 Year	5.05
General 2010	9 Year	7.82
General 2011	9 Year	8.95
General 2012	9 Year	9.65

4 LEGISLATION

Local Government Act 2009

Local Government (Finance, Plans and Reporting) Regulation 2010

Statutory Bodies Financial Arrangements Act 1982

Statutory Bodies Financial Arrangements Regulation 2007

ITEM 5 – Adoption of Investment Policy for 2012-13 Financial Year

Recommendation

That the Council in accordance with Section 132 of the Local Government (Finance, Plans and Reporting) Regulation 2010 adopts the Investment Policy for the 2012-13 financial year.

Resolution

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

For: Councillors Lowis, McCathie, Loizou and Dalle Cort

Against: Councillors Liessmann and Bawden

CARRIED 4/2



Investment Policy

Commencement Date: 1 July 2012

Function: Financial Management

RESPONSIBILITIES

Policy Owner	<i>Director Corporate & Community Services</i>
Policy Contact	<i>Manager Financial Services</i>
Approval Authority	<i>Council</i>
Next Review Date	<i>1 June 2013</i>

REVISION HISTORY

Rev	Status	Date	Approver / Meeting	Resolution / Document No.
0	DRAFT	21/08/2012	Council Special Meeting	

1 PURPOSE

The purpose of this policy is to maximise earnings from authorised investments of surplus funds after assessing market and minimising risks.

2 SCOPE

This policy applies to investment of surplus funds by the Manager Financial Services within Council's risk philosophy.

3 EXCEPTIONS

Not applicable

4 DEFINITIONS

Definitions are contained within the applicable legislation.

5 POLICY STATEMENT

Council's philosophy for investments is to protect the capital value of investments, with the objective of maximising returns, through an active investment strategy within the overall risk philosophy.

Council is committed to:

- Investing only in investments as authorised under current legislation
- Investing only with approved institutions
- Investing to facilitate diversification and minimise portfolio risk
- Investing to facilitate working capital requirements
- Maintaining documentary evidence of investments
- No more than 30% of Council's investments will be held with one financial institution or one fund manager for investments outside of Queensland Treasury Corporation

6 OBJECTIVES

Council's investment objectives are to meet or exceed the fair value for each investment, as measured by Queensland Treasury Corporation's Fair Value Calculator.

7 PRINCIPLES

"Fair value" means receiving an appropriate, or fair return for the risk inherent in the investment and is based on four key considerations

- Credit rating of the institution
- Amount of the investment
- Term of the investment
- Interest rate offered

8 PROCEDURES

Procedures are evidenced by the investment documents.

9 LEGISLATION

Local Government Act 2009

Local Government (Finance, Plans and Reporting) Regulation 2010

Statutory Bodies Financial Arrangements Act 1982

Statutory Bodies Financial Arrangements Regulation 2007

10 ASSOCIATED DOCUMENTS

Documentary evidence of investments

ITEM 6 – Adoption of 2012-13 Budget

Recommendation

That the Council in accordance with Section 99 and 100 of the Local Government (Finance, Plans and Reporting) Regulation 2010 adopts the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows and Statement of Changes in Equity for the 2012-13 Budget and 2013-14 to 2014-15 forecast years including amended estimates for the 2011-12 financial year; and the relevant measures of financial sustainability for the financial years 2011-12 to 2021-22.

Resolution

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

For: Councillors Lowis, McCathie, Loizou and Dalle Cort

Against: Councillors Liessmann and Bawden

CARRIED 4/2

BURDEKIN SHIRE COUNCIL**Budgeted Statement of Comprehensive Income**

For the periods ending 30 June

	2011/12	2012/13	2013/14	2014/15
	\$	\$	\$	\$
Revenue				
Rates and utility charges	34,092,208	35,411,098	37,679,144	39,612,763
Less Discounts & Pensioner remissions	(3,405,930)	(3,473,083)	(3,679,137)	(3,853,908)
Net rates and utility charges	30,686,278	31,938,015	34,000,007	35,758,855
Other fees and charges	2,397,362	2,382,180	2,501,289	2,626,350
Operating grants, subsidies and contributions	6,384,738	3,060,026	3,531,088	3,624,399
Interest revenue	1,839,619	1,726,400	1,817,870	1,951,164
Sales of contract and recoverable works	2,120,000	1,610,000	1,690,500	1,775,025
Other Income	248,397	131,660	138,242	145,152
TOTAL OPERATING REVENUES	43,676,394	40,848,281	43,678,996	45,880,945
Expenses				
Employee benefits	(16,274,747)	(16,882,096)	(17,715,400)	(18,424,010)
Materials and services	(15,531,964)	(14,711,041)	(14,946,571)	(16,136,519)
Depreciation and Amortisation	(7,806,141)	(8,389,309)	(8,929,541)	(9,530,205)
Finance Costs	(530,688)	(507,798)	(457,465)	(516,855)
TOTAL OPERATING EXPENSES	(40,143,540)	(40,490,244)	(42,048,977)	(44,607,589)
Operating surplus (deficit)	3,532,854	358,037	1,630,019	1,273,356
Capital income and expenditure:				
Cash capital grants, subsidies and contributions	13,799,302	10,620,203	8,102,147	5,710,000
Other capital expense	(795,500)			
Net result for the period	16,536,656	10,978,240	9,732,166	6,983,356

BURDEKIN SHIRE COUNCIL**Budgeted Statement of Financial Position**

As at the periods ending 30 June

	2011/12	2012/13	2013/14	2014/15
	\$	\$	\$	\$
Current Assets				
Cash and deposits	24,642,341	23,420,168	25,547,947	26,734,359
Receivables	3,347,659	3,347,659	3,347,659	3,347,659
Inventories	1,014,805	1,014,805	1,014,805	1,014,805
	29,004,805	27,782,632	29,910,411	31,096,823
Non-Current Assets				
Receivables	301,633	301,633	301,633	301,633
Property, plant and equipment	420,359,072	431,436,810	439,186,346	448,273,566
Intangible assets	885,680	996,617	887,117	874,092
Capital Work in Progress	3,683,952	3,683,952	3,683,952	3,683,952
	425,230,337	436,419,012	444,059,048	453,133,243
TOTAL ASSETS	454,235,142	464,201,644	473,969,459	484,230,066
Current Liabilities				
Trade and other payables	4,371,850	4,371,850	4,424,359	4,478,968
Interest bearing liabilities	1,566,772	1,569,972	1,699,594	1,803,471
Provisions	101,046	101,046	105,087	109,290
Other	1,197	1,197	1,197	1,197
	6,040,865	6,044,065	6,230,237	6,392,926
Non-Current Liabilities				
Trade and other payables	440,375	456,922	475,198	494,205
Interest bearing liabilities	6,834,875	5,657,357	5,407,763	8,419,292
Provisions	9,804,374	9,950,407	10,031,202	10,115,228
	17,079,624	16,064,686	15,914,163	19,028,725
TOTAL LIABILITIES	23,120,489	22,108,751	22,144,400	25,421,651
NET COMMUNITY ASSETS	431,114,653	442,092,893	451,825,059	458,808,415
Community Equity				
Capital account	162,932,456	175,305,990	183,076,539	189,045,869
Asset revaluation reserve	245,863,899	245,863,899	245,863,899	245,863,899
Restricted capital reserves	11,354,556	10,010,294	10,891,671	11,568,478
Other capital reserves	5,632,765	5,957,452	6,424,681	6,620,513
Recurrent reserves	5,293,703	4,954,023	5,551,447	5,691,242
Accumulated surplus/(deficiency)	37,274	1,235	16,822	18,414
TOTAL COMMUNITY EQUITY	431,114,653	442,092,893	451,825,059	458,808,415

BURDEKIN SHIRE COUNCIL**Budgeted Statement of Cash Flows**

For the periods ending 30 June

	2011/12	2012/13	2013/14	2014/15
	\$	\$	\$	\$
Cash Flows from Operating Activities				
Receipts				
Net rates and utility charges	30,686,278	31,938,015	34,000,007	35,758,855
Total fees and charges	2,397,362	2,382,180	2,501,289	2,626,350
Sales of contract and recoverable works	2,120,000	1,610,000	1,690,500	1,775,025
Interest revenue	1,839,619	1,726,400	1,817,870	1,951,164
Contributions and donations	204,713	191,914	201,509	211,582
Government subsidies and grants	6,180,025	2,868,112	3,329,579	3,412,817
Other Income	248,397	131,660	138,242	145,152
	<u>43,676,394</u>	<u>40,848,281</u>	<u>43,678,996</u>	<u>45,880,945</u>
Payments				
Employee benefits	(16,172,227)	(16,719,516)	(17,559,779)	(18,262,165)
Materials and services	(15,531,964)	(14,711,041)	(14,946,571)	(16,136,519)
Finance costs	(530,688)	(507,798)	(457,465)	(516,855)
	<u>(32,234,879)</u>	<u>(31,938,355)</u>	<u>(32,963,815)</u>	<u>(34,915,539)</u>
Cash provided by / (used in) operational activities	<u>11,441,515</u>	<u>8,909,926</u>	<u>10,715,181</u>	<u>10,965,406</u>
Cash Flow from Investing Activities :				
Proceeds from sale of capital assets	558,433	525,157	480,000	600,000
Contributions	86,830			
Government grants and subsidies	13,712,472	10,620,203	8,102,147	5,710,000
Payments for property, plant and equipment	(25,188,636)	(19,882,086)	(17,049,577)	(19,104,400)
Payments for intangibles	(224,772)	(221,055)		(100,000)
Net proceeds (cost) from advances and cash investments	1,000,000			
Net cash provided by investing activities	<u>(10,055,673)</u>	<u>(8,957,781)</u>	<u>(8,467,430)</u>	<u>(12,894,400)</u>
Cash Flow from Financing Activities :				
Proceeds from borrowings	1,400,000	415,000	1,450,000	4,815,000
Repayment of borrowings	(1,849,913)	(1,589,318)	(1,569,972)	(1,699,594)
Net cash provided by financing activities	<u>(449,913)</u>	<u>(1,174,318)</u>	<u>(119,972)</u>	<u>3,115,406</u>
Net Increase (Decrease) in Cash Held	<u>935,929</u>	<u>(1,222,173)</u>	<u>2,127,779</u>	<u>1,186,412</u>
Cash at beginning of reporting period	23,706,412	24,642,341	23,420,168	25,547,947
Cash at end of Reporting Period	<u>24,642,341</u>	<u>23,420,168</u>	<u>25,547,947</u>	<u>26,734,359</u>

BURDEKIN SHIRE COUNCIL

Budgeted Statement of Changes in Equity

For the periods ending 30 June

	Total				Retained Surplus/Deficit				Capital			
	2011/12	2012/13	2013/14	2014/15	2011/12	2012/13	2013/14	2014/15	2011/12	2012/13	2013/14	2014/15
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Balance at the beginning of period	414,577,997	431,114,653	442,092,893	451,825,059	20,925	37,274	1,235	16,822	146,218,668	162,932,456	175,305,990	183,076,539
Increase (decrease) in net result	16,536,656	10,978,240	9,732,166	6,983,356	16,536,656	10,978,240	9,732,166	6,983,356				
Other transfers to Capital and reserves					(19,987,611)	(12,674,719)	(9,958,535)	(7,398,725)	1,712,725	241,150	549,779	616,137
Transfers from capital and reserves					3,467,304	1,660,440	241,956	416,961	(795,500)			
Transfers between capital and reserves									15,796,563	12,132,384	7,220,770	5,353,193
Balance at the end of period	431,114,653	442,092,893	451,825,059	458,808,415	37,274	1,235	16,822	18,414	162,932,456	175,305,990	183,076,539	189,045,869

	Asset Revaluation Surplus				Reserves			
	2011/12	2012/13	2013/14	2014/15	2011/12	2012/13	2013/14	2014/15
	\$	\$	\$	\$	\$	\$	\$	\$
Balance at the beginning of period	245,863,899	245,863,899	245,863,899	245,863,899	22,474,505	22,281,024	20,921,769	22,867,799
Increase (decrease) in net result								
Other transfers to Capital and reserves					18,274,886	12,433,569	9,408,756	6,782,588
Transfers from capital and reserves					(2,671,804)	(1,660,440)	(241,956)	(416,961)
Transfers between capital and reserves					(15,796,563)	(12,132,384)	(7,220,770)	(5,353,193)
Balance at the end of period	245,863,899	245,863,899	245,863,899	245,863,899	22,281,024	20,921,769	22,867,799	23,880,233

BURDEKIN SHIRE COUNCIL

Financial Ratios of the Budget

For the year ended 30 June

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
	%	%	%	%	%	%	%	%	%	%	%
Asset sustainability ratio											
<u>Expenditure on replacement assets</u>											
Depreciation expense	212.5%	159.7%	142.7%	125.8%	92.5%	103.2%	100.8%	85.0%	84.9%	80.3%	81.0%
The extent to which current year replacements are funded from current year depreciation											
Asset Consumption Ratio											
<u>Written down value of infrastructure assets</u>	75.9%	75.7%	75.3%	74.8%	74.2%	73.4%	72.6%	71.9%	71.1%	70.1%	69.1%
Replacement cost of infrastructure assets											
The written down current value of Council's depreciable assets relative to their as new value in up to date prices											
Interest coverage ratio											
<u>Net interest expense</u>											
Operating Revenue	-3.1%	-3.1%	-3.2%	-3.2%	-3.1%	-2.8%	-2.6%	-2.4%	-2.1%	-2.1%	-2.2%
Indicates the extent to which Council's operating revenues are committed to net interest expense											
Working Capital Ratio :											
<u>Unrestricted current assets</u>											
Current liabilities	4.6 : 1	4.6 : 1	4.8 : 1	4.8 : 1	4.4 : 1	4.3 : 1	4.2 : 1	3.9 : 1	4.0 : 1	4.2 : 1	4.3 : 1
Measures the extent to which Council has liquid assets available to meet short term financial obligations											
Operating Surplus Ratio											
<u>Net operating surplus</u>											
Total operating revenue	8.1%	0.9%	3.7%	2.8%	1.9%	1.7%	1.4%	1.6%	1.0%	0.9%	1.1%
Extent to which operating revenue covers operational expenses. Target range 0 per cent to 10 per cent											
A ratio >0% indicates an operating surplus, these funds are available to maintain or increase council's capital value											
A ratio <0% indicates an operating loss, results in opening capital value declining which has future sustainability issues											
Net Financial Liabilities Ratio											
<u>Total liabilities-Current Assets</u>											
Operating revenue	-13.5%	-13.9%	-17.8%	-12.4%	-8.0%	-5.5%	-1.6%	3.5%	4.5%	0.0%	-1.5%
Measures the extent to which the net financial liabilities of Council can be serviced by operating revenues											
Net rates & utility charges original budget prior year	30,427,056	31,938,015	34,000,007	35,758,855	37,514,356	39,618,845	41,836,100	43,906,089	46,002,566	48,641,061	50,806,674
Net rates & utility charges budgeted for current year	31,938,015	34,000,007	35,758,855	37,514,356	39,618,845	41,836,100	43,906,089	46,002,566	48,641,061	50,806,674	52,968,113
Change rates and utility charges net of discounts	1,510,959	2,061,992	1,758,848	1,755,501	2,104,489	2,217,255	2,069,989	2,096,477	2,638,495	2,165,613	2,162,449
Percentage change	5.0%	6.5%	5.2%	4.9%	5.6%	5.6%	4.9%	4.8%	5.7%	4.5%	4.5%

BURDEKIN SHIRE COUNCIL

For the periods ending 30 June

**THE FOLLOWING REPORTS DO NOT FORM PART OF THE
BUDGET STATEMENTS. THEY HAVE BEEN PROVIDED AS
ADDITIONAL MANAGEMENT INFORMATION TO ASSIST
THE READER IN THEIR ANALYSIS OF THE BUDGET.**

BURDEKIN SHIRE COUNCIL
Statement of Original Budget by Program
For the periods ending 30 June

Functions :	Corporate Council result				General				Waste				Sewerage				Water			
	2011/12 \$	2012/13 \$	2013/14 \$	2014/15 \$	2011/12 \$	2012/13 \$	2013/14 \$	2014/15 \$	2011/12 \$	2012/13 \$	2013/14 \$	2014/15 \$	2011/12 \$	2012/13 \$	2013/14 \$	2014/15 \$	2011/12 \$	2012/13 \$	2013/14 \$	2014/15 \$
Operating Revenue																				
Rates and utility charges	34,092,208	35,411,098	37,679,144	39,612,763	23,989,214	24,886,597	26,569,017	27,858,254	3,367,410	3,421,347	3,650,577	3,924,370	3,591,890	3,701,094	3,849,137	4,003,102	3,143,694	3,390,080	3,610,413	3,827,037
Less: Discounts & Pensioner remissions	(3,405,930)	(3,473,083)	(3,679,137)	(3,853,908)	(2,481,636)	(2,526,959)	(2,679,229)	(2,796,007)	(303,177)	(307,921)	(328,551)	(353,192)	(321,804)	(333,098)	(346,421)	(360,277)	(296,313)	(305,105)	(324,836)	(344,432)
Total fees and charges	2,397,362	2,382,180	2,501,289	2,626,350	1,806,192	1,921,080	2,017,134	2,117,988	343,170	281,200	295,260	310,023	115,000	94,500	99,225	104,185	133,000	85,400	89,670	94,153
Interest revenue	1,839,619	1,726,400	1,817,870	1,951,164	912,819	750,600	788,970	846,164	61,000	96,100	82,300	83,300	475,500	484,600	526,500	567,800	390,300	405,100	419,600	453,900
Contributions and donations	204,713	191,914	201,509	211,582	174,713	161,914	170,009	178,508					15,000	15,000	15,750	16,537	15,000	15,000	15,750	16,537
Government grants and subsidies	6,180,025	2,868,112	3,329,579	3,412,817	6,180,025	2,868,112	3,329,579	3,412,817												
Sales of contract and recoverable works	2,120,000	1,610,000	1,690,500	1,775,025	2,120,000	1,610,000	1,690,500	1,775,025												
Other operating revenue	246,397	131,660	130,242	145,152	203,624	93,600	99,342	103,250	42,273	33,000	34,950	36,382	2,500	5,000	5,250	5,512				
Internal service provider revenue					1,306,000	1,371,300	1,426,152	1,483,198												
Total Operating Revenue	43,676,394	40,848,261	43,676,996	45,880,945	34,210,951	31,146,304	33,410,474	34,979,205	3,510,676	3,513,726	3,734,736	4,000,883	3,878,086	3,967,096	4,149,441	4,336,860	3,362,681	3,590,455	3,810,497	4,047,195
Operating Expenses																				
Employee benefits	16,274,747	16,882,096	17,715,400	18,424,010	14,438,627	14,764,366	15,507,561	16,127,858	1,500	117,000	121,880	126,547	996,800	1,117,500	1,162,200	1,208,688	837,820	883,230	923,959	960,917
Goods and services	15,531,964	14,711,041	14,946,511	16,136,519	10,506,809	9,348,821	9,267,640	10,173,643	2,700,805	2,821,000	2,962,050	3,110,152	850,000	944,500	991,725	1,041,311	1,474,350	1,596,720	1,725,156	1,811,413
Internal service provider payments									200,000	210,000	218,400	227,136	541,000	568,050	590,772	614,403	565,000	593,250	616,980	641,659
External finance expense	530,688	507,798	457,465	516,855	476,196	469,123	433,530	465,347	54,492	38,675	23,335	51,508								
Depreciation	7,806,141	8,389,309	8,929,541	9,530,205	6,023,600	6,564,268	7,002,559	7,472,584	94,841	94,241	100,348	126,364	1,184,500	1,214,200	1,281,974	1,357,383	504,000	516,600	543,760	573,874
Total Operating Costs	40,143,540	40,490,744	42,048,977	44,607,589	31,445,232	31,146,578	32,211,690	34,239,432	3,050,838	3,280,916	3,426,913	3,641,707	3,572,300	3,844,750	4,026,671	4,271,785	3,381,170	3,589,800	3,809,855	3,987,863
Surplus / (deficit) from operations	3,532,854	368,037	1,630,019	1,273,356	2,765,719	1,726	1,198,784	739,773	459,838	232,810	307,823	359,176	305,786	122,846	122,770	115,075	1,511	666	642	69,332
Capital contributions and donations	86,830				12,400												74,430			
Government capital grants and subsidies	13,712,472	10,620,203	6,102,147	5,710,000	15,532,472	8,790,203	9,064,647	5,710,000	10,000		37,500						170,000	1,830,000		
(Loss) from capital items	(795,500)				(795,500)															
Net Result	10,536,656	10,978,240	6,732,160	6,983,356	15,515,091	8,791,929	9,263,431	6,449,773	469,838	232,810	345,323	359,176	305,786	122,846	122,770	115,075	245,941	1,830,655	642	59,332
Appropriations :																				
Retained surplus (deficit) from prior years	20,925	37,274	1,235	16,822	20,925	37,274	1,235	16,822												
Net Result	16,536,656	10,978,240	6,732,166	6,983,356	15,515,091	8,791,929	9,263,431	6,449,773	469,838	232,810	345,323	359,176	305,786	122,846	122,770	115,075	245,941	1,830,655	642	59,332
Other transfers from (to) capital account	795,500				795,500															
Funds (utilities for) created from - capital funding	(1,712,725)	(241,150)	(549,779)	(616,137)	(1,238,123)		(200,000)	(200,000)	(474,602)	(241,150)	(349,779)	(416,137)								
Transfers (to) reserves	(18,274,869)	(12,433,599)	(9,408,756)	(6,782,588)	(16,746,689)	(10,110,963)	(8,904,027)	(6,286,756)	(10,000)				(477,567)	(293,910)	(268,546)	(258,460)	(1,040,630)	(2,028,696)	(198,683)	(257,372)
Transfers from reserves	2,671,804	1,660,440	241,956	416,961	2,014,697	1,652,100	360,000	657,117	8,340	41,956	56,961									
Interfunction transfers					(324,117)	(369,105)	(343,817)	(341,425)	(642,353)				171,781	171,064	145,776	143,385	794,689	198,041	198,041	198,040
Retained surplus (deficit) at period end	37,274	1,235	16,822	18,414	37,274	1,235	16,822	18,414												
Capital Funding Sources																				
Disposal proceeds of non current assets	558,433	525,157	480,000	600,000	558,433	525,157	480,000	600,000												
Capital sustainability reserve	7,717,548	8,781,798	8,037,623	8,842,857	6,363,371	7,596,098	5,997,316	7,477,034	181,790	83,700	90,307	115,823	993,397	750,000	750,000	950,000	176,990	350,000	200,000	300,000
Govt capital grants and subsidies expended	14,177,966	10,620,203	6,102,147	5,710,000	13,855,917	8,790,203	9,064,647	5,710,000	152,079								170,000	1,830,000		
Developer Contributions expended	86,830				12,400												74,430			
Funds expended from reserves	1,036,804	167,919		320,000	496,804	67,919							500,000			200,000	40,000	100,000		120,000
Loans for capital projects expended	1,972,965	1,356,232	1,450,000	4,815,000	1,972,965	1,356,232	1,450,000	2,815,000				2,000,000								
Funds from general revenue required	1,712,725	241,150	549,779	616,137	1,238,123		200,000	200,000	474,602	241,150	349,779	416,137								
Total capital funding sources utilised	27,263,321	21,692,459	18,619,549	20,903,994	24,498,033	18,337,609	17,191,963	16,602,034	808,471	324,850	477,586	2,531,960	1,493,397	750,000	750,000	1,150,000	463,420	2,280,000	200,000	420,000
Capital Funding Applications																				
Land & Site Improvements	64,147		100,000	2,000,000					64,147		100,000	2,000,000								
Buildings	1,805,727	459,000	100,000	550,000	1,283,919	459,000	100,000	550,000	21,808											
Plant and Equipment	1,914,669	2,006,823	1,960,500	1,980,700	1,914,669	2,006,823	1,960,500	1,980,700												
Road and Bridge Network	17,688,796	13,371,344	13,159,077	11,533,700	17,688,796	13,371,344	13,159,077	11,533,700												
Water	463,420	2,280,000	200,000	420,000													463,420	2,280,000	200,000	420,000
Sewerage	1,493,397	750,000	750,000	1,150,000									1,493,397	750,000	750,000	1,150,000				
Drainage	1,335,000	687,919	500,000	1,000,000	1,335,000	687,919	500,000	1,000,000												
Other Assets	923,481	327,000	280,000	470,000	483,238	290,000	205,000	470,000	440,243	37,000	75,000									
Intangible assets	224,772	221,055		100,000	224,772	221,055		100,000												
Movement in capital work in progress																				
Total non current asset expenditure	25,413,468	20,103,141	17,049,577	19,204,400	22,930,393	17,036,141	15,924,577	15,634,400	526,198	37,000	175,300	2,000,000	1,493,397	750,000	750,000	1,150,000	463,420	2,280,000	200,000	420,000
Principal loan repayments	1,849,913	1,589,318	1,569,972	1,699,594	1,567,640	1,381,468	1,267,386	1,167,634	282,273	287,850	302,586	631,965								
Total capital funding applications	27,263,321	21,692,459	18,619,549	20,903,994	24,498,033	18,337,609	17,191,963	16,602,034	808,471	324,850	477,586	2,531,960	1,493,397	750,000	750,000	1,150,000	463,420	2,280,000	200,000	420,000
Future Capital Sustainability Reserve	10,250,703	9,847,673	10,729,050	11,405,857	1,035,299	1,409	7,052	2,602					5,784,987	6,249,187	6,781,161	7,188,544	3,430,477	3,597,077	3,940,837	4,214,711
Funds held in council general reserves	11,089,069	11,074,096	12,138,749	12,474,376	4,933,426	4,534,169	5,173,549	5,370,305	604,856	506,516	554,560	497,500	2,292,44							

BURDEKIN SHIRE COUNCIL**Budgeted Appropriation Statement**

For the periods ending 30 June

	2011/12	2012/13	2013/14	2014/15
	\$	\$	\$	\$
Retained Surplus/(Deficit) from prior years.	20,925	37,274	1,235	16,822
Net result for the period	16,536,656	10,978,240	9,732,166	6,983,356
	16,557,581	11,015,514	9,733,401	7,000,178
Appropriations				
Transfers to capital :-				
Funds (utilised for) created from - capital funding	(1,712,725)	(241,150)	(549,779)	(616,137)
	(1,712,725)	(241,150)	(549,779)	(616,137)
Transfers from capital :-				
Other capital expense	795,500			
	795,500			
Net transfer (to) from capital	(917,225)	(241,150)	(549,779)	(616,137)
Net transfer (to) from the Constrained Works Reserve	(13,483,477)	(10,620,203)	(8,102,147)	(5,710,000)
Transfer (to) from the Grants and Contributions Reimbursement Reserve	(209,158)			
Accumulated surplus/(deficit) available for transfer to general reserves	1,947,721	154,161	1,081,475	674,041
Capital Reserves :				
Transfer (to) from the Water Reserve	(796,200)	(198,696)	(198,683)	(257,372)
Transfer (to) from the Sewerage Reserve	(477,567)	(293,910)	(268,546)	(258,460)
Recurrent Reserves :				
Transfer (to) from the Recurrent Maintenance Reserve	(636,680)	339,680	(597,424)	(139,795)
Retained surplus/(deficit) at period end	37,274	1,235	16,822	18,414

BURDEKIN SHIRE COUNCIL**Budgeted Statement of Capital Funding**

For the periods ending 30 June

	2011/12	2012/13	2013/14	2014/15
	\$	\$	\$	\$
Capital Funding Sources				
General revenue used (excess funds provided)	1,712,725	241,150	549,779	616,137
Proceeds from the sale of non current assets	558,433	525,157	480,000	600,000
Capital sustainability funds expended	7,717,548	8,781,798	8,037,623	8,842,857
Funds from loan borrowings expended in the period	1,972,985	1,356,232	1,450,000	4,815,000
Constrained grants and developer contributions	14,264,826	10,620,203	8,102,147	5,710,000
Water Reserve	40,000	100,000		120,000
Sewerage Reserve	500,000			200,000
Capital Maintenance Reserve	38,736			
Carryover Capital Works Reserve	458,068	67,919		
	27,263,321	21,692,459	18,619,549	20,903,994
Capital Funding Applications				
Land & Site Improvements	64,147		100,000	2,000,000
Buildings	1,305,727	459,000	100,000	550,000
Plant and Equipment	1,914,668	2,006,823	1,960,500	1,980,700
Road and Bridge Network	17,688,796	13,371,344	13,159,077	11,533,700
Water	463,420	2,280,000	200,000	420,000
Sewerage	1,493,397	750,000	750,000	1,150,000
Drainage	1,335,000	687,919	500,000	1,000,000
Other Assets	923,481	327,000	280,000	470,000
Intangible assets	224,772	221,055		100,000
	25,413,408	20,103,141	17,049,577	19,204,400
Principle loan repayments:				
Queensland Treasury Corporation	1,849,913	1,589,318	1,569,972	1,699,594
	27,263,321	21,692,459	18,619,549	20,903,994

BURDEKIN SHIRE COUNCIL

Cash Analysis Report

For the periods ending 30 June

	2011/12 \$	2011/12 \$	2012/13 \$	2012/13 \$		
Cash Holdings						
CASH HOLDINGS AT PERIOD END		24,642,341		23,420,168		
Represented by :-						
Constrained Grants and Subsidies Reserve	2,930		2,930			
Constrained Developer Contributions Reserve	159,691		159,691			
Water Reserve	3,268,362		3,367,058			
Sewerage Reserve	2,282,443		2,576,353			
Carryover Capital Works Reserve	81,960		14,041			
Recurrent Maintenance Reserve	5,293,703		4,954,023			
		11,089,089		11,074,096		
Future Capital Sustainability Reserve	10,250,703		9,847,673			
Queensland Treasury Corporation	941,232					
		11,191,935		9,847,673		
Revenue received in advance		1,197		1,197		
Retained surplus/(deficit) at period end.		37,274		1,235		
Cash backing of rehabilitation provisions	Cash to date	Provision balance	(Shortfall)	Cash held		
Refuse sites	31,623	7,930,532	(7,898,909)	31,623		
Movement in Working Capital Accounts						
	2011/12			2012/13		
	Capital A/c Analysis	Current Period Balances	Movement	Capital A/c Analysis	Current Period Balances	Movement
Assets						
Receivables	586,134	3,074,325	(2,488,191)	586,134	3,074,325	(2,488,191)
Loans to community organisations	423,544	361,660	61,884	423,544	361,660	61,884
Inventories	253,803	1,014,805	(761,002)	253,803	1,014,805	(761,002)
Inventory land for development & sale	70,689		70,689	70,689		70,689
Other financial assets		213,307	(213,307)		213,307	(213,307)
NET MOVEMENT IN ASSETS	1,334,170	4,664,097	(3,329,927)	1,334,170	4,664,097	(3,329,927)
Liabilities						
Creditors and accruals	337,062	3,059,123	2,722,061	337,062	3,059,123	2,722,061
Current employee entitlements	828,901	1,413,773	584,872	828,901	1,413,773	584,872
Non current employee entitle.		2,314,217	2,314,217		2,476,797	2,476,797
NET MOVEMENT IN LIABILITIES	1,165,963	6,787,113	5,621,150	1,165,963	6,949,693	5,783,730
Net Assets minus Liabilities	168,207	2,123,016		168,207	2,285,596	
	A	B		A	B	
Net working capital cash (deficit)		A + B	2,291,223		A + B	2,453,803
CASH HOLDINGS AT PERIOD END			24,642,341			23,420,168
Analysis of the Council's Capital A/c						
Non current capital assets		424,928,704			436,117,379	
Add - Unspent capital cash held		11,191,935			9,847,673	
Add - Rehabilitation cash funded from depreciation		31,623			42,164	
Total capital assets		436,152,262			446,007,216	
Capital loans		8,401,647			7,227,329	
Rehabilitation provisions		7,930,532			7,930,532	
Total capital debt		16,332,179			15,157,861	
Net capital assets minus net capital debt		X	419,820,083		X	430,849,355
Capital account		162,932,456			175,305,990	
Capital cash held in reserves		11,191,935			9,847,673	
Asset revaluation reserve		245,863,899			245,863,899	
Total balance of Council capital		Y	419,988,290		Y	431,017,562
Working Capital balance in Capital A/c		X - Y = A	168,207		X - Y = A	168,207

BURDEKIN SHIRE COUNCIL

Cash Analysis Report

For the periods ending 30 June

	2013/14	2013/14		2014/15	2014/15			
	\$	\$		\$	\$			
Cash Holdings								
CASH HOLDINGS AT PERIOD END				25,547,947			26,734,359	
Represented by :-								
Constrained Grants and Subsidies Reserve		2,930			2,930			
Constrained Developer Contributions Reserve		159,691			159,691			
Water Reserve		3,565,741			3,703,113			
Sewerage Reserve		2,844,899			2,903,359			
Carryover Capital Works Reserve		14,041			14,041			
Recurrent Maintenance Reserve		5,551,447			5,691,242			
			12,138,749				12,474,376	
Future Capital Sustainability Reserve		10,729,050			11,405,857			
Queensland Treasury Corporation				10,729,050			11,405,857	
				1,197			1,197	
Revenue received in advance				16,822			18,414	
Retained surplus/(deficit) at period end.								
Cash backing of rehabilitation provisions	Cash to date	Provision balance	(Shortfall)	Cash held	Cash to date	Provision balance	(Shortfall)	Cash held
Refuse sites	52,705	7,930,532	(7,877,827)	52,705	63,246	7,930,532	(7,867,286)	63,246
Movement in Working Capital Accounts								
	2013/14			2014/15				
Assets	Capital A/c Analysis	Current Period Balances	Movement		Capital A/c Analysis	Current Period Balances	Movement	
Receivables	586,134	3,074,325	(2,488,191)		586,134	3,074,325	(2,488,191)	
Loans to community organisations	423,544	361,660	61,884		423,544	361,660	61,884	
Inventories	253,803	1,014,805	(761,002)		253,803	1,014,805	(761,002)	
Inventory land for development & sale	70,689		70,689		70,689		70,689	
Other financial assets		213,307	(213,307)			213,307	(213,307)	
NET MOVEMENT IN ASSETS	1,334,170	4,664,097	(3,329,927)		1,334,170	4,664,097	(3,329,927)	
Liabilities								
Creditors and accruals	337,062	3,059,123	2,722,061		337,062	3,059,123	2,722,061	
Current employee entitlements	828,901	1,470,323	641,422		828,901	1,529,135	700,234	
Non current employee entitlements		2,575,868	2,575,868			2,678,901	2,678,901	
NET MOVEMENT IN LIABILITIES	1,165,963	7,105,314	5,939,351		1,165,963	7,267,159	6,101,196	
Net Assets minus Liabilities	168,207	2,441,217			168,207	2,603,062		
	A	B			A	B		
Net working capital cash (deficit)			A + B	2,609,424			A + B	2,771,269
CASH HOLDINGS AT PERIOD END				25,547,947				26,734,359
Analysis of the Council's Capital A/c								
Non current capital assets			443,757,415				452,831,610	
Add - Unspent capital cash held			10,729,050				11,405,857	
Add - Rehabilitation cash funded from depreciation			52,705				63,246	
Total capital assets			454,539,170				464,300,713	
Capital loans			7,107,357				10,222,763	
Rehabilitation provisions			7,930,532				7,930,532	
Total capital debt			15,037,889				18,153,295	
Net capital assets minus net capital debt		X	439,501,281			X	446,147,418	
Capital account			183,076,539				189,045,869	
Capital cash held in reserves			10,729,050				11,405,857	
Asset revaluation reserve			245,863,899				245,863,899	
Total balance of Council capital		Y	439,669,488			Y	446,315,625	
Working Capital balance in Capital A/c		X - Y = A	168,207			X - Y = A	168,207	

ITEM 7 – Making and Levying of Rates and Charges for the 2012-13 Financial Year

Recommendation

That the Council in accordance with Section 94 of the Local Government Act 2009 makes and levies the rates and charges outlined in the Revenue Statement for 2012-13.

Resolution

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

For: Councillors Lowis, McCathie, Loizou and Dalle Cort

Against: Councillors Liessmann and Bawden

CARRIED 4/2

There being no further business the meeting closed at 11.20 a.m.

These minutes were confirmed by Council at the Ordinary Council Meeting held on 28 August, 2012.

MAYOR

3.3 Burdekin Building Safer Communities Action Team Minutes - 8th August, 2012

Recommendation

That the minutes of the Burdekin Building Safer Communities Action Team Meeting held on 8th August, 2012 be received and adopted.

Minutes of Meeting
Burdekin Building Safer Communities Action Team (BSCAT)
Meeting held on 8th August, 2012

Held in the John Hy Peake Heritage Rooms at the Burdekin Shire Council
The meeting commenced at 10.30am

ATTENDANCE

Brad Taylor	Crime Prevention Officer, QPS, Townsville
Tammy Quagliata	Economic & Community Development Support Officer, BSC
Rebecca Thompson	Qld Health
Cr. Lyndy McCathie	Burdekin Shire Council
Sgt. Andrew Sherrington	Burdekin PCYC

APOLOGIES

Snr Sgt. Steve Barton	Officer in Charge, QPS, Ayr
Jason Robins	Burdekin Night Alert
Jeannie Zonta	Burdekin Centre for Rural Health
Tony Vaccaro	Economic & Community Development Manager, BSC
Cr Pierina Dalle Cort	Ayr Chamber of Commerce
Cheryl Lawrence	Burdekin Community Assoc., Burdekin Mental Health Foundation
Venus Zaro	Burdekin Community Assoc., Burdekin Mental Health Foundation

Acronyms:

Burdekin Shire Council	BSC
Queensland Police Service	QPS
Councillor	Cr
Burdekin Community Association	BCA
BSCAT	Building Safer Communities Action Team

CONFIRMATION OF PREVIOUS MINUTES

Moved Rebecca Thompson, seconded Tammy Quagliata that the minutes of the BSCAT Meeting held on 11th July, 2012 be received as a true and correct record.

CARRIED

CORRESPONDENCE

Inward Correspondence

NIL

Outward Correspondence

1. Keith Loader, Burdekin Delta Backpackers – Thanking him for his assistance and time in installing and maintaining the CCTV security camera's at the Gem Club in Tommie Tie Park, Ayr.
-

MATTERS FROM PREVIOUS MINUTES

- It was noted Snr. Sgt. Steve Barton had been unable to deliver the Traveller Beware Posters to date. Sgt. Andrew Sherrington advised that he would undertake to deliver the posters to all backpacker's establishments in the near future.

-
- Brad Taylor advised that he had looked into the progress of establishing the Burdekin Liquor Accord and unfortunately no letter had been sent to any establishments, as previously advised. Brad Taylor advised he has drafted a letter with a response template and would circulating it to all liquor serving establishments in the Burdekin, in the near future.
 - It was noted that an inspection of the CCTV Security Camera's at the Gem Club in Tommie Tie park was undertaken following the last meeting. All cameras were currently fully operational. Brad Taylor advised that the tree near the Gem Club has been trimmed by Council, as requested following the inspection.
-

FINANCIAL REPORT

The financial report for Burdekin BSCAT until 8th August, 2012 was tabled for the information of the Committee.

CRIME PREVENTION & COMMUNITY SAFETY CONFERENCE – 6TH/7TH SEPTEMBER, 2012

Tammy Quagliata reported on the progress of plans for the Crime Prevention and Community Safety Conference to be held at the Burdekin Theatre on 6th & 7th September, 2012.

A final program was tabled for the information of the Committee, and it was noted that the final program had now been circulated.

Registrations for the Conference are now open and it was noted that only 11 paid registrations had been received to date along with 21 presenters/guests. It was noted that at least a further 9 paid registrations would be preferable for the Conference to be worthwhile. Registrations for the conference will close on 24th August, 2012.

Tammy Quagliata undertook to forward registration forms to the Ayr and Home Hill Chambers of Commerce, and Sgt. Andrew Sherrington undertook to arrange to have the form and program circulated to all PCYC contacts. BSCAT Members were also encouraged to register to attend the conference, and it was noted that minimal funding was available to cover the costs for some members to attend, if required.

Tammy Quagliata advised that plans for the conference including venue, catering, registration packs and presentations/displays were all going well.

ALVA BEACH WARNING SIGNAGE

Tammy Quagliata reported on progress on the installation of signage at Alva Beach for all visitors, following continuous incidents where both people and vehicles have become stranded on the beach due to very soft surfaces, as well as rising tides.

It was noted that there was signage in place at one of the old beach entrances; however over time this sign has now become covered by a sand dune. It was noted that Council will be removing the signage and discussions were in place with regard to relocating it to an alternative suitable location.

In addition to this signage, Tammy Quagliata tabled a draft sign with a clear warning to all visitors as well as photographs. It was hopeful that this signage could also be placed at various locations at Alva Beach. Council was currently discussing possible budgets and locations for the signage.

There being no further business, the meeting closed at 11.30am

NEXT MEETING - Wednesday 12th September, 2012

ACTION ITEMS

From August Meeting

Action	Person(s) responsible	Status
Recirculate Traveller Beware Posters to all local establishments in March/April 2012	Sgt. Andrew Sherrington	
Arrange initial Liquor Accord Information Meeting with all local hotel establishments	Brad Taylor Rebecca Thompson	In progress

From November Meeting

Action	Person(s) responsible	Status
Attend a Burdekin cluster principal's meeting in 2012 to discuss the issue of bike safety education in primary schools	Tony Vaccaro Tammy Quagliata	Meeting on 26 th July.

4 REPORTS

5 ENVIRONMENT & OPERATIONS

5.1 Bonanno - Development Application - Material Change of Use for Intensive Agriculture (Sugar Cane Production) at 38 Davenport Road, Inkerman (Lot 7 on RP891971, Parish of Inkerman, County of Salisbury)

Document Information

Referring Letter No: 1181253

File No: 2011 CONS (CONS12/0012)

Name of Applicant: S & D Bonanno & Sons

Location: 38 Davenport Road, Inkerman (Lot 7 on RP891971, Parish of Inkerman, County of Salisbury)

Author and Title: S Great – Manager Planning and Development

Executive Summary

An application has been received from S & D Bonanno & Sons, seeking approval for a Material Change of Use for Intensive Agriculture (Sugar Cane Production) at 38 Davenport Road, Inkerman (Lot 7 on RP891971, Parish of Inkerman, County of Salisbury). A Development Application (Code Assessable) has been triggered in accordance with the Burdekin Shire Council's IPA Planning Scheme.

Recommendation

That Council approves the Development Application for a Material Change of Use for Intensive Agriculture (Sugar Cane Production) at 38 Davenport Road, Inkerman (Lot 7 on RP891971, Parish of Inkerman, County of Salisbury) 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 and construction and maintenance of any building on the premises must be generally in accordance with the supporting documents in the application submitted.

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.

ROADWORKS

4. 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

- 5.1 A suitable buffer of a minimum distance of 40m must be maintained between intensive agricultural activities subject to this application and the boundary of adjoining properties. No activity such as the growing of cane, or the construction of drains, vehicle access or haulout routes must be undertaken within the buffer.
- 5.2 No intensive agricultural activities including any associated constructed drainage, vehicle access or haulout routes must be conducted within 100m from the high bank of any watercourse or wetland.
- 5.3 The activity of intensive agriculture must not cause a nuisance from the discharge of smoke, dust, fumes, noise or other emission at any time.

ADVICE ONLY

- There must be no clearing of remnant vegetation undertaken as part of this application.

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 - Material Change of Use for Intensive Agriculture (Sugar Cane Production). The application has been assessed against the Rural Zone Code and the Intensive Agriculture Zone Code under the provisions of the Burdekin Shire Council's IPA Planning Scheme.

The Application:

It is the applicant's intent to expand the existing cane lands onto the adjacent cleared rural land. Supporting material submitted as part of the application states the following:

-
- Irrigation waters will be retained with no run-off impacting on any wetland or waterway;
 - As the land is cleared, no vegetation clearing will occur;
 - Haulout route is existing and will not change;
 - There will only be an additional 11ha cane planted. This new paddock will be farmed alongside existing sugar cane.

Given the small scale increase in utilising additional farmland appropriately zoned for intensive agricultural land uses, it is considered appropriate to support this application. The proposed use is not affecting any remnant vegetation with the land being setback far enough from the Burdekin River to ensure acceptable buffering is achieved.

Site Description/Surrounding Land Uses:

The subject property is located on land at Davenport Road, Inkerman. The land has an area of 35.7166ha is of an irregular shape and is considered relatively flat. The surrounding area is primarily agricultural land, with some scattered rural residential housing and sheds on the neighbouring farms and the Burdekin River approximately 100metres from the proposed activity.

Conclusion:

Council's Development Assessment Team members have assessed the application and have included reasonable and relevant conditions, these conditions have been included to ensure any possible negative impacts on amenity are minimised. It is recommended that Council approve the application subject to the abovementioned conditions.

Link to Corporate/Operational Plan

N/A

Consultation

All relative Council departments have been consulted; the application triggered a referral to the Department of Resource Management (DERM) as an advice agency due to the lot being on land situated in a wetland management area. Any conditions from the Department will be attached as advice to the Assessment Manager's Decision Notice.

Legal Authority or Implications

N/A

Policy Implications

N/A

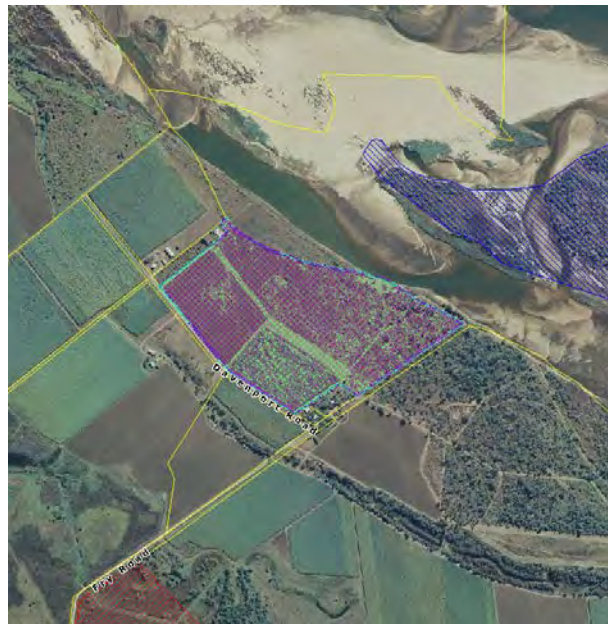
Financial and Resource Implications

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 Sp



Site Verification 2012 - New River Block



Grower : S,D,J & M Bonanno
 Farm : Hodder Home Farm
 Field : New River Block
 Year : 2012
 Operation : Site Verification
 Crop / Product : NO Product
 Op. Instance : Instance - 1
 Area : 1.219 ha
 Start Date : 15/06/2012
 End Date : 26/06/2012
 Working Time : 0.759 hr
 Avg. Productivity : 1.602 ha/hr
 GPS Count : 2734

28/06/2012 7:09:23 AM

Dataset - Name
 (1.22 ha)

--- BOUNDARY OF PROPOSED EXPANSION

Ag Leader Technology SMS Basic

Page 1 of :

5.2 Grasso - Development Application for Reconfiguring a lot (5 into 5 lots) at 55, 74, 130, 131 & 169 Ferguson Road, Ayr (Lots 3 & 4 on SP113306, Lots 16 & 17 on RP894275 & Lot 15 on RP702289, Parish of Antill, County of Gladstone)

Document Information

Referring Letter No: 1113798

File No: 2011 Sub (Sub 11/0043)

Name of Applicant: Frank Grasso

Location: 55, 74, 130, 131 & 169 Ferguson Road, Ayr (Lots 3 & 4 on SP113306, Lots 16 & 17 on RP894275 & Lot 15 on RP702289, Parish of Antill, County of Gladstone)

Author and Title: S Great – Manager Planning and Development

Executive Summary

An application has been received from Brazier Motti on behalf of their client Frank Grasso seeking approval for Reconfiguring a Lot (Boundary Realignment) at Ferguson Road, Ayr (Lots 3 & 4 on SP113306, Lots 16 & 17 on RP894275 & Lot 15 on RP702289, 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 (Boundary Realignment) at Ferguson Road, Ayr (Lots 3 & 4 on SP113306, Lots 16 & 17 on RP894275 & Lot 15 on RP702289, 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 \$149-00 calculated on the basis of a charge of \$29-80 per lot to be levied on the Council by the Department of Environment & Resource Management for each new valuation.

PROPOSAL PLAN

2. The reconfiguration of the land must be carried out generally in accordance with:-
 - (a) (i) the proposed Brazier Motti plan numbered 55838/001A-2A;
 - (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;

ROADWORKS

3. 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.

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.

ENVIRONMENT AND HEALTH

6. Any future development on newly created lots 1 & 2 including any dwelling house must not be constructed within 50m from the highbank of Plantation Creek.

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;*
- *The proposed lots may not be able to be connected to Council's reticulated water supply.*

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

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 to create proposed lots 4 and 5 to include the existing dwelling houses while proposed lots 1,2 and 3 will continue to be used for rural pursuits.

Site Description/Surrounding Land Uses:

The subject site comprises a total area of 89.114ha with approximately 1529m frontage to Ferguson Road. The land is currently improved by two detached dwellings, some sheds and a cane farm. The surrounding area of the proposed development is primarily agricultural land, with scattered rural residential housing and sheds.

Effluent Disposal:

A site assessment report from Nicoll Beattie Pty. Ltd. confirms that the proposed lots have adequate area to construct proper on-site effluent treatment systems. The report notes that any new design would have to observe a 50m setback from drainage easements, water courses and any bores and if the surface soils are poorly suited to the land application of primary treated effluent from conventional septic tanks, Wisconsin mound systems have proved effective in several parts of the world. The report also states that there are no known environmental or public health constraints to the on-site treatment of domestic waste.

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, the application triggered a referral to the Department of Resource Management (DERM) as an advice agency due to the lot being on land situated in a wetland management area and the reconfiguration results in more than 6 lots or any lot created is less than 5ha. Any conditions from the Department will be attached as advice to the assessment manager’s decision notice.

Legal Authority or Implications

N/A

Policy Implications

N/A

Financial and Resource Implications

N/A

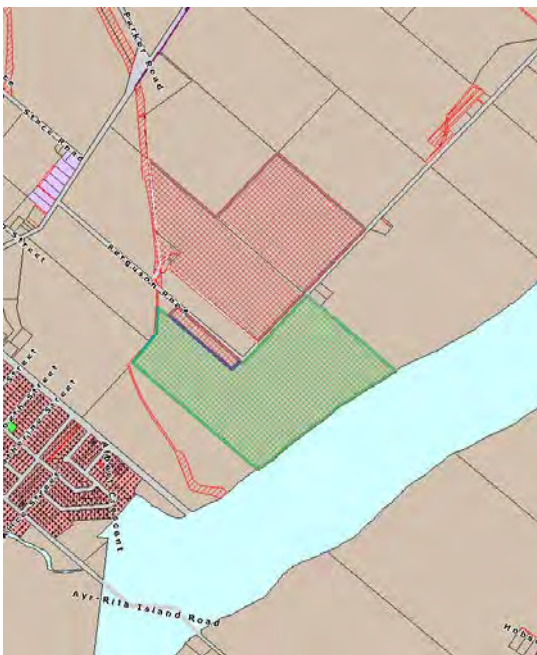
Report prepared by:

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



PROPOSED RECONFIGURATION

Lots 3 & 4
Cancelling Lots 16 & 17 on RP894275
and Lot 15 on RP702289

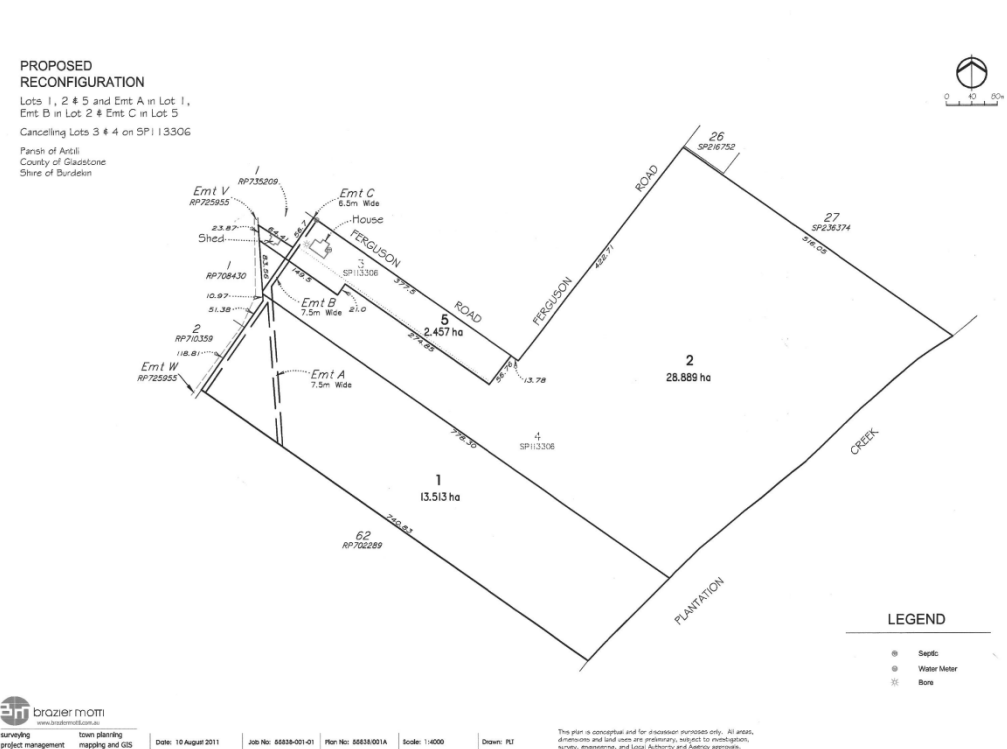
Parish of Antill
County of Gladstone
Shire of Burdekin



PROPOSED RECONFIGURATION

Lots 1, 2 & 5 and Emt A in Lot 1,
Emt B in Lot 2 & Emt C in Lot 5
Cancelling Lots 3 & 4 on SPI13306

Parish of Antill
County of Gladstone
Shire of Burdekin



5.3 Burdekin Shire Council - Development Application for Reconfiguring a Lot at 1-23 Conlan Street, Ayr (Lot 1 on RP714591 Parish of Antill, County of Gladstone)

Document Information

Referring Letter No: 1132337

File No: 2011 Sub (Sub11/0053)

Name of Applicant: Burdekin Shire Council

Location: 1-23 Conlan Street, Ayr (Lot 1 on RP714591 Parish of Antill, County of Gladstone)

Author and Title: S Great – Manager Planning and Development

Executive Summary

An application has been received from the Burdekin Shire Council seeking approval for Reconfiguring a Lot at 1-23 Conlan Street, Ayr (Lot 1 on RP714591 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 at 1-23 Conlan Street, Ayr (Lot 1 on RP714591 Parish of Antill, County of Gladstone), subject to the following conditions:

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 \$208-60 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.*"
 - 1.6 Where inter-allotment drainage benefits only freehold lots easements shall be created in favour of benefitted lots.

PROPOSAL PLAN

2. The reconfiguration of the land must be carried out generally in accordance with:-
 - (a) (i) the proposed Burdekin Shire Council plan numbered M-1034 Revision A;
 - (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 must be provided as part of Operational Works application. An appropriately qualified professional must design and certify the plan which must comply with the Environment Protection Act 1994 and all its subordinate legislation.
- 3.2 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.
- 3.3 A stormwater management plan which shows
 - The proposed stormwater drainage layout, for the completed subdivision, including both surface underground drainage structures.
 - An adequately sized stormwater route from the proposed development to the lawful point of discharge
 - Measures to be used to minimise stormwater discharge rate from the developed site.must be provided as part of Operational Works application.
- 3.4 Provide to Council all stormwater calculations and design details for the whole development. 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 developer shall provide a stormwater management plan for the entire development. The plan shall illustrate the flow paths for the minor and major drainage systems.
- 4.2 The minor drainage shall consist generally 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;
- 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.

ROADWORKS

Conlan Street

- 7.1 Provide stand up kerbing and channelling from the western boundary of proposed lot 1 to the existing concrete drain through proposed lot 7. The alignment of such shall provide 8.2m minimum between faces of the kerb.
- 7.2 Provide an asphalt seal (minimum 30mm thick) for all new roads.
- 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. Any proposed purchaser of the land is to be advised accordingly.

PUBLIC UTILITY SERVICES

- 8. 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.

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;

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:-
- (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, 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 Council's existing water infrastructure required by the development shall be carried out by the Council at the developers full cost.

SEWERAGE SUPPLY

- 12.1 A sewerage network analysis, 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.

-
- 12.2 The development must be connected to Council's reticulated sewerage system or as an alternative, construct the necessary infrastructure to each proposed new lot to allow an appropriate pressure sewer system to be installed. All works required are to be carried out at the developers full cost;
 - 12.3 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;
 - 12.4 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;
 - 12.5 The lawful point of discharge into Council's sewerage infrastructure shall be at a location approved by Council.

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.

OPEN SPACE AND PARKLAND

15. Instead of dedicating land for park purposes, the developer must pay to Council a cash contribution. The current amount payable is \$4,500.00 (i.e. 6 lots @ \$750.00/lot). Payment must be received before the formal plan of subdivision is released.

AMENITY – SCREEN FENCING

16. Provide evidence of or construct a suitable screen fence along the proposed access driveway (both sides) to the rear allotment (proposed Lot 6) to ensure that the existing 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

17. The accessway to proposed lot 6 shall be constructed with a driveway for its full length to the following standards:
 - a) A 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.

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.*

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. The application has been assessed against the Reconfiguration of a Lot (ROL) Code under the provisions of the Burdekin Shire Council's IPA Planning Scheme.

The Application:

It is the applicant's intent to subdivide the existing 1.781ha Lot to create 7 new Lots. Proposed Lots 1-6 will be developed into prime residential lots for the purposes of a future low density house lots while proposed Lot 7 will remain as vacant land. Proposed Lots 1-6 will have areas between 600m² and 1805m². With the exception of proposed Lot 6 and the balance area, all other lots will meet the minimum area and frontages for 'residential' land uses in accordance with the provisions of the Burdekin Shire Council's IPA Planning Scheme. Proposed Lot 6 described as a 'rear allotment' will need to have a sealed access driveway and fencing to comply with specific development standards associated with rear allotments.

Although the land is zoned 'Rural', a recommendation to support the proposal is supported by the following facts:

- The subject land has never been used for intensive agricultural land uses;
- The land is suitable for subdivision due to existing fragmentation caused by roads and stormwater drains;
- Physical site characteristics suit residential land uses;
- The land is on the existing urban fringe of Rossitor's Hill;
- Acceptable trunk infrastructure is able to be provided;
- Existing precedent;
- No negative environmental impacts have been identified;

Site Description/Surrounding Land Uses:

The subject site comprises a total area of 1.781ha of open space with approximately 235m frontage to Conlan Street. The land is unimproved vacant land that has never been used for

intensive agricultural uses. The surrounding area contains a mixture of uses including residential amenity to the north a mixture of rural uses to the south and east. The western boundary of the subject property is contiguous to the Bruce highway.

Conclusion:

Council's Development Assessment Team members have assessed the application and have included reasonable and relevant conditions as part of the recommended approval. 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, the application triggered a referral to the Department of Transport and Main Roads (DTMR) as a concurrence agency due to the lot being on land relating to a State controlled road. Any conditions from the Department will be attached to the assessment manager's decision notice.

Legal Authority or Implications

N/A

Policy Implications

N/A

Financial and Resource Implications

N/A

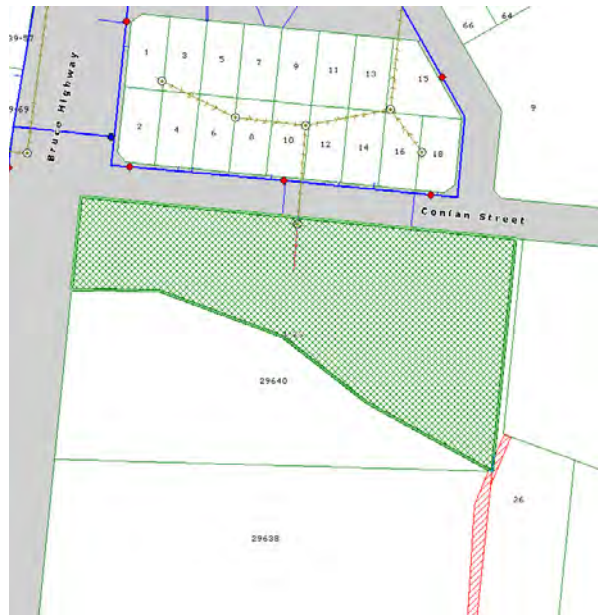
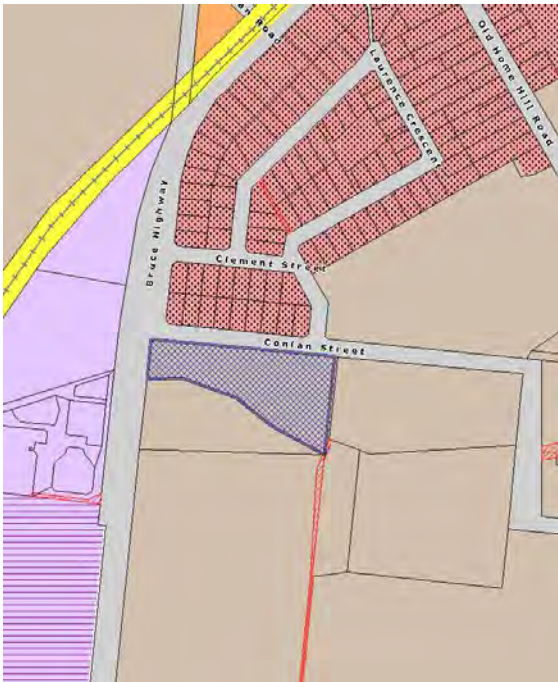
Report prepared by:

S Great – Manager Planning and Development

Report authorised by:

S Great – Manager Planning and Development

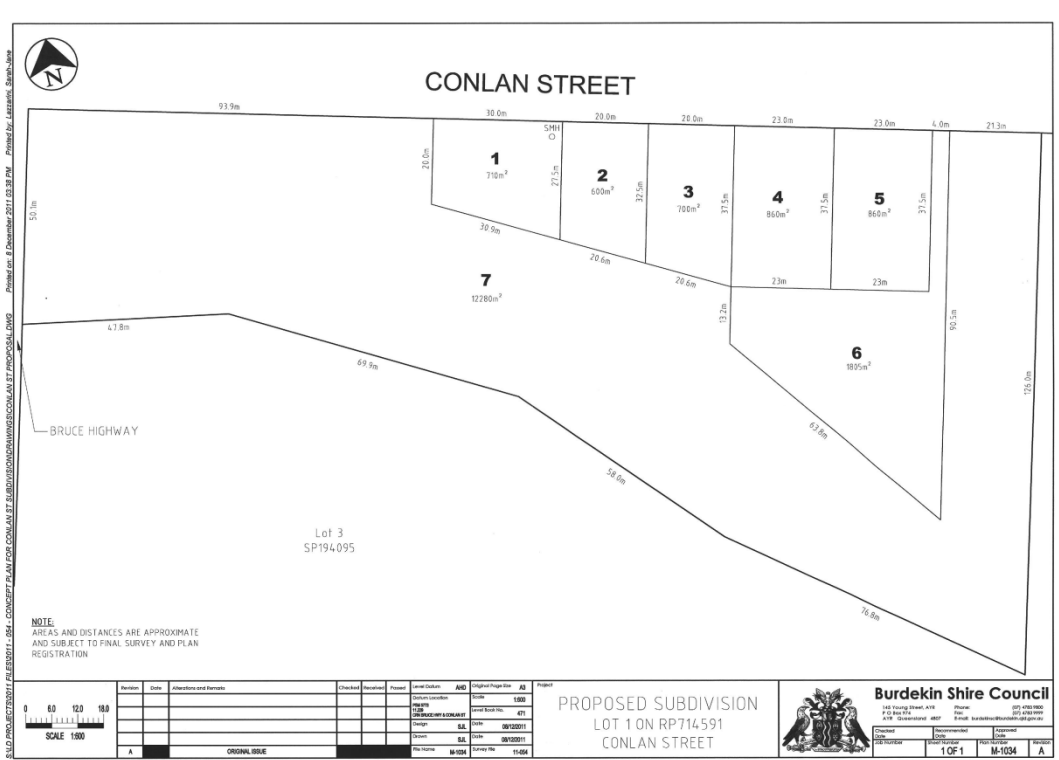
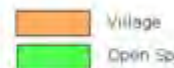
Attachments



Planning Scheme



Zone Map



5.4 Proposed Permanent Road Closure - Barratta

Document Information

Referring Letter No: 1192276

File No: RC 12-04

Name of Applicant: Mr Richard Galea

Location: Barratta

Author and Title: Matthew Ingle – Design Office Manager

Executive Summary

Request to review objection to permanent road closure

Recommendation

Council resolves to advise the Department of Natural Resources and Mines (DNR&M) that it offers no objection to the proposed permanent road closure shown on plan DD201_176.

Background Information

In late January 2012 the Department of Environment and Resource Management (DERM now DNR&M) requested council's views on the permanent closure of a section of public road adjacent to Lot 42 SP133104, at Barratta. At its meeting of 14 February 2012 council resolved to offer objection to the permanent closure of the road on the grounds that it may be required for future connectivity. Council further resolved to offer no objection to a temporary closure of the road.

Mr Richard Galea, on behalf of the applicants P, M and R Galea, met with the Mayor and Design Office Manager on 16 August 2012 to explain the reasons for wishing to close the road and to request that council reconsider its previous resolution. Mr Galea has submitted a letter outlining reasons for the need to close the road permanently.

Link to Corporate/Operational Plan

N/A

Consultation

N/A

Legal Authority or Implications

N/A

Policy Implications

N/A

Financial and Resource Implications

N/A

Report prepared by:

Matthew Ingle – Design Office Manager

Report authorised by:

Matthew Ingle – Design Office Manager

Attachments

1. Letter from P, M & R Galea
2. Drawing No. DD2011_176

32601 Bruce Highway
Giru Qld 4809

16th August, 2012

Mr Matthew Ingle,
Design Office Manager,
Burdekin Shire Council,
145 Young Street,
Ayr, Qld 4807

Email: matthew.ingle@burdekin.qld.gov.au

Dear Matthew,

P,M & R Galea – Permanent Road Closure Drawing DD 2011_176

I refer you to our meeting with the Mayor, Mr Bill Lewis yesterday and confirm the following regarding our intentions should we be successful with our application to DERM to permanently close the road:

Issues of Road Connectivity

None of our adjoining landholders use or are likely to use the road for access to their respective blocks as there is no complete road as such and is not trafficable due to terrain considerations and also major Sunwater drains that dissect it. Our neighbours on Lots 65 & 168 use Callaghan Road and on Lot 70 and Lot 172 use McLain Road. Should in the future our farms be owned individually by different landholders, the various lots would be serviced as Lot 167 – McClain and Callaghan Roads, Lot 69 - McLain Road and Lot 171 - McClain and Orchard Roads. Accordingly, we believe that no individual blocks would be left with no access by permanently closing the road.

Buffer Zone incorporating fire, pest and weed management

Fire

Our intention is to maintain a buffer zone incorporating best practice. Currently any fires that do burn in the area are extremely hot and fast as evidenced by a major fire several years ago. With appropriate fencing we would strip graze and perform cool burns so as to reduce fuel loads. This is a mutual benefit as it significantly reduces fire risk to our properties but also benefits the road area.

Feral Pigs

We also have severe problems with feral pigs in the area and have utilised council services previously in trying to reduce the numbers. Our preference is to continue the electric fence barrier network which has reached our boundary (Lot 69/168). We have previously had discussions with NQ Dry Tropics and Bowling Bay Green Wetlands Schemes and they are very supportive.

Weeds

We have instigated a weed management program particularly for grader grass and would like to expand this to cover several sections of heavy infestation.

Interaction with Sunwater

Sunwater have confirmed to us and also to DERM that they have no objections to the permanent closure as drainage requirements will be catered for.

Tailwater Recycling and Rising Water Tables

Under our Draft Land & Water Management Plan (DLWMP) we are working with DERM/NQ Dry Tropics to complement the regional approach to minimise the likelihood of rising water tables. This has involved us spending considerable resources on tailwater recycling and groundwater pumping. The road area currently contains some partially completed tailwater recycling channels and pits that we inherited several years ago when we purchased the farm. A significant amount of this water now discharges into the adjoining crown land. We would like to complete this recycling project so that as per our DLWMP a substantial amount of this water would be recycled.

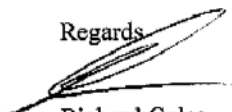
Matthew, we have applied to DERM for a permanent road closure as the above involves considerable expense on our part and we are reluctant to invest those resources with the security of tenure provided by a temporary road closure. DERM confirmed to me last week that it was only council's position of temporary closure that led them to issue their letter offering to close the road on a temporary basis.

DERM has advised that they have extended the deadline to the 18th September, 2012.

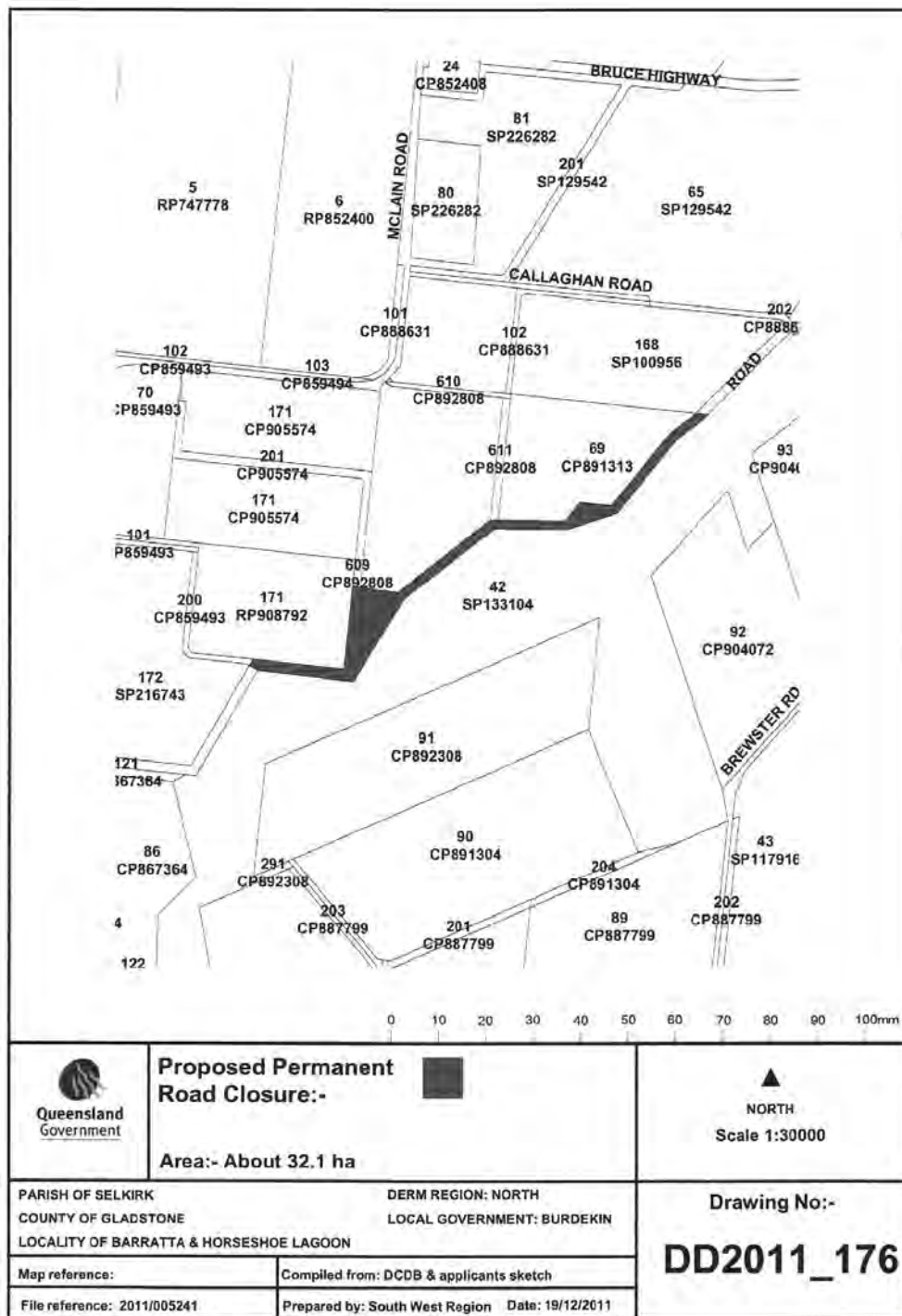
Should you require any further clarification please contact me on 0408454239.

Thanking you and the council for your time and consideration of this matter.

Regards



Richard Galea
For P,M & R Galea



DataWorks Document Number: 1140017

6 CORPORATE & COMMUNITY SERVICES

7 CORRESPONDENCE FOR INFORMATION

Tabled Separately

8 NOTICES OF MOTION

9 URGENT BUSINESS

10 GENERAL BUSINESS

11 CLOSED MEETING ITEMS

12 DELEGATIONS

11.00 am – Update from Mark Stoneman, Honorary Executive Director, Wetlands and Grasslands Foundation on Wongaloo (Cromarty Wetlands).

