

**DOCUMENT ID**

<b>Attendees</b>	<b>Agenda Item 1</b>	<b>Attendees</b>
	<b>Councillors</b>	Cr DG Waugh (Mayor) Cr FO Whelan (Deputy Mayor) Cr PW Francis Cr PW Lobegeier Cr PW Bowen Cr KS Wendt OAM BEM Cr JF Dowling
	<b>Directors/Officers</b>	MJP Pitt, Chief Executive Officer AM Jackson, Director of Community Services LD Hotz, Director of Corporate Services BJ Savage, Director Development and Environment Services SE Aberdein, Administration Officer M McIntyre, Administration Officer
<b>Welcome</b>	<b>Agenda Item 2</b>	<b>Welcome / Housekeeping</b>
	<p>Mayor DG Waugh welcomed all to the meeting at 9.10am and passed on his heartfelt congratulations to Councillors and Directors for maintaining support and unity throughout the year. Cr DG Waugh wished all a Merry Christmas and all the best for a prosperous New Year.</p> <p>Further, Cr DG Waugh welcomed Lisa Wain from North Burnett Regional Futures to the meeting.</p>	
<b>Apologies</b>	<b>Agenda Item 3</b>	<b>Apologies</b>
	<p>Resolved: Apologies be received for Director of Technical Services, K Palmer and Assistant Director of Technical Services, TJ Harvey.</p>	
<b>Declaration</b>	<b>Agenda Item 4</b>	<b>Declaration of Interest</b>
<b>Deputations</b>	<b>Agenda Item 5</b>	<b>Deputations/Petitions</b>
	5.1	Michael Whereat Digital Economy Group - 10.00am
<b>Minutes</b>	<b>Agenda Item 6</b>	<b>Confirmation of Minutes</b>
	6.1	11 - November - General Meeting - Minutes – 191113
	<p>Cr PW Francis moved and Cr FO Whelan seconded: That the minutes from the General Meeting held 19 November 2013 as amended be adopted.</p> <p><i>Intention to Sell</i>                      7.4      <i>Overdue Rates and Charges – Intention to Sell</i></p> <p><b>584-11-2013</b>      Cr FO Whelan moved and Cr WJ Bowen seconded: That Council resolves in accordance with Section 140 of the Local Government Regulation 2012 to sell the land as listed due for overdue rates and/or charges and That Council further resolves that Finemore Walters &amp; Story Solicitors be appointed to act on Council's behalf in undertaking all necessary steps associated with the sale of the listed land.</p>	

# NORTH BURNETT REGIONAL COUNCIL GENERAL MEETING - MINUTES – BIGGENDEN – 17 DECEMBER 2013



NOTICE OF INTENTION TO SELL TRACKER FOR 12 ASSESSMENTS TO COMMENCE SALE OF LAND PROCEEDINGS FOLLOWING 28 MAY 2013 and 25 JUN 2013 COUNCIL GENERAL MEETINGS

UPDATED 3 Dec 2013

NO	ASSESSMENT	NAME	PROPERTY ADDRESS 1	PROPERTY ADDRESS 2	AREA	VALUATION as at 30 June 2012	VALUATION DATE as at 30 June 2012	TOTAL BALANCE as at 30 June 2013	INTEREST ACCRUED Since 30 June 2013	1st Levy 2013 issued 28 August 2013	ESTIMATED INTEREST TO DATE OF REPORT	Legal Expenses Incurred	WOFFS or DISCOUNTS APPLIED SINCE 30 JUNE 2013	AMOUNT PAID SINCE 30 JUNE 2013	ESTIMATED BALANCE DUE TO DATE OF REPORT	LAST PAYMENT AMOUNT	LAST PAYMENT DATE	
												Preparation of Notice to Sell NET AMOUNT	TOTAL GST OF EXPENSES INCURRED					
1	10663-00000-000	GORDON V & MICHELLE GIMBER	873 FARRILLS ROAD	COALSTOWN LAKES QLD 4621	8122m <sup>2</sup>	\$16,800.00	30/06/2012	\$3,103.42	\$18.06		\$0.00	\$0.00		\$3,118.34	-\$11.82	\$3,118.34	14/07/2013	
2	10663-10000-000	GIMBER RTD LTD	FARRILLS ROAD	DIDCOOT QLD 4621	40.07ha	\$121,000.00	30/06/2012	\$6,671.87			\$0.00	\$0.00		\$6,671.87	\$0.00	\$6,671.87	14/07/2013	
1	10785-00000-000	SWEETWATER GRAZING PTY LTD TTE G & M JIMBER FAMILY TRUST	WATERANGA ROAD	DIDCOOT QLD 4621	258.999ha & 250.867ha & 438.617ha & 186.33ha	\$186,000.00	30/06/2012	\$7,647.48	\$214.96	\$866.22	\$0.00	\$350.00	\$35.00	\$180.57	\$8,548.10	\$0.00	\$8,548.10	30/09/2013
2	30001-70000-000	HOWLAFTY LTD AS TRUSTEE FOR HOWLETT FAMILY TRUST	BURNETT TERRACE	GAYNDAH QLD 4625	1070m <sup>2</sup>	\$42,000.00	30/06/2012	\$6,047.60	\$297.97	\$770.70	\$6.43	\$350.00	\$35.00		\$7,472.70	\$1,000.00	11/08/2011	
3	30314-00000-000	MARK D SPIERS	1-3 FIELDING STREET	GAYNDAH QLD 4625	4393m <sup>2</sup>	\$70,000.00	30/06/2012	\$9,177.39	\$249.52	\$1,157.63	\$0.00	\$350.00	\$35.00	\$98.76	\$10,871.02	-\$35.04	\$871.02	1/10/2013
4	30565-60000-000	JOHN R CROSS	15 BOORUNBEH STREET	GAYNDAH QLD 4625	1032m <sup>2</sup>	\$41,000.00	30/06/2012	\$8,112.85	\$396.85	\$658.48	\$8.47	\$350.00	\$35.00		\$9,726.65	\$12.88	22/07/2009	
5	40725-00000-000	JOHN MATTHEW CONROY	10 OAK STREET	MULGILDIE QLD 4630	1012m <sup>2</sup>	\$22,000.00	30/06/2012	\$7,349.96	\$331.36	\$767.40	\$0.00	\$350.00	\$35.00		\$8,798.72	\$0.00	\$100.00	23/11/2012
6	40753-00000-000	KATRINA JANE RYAN	6 PALM STREET	MULGILDIE QLD 4630	1012m <sup>2</sup>	\$22,000.00	30/06/2012	\$4,845.68	\$220.52	\$828.50	\$0.02	\$350.00	\$35.00	\$169.58	\$6,042.33	\$32.81	\$518.76	30/03/2010
7	40965-00000-000	JEAN OLIVIE & ROBERT GLYNN NOWLAND	7 MILL ROAD	MONTO QLD 4630	8.4867ha	\$50,000.00	30/06/2012	\$17,365.05	\$695.55	\$1,092.50	\$0.01	\$350.00	\$35.00		\$19,481.50	\$11.61	\$19,481.50	8/11/2013
8	41420-00000-000	ROBERT GLYNN & LEANNE RAE NOWLAND	GLEN VALLEY ROAD,	MOONFORD QLD 4630	9.795ha, 134.103ha, 60.698ha, 97ha, 45.55ha	\$310,000.00	30/06/2012	\$15,768.25	\$634.82	\$1,419.41	\$0.01	\$350.00	\$35.00		\$18,161.68	\$10.81	\$18,168.68	8/11/2013
9	50047-60000-000	ALEXANDER MILLER & ELIZABETH JANE O'LOAN	GERALDINE STREET	MOUNT PERRY QLD 4671	1272ha	\$23,000.00	30/06/2012	\$3,102.42	\$152.32	\$362.50	\$3.28	\$350.00	\$35.00		\$3,970.52	\$645.99	24/04/2009	
10	50391-20000-000	MASTER GROUP TRUST CANDIAN ADA TIE	EMU CREEK ROAD	GOONNIGHT QLD 4671	740.579ha	\$35,500.00	30/06/2012	\$3,378.06	\$167.14	\$472.50	\$3.63	\$414.60	\$41.46		\$4,435.93	\$252.25	19/10/2009	
												TOTAL Expenses Incurred NET	TOTAL GST OF EXPENSES INCURRED	TOTAL RECOVERED SINCE NOTICES ISSUED	TOTAL ARREARS DUE TO DATE OF THIS REPORT			
												\$5,684.80	\$68.48	\$80,594.80	\$26,824.17			

**CARRIED 7/0**

6.2 11 - November - Policy and Planning Standing Committee Meeting - Minutes – 271113

Cr JF Dowling moved and Cr WJ Bowen seconded: That the minutes of the Policy and Planning Standing Committee Meeting, held 27 November 2013 be adopted as amended.

**CARRIED 7/0**

6.3 11 - November - Technical Services Standing Committee - Minutes – 271113

Cr FO Whelan moved and Cr WJ Bowen seconded: That the minutes of the Technical Services Standing Committee Meeting, held 27 November, 2013 be adopted as amended.

**CARRIED 7/0**

## Governance

### Agenda Item 7

### Governance Report

#### Exemption of Fees

7.1 Gayndah Show Society – Exemption of Building Fees

Cr JF Dowling moved and Cr WJ Bowen seconded: That Council waive building fees of \$1,985.00 for the proposed under cover and bar area to be undertaken on a portion of lot 1 on G1364 at the Gayndah Show grounds.

**CARRIED 7/0**

#### Leased Land

7.2 Leased Land – Part of Lot 86 on SP 227537

Cr PW Francis moved and Cr PW Lobegeier seconded: Council receive the report in

relation to request to purchase part of Lot 86 on SP227537, County of Rawbelle, Parish of Bailey. Further, that Council consider:

1. Agree to sell subject land to Lessee's, with Ministerial approval, subject to an independent valuation of the land being obtained at the cost of the Lessee's.
2. Council survey an easement for domestic waterline from the Three Moon Creek, to the Airport residence, across the subject land and that the existing bore and waterline remain the property of Council and that this survey be at the purchasers cost.
3. All survey and legal fees are borne by the purchaser.
4. Water allocation be investigated and brought back in a future report to Council.
5. In the event that this parcel of land is sold to the adjoining land holder, through the process of Ministerial Approval or Public Tender, a condition of purchase will be required to amalgamate both parcels of land, thus providing access to the portion of land in question and such amalgamation be at the purchasers costs and
6. Following a successful transaction of land, the remaining western portion of lease D be offered for further lease to the existing leaseholder at a commercial lease fee and that all fees incurred in doing up such lease be at the lease holders expense.

**CARRIED 7/0**

L Benham

L Benham entered the meeting at 9.23am.

Request for Lease Agreement

7.3 Request for Lease Agreement – Gayndah Horse & Pony Club Inc.

Cr JF Dowling moved and Cr FO Whelan seconded: That Council receive the report in relation to the request from the Gayndah Horse and Pony Club Incorporation as information.

**CARRIED 7/0**

Overdue Rates and Charges

7.4 Overdue Rates and Charges

Cr PW Francis moved and Cr PW Lobegeier seconded: That the Overdue Rates and Charges Report as presented be received as Information.

**CARRIED 7/0**

Intention to Sell Update

7.5 Overdue Rates and Charges – Intention to Sell Update

Cr KS Wendt OAM BEM moved and Cr WJ Bowen seconded: That the Overdue Rates and Charges Report as presented be received as Information.

**CARRIED 7/0**

Finance Report

7.6 Finance Report

Cr KS Wendt OAM BEM moved and Cr FO Whelan seconded: That the Financial Report as presented be adopted.

**CARRIED 7/0**

N McPhillips

N McPhillips entered the meeting at 9.59am.

Revenue and Expenditure Report

7.7 Revenue & Expenditure Report

Cr PW Francis moved and Cr JF Dowling seconded: That the Revenue Expenditure Report as presented, be adopted.

**CARRIED 7/0**

Deputation

Neil McPhillips, Lisa Wain and Michael Whereat presented to the Meeting at 10.06am in

regards to the Draft Independent Broadband Testing Report.

L Benham Lisa Benham left the meeting at 10.06am.

Morning Tea The meeting adjourned at 10.53am for Morning Tea and resumed 11.26am.

Asset Position Report 7.8 Current Asset Position Report

Cr PW Lobegeier moved and Cr KS Wendt OAM BEM seconded: That the Current Asset Position Report as presented, be adopted **CARRIED 7/0**

Flood Mitigation 7.10 Flood Mitigation Study Final Report

Cr FO Whelan moved and Cr PW Lobegeier seconded: That North Burnett Regional Council adopts the "North Burnett Regional Council Flood Mitigation Study" November 2013. **CARRIED 7/0**

Cr FO Whelan moved and Cr PW Francis seconded: That North Burnett Regional Council makes application for the following projects:

- a. That a business case be investigated and formed, prioritising the relocation of flood effected/inundated houses and the construction of a Levy in Mundubbera respectively.
- b. Voluntary house raising in Gayndah and Monto. **CARRIED 7/0**

Financial Report Insurance 7.9 Financial Report – Insurance

Cr PW Lobegeier moved and Cr FO Whelan seconded: That Council resolve to accept the price increase in insurance and pay the insurance agent accordingly.

Further, Council to investigate suitable insurance polices through organisations such as Wide Bay Burnett Regional Organisation of Council's (WBRROC) and the Local Government Association of Queensland (LGAQ). **CARRIED 7/0**

Infrastructure Report **Agenda Item 8** **Infrastructure Report**

Economic **Agenda Item 9** **Economic Report**

Infrastructure Charges 9.1 Adopted Infrastructure Charges

Cr PW Francis moved and Cr FO Whelan seconded: That Council adopt the draft Adopted Infrastructure Charges Resolution as presented. **CARRIED 7/0**

Cr KS Wendt OAM BEM moved and Cr PW Francis seconded: That for the purposes of clarification of Clause 7(c), of Adopted Infrastructure Charges Resolution, developers may defer payment of their Adopted Infrastructure Charges Notice until settlement for the sale of the first lot (subject to the reconfiguration) occurs.

Adopted infrastructure charges resolution

**1. Preliminary**

- 1) This resolution is made pursuant to chapter 8, part 1, division 5A of the Sustainable Planning Act 2009.

- 2) The resolution is to be read in conjunction with the following:
  - a) the State planning regulatory provision (adopted charges);
  - b) the Planning Schemes for the Shires of Biggenden, Eidsvold, Gayndah, Monto, Mundubbera and Perry.
- 3) The resolution is attached to but does not form part of the schemes.
- 4) The adopted infrastructure charge applies to the whole of the North Burnett local government area.
- 5) The resolution has effect from [insert date].

## **2. Application to particular development**

The Council may levy an adopted infrastructure charge on the following development:

- a) reconfiguring a lot;
- b) making a material change of use of premises; or
- c) a combination of reconfiguring a lot and making a material change of use of premises.

## **3. Categorisation of uses to development classes**

To enable the adopted infrastructure charges schedule identified in Table 2 of Schedule 1 of the State planning regulatory provisions (adopted charges) to be applied to existing development use types in the planning scheme, Table 1 identifies the relationship between existing planning scheme development use types and the classes of development to which the adopted infrastructure charges schedule apply.

**Table 1 – Planning scheme use types to which the *adopted infrastructure charges schedule* apply**

Existing planning scheme development use types	Classes of development to which <i>adopted infrastructure charges schedule</i> apply (SPRP 2012)
Caretaker's residence, Detached house, Multiple dwelling (duplex, flats), dwelling house, multi residential (multiple unit accommodation [apartment buildings, duplexes, flats, town houses], dual occupancy of one lot)	<b>Residential</b>
Hotel (residential component), Visitor accommodation, tourist accommodation (backpackers hostel, farmstay, motel, caravan park and camping ground only)	<b>Accommodation (Short term)</b>
Accommodation building, Multiple dwelling (community dwelling, retirement village, relocatable home park), multi residential (boarding house or tenement building, aged care facilities and retirement villages), tourist accommodation (relocatable home park only)	<b>Accommodation (Long term)</b>
Place of worship, community services (community health, meeting hall, public library, place of public worship)	<b>Places of Assembly</b>

<b>Existing planning scheme development use types</b>	<b>Classes of development to which <i>adopted infrastructure charges schedule</i> apply (SPRP 2012)</b>
Shop (agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom only), display yard	<b>Commercial (Bulk goods)</b>
Catering premises, Service station, Shop (other than agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom), food or entertainment venue (take away food store and restaurant only), low impact industry (dry cleaning, dressmaking and sewing, locksmithing and film processing only)	<b>Commercial (Retail)</b>
Commercial premises, Professional offices	<b>Commercial (Office)</b>
Child care centre, Educational establishment, education or health premises (preschool, primary, secondary or tertiary education, child care centre only)	<b>Education Facility except an educational establishment for the Flying Start for Queensland Children program</b>
	<b>Educational Establishment for the Flying Start for Queensland Children program</b>
Hotel (non-residential component), food or entertainment venue (amusement parlour, cabaret, cinema, conference centre, gaming establishment and hotel only)	<b>Entertainment</b>
Indoor recreation, food or entertainment venue (sporting and other clubs, commercial sporting or recreation facilities such as squash courts and indoor cricket centres only)	<b>Indoor Sport and Recreational Facility</b>
Industry, Storage facility, low impact industry (except dry cleaning, dressmaking and sewing, locksmithing, film processing)	<b>Industry</b>
Noxious industry, special industry	<b>High Impact Industry</b>
Agriculture, Grazing, farm, farm forestry, native forestry	<b>Low Impact Rural</b>
Cattery or kennel, Intensive animal industry, Stable, aquaculture, intensive animal husbandry	<b>High Impact Rural</b>

Existing planning scheme development use types	Classes of development to which <i>adopted infrastructure charges schedule</i> apply (SPRP 2012)
Community oriented activities (except <i>child care centre, educational establishment, place of worship</i> and <i>public utility</i> ), community services (station or depot for ambulance, fire and rescue, police, rural fire, state emergency or similar services only)	<b>Essential Services</b>
Airport, Extractive industry, Outdoor recreation, Public utility, Railway activities, Tourist facility, Transport terminal, food or entertainment venue (major sport recreation and entertainment facility, motor sport, outdoor sport and recreation facility and tourist theme park only), public utility, other	<b>Specialised uses</b>
Bed and breakfast premises, Home business, Park, community space, farm (roadside stall only), home business	<b>Minor uses</b>
	<b>Other Uses</b>

**4. Calculation of adopted infrastructure charges**

- 1) Council’s adopted infrastructure charges are less than the maximum adopted charge.
- 2) The adopted infrastructure charge that may be levied for:
  - a) making a material change of use of premises is the adopted charge for making a material change of use of premises stated in section 6 minus the credit(s) stated in section 5;
  - b) reconfiguring a lot is the adopted charge for reconfiguring a lot stated in section 6 minus the credit(s) stated in section 5;

**5. Calculation of credits**

The credit for the premises is an amount which is the greater of the following:

- (a) the amount of a previous adopted infrastructure charge paid for the development of the premises; or
- (b) where an applicant can provide evidence of a previous financial contribution paid for trunk infrastructure for the premises, the amount of the financial contribution paid; or
- (c) where the premises are subject to an existing lawful use, the amount stated for an adopted charge in Table 2 Adopted Infrastructure Charge for a Material Change of Use of Premises or Table 3 Adopted Infrastructure Charge for Reconfiguring a Lot. This allows the charge to be credited to take into account the existing usage of trunk infrastructure by the premises on the subject site.

**6. Adopted charges for infrastructure**

- 1) The adopted charge for making a material change of use of premises for:
  - (i) residential development, is stated in Table 2 Adopted Infrastructure Charge for a Material Change of Use of Premises;
  - (ii) non-residential development, other than a specialised use, is stated in Table 2 Adopted Infrastructure Charge for a Material Change of Use of Premises;
  - (iii) non-residential development, being a specialised use or other development not otherwise identified above, is to be determined by Council based on an assessment of use and demand.
- 2) The adopted charge for reconfiguring a lot is the amount stated in Table 3 Adopted Infrastructure

Charge for Reconfiguring a Lot.

**Table 2 – Adopted Infrastructure Charge for a Material Change of Use of Premises**

<b>Use</b>	<b>Use</b>	<b>Adopted charge (NBRC)</b>
<b>Residential</b>	Caretaker's residence, Detached house, Multiple dwelling (duplex, flats), dwelling house, multi residential (multiple unit accommodation [apartment buildings, duplexes, flats, town houses], dual occupancy of one lot)	\$4,200 per 1 or 2 bedroom dwelling unit or \$6,000 Per 3 or more bedroom dwelling unit
<b>Accommodation (Short term)</b>	Hotel (residential component), Visitor accommodation, tourist accommodation (backpackers hostel, farmstay, motel, caravan park and camping ground only)	<ul style="list-style-type: none"> <li>• For a tent or caravan site in a caravan park or camping ground, \$400 per tent or caravan site</li> <li>• For a cabin in a caravan park or dwelling in short term accommodation \$2100</li> <li>• For a suite, whether self-contained or not in short term accommodation or a hotel \$1050</li> </ul>
<b>Accommodation (Long term)</b>	Accommodation building, Multiple dwelling (community dwelling, retirement village, relocatable home park), multi residential (boarding house or tenement building, aged care facilities and retirement villages), tourist accommodation (relocatable home park only)	<ul style="list-style-type: none"> <li>• \$3150 per dwelling unit or relocatable dwelling site in a relocatable home park or retirement village</li> <li>• \$1050 per suite in a community dwelling, boarding house, aged care facility</li> </ul>
<b>Places of Assembly</b>	Place of worship, community services (community health, meeting hall, public library, place of public worship)	\$10.50 per m <sup>2</sup> of GFA (max \$4500)
<b>Commercial (Bulk goods)</b>	Shop (agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom only), display yard	\$21 per m <sup>2</sup> of GFA (max \$4500)
<b>Commercial (Retail)</b>	Catering premises, Service station, Shop (other than agricultural supplies store, bulk landscape supplies, garden centre, hardware and trade supplies, outdoor sales, showroom), food or entertainment venue (take away food store and restaurant only), low impact industry (dry cleaning, dressmaking and sewing, locksmithing and film processing only)	\$27 per m <sup>2</sup> of GFA (max \$4500)
<b>Commercial (Office)</b>	Commercial premises, Professional offices	[\$21*] per m <sup>2</sup> of GFA (max \$4500)



Use	Use	Adopted charge (NBRC)
<b>Education Facility except an educational establishment for the Flying Start for Queensland Children program</b>	Child care centre, Educational establishment, education or health premises (preschool, primary, secondary or tertiary education, child care centre only)	\$21 per m <sup>2</sup> of GFA (max \$4500)
<b>Educational Establishment for the Flying Start for Queensland Children program</b>		NIL
<b>Entertainment</b>	Hotel (non-residential component), food or entertainment venue (amusement parlour, cabaret, cinema, conference centre, gaming establishment and hotel only)	[\$30*] per m <sup>2</sup> of GFA (max \$4500)
<b>Indoor Sport and Recreational Facility</b>	Indoor recreation, food or entertainment venue (sporting and other clubs, commercial sporting or recreation facilities such as squash courts and indoor cricket centres only)	\$30 per m <sup>2</sup> of GFA, court areas at \$3 per m <sup>2</sup> of GFA (total max \$4500)
<b>Industry</b>	Industry, Storage facility, low impact industry (except dry cleaning, dressmaking and sewing, locksmithing, film processing)	\$7.50 per m <sup>2</sup> of GFA (max \$4500)
<b>High Impact Industry</b>	Noxious industry, special industry	\$10.50 per m <sup>2</sup> of GFA (max \$4500)
<b>Low Impact Rural</b>	Agriculture, Grazing, farm, farm forestry, native forestry	Nil charge
<b>High Impact Rural</b>	Cattery or kennel, Intensive animal industry, Stable, aquaculture, intensive animal husbandry	\$3 per m <sup>2</sup> of GFA (max \$4500)
<b>Essential Services</b>	Community oriented activities (except <i>child care centre, educational establishment, place of worship and public utility</i> ), community services (station or depot for ambulance, fire and rescue, police, rural fire, state emergency or similar services only)	\$21 per m <sup>2</sup> of GFA (max \$4500)
<b>Specialised uses</b>	Airport, Extractive industry, Outdoor recreation, Public utility, Railway activities, Tourist facility, Transport terminal, food or entertainment venue (major sport recreation and entertainment facility, motor sport, outdoor sport and recreation facility and tourist theme park only), public utility, other	Use and demand determined at time of assessment
<b>Minor uses</b>	Bed and breakfast premises, Home business, Park, community space, farm (roadside stall only), home business	Nil charge

Use	Use	Adopted charge (NBRC)
Other uses		Use and demand determined at time of assessment

**Table 3 – Adopted Infrastructure Charge for Reconfiguring a Lot**

Type of Lot (Planning Scheme Zone)	Location (Planning Scheme)	Adopted infrastructure charge
Residential/Urban	Biggenden, Eidsvold, Gayndah, Monto, Perry, Mundubbera	\$6000
Rural residential/low density residential/multi residential		\$3000
Small Town		\$1500
Rural		\$1500
Industrial	Biggenden, Eidsvold, Gayndah, Monto, Perry, Mundubbera	\$6000
Commercial	Biggenden, Eidsvold, Gayndah, Monto, Perry, Mundubbera	\$6000
Community Purposes	Biggenden, Eidsvold, Gayndah, Monto, Perry, Mundubbera	\$NIL
Mixed Use	Biggenden, Eidsvold, Gayndah, Monto, Perry, Mundubbera	\$6000
Open space & recreation	Biggenden, Eidsvold, Gayndah, Monto, Perry, Mundubbera	\$NIL

**7. Time of payment of an adopted infrastructure charge**

An adopted infrastructure charge is payable:

- (a) if the charge applies to reconfiguring a lot that is assessable development or development requiring compliance assessment – before Council approves the plan of subdivision for the reconfiguration; or

- (b) if the charge applies to making a material change of use of premises – before the change happens; or
- (c) otherwise – on the day stated in the adopted infrastructure charges notice or negotiated adopted infrastructure charges notice.

**Other**

So there can be no doubt, where a discount/credit exceeds the value of an adopted charge no refund will be paid by Council.

**Discount**

Where the water network or sewerage network is not available in the Priority Infrastructure Area of the proposed development, the adopted charge for the development is to be reduced by the relevant proportion of the adopted infrastructure charge allocated to the water network or sewerage network as shown below in Table 4 and 5.

**Table 4 – For the Purpose of Calculating Discounts: Proportion of adopted infrastructure charge allocated to each network for Material Change of Use**

Adopted Infrastructure Charge category	Network	Proportion of the adopted infrastructure charge
Residential	Park	10%
	Roads	30%
	Water Supply	30%
	Sewerage System	30%
Accommodation (short term)	Park	10%
	Roads	30%
	Water Supply	30%
	Sewerage System	30%
Accommodation (long term)	Park	10%
	Roads	30%
	Water Supply	30%
	Sewerage System	30%
Places of Assembly (club and community use)	NIL	
Places of Assembly (excluding club and community use)	Roads	30%
	Water Supply	30%
	Sewerage System	40%

Commercial (Bulk goods)	Roads	50%
	Water Supply	25%
	Sewerage System	25%
Commercial (Retail)	Roads	40%
	Water Supply	30%
	Sewerage System	30%
Commercial (Office)	Roads	40%
	Water Supply	30%
	Sewerage System	30%
Education Facility except an educational establishment for the Flying Start for Queensland Children program	NIL	
Educational Establishment for the Flying Start for Queensland Children program	NIL	
Entertainment	Roads	40%
	Water Supply	30%
	Sewerage System	30%
Indoor Sport and Recreational Facility	Roads	40%
	Water Supply	30%
	Sewerage System	30%
Industry	Roads	50%
	Water Supply	30%
	Sewerage System	20%
High Impact Industry	Roads	50%
	Water Supply	30%
	Sewerage System	20%

Low Impact Rural	NIL	
High Impact Rural	Roads	60%
	Water Supply	20%
	Sewerage System	20%
Essential Services (excluding health care services and veterinary services)	Roads	NIL
	Water Supply	
	Sewerage System	
Essential Services (health care services and veterinary services)	Roads	40%
	Water Supply	30%
	Sewerage System	30%
Specialised uses	Roads	To be determined by Council at the time of assessment
	Water Supply	
	Sewerage System	
Minor uses	NIL	
Other uses	Park	To be determined by Council at the time of assessment
	Roads	
	Water Supply	
	Sewerage System	

**Table 5 – For the Purpose of Calculating Discounts: Proportion of adopted infrastructure charge allocated to each network for Reconfiguring a Lot**

Type of Lot	Location	Network	Proportion of the adopted infrastructure charge
Residential/Urban		Park	10%
		Roads	30%
		Water Supply	30%
		Sewerage System	30%

Rural residential/low density residential/multi residential	Park	10%
	Roads	90%
Small Town	Park	10%
	Roads	50%
	Water supply	40%
Rural	Roads	100%
Industrial	Roads	50%
	Water supply	30%
	Sewerage system	20%
Commercial	Roads	40%
	Water supply	30%
	Sewerage system	30%
Community Purposes	NIL	
Mixed Use	Roads	40%
	Water supply	30%
	Sewerage system	30%
Open space & recreation	NIL	

**CARRIED 7/0**

Social                      **Agenda Item 10**                      **Social Report**

Environmental            **Agenda Item 11**                      **Environmental Report**

Confidential Reports    **Agenda Item 12**                      **Confidential Reports**

Closed Session            Cr PW Lobegeier moved and Cr PW Francis seconded: That in accordance with Section 275 of the Local Government Regulation 2012, the meeting be closed to the public to allow discussion regarding (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 to gain a financial advantage. **CARRIED 7/0**

Re-opened Meeting      Cr PW Francis moved and Cr KS Wendt OAM BEM seconded: That in accordance with Section 275 of the Local Government Regulation 2012, the meeting be re-opened to the

public.

**CARRIED 7/0**

Request for Waiver 12.1 Ratepayer – Request for Waiver

Cr PW Francis moved and Cr KS Wendt OAM BEM seconded: That Council receive this report as information.

**CARRIED 7/0**

Outstanding Rates 12.2 Ratepayer – Request to Waive Outstanding Rates in Interest Charges  
In Interest Charges

Cr KS Wendt OAM BEM moved and Cr JF Dowling seconded: That Council

1. Receives the report in relation to an application for rates and charges concessions under Part 10 – Concessions Section 120 (1) c – hardship provision of the Local Government Regulations for assessment
  - a. 10225-5
2. Council allows an interest concession for the period 1 November 2013 to 21 March 2014 to allow the rate payer the opportunity to pay off the outstanding rates for assessment 10225-5.

**CARRIED 7/0**

Natural Disaster Rates 12.3 Ratepayer – Late Application for Natural Disaster Rates Relief  
Relief

Cr WJ Bowen moved and Cr FO Whelan seconded: That Council

1. Receives the report in relation to the application Natural Disaster Rates Relief for the following assessments
  - a. 60193-0
  - b. 60445-0
  - c. 60195-0
2. Council denies application under Policy 257 as applications closed on 10 May 2013.
3. Council to respond to applicants, stating why the applications were not successful.

**CARRIED 7/0**

Write off of Debtors 12.4 Financial Report – Write off of Debtors Invoices  
Invoices

Cr PW Lobegeier moved and Cr JF Dowling seconded: That Council resolve to write off invoice numbers 13390, 13391, 15146, and 15143, to the total of \$3,464.20.

**CARRIED 7/0**

Request for Payment 12.5 Sundry Debtor – Request for Payment Arrangements

Cr KS Wendt OAM BEM moved and Cr PW Francis seconded: That Council ratify the decision to provide a part payment option to the successful tender number 23993.

**CARRIED 7/0**

Waste Collection 12.6 Waste Collection Contractor  
Contractor

Cr PW Lobegeier moved and Cr WJ Bowen seconded: That J.J. Richards and Sons Pty Ltd be awarded the successful tender for tender 2317/2013/14/TTB/14 – Garbage Collection Services for a term of 7 years with options for renewal.

**CARRIED 7/0**

Early Warning System 12.7 Upper Burnett Early Warning System

Cr FO Whelan moved and Cr PW Francis seconded: That the North Burnett Regional Council appoint Prospect as the preferred Tenderer to design and install an Early Warning System within Upper Burnett Catchment and negotiate a project within budget parameters.

**CARRIED 7/0**

Councillor Reports      **Agenda Item    13      Councillor Reports**

Cr PW Lobegeier moved and Cr FO Whelan seconded: That the Councillor Reports be adopted as presented. **CARRIED 7/0**

- 14.1    Cr Don Waugh
- 14.2    Cr Faye Whelan
- 14.3    Cr John Bowen
- 14.4    Cr Lofty Wendt OAM BEM
- 14.5    Cr Paul Francis
- 14.6    Cr Paul Lobegeier
- 14.7    Cr Joanne Dowling

General Business      **Agenda Item    14      General Business**

Noted: Chief Executive Officer, MJP Pitt updated the meeting on discussions held with Queensland Gas Corporation (QGC) in regards to Redbank Road.

Resolved: Director of Technical Services, K Palmer to investigate condition of Dingly Dell Road, Eidsvold and pursue and coordinate works to be completed with QGC. The pipeline crossing is in bad condition, this leads on to the Banana Shire.

Noted: Director of Technical Services, K Palmer is to investigate the conditions of Rocky Bar Road and liaise with Origin to maintain as per current agreements.

Noted: Chief Executive Officer, MJP Pitt advised that the Expression of Interest for the R4R application will be submitted by 7 February 2014.

Resolved: Director of Community and Cultural Services, AM Jackson to liaise with the Biggenden Lions Club when Council undertakes the review on Condom Vending Machines throughout the six communities of the Region.

Resolved: Director of Development and Environment, BJ Savage to continue to investigate Council's ability to enforce clean up on untidy allotments in Monto.

Resolved: Director of Development and Environment, BJ Savage to investigate and enforce impoundment of livestock which wander into urban areas of Monto. Further, investigate the tenure over rail way land, where cattle are being held.

Noted: Welcome to Mt Perry Billboards are being progressed, currently awaiting finalisation of landholder agreements.

Resolved: Director of Community and Cultural Services, AM Jackson to ensure that the trading days are amended on the RM Williams Australian Bush Learning Centre Billboard at Gin Gin.

Resolved: Cr JF Dowling advised that a Drinking Fountain would be beneficial for the



children who utilise the skate park at the Lions Park in Gayndah. Cr JF Dowling to approach the Gayndah Lions Club to see if the organisation will consider the project.

Resolved: Cr JF Dowling to approach the Chief Executive Officer, MJP Pitt and Engineering Staff in the new year to determine the repairs required on a drain and culvert on Fielding Street, Gayndah to prevent a build up of mud and weeds.

Noted: Repairs to drainage problems on White Hill, Gayndah will occur under the Flood Restoration Program prior to June 2014.

Closure of Meeting      **Agenda Item 15      Closure of Meeting**

With no further business, the meeting was closed at 1.07pm

Presented to Council at its General Meeting held on 21 January 2014 and confirmed.

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**Mayor**