REPORT OF THE COMMITTEE OF THE COUNCIL

TUESDAY, 12 OCTOBER 2010 AND WEDNESDAY, 13 OCTOBER 2010

His Worship the Mayor Councillor P.M. Taylor
(Chairperson)
Councillor R.P. Antonio
(Portfolio Leader: Water Services)
Councillor W.W. Cahill
(Portfolio Leader: Environmental and Community Services)
Councillor A.C. Glasheen
(Portfolio Leader: District Services)
Councillor P.C.T. Marks
(Portfolio Leader: Planning and Development Services)
Councillor J.J. McVeigh
(Portfolio Leader: Corporate Services)
Councillor J. Ramia
(Portfolio Leader: Tourism Events and Parks Services)
Councillor R.S. Scotney
(Portfolio Leader: Cultural Heritage and Facilities Services)
Councillor N.L. Strohfeld
(Portfolio Leader: Strategic Services)
Councillor C.E. Taylor
(Portfolio Leader: Engineering Services)
Councillor M.A. Williams
(Portfolio Leader: Financial and Sporting Services)

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REPORT OF THE MEETING OF THE COMMITTEE OF THE COUNCIL

12 and 13 October 2010

Meeting Commenced: 9.05 a.m. on Tuesday, 12 October 2010
9.06 a.m. on Wednesday, 13 October 2010

PRESENT:

His Worship the Mayor Councillor P.M. Taylor (Chairperson)
Councillor R.P. Antonio
(Portfolio Leader: Water Services
Councillor W.W. Cahill
(Portfolio Leader: Environmental and Community Services)
Councillor A.C. Glasheen
(Portfolio Leader: District Services)
Councillor J.J. McVeigh
(Portfolio Leader: Corporate Services)
Councillor J. Ramia
(Portfolio Leader: Tourism Events and Parks Services)
Councillor R.S. Scotney
(Portfolio Leader: Cultural Heritage and Facilities Services)
Councillor N.L. Strohfeld
(Portfolio Leader: Strategic Services)
Councillor C.E. Taylor
(Portfolio Leader: Engineering Services)
Councillor M.A. Williams
(Portfolio Leader: Financial and Sporting Services) [12 October 2010 only]

APOLOGIES:

Councillor P.C.T. Marks (Portfolio Leader: Planning and Development Services) [12 and 13 October 2010]
Councillor M.A. Williams (Portfolio Leader: Financial and Sporting Services) [13 October 2010]

IN ATTENDANCE:

Chief Executive Officer (Ken Gouldthorp)
[Items 1 to 10]
Director, Environmental and Community Services (Brian Pidgeon)
[Items 2, 11 to 17]
Director, Planning and Development Services (Stewart Somers)
[Items 3 to 8]
Director, Engineering Services (Gerard Brennan)
[Item 9]
Director, Water Services (Kevin Flanagan)
[Item 10]
Director, District Services (Jason Bradshaw)
[Items 11 and 12]
Director, Finance and Business Strategies Services (Arun Pratap)
Co-ordinator, Council Business (Angela O'Neil)
[Items 1 to 17]

Portfolio: **CORPORATE SERVICES**

1

REPORT TITLE Closing and Opening of Meeting to the Public
AUTHOR Chief Executive Officer (Ken Gouldthorp) - 29 September 2010

Two confidential reports have been submitted for consideration by the Committee of the Council which will necessitate the matters being considered in a closed meeting.

The matters contained in Items 2 and 3 of the agenda refer.

The following draft motion is submitted for consideration.

Draft Motion:
Moved by Cr. ....., seconded by Cr. .....

That the meeting be closed to the public in accordance with Section 72(1) of the Local Government (Operations) Regulation 2010 to consider the following two items on the agenda:

(a) **Item 2**
CONFIDENTIAL - Potential Acquisition of Property at Highfields

Reason for Closed Meeting

To discuss 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 (Section 72(1) (h) of the Local Government (Operations) Regulation 2010).

(b) **Item 3**
CONFIDENTIAL - Development Assessment - Planning and Environment Appeals and Compensation Claims - September 2010

Reason for Closed Meeting

To discuss starting or defending legal proceedings involving Council and/or actions to be taken by the Council under the Integrated Planning Act 1997 (Section 72(1) (f) and (g) of the Local Government (Operations) Regulation 2010).

CLOSING OF MEETING TO THE PUBLIC

DECISION

MOTION:
Moved by Cr. Strohfeld, seconded by Cr. Ramia

That the meeting be closed to the public in accordance with Section 72(1) of the Local Government (Operations) Regulation 2010 to consider the following two items on the agenda:

(a) **Item 2**
CONFIDENTIAL - Potential Acquisition of Property at Highfields

Reason for Closed Meeting

To discuss 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 (Section 72(1) (h) of the Local Government (Operations) Regulation 2010).

(b) **Item 3**
CONFIDENTIAL - Development Assessment - Planning and Environment Appeals and Compensation Claims - September 2010

Reason for Closed Meeting

To discuss starting or defending legal proceedings involving Council and/or actions to be taken by the Council under the Integrated Planning Act 1997 (Section 72(1) (f) and (g) of the Local Government (Operations) Regulation 2010).

Carried

The meeting was closed to the public at 9.06 a.m. on Tuesday, 12 October 2010.

OPENING OF MEETING TO THE PUBLIC

DECISION

Motion:
Moved by Cr. Ramia, seconded by Cr. Glasheen

That the meeting be opened to the public.

Carried

The meeting was opened to the public at 9.31 a.m. on Tuesday, 12 October 2010.

Portfolio: **TOURISM EVENTS AND PARKS SERVICES**

2

REPORT TITLE CONFIDENTIAL - Potential Acquisition of Property at Highfields
AUTHOR Manager, Parks and Recreation (Nick Hauser) - 28 September 2010

The following recommendation arising from the confidential report/closed meeting session was put without further debate.

COMMITTEE RECOMMENDATION

1. That the Chief Executive Officer or his delegate be authorised to negotiate the acquisition of the property located on the corner of Borghardt Road and Cronin Road, Highfields described as Lot 21 on CC1151, Lot 233 on M332600, Lot 314 on M33818 and Lot 23 on CC296.

2. That, if agreement is reached, the Chief Executive Officer be authorised to sign a suitably worded Contract of Sale and all necessary documentation relating to the acquisition of the property.

3. That the acquisition be funded from the Parks and Open Space Future Works Reserve.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 2)

MOTION:
Moved by Cr. Williams, seconded by Cr. Ramia

1. That the Chief Executive Officer or his delegate be authorised to negotiate the acquisition of the property located on the corner of Borghardt Road and Cronin Road, Highfields described as Lot 21 on CC1151, Lot 233 on M332600, Lot 314 on M33818 and Lot 23 on CC296.

2. That, if agreement is reached, the Chief Executive Officer be authorised to sign a suitably worded Contract of Sale and all necessary documentation relating to the acquisition of the property.

3. That the acquisition be funded from Reserve and referred back to the quarterly budget review.

Carried

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
1. to 3.	N. Hauser C. Theodosis	Please action Council's decision.	31/12/10
3.	A. Betts	Please note.	01/11/10

REPORT OF THE MEETING OF THE COMMITTEE OF THE COUNCIL
12 AND 13 OCTOBER 2010

Portfolio: **PLANNING AND DEVELOPMENT SERVICES**

3

REPORT TITLE CONFIDENTIAL - Development Assessment - Planning and Environment Appeals and Compensation Claims - September 2010

AUTHOR Director, Planning and Development Services (Stewart Somers) - 28 September 2010

The following recommendation arising from the confidential report/closed meeting session was put without further debate.

COMMITTEE RECOMMENDATION

That the confidential report on Planning and Environment Appeals and Compensation Claims for September 2010 be noted by Council.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 3)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
		No further action required	

Portfolio: **PLANNING AND DEVELOPMENT SERVICES**

4

REPORT TITLE Collaborative Affordable and Community Housing Provision

AUTHOR Planner (Community), Strategic Planning (Markus Dittmann) - 24 September 2010

PURPOSE OF REPORT

To gain 'in principle' support and commitment from Council to the establishment of a collaborative relationship between Horizon Housing Company (formerly Gold Coast Housing Company) and Toowoomba Regional Council.

CORPORATE PLAN REFERENCE

3.1 Planning and development for regional growth and change are based on sustainability principles, cultural heritage and community engagement.

BACKGROUND

Executive Summary

A collaborative relationship with Horizon Housing Company, a non-profit housing provider, is proposed. Over the last few years, non-profit housing companies have demonstrated that they are a very efficient and effective way of providing affordable, social and crisis housing within existing communities across Australia.

It is clear that affordable and appropriate housing is a shared objective amongst all levels of government. The State Government is supportive of collaborative arrangements with not-for-profit housing companies to address housing need.

There is evidence that housing affordability is a growing issue for communities across Australia and there is also an increasing need for targeted community housing.

Although the Toowoomba Region is one of the most affordable major urban areas in Australia at the present time, there is no room for complacency. The next five years will involve combined influences of decentralisation policies and the economic impacts arising from the Surat Basin energy resource developments.

It has been shown that collaboration arrangements between local governments and not-for-profit housing providers can be very effective in delivering affordable and community housing.

The board of the Horizon Housing Company is keen to proceed with a collaborative relationship with Toowoomba Regional Council and has raised seven points as a basis for progressing ongoing negotiations in their letter dated 29 July 2010.

In order to progress a collaborative relationship between Toowoomba Regional Council and Horizon Housing Company Ltd, Council needs to consider and respond to Horizon's seven points.

As a first priority, Council should undertake a housing needs assessment for the Toowoomba Region. This will clarify the level and breadth of housing need in the region and thus ensure community need can be effectively addressed.

BACKGROUND

A proposal to establish a collaborative relationship with non-profit housing providers was conceived in response to the declining stocks of affordable rental housing in Toowoomba City, and the rising demand for affordable housing in other locations within the Darling Downs region due to the impacts of major resource development projects. These trends are occurring in a context where traditional sources of revenue for social housing in real terms are diminishing and housing costs are increasing.

Housing companies, such as Brisbane Housing Company and Horizon Housing Company, are an innovative housing model demonstrating an effective way to meet the need for affordable and community housing. Housing companies can attract private finance, State Government and Federal Government funds and taxation benefits.

The following section contains a brief overview of the housing provision system and related issues; it is intended to provide some important context.

The Current Housing Provision System in Queensland

Housing is a shared role - there are a number of government and non-government sectors performing key roles in the provision of housing.

'Role of the Federal Government'

The Federal Government sets the broad economic context for housing supply through its taxation regimes and monetary policy settings. The Federal Government also provides funds to support State Governments to improve housing affordability via the 'National Affordable Housing Agreement', and more specifically through the 'Housing Affordability Fund' and the 'National Rental Affordability Scheme'.

'Role of the State Government'

Some of the key State Government housing responsibilities are:

- Regulating private housing management (e.g. residential tenancy legislation).
- Funding social housing provision and other housing assistance programs in partnerships with the Federal Government.
- Constructing and managing social housing.

'Role for Local Government'

Local government is responsible for the implementation of State Government regulations relating to building, planning, health and other local laws that impact on housing supply at

the local level.

A growing number of local governments are also initiating proactive measures to identify specific local housing needs. In this regard, Council has commenced preparing a report on the housing needs of the Toowoomba Regional Council area.

'Role of the Private Sector'

The private sector plays a critical role in delivering housing options for Queenslanders. This sector delivers housing that responds to market demand and also plays a significant role in shaping the demand for housing.

'Role of the Not-for-Profit Sector'

This sector includes a wide range of organisations that assist in the delivery of housing for different sectors of the community in need. This includes local housing corporations, community housing organisations and charitable organisations. Housing companies sit in this sector and are a new and innovative housing provision alternative.

Differences Between Affordable and Community Housing

It is important to briefly clarify the basic differences between the concepts of affordable and community housing (see diagram below).

Figure 1. - Differences between affordable and community housing

(Moonee Valley City Council, 2005)

Affordable housing refers to housing that is within the financial means of occupants, is secure, is physically accessible, located close to community facilities and services and has adequate space. The concept of 'housing stress' applies to households that spend more than 30 percent of their income on rent or mortgage, and this burden may negatively impact on a household's ability to meet other needs such as food, clothing, health care, education or transport.

Community/social housing is a broader concept than 'public housing', with a focus on housing which is within the means of those on lower incomes and with a range of social needs. This includes recent migrants, the aged, disabled, youth or those escaping family violence.

In the context of the Toowoomba Region, there appears to be demand for both affordable and community housing. However, a housing needs assessment is necessary to determine the level of need in both of these categories.

Future Directions

Housing affordability is a major concern in most Australian cities and all levels of government play a role utilising several policy settings ranging from financial incentives to more comprehensive land-use planning solutions. There is also a growing demand for community housing for those in greatest need.

'What is the Queensland Government Doing?'

The State Government supports housing affordability and diversity via the State Planning Policy for Housing and Residential Development. The policy promotes the provision of housing options consistent with the existing and future needs of communities. The policies contained in the South-East Queensland Regional Plan also aim to promote the building of liveable and affordable communities.

In terms of social/community housing, the State intention under its 'One Social Housing System' is to rationalise the housing provision system by consolidating the number of current not-for-profit housing providers. The State actively supports the merger of smaller providers to create larger not-for-profit organisations as providers of community housing across Queensland.

The State's 'One Social Housing System' publication points to opportunities to form a company (a housing company) and invites existing organisations to join and to capitalise on existing local expertise in community housing provision. This is considered to be an opportunity to overcome the current fragmentation and associated inefficiencies in the provision of community housing.

What is the Federal Government Doing?

The Federal Government established a National Rental Affordability Scheme (NRAS) in July 2008 to increase the supply of affordable rental housing by 50,000 dwellings across Australia by 2012. The scheme offers investors incentives to build new affordable homes for rent at 20% below market rents. In addition, the Queensland Government will provide $2,000 per dwelling per annum for ten years for Queensland-based projects on the condition that dwellings funded under the scheme are rented to tenants referred from the housing register.

There is an opportunity for innovative new housing providers to establish themselves and take advantage of the support offered by the State and Federal Governments.

The Housing Affordability Fund (HAF), another Federal initiative, will invest up to $512 million over five years to lower the cost of building new homes. The aim is to improve the supply of new housing and make housing more affordable for home buyers entering the market.

Both of these funding initiatives are accessible to Housing Companies across Australia and have facilitated the significant growth of this type of housing provider.

CONSULTATION UNDERTAKEN

This report has had input from members of the interim Darling Downs Housing Committee, which has broad representation from the public, private and community sector.

Council's community development staff have also been consulted in the preparation of this report. This was followed up with discussions with a key local community housing provider - Toowoomba Community Housing Service.

The findings of public consultation on Toowoomba region's housing issues carried out by Andrea Young Planners for Queensland Gas Company (QGC) has also informed this report.

ISSUES AND RESPONSES

Current and Projected Housing Need - What Does the Official Data Tell Us?

The following provides a brief overview of relevant demographic and housing related data, mainly sourced from the Australian Bureau of Statistics and the State Government.

'Toowoomba Region'

In 2006, the estimated resident population of the Toowoomba Region was 151,297. This figure is expected to increase to 228,461 people by 2031. This is an average annual growth rate over the 25 year period of 1.7% per year. Similarly, the number of households in the Toowoomba Region is expected to increase from 57,962 in 2006 to 94,261 in 2031, this equates to an average annual growth rate of 2.5%. This means that households are projected to grow faster than the population. This is due to the growth in smaller households particularly lone person households.

Couple families without children are expected to almost double from 16,207 households in 2006 to 30,673 households in 2031. Simultaneously, lone person households are also expected to double between 2006 and 2031 from 13,885 households to 25,718 households. The growth in lone person households is partly driven by the ageing of the population. Population ageing is a complex problem and will generate significant changes in housing demand, particularly more demand for smaller, more affordable and adaptable housing (disability access).

While Toowoomba Region has a lower proportion of low income households in unaffordable private rental housing than the Queensland average, the proportion in Toowoomba is still significant at 28.5%. **Despite these State-wide figures, the Toowoomba Region has a higher proportion of affordable rental housing stock than the Queensland average**.

The private rental vacancy rate in Toowoomba increased from 1.7% in 2004 to 2.4% in 2008. During the same period, the overall Queensland vacancy rate decreased from 3.2% to 2.5%. Relatively low vacancy rates in Toowoomba over the past four years, together with investor demand, have contributed to rent increases. Median rents in Toowoomba have increased by between 31% and 35% over the past five years, depending on the size of the dwelling.

Rental ranges across all dwelling sizes in the Toowoomba Region are less than those for Queensland. This suggests that the market has not been delivering housing across a wide range of housing types and price points.

In 2007, 28% of Centrelink clients who rented privately within Toowoomba paid over 30% of their income in rent and were deemed to be in housing stress. This is significant but lower

than the Queensland average of 35% of Centrelink clients who rent privately.

Current and Projected Housing Need - What Does the Anecdotal Evidence of Local Service Providers Tell Us?

The following anecdotal evidence is a consolidation of information gathered from these sources:

- A Housing Forum with Toowoomba Registered Community Housing Providers facilitated by Andrea Young Planning Consultants and SGS Economics and Planning.
- A discussion with representatives from one of Toowoomba's key not-for-profit community housing providers.
- Discussions with Council's community development staff.

'Broad Issues and Impacts'

- Homelessness including 'couch surfing' is a growing problem, particularly in Toowoomba.
- Significant need for assisted/supported accommodation (disability, aged, domestic violence).
- Extreme shortage of emergency short-term accommodation, mainly due to a shortage of suitable community housing for people to be transitioned into.
- Significant shortage of low-cost housing for people on fixed incomes.
- Need for affordable housing which can accommodate large families (5-6 children), this is a particular issue for the Sudanese community.
- The increasing use of tourism accommodation by industry is displacing some people who used this type of accommodation in lieu of crisis accommodation or boarding houses. Hotel/motel owners are reported to prefer 'corporate' guests because they typically require longer stays (and hence more consistent and secure income) and are less likely to cause disruption.
- There is also a perceived prejudice from real estate agents against potential tenants with social problems.
- While Toowoomba is noted as not as expensive as some other areas, housing affordability is a problem. It is impacted by the role of Toowoomba as a regional centre, providing infrastructure (such as the university and hospital) and services for the south west region. This role adds to the demand for housing.
- There are blockages in the system preventing people moving 'upwards' from social housing. There are currently very limited opportunities for community housing clients to transition to other forms of affordable housing, thus locking people into a cycle of poverty.
- The availability of cheaper rentals could be assisted by more affordable home ownership options.

- The housing problem is not just a ‘number of dwellings' issue. It is essential to also invest in housing support services and life skills development.

'Target Group Issues'

There was some discussion in the workshop about housing experience of the following groups:

AGED
- The aged face problems with affordability.
- The support needs of the aged change over time.
- There are many retirement homes in Toowoomba but these are filled quickly and often are very expensive.

TERTIARY STUDENTS
- Those with attached family status sometimes experience difficulty in finding accommodation.
- Overcrowding is an issue and can sometimes lead to social problems (for example, students may find living in a crowded house stressful but feel it is their only option).

YOUTH
- Couch surfing is very common.
- There is a shortfall of accommodation for 14 to 18 year olds - this age group is not allowed to rent but no longer covered by child protection.

DISABLED
- Trying to move away from institutionalisation.
- Not enough accessible/appropriate housing (or at least wait for fit-out is too long).

LOW INCOME HOUSEHOLDS
- Unaffordable rental housing.
- Includes low wage earners and Centrelink beneficiaries.

SINGLE MEN
- Inadequate supply of boarding house accommodation.

For list of registered social/community housing providers and their services refer to Attachment 1.

'Likely Impacts Generated by Surat Basin’s Development Activities'

- Pressure on affordability.

- Risk that people will migrate to Toowoomba on the expectation of finding a job in the energy sector but may not find one.

- Risk that people move from regional areas to Toowoomba for human services and housing.

- Risk that those attached to energy sector workers may not have adequate housing.

- Risk that, once the energy sector moves on, they will leave a legacy of unemployment (increasing the demand on social housing).

What Other Contextual Information is Relevant?

The State Government has recently released its "Surat Basin Future Directions Statement". In this document, the State Government recognises that the energy resources in the Surat Basin are driving rapid development in the region, which presents opportunities for economic development, but also puts pressure on local communities, including the provision of housing.

"Surat Basin Future Directions Statement" identified that:

> “The Lessons learned from the Bowen Basin indicate that rapid expansion of mining resulted in significant environmental, social and economic impacts on local communities.”

The Surat Basin Future Directions Statement provides a framework for a co-ordinated, region-wide approach to maximise the economic benefits and minimise any unintended consequences of rapid growth.

The key areas for action are:

- planning for growth;
- planning and developing infrastructure;
- capturing economic opportunities and building resilience;
- developing a skilled workforce;
- building and maintaining liveable communities; and
- sustaining regional environments.

The following housing related issues were identified:

- Increased overall demand in an already strained housing market;
- Changing housing needs (changing household size);
- Difficulty in attracting housing investment; and
- Need to have suitable zoned and serviced land for new housing.

Other key points related to housing stated in the "Surat Basin Future Directions Statement" include:

- Government employee housing development is underway in Roma, Mitchell and Injune;
- An ‘in principle offer’ for unallocated State land in Wandoan is under investigation;
- Development of Major Projects Housing Policy;
- Development of a resource town housing affordability strategy;
- Development of guidelines for the type, quality and location of temporary accommodation;
- Further development of the affordable housing models for local governments through the SRC Housing Group; and

- Expansion of Government employee housing in region.

There are also several examples of co-ordination and partnership already underway; for example, Maranoa Regional Council is working to increase the amount of affordable housing in the region through the Rural Housing Service Centre, in collaboration with the Queensland Government.

In addition, the State Government announced that:

"To ensure that the stock of housing in the region keeps up with demand, we will:

- Develop a resource town housing affordability strategy, to improve the availability of quality affordable land and housing (by December 2010)."

It is clear that the State Government expects the Surat Basin developments to have significant impacts on housing provision, particularly affordable housing. It is anticipated that this will have significant flow-on effects on housing in the Toowoomba Region, however to-date the details of these implications are not clear.

Collaborative Approaches to Affordable and Community Housing Provision

It is important to build knowledge within Council of local and regional housing issues, and develop a local housing policy/strategy to establish clear direction and better processes for collaboration with the State Government and local non-profit housing providers. It makes good strategic and business sense for Council to enter into a collaborative relationship with a non-profit housing provider and take advantage of the expertise of this sector.

Research by the Australian Housing and Urban Research Institute (AHURI) has shown that “councils that were able to leverage collaborative relationships with other services and housing providers were also most successful in developing and implementing a diverse and innovative range of local housing initiatives". (AHURI Research & Policy Bulletin, Feb. 2004)

The opportunity exists for Council to enter into a collaborative relationship with Horizon Housing Company. Horizon is based on the Gold Coast but has built properties in several areas across Queensland. Horizon is recognised for its stable and sustainable business model with diverse funding sources. The company has experienced rapid growth and is now in a financial position that enables it to self-fund several housing projects, thus making the company less reliant on on-going government funding. Horizon Housing Company has the proven capacity to deliver housing across the housing spectrum from targeted community housing to affordable rental housing as well as affordable ownership options.

The board of the Horizon Housing Company would like to further explore a possible collaboration with Council. It is keen to proceed in a holistic manner to ensure the appropriate needs in the community are identified and relevant strategies and products are developed. In view of this, Horizon raised the following seven points as a basis for progressing ongoing negotiations in its letter dated 29 July 2010. The table below includes Horizon’s seven aspects for consideration as well as the respective potential Council responses.

Table 1 Horizon's seven points for consideration regarding affordable housing opportunities in the Toowoomba Region

Horizon's Seven Aspects for Consideration	Recommended Council Responses
1. Availability of Council land for affordable housing development at a rate that would ensure viability for the project and limit Horizon's risk in undertaking the developments.	Council is able to identify land suitable for affordable/community housing as part of its land-use planning regime and could consider making this land available on builder's terms.
2. An agreed position on rebates on infrastructure, development and building fees and ongoing rate charges.	This matter can be discussed with Horizon Housing Company on each individual case.
3. Assistance with town planning to achieve housing design and density that will support the client's needs and ongoing viability.	Council is keen to support Horizon Housing Company on these matters to ensure the community's needs are properly met.
4. Development and approval of Council policy to support agreed affordable housing contributions, assistance and relations.	Council is undertaking preparation of an affordable housing study as a matter of urgency.
5. Council to actively work with Horizon Housing Company to promote the Company to the State, Federal and surrounding Local Governments as your preferred solution for social and affordable service provision in the Region and encourage consolidation and amalgamation of local providers under Horizon's lead.	Council is willing to assist Horizon Housing Company in any application for housing funding associated with the Toowoomba Region.
6. Assist Horizon in negotiations with Federal and State Governments to seek financial contributions to develop social and affordable housing.	As per 5 above.
7. Undertake a housing needs assessment in the Region to identify areas of unmet demand and to provide an evidence base for addressing housing need into the future.	As per 4 above. Due to this report having a high priority, it will be prepared and presented to Council at its December meeting.

FINANCIAL IMPLICATIONS

Minimal cost exposure is anticipated for Council in regard to this involvement with Horizon Housing Company. On the other hand, there is an opportunity to secure significant funds for the community through the mechanism provided by Horizon Housing Company from various Federal and State funding sources.

CONCLUSION

Although housing affordability is not a key issue in the Toowoomba Region in comparison to other urban areas across the State, Council must remain alert to changing trends. Moreover, there appears to be, from anecdotal evidence, an increasing demand for crisis housing coming from families forced out by increasing rents in towns to the west due to rising demand for rental accommodation by people engaged in development activities in the Surat energy region. It is clear that, in the future, Toowoomba Regional Council will need to ensure that a range of innovative housing solutions is delivered for those families and individuals less able to afford housing provided by the private market.

Horizon Housing Company has a proven record in delivering a range of housing options that meet these identified needs.

It has been shown that collaboration arrangements between local governments and not-for-profit housing providers can be effective in delivering affordable and community housing.

In order to progress a collaborative relationship between Toowoomba Regional Council and Horizon Housing Company Ltd, it is important to respond to Horizon's seven points which are summarised in the Table above.

To clarify the extent of housing issues facing the Toowoomba Region over the next ten to fifteen years, an housing needs assessment for the Toowoomba Region is currently being undertaken.

RECOMMENDATION

1. That a report be provided to Council for consideration at its December meeting on housing needs for the Toowoomba Region, both currently and into the foreseeable future.

2. That, in response to its seven points for consideration regarding affordable housing opportunities in the Toowoomba Region, Horizon Housing Company be advised as follows:

   (a) Council acknowledges the seven points raised in its letter of 29 July 2010.

   (b) Council is willing to collaborate closely with the Company in order to ensure that adequate affordable and social housing is provided across the Region.

   (c) Council support will be provided for relevant submissions made to State and Federal funding agencies when the applications are considered appropriate for the Toowoomba Regional community.

   (d) Land currently owned by Toowoomba Regional Council may be made available for the provision of housing by Horizon Housing Company on the basis of builder's terms.

   (e) Council would be willing to enter into a Memorandum of Understanding on these matters contained in sub-paragraphs (a) to (d).

REASONS FOR RECOMMENDATION

The seven points raised by Horizon Housing Company form the basis for progressing negotiations. A housing needs assessment will identify specific housing needs and provide a good foundation for a potential collaborative relationship with Horizon Housing Company.

COMMITTEE RECOMMENDATION

1. That a report be provided to Council for consideration at its December meeting on housing needs for the Toowoomba Region, both currently and into the foreseeable future.

2. That, in response to its seven points for consideration regarding affordable housing opportunities in the Toowoomba Region, Horizon Housing Company be advised as follows:

   (a) Council acknowledges the seven points raised in its letter of 29 July 2010.

   (b) Council is willing to collaborate closely with the Company on a non-exclusive basis in order to ensure that adequate affordable and social housing is provided across the Region.

   (c) Council support will be provided for relevant submissions made to State and Federal funding agencies when the applications are considered appropriate for the Toowoomba Regional community.

   (d) Land currently owned by Toowoomba Regional Council may be made available for the provision of housing by Horizon Housing Company on the basis of builder's terms.

   (e) Council would be willing to enter into a Memorandum of Understanding on these matters contained in sub-paragraphs (a) to (d).

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 4)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
1.	M. Dittmann	Please provide report for Council's consideration.	29/10/10
2.	M. Dittmann	Please write to Horizon Housing Company in terms of Council's decision.	26/10/10

Portfolio: **PLANNING AND DEVELOPMENT SERVICES**

5

REPORT TITLE Extended Trading Hours Precinct Within the Toowoomba CBD (Deferred from Ordinary Meeting of Council of 21 September 2010)

AUTHOR Senior Planner (Karl Bock) - 26 August 2010

NOTE: This report was deferred at the September round of Council meetings. It is now re-presented in its original form for Council's consideration. For the convenience of Council, an addendum has been added following liaison with some Councillors that includes an alternate Extended Trading Hours Precinct.

PURPOSE OF REPORT

The existing extended trading hours precinct for Toowoomba (CBD), as identified in Schedule 10 of the *Liquor Regulation 2002,* was produced by the Office of Regulatory Policy (Department of Employment, Economic Development and Innovation - DEEDI) without consultation with Council and the broader community.

To ensure that the extended trading hours precinct has adequate regard to the existing liquor licences, Toowoomba City Centre Master Plan and the existing City Safe Camera Network, amendments will be needed to the existing precinct.

The purpose of this report is to recommend that Council make a submission to the Office of Regulatory Policy proposing amendments to the boundary of the existing extended trading hours precinct for Toowoomba (CBD) as identified in Schedule 10 of the *Liquor Regulation 2002.*

CORPORATE PLAN REFERENCE

3.1. Planning and development for regional growth and change is based on sustainability principles, cultural heritage and community engagement.

BACKGROUND

A number of local liquor establishment representatives have sought clarification from Council on the extent of the Extended Trading Hours Precinct for Toowoomba (CBD) as identified in Schedule 10 of the *Liquor Regulation 2002* (see Attachment 1 - red outline).

Verbal advice from the Office of Regulatory Policy has indicated that the extended trading hours precinct for Toowoomba (CBD) as identified in Schedule 10 of the *Liquor Regulation 2002* was established without consultation with Council and did not involve any ground-truthing. Consequently, a review has been undertaken of this precinct. This review has identified a number of key issues and identified proposed amendments to the existing extended trading hours precinct for Toowoomba CBD.

The State Government has placed a moratorium on all applications for extended hours between 12.00 a.m. and 5.00 a.m. The moratorium took effect in September 2009 and will be in place for twelve months pending the outcomes of the Law Justice and Safety Committee inquiry into alcohol related violence. In March 2010, the Law Justice and Safety Committee released the "Inquiry into Alcohol-Related Violence - Final Report". This report makes a number of recommendations in relation to extended trading hours. The Office of Regulatory Policy will review this final report. It is anticipated that this will lead to amendments to State regulations on issues related to extended trading hours, including Schedule 10 of the *Liquor Regulation 2002.*

CONSULTATION UNDERTAKEN

External consultation has occurred with the Toowoomba Liquor Industry Action Group (LIAG), Queensland Police and the Department of Transport and Main Roads.

ISSUES AND RESPONSES

Review of the Existing Trading Hours Precinct

The existing Toowoomba CBD extended trading hours precinct has been reviewed as identified in Schedule 10 of the *Liquor Regulation 2002.* This review examined the precinct boundary in the context of the Toowoomba City Centre Master Plan, the City Safe camera network and existing liquor license trading hours.

Key points from discussions with the Toowoomba Liquor Industry Action Group (LIAG), Queensland Police and the Department of Transport and Main Roads include:

- The existing extended trading hours precinct boundary does not appear to reflect existing licenses and approved trading hours.
- The approval of liquor licences involving extended trading hours for new and existing liquor establishments has direct implications on the support services, transport, security and other public amenities that are required to ensure the safety of patrons and the community.
- Local input on the extended trading hours issues is necessary to ensure the interest of the local community.
- Some commercial areas to the south-west of the existing precinct do not need to be contained within the extended trading hours precinct.
- Whilst the extended trading hours precinct is necessary, it may also be of benefit to identify a core activity area. The purpose of this core activity area is to concentrate activity from 3.00 a.m. and beyond within a central and concentrated location to assist in the provision of support services, transport, security and other public amenities that are required to ensure patron and community safety.
- The coverage of the existing "City Safe" Network Coverage, particularly no camera coverage in the Mill Street area and Hume Street area between Margaret Street and Herries Street.

- The existing extended trading hours precinct boundary requires amendment.

The review process has lead to proposed changes to the existing extended trading hours precinct and the identification of a suggested core activity precinct. These are identified in Attachment 1 (proposed new area - outlined in blue; core precinct area - outlined in yellow).

Inquiry into Alcohol-Related Violence

The Inquiry into Alcohol-Related Violence - Final Report makes a number of recommendations related to extended trading hours. These are summarised as follows:

- The establishment of Special Entertainment Precincts may include the ability for licensed premises to apply for extended trading hours.

- Extended trading hours for venues within special entertainment precincts are to be no later than 2.00 a.m. Sundays to Thursdays and no later than 4.00 a.m. Fridays and Saturdays.

- Extended trading hours for venues outside the special entertainment precincts are to be no later than 1.00 a.m. Sundays to Thursdays and no later than 3.00 a.m. Fridays and Saturdays.

- Local governments, in conjunction with the State Government and other relevant stakeholders, must develop local management plans for special entertainment precincts. These plans must outline how support services, transport, security and other public amenities will be provided to ensure the safety of patrons and the local community.

The Office of Regulatory Policy has verbally advised Council that they will be undertaking an internal review of this final report during September and October 2010 and that no formal external consultation is expected to occur.

Submission to Office of Regulatory Policy

In June 2010, Council provided a draft submission to the Office of Regulatory Policy raising concerns with the extent of the extended trading hours precinct and advising that a formal submission would be provided following Council's internal review. This was necessary to accommodate the Office of Regulatory Policy review period.

Council approval is now sought to recommend to the Department of Employment, Economic Development and Innovation amendments to the extended trading hours precinct, contained within Schedule 10 of the *Liquor Regulation 2002,* in accordance with Attachment 1.

FINANCIAL IMPLICATIONS

The geographical coverage of the extended trading hours precinct has financial implications on Council. Direct financial implications include costs associated with the extension of the “City Safe” Network, the provision of public amenities and cost associated with anti-social behaviour.

Several Councils in South-East Queensland utilise levies to fund costs associated with the operation of camera networks, cleaning, security, landscaping and lighting. Council has the ability to investigate these options.

CONCLUSION

Council has recently become aware of the extended trading hours precinct for Toowoomba (CBD) as identified in Schedule 10 of the *Liquor Regulation 2002.* A review of this precinct has identified a number of key issues of concern.

RECOMMENDATION

That Council make a submission to the Office of Regulatory Policy identifying the key points of concern related to the existing extended trading hours precinct and making recommendations on amendments to the extended trading hours precinct in accordance with Attachment 1.

REASONS FOR RECOMMENDATION

The existing extended trading hours precinct for Toowoomba (CBD) as identified in Schedule 10 of the *Liquor Regulation 2002* has been produced without consultation with Council and the broader community. Amendment to this precinct is required to ensure it has adequate regard to the existing liquor licences, Toowoomba City Centre Master Plan and the existing City Safe Camera Network.

ADDENDUM TO REPORT - 5 OCTOBER 2010

The report "Extended Trading Hours Precinct Within the Toowoomba Central Business District" dated 26 August 2010 was deferred by Council at its Meeting of 21 September 2010 (Committee of the Council - 14 and 15 September 2010 - Item 8 refers) to enable Councillors to provide additional input into the recommended boundary for the 'Toowoomba Trading Hours Precinct'. A number of Councillors have advised officers of their thoughts on this matter and, as a result, a modified map has been prepared (Attachment 1A dated 24 September 2010).

Should Council wish to proceed with the adoption of the modified map, the following recommendation will need to be resolved:

> "That Council make a submission to the Office of Regulatory Policy identifying the key points of concern related to the existing extended trading hours precinct and making recommendations on amendments to the extended trading hours precinct in accordance with Attachment 1A dated 24 September 2010."

COMMITTEE RECOMMENDATION

That Council make a submission to the Office of Regulatory Policy identifying the key points of concern related to the existing extended trading hours precinct and making recommendations on amendments to the extended trading hours precinct in accordance with Attachment 1A dated 24 September 2010.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 5)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
	D. Frankel	Please forward advice to the Department of Employment, Economic Development and Innovation.	29/10/10

Portfolio: **PLANNING AND DEVELOPMENT SERVICES**

6

REPORT TITLE Endorsement of the Toowoomba Regional Council Interim Submission on the Queensland Government's Draft "Protecting Queensland's Strategic Cropping Land: A Policy Framework"

AUTHOR Senior Planner (Environment) (Alison Curtis) - 16 September 2010

PURPOSE OF REPORT

To seek Council's endorsement of the Interim Toowoomba Regional Council (TRC) submission on the Queensland Government's draft "Protecting Queensland's Strategic Cropping Land: A Policy Framework".

CORPORATE PLAN REFERENCE

3.1 Planning and development for regional growth and change is based on sustainability principles, cultural heritage and community engagement.

BACKGROUND

Council, at its meeting of 21 September 2010 (Committee of Council - 14 and 15 September 2010 - Item 6) received a covering report on the Release of the Draft "Protecting Queensland's Strategic Cropping Land: A Policy Framework" for comment.

The interim Toowoomba Regional Council submission on the draft policy framework was sent to the Department of Environment and Resource Management in time for the 30 September submission close.

This report seeks Council's endorsement of the Toowoomba Regional Council Interim submission.

CONSULTATION UNDERTAKEN

Consultation took place with planning officers in the Planning and Development Services Department and with Councillors.

ISSUES AND RESPONSES

Matters for Toowoomba Regional Council's Consideration

Several matters concerning strategic cropping land were relevant for Council to consider when developing its submission, including:

1. The intention to modify the statutory measures for agricultural lands and specifically provide focus for strategic cropping land.

2. Planning and policy development involving a sector of TRC's regional economy.

3. Introduction of new legislation and statutory measures to incorporate into Council's planning scheme, development assessment processes and Council's role in decision-making.

4. The further development of criteria to define strategic cropping land, resulting data development and mapping processes to assist in policy implementation.

5. The opportunity for Council to comment on the developing policy initiatives, recognising the methodology and timelines.

6. The draft nature of the strategic cropping land data, policy principles, the multiple planning mechanisms and the need for ongoing engagement during 2010 and 2011.

Specifically, important elements of the draft policy framework that were included in Council's submission (attached) are:

- Acknowledgement of the proposed policy principles and outcomes sought to protect strategic cropping land as a finite resource;

- The development of robust criteria to identity strategic cropping land and the mechanism to clearly articulate where and what it is;

- Robust mapping of strategic cropping land to provide clarity and certainty on its location for landholders and developers;

- The absence of socio-economic analysis of the costs and benefits of new legislation and policy on existing and future industries and regional communities to protect their long-term survival;

- The work required establishing definitions referred to in the decision-making process, which requires greater robustness and clarity, for example a definition for restoration; and

- Next steps and commencement of the new policy, including opportunity for local government to comment on further draft and specific documents.

Concern has also been expressed in the submission in relation to the tight timeframes provided in which to respond to such important policy issues, in the future.

Ongoing stakeholder consultation

There will be a need for ongoing engagement with Council officers in 2010 and 2011, to

monitor policy development, policy implications and to provide input on the draft policy documents that are released over this time. Council will need to work with the community representatives who make up the Strategic Cropping Land Stakeholder Advisory Committee to have an input as policy develops.

FINANCIAL IMPLICATIONS

There is no further information available on financial implications of the developing policy. The Regulatory Assessment Statement proposed for release in late 2010 may provide information. Council will continue to allocate resources to reviewing the relevant stages of the draft policies and guidelines.

CONCLUSION

Toowoomba Regional Council's submission on the draft policy framework covers comments on a range of issues including the need for definitions, the development of the criteria to identify strategic cropping land and the need for continued consultation as developing policy (legislation, state planning policy and draft guidelines) are released.

Council officers can provide update reports to Council at the relevant stages on policy developments, as draft documents become available during 2010 and early 2011.

RECOMMENDATION

That Council endorse the Interim Toowoomba Regional Council Submission on the Queensland Government's Draft document - "Protecting Queensland's Strategic Cropping Land: A Policy Framework".

REASONS FOR RECOMMENDATION

The Department of Resource Management was provided with the Interim Toowoomba Regional Council submission on the Draft Policy Framework (Protecting Queensland's Strategic Cropping Land: A Policy Framework) by 30 September 2010. Council received a report in September providing an overview of the draft framework and intention to develop a submission.

COMMITTEE RECOMMENDATION

That the recommendation be adopted by Council.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 6)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
	A. Curtis	For noting.	29/10/10

Portfolio: **PLANNING AND DEVELOPMENT SERVICES**

7

REPORT TITLE Development Assessment - Regional Development Applications Report - August 2010

AUTHOR Director, Planning and Development Services (Stewart Somers) - 28 September 2010

The purpose of this report is to inform Council of the development application trends for the region and provide statistical detail of development applications. Details are attached. Data across the region will continue to be monitored over time to identify trends in the building and development industry within the region.

RECOMMENDATION

That the report of the Director, Planning and Development Services on the Regional Development Applications for August 2010 be noted by Council.

COMMITTEE RECOMMENDATION

That the report of the Director, Planning and Development Services on the Regional Development Applications for August 2010 be noted by Council.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 7)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
		No further action required	

Portfolio: **PLANNING AND DEVELOPMENT SERVICES**

8

REPORT TITLE Development Assessment - New Applications, Delegated Decisions and Publicly Notified Material Change of Use Applications

AUTHOR Director, Planning and Development Services (Stewart Somers) - 28 September 2010.

The following schedules are submitted for Council's information:

1. Applications lodged for the period 30 August to 27 September 2010.

2. Applications determined under delegation for the period between 27 August and 22 September 2010.

3. Status of material change of use (impact assessable) applications as at 27 September 2010.

RECOMMENDATION

That the report of the Director, Planning and Development Services be noted by Council.

COMMITTEE RECOMMENDATION

That the report of the Director, Planning and Development Services be noted by Council.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 8)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
		No further action required.	

Portfolio: **ENGINEERING SERVICES**

9

REPORT TITLE Draft Corporate Asset Management Policy
AUTHOR Manager, Infrastructure Asset Management (Rod Betts) and Manager, Water Infrastructure Asset Management (Laurie Ashe) - 30 September 2010

PURPOSE OF REPORT

To seek Council's endorsement of the principles contained in the Draft Corporate Asset Management Policy, as a precursor to consideration of the forthcoming set of core Asset Management Plans for the major classes of infrastructure assets managed by Council, and to provide guidance for the further development and improvement of these asset management plans over the short to medium term.

CORPORATE PLAN REFERENCE

Numerous Strategic Actions, including but not limited to:

1.2.1 Strategically plan for and provide facilities that enable community participation in sport and recreation.
2.1.2 Ensure sound financial management and procurement practices.
2.1.5 Review and ensure compliance with policies, standards, codes and other legislative requirements.
2.2.1 Continuously review and enhance service delivery to meet customer and community expectations.
3.1.1 Undertake integrated land use and infrastructure planning to facilitate sustainable development.
3.2.2 Improve the safety and serviceability of the Region's road network.
3.3.3 Ensure the provision and management of infrastructure (roads, water mains, pump stations etc) meet the needs and priorities of the Council and the community.
3.3.4 Ensure that the provision and management of Council facilities (buildings, pools, cemeteries, child care and medical centres) meet the needs and priorities of the Council and the community.
4.2.2 Manage and maintain efficient and high quality water supply systems.
4.2.4 Provide and maintain high quality sewerage networks and treatment facilities.

BACKGROUND

According to the foreword of the IPWEA's International Infrastructure Management Manual:

- Infrastructure networks represent a vast investment made over many generations by both public and private sector organisations that support the fabric of modern living in our communities.

- It is important that we employ the very best management skills and practices to ensure that related services are delivered economically and sustainably.

- There has been a growing recognition that it is not sustainable to focus on meeting infrastructure needs through investment in infrastructure creation, without recognising the long-term lifecycle costs associated with the ongoing operation, maintenance and renewal of these networks.

- Improving the management of infrastructure can bring major benefits by ensuring that scarce resources are used in the most cost-effective manner, thereby enhancing economic growth, improving living standards and improving environmental sustainability.

Consequent to consideration of these matters at a national level in recent years, all Australian State Governments have introduced or are introducing legislation intended to strengthen the capacity of local governments to sustainably manage infrastructure assets in a manner that is fully integrated with long term community planning and financial management.

In Queensland, the Local Government Act 2009 has introduced the concept of four pillars supporting the sustainability of local government and the stewardship of community infrastructure:

- long term Community Planning;

- long term Asset Management Planning; and

- long term Financial Planning, with

- full transparent integration between these plans.

Attachment 1 to this report outlines a range of the requirements of the Local Government Act 2009 in this respect.

With regard to Asset Management Planning, the Federal Government has set a target to have all infrastructure asset classes managed by councils covered by asset management plans by December 2010.

To help achieve this, the Department of Infrastructure and Planning has established the "Asset Management Advancement Program 2009-10" (abbreviated AMAP-09/10), a milestone based approach to the development and implementation of asset management plans in Queensland local governments.

The AMAP-09/10 recognises that the IPWEA International Infrastructure Management Manual provides councils with a basis for asset management planning including a road map for preparing an asset management plan, and that the IPWEA's NAMS.Plus asset management program can assist councils to improve their asset management process, practices and outcomes.

In this context, Council officers are currently using NAMS.Plus templates to prepare core level Asset Management Plans (abbreviated AMPs) for the major classes of infrastructure assets managed by Toowoomba Regional Council. Fortuitously for Council, this work has been able to be extensively guided through the personal involvement and direct assistance of Mr Jeff Roorda, Principal Director of Jeff Roorda & Associates, the consulting engineers engaged by IPWEA to develop and implement the NAMS.Plus asset management program.

This work will be completed in time to allow these draft core level AMPs to be tabled at the November Meeting of the Committee of the Council, for consideration of adoption at the December Meeting of Council in order to meet the Federal Government's December 2010 deadline.

The Department acknowledges that, in many cases, the first version of asset management plans will include a number of assumptions and be based on imperfect data, and that this is the start of an ongoing improvement process, with subsequent iterations further improving the quality of the data and the forecasts.

CONSULTATION UNDERTAKEN

The draft policy has been developed by the Asset Management Working Group in consultation with the Asset Management Project Board.

ISSUES AND RESPONSES

Within the AMAP-09/10, the Department advises that the completion of AMPs should be undertaken in conjunction with a number of actions that support asset management in local government.

The first and, in many ways, primary supporting action listed is to "develop and adopt a draft asset management policy".

The AMAP-09/10 describes the purpose of this draft asset management policy as being to allow a council to develop asset management plans with supporting processes and guiding principles that inform the council's asset management planning process.

The IPWEA International Infrastructure Management Manual describes an asset management policy as being a broad outline of how and why asset management will be undertaken across the organisation as a whole, setting the broad framework for undertaking asset management in a structured and co-ordinated way.

Accordingly, the attached Draft Corporate Infrastructure Asset Management Policy (Attachment 2) was initially compiled in July this year following a review of the policies of a number of Queensland and other councils. This draft policy is generally consistent in format and content with the Water Infrastructure Asset Management Policy (Policy Number 6.06) and the draft policies that are currently under consideration at departmental level for the other major infrastructure asset classes of Roads, Drainage, Buildings and Facilities, Parks and Waste Management.

Work on the draft core level AMPs has been proceeding on the assumption that the principles contained in the Draft Corporate Infrastructure Asset Management Policy would be considered and subsequently endorsed at an appropriate time by Council.

FINANCIAL IMPLICATIONS

As disclosed in the 2009/2010 Unaudited Financial Statements, the written down values of the major infrastructure asset classes managed by Council are:

	$000's
Roads	1,576,808
Wastewater	403,594
Water	336,742
Buildings	230,244
Drainage	231,866
Plant and Equipment	43,880
Site Improvements	310
Other Infrastructure	6,902
Land	157,050
Other Assets	39,050
Work in Progress	46,907
Total	**$3,073,353**

CONCLUSION

Endorsement of the principles contained in the Draft Corporate Infrastructure Asset Management Policy will comply with one of the primary supporting actions that the Department of Infrastructure and Planning expects councils to implement in conjunction with developing core level AMPs by December 2010.

The Draft Corporate Infrastructure Asset Management Policy provides an outline of Council's strategic intent in respect of asset management, to guide consistent actions in the ongoing continual improvement of Council's asset management planning and operational practices. The Policy itself will become more prescriptive with each annual review, as Council's capability to deliver these strategic intents improves.

As part of this asset management capability development, the integration of long-term community plans with long-term asset management plans and financial plans will ensure that Council’s infrastructure networks can sustainably support the ongoing delivery of cost-effective services throughout its regional community.

RECOMMENDATION

That Council endorse the principles contained in the Draft Corporate Infrastructure Asset Management Policy.

REASONS FOR RECOMMENDATION

To endorse the set of guiding principles that will underpin the further development and improvement of Council's asset management plans to increasingly advanced levels over the short to medium term future.

COMMITTEE RECOMMENDATION

That the recommendation be adopted by Council.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 9)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
	Rod Betts / Laurie Ashe	Please note endorsement of the principles contained in the submitted Draft Corporate Infrastructure AM Policy	22/10/10

Portfolio: **WATER SERVICES**

10

REPORT TITLE Transition to Medium Level Water Restrictions and Permanent Conservation Measures - Toowoomba Bulk Water Supply Scheme

AUTHOR Water Demand Management Co-ordinator (Bruce Gaydon) - 24 September 2010

PURPOSE OF REPORT

To adopt interim measures to allow changes to water restrictions prior to Department of Environment and Resource Management (DERM) approval of Council's Outdoor Water Use Conservation Plan.

CORPORATE PLAN REFERENCE

4.2.2 Manage and maintain efficient and high quality water supply systems.

4.2.3 Advance water use efficiency and water cycle innovation throughout the Region.

BACKGROUND

Council is required to prepare an Outdoor Water Use Conservation Plan (OWUCP) in accordance with the Water Supply (Safety and Reliability) Act 2008. The purpose of the OWUCP is to ensure that outdoor water efficient practices are undertaken at all times, regardless of water availability, in order to improve water supply sustainability and reduce the risk of future water shortages. The Act requires that the OWUCP includes details of any water restrictions to be imposed, any other measures to promote efficient outdoor water use by customers as well as Council's measures to ensure compliance. Prior to being implemented, the OWUCP is required to be submitted to the Department of Environment and Resource Management (DERM) for approval by 22 May 2011.

Council's OWUCP is currently being developed in accordance with the guidelines produced by DERM. It is anticipated that they will be completed by March 2011.

Prior to the approval by DERM of Council's OWUCP, any water restriction measure that Council requires must be in accordance with an existing Water Restrictions Policy or a specific service provider water restriction imposed in accordance with the provisions of ch2 pt3 s41 of the Water Supply (Safety and Reliability) Act 2008.

A specific High Level service provider water restriction has been imposed for customers in the Greenmount, Cambooya, Wyreema, Vale View, Hodgson Vale and Toowoomba Bulk Water Supply schemes. Water restrictions in the remaining water supply schemes are in accordance with previous Water Restriction Policies.

At the time of writing this report, the combined useable storage level of Toowoomba's three dams was 21% which is 4% below the next trigger level to move to Medium Level restrictions.

CONSULTATION UNDERTAKEN

Extensive discussion has occurred with officers of the Queensland Water Commission (QWC) in relation to the measures contained in QWC's Medium Level Restrictions and Permanent Water Conservation Measures. Council officers have also provided input into the development and improvements of specific guidelines that support the restriction schedules. Similarly, ongoing discussions are occurring with officers of DERM in the development of Council's OWUCP.

ISSUES AND RESPONSES

Moving from High Level to Medium Level Restrictions, and to Permanent Conservation Measures

As detailed in the December 2009 report to Council, the trigger for the further easing of water restrictions to Medium Level Restrictions is a combined storage level in Toowoomba's dams of 25%. The trigger to move to Permanent Conservation Measures is 35%.

The combined storage level in Cooby, Perseverance and Cressbrook Dams at the time of writing this report was 21.0%. Therefore, it is important that preparations continue for the introduction of Medium Level Restrictions at the appropriate time.

Toowoomba Bulk Water Supply - Toowoomba Dams Storage %:

Restriction Level	Extreme Level	High Level	Medium Level	Permanent Conservation
Residential Use Target (l/p/day)	**140**	**170**	**200**	**200**
Ease Restrictions: Levels Rising	<15%	15%	25%	35%
Tighten Restrictions: Levels Falling	10%	20%	30%	>30%

The Medium Level Water Restrictions reflect a further easing of restrictions from the current High Level Restrictions. This easing includes greater opportunity for the hand-held hosing of gardens and the washing of cars, the introduction of garden watering with water efficient sprinklers or drip systems, and allowing the filling of swimming pools. The watering of lawns remains prohibited at Medium Level as does the hosing of paved surfaces.

A further lifting to Permanent Conservation Measures will allow further opportunity to water gardens and significantly, it will allow the watering of lawns with water efficient sprinklers or sprinkler systems. The hosing of paved surfaces, however, remains prohibited at this level.

Applicable Area

Medium Level Restrictions and subsequently the Permanent Conservation Measures will replace the High Level Restrictions that are currently applicable to Residential and Non-residential customers connected to the Toowoomba Bulk Water Supply scheme. The Toowoomba Bulk Water Supply area includes the Toowoomba, Highfields, Crows Nest, Goombungee (excluding Yarraman) and Oakey service centre areas.

The five reticulated water supplies in the Greenmount service centre area are currently subject to High Level Restrictions. As previously reported to Council on 20 April 2010 (Committee of Council - 13 and 14 April 2010 - Item 11), the available yield from the bores and associated infrastructure servicing these communities was identified as a constraint to any increased draw in these areas. The water usage in the Greenmount, Cambooya, Wyreema, Vale View, Hodgson Vale and Yarraman water supply schemes have therefore been monitored to determine the effect of any increased usage since the introduction of High Level Restrictions on 1 May 2010. Apart from an increased usage in the Hodgson Vale area, no substantial increase has occurred in the remaining areas. It is therefore recommended that Medium Level Restrictions be implemented in these areas at the same time as they are implemented in the Toowoomba Bulk Water Supply area and the impact be monitored prior to any further easing to Permanent Conservation Measures.

Restrictions currently in force in the remaining water supply schemes will remain in force until the development and approval of a further service provider water restriction for those areas or of Council's Outdoor Use Water Conservation Plan which is currently being developed for approval in March 2011.

Restriction Details

Details of these proposed 'Service Provider Water Restrictions' are contained in the Service Provider Water Restriction - Medium Level Schedules and Service Provider Water Restriction - Permanent Conservation Measures Schedules, copies of which are attached to this report (Attachments 1 and 2). Furthermore, the restriction schedules refer to specific guidelines that are published from time to time. These guidelines include the following:

- *Efficient Irrigation for Water Conservation Guideline (provided by QWC).*
- *Water Efficiency Management Plan (WEMP) Guidelines (provided by DERM).*
- *Residential Excessive Water Users Compliance Program.*
- *Active Playing Surfaces Guidelines.*
- *Vehicle Washing Best Practice Guidelines.*
- *External Building Washing (Mobile Operator) Best Practice Guidelines.*
- *Pet Washing Best Practice Guidelines.*

The Medium Level Restriction measures are in line with the Medium Level Restrictions developed by the Queensland Water Commission for application within the South-East Queensland region.

The major changes in easing restrictions to Medium Level Restrictions are summarised as follows:

- Residential consumption target is increased from 170 to 200 litres per person per day.

- Hosing times are extended to two 30 minute sessions for the purpose of garden watering (4.00 p.m. - 4.30 p.m.) i.e. a hand-held hose with trigger or twist nozzle fitted may be used on Tuesday and Saturday or Wednesday and Sunday depending on odd/even numbers respectively.

- Introduction of water efficient sprinklers and irrigation systems for gardens (only) to be operated within the same hours as above. The requirements for these water efficient sprinkler and systems are provided in the QWC's Efficient Irrigation for Water Conservation Guideline.

- The above hosing times also apply to the washing of vehicles, and the washing of external surfaces under specified circumstances. A high pressure hose can be used as an alternative to a hand-held hose for these cleaning purposes.

- Filling of swimming pools and spas are now permitted.

The Permanent Conservation Measures are in line with the Permanent Conservation Measures developed by the Queensland Water Commission for application within the South-East Queensland region.

The major changes in further easing restrictions to Permanent Conservation Measures are summarised as follows:

- Hosing times for the purpose of garden watering (with a hand-held hose with trigger or twist nozzle fitted) is significantly extended to the hours on Tuesday to Sunday before 10.00 a.m. and after 4.00 p.m.

- Introduction of water efficient sprinklers and irrigation systems for both gardens and lawns. The requirements for these water efficient sprinklers and systems are provided in the QWC's Efficient Irrigation for Water Conservation Guideline.

- The washing of vehicles is allowed at any time by hand-held hose, as is the washing of external surfaces under specified circumstances. A high pressure hose can be used as an alternative to a hand-held hose for these cleaning purposes.

- The topping up of pools is allowed at any time provided that the required suite of water efficient measures has been fitted at the premises.

- The hosing of paved surfaces remains prohibited at this level.

Non-Residential Measures

Council arrangements for Water Efficiency Management Plans (WEMPs) (s1.3 of the Schedules) are based on the WEMPs required by QWC in SEQ, but are implemented in accordance with Sections 50-61 of the Water Supply (Safety and Reliability) Act 2008, as well as the WEMP Guidelines and templates currently being finalised by the Department of Environment and Resource Management (DERM) for use by Councils outside SEQ.

The WEMPs will be detailed and targeted to water efficiency improvement and will be required for all high water users which use more than 10 megalitres per year, or other limit or type of water user approved by DERM.

Toowoomba Regional Council will be trialling the new WEMP templates which are expected to be provided by DERM in the coming weeks. In the meantime, high water users (>10ML per year) have been further engaged by Council officers and briefed on their responsibilities under the new arrangements.

Section 11.1 of the Schedule requires that non-residential customers using between 1 and 10 megalitres per year undertake water efficiency retrofits to ensure that all taps, showerheads and trigger sprays are water efficient items.

Active Playing Surface Guidelines will be implemented to control the watering of sporting fields and surfaces within the Council area and will be based on the QWC arrangements in SEQ. Like the WEMPs, these will require a high level of individual discussion with water users especially in the initial stages of implementation. These would also effectively replace the Water Conservation Plans previously required for sporting fields and have a range of requirements which may include sub-metering, watering hours, nominal irrigation allocations for the customer and the keeping of detailed records.

Restriction Notification and Timing

In order to implement the Medium Level Restrictions and Permanent Conservation Measures, a Public Notice will be placed in The Chronicle or other newspaper circulating in the area to advise water users of the respective change of restriction level adopted by Council. These Public Notices will be placed following approval by the Chief Executive Officer once the trigger levels have been reached in accordance with the Delegation of Authority proposed below.

The implementation of Medium Level Restrictions and Permanent Conservation Measures is dependent on when the combined storage level in Cooby, Perseverance and Cressbrook rise to the respective trigger levels, the timing of which is unknown and is dependent on the rate of inflow following rainfall events. As it is leading into the traditional wet season period, substantial inflow could therefore occur anytime over the next few months that could trigger one or both of the restriction measures to be implemented.

In order to facilitate the timely implementation of the respective measures once the trigger points have been reached, it is proposed that the Chief Executive Officer be given Delegated Authority to approve the respective Service Provider Water Restriction at the appropriate timing of the respective trigger level.

Restriction Level Summary

The following summary table presents the most common water uses and the water restrictions that apply to each of them at each of the four restriction levels of Extreme Level, High Level, Medium Level and Permanent Conservation Measures. The table shows the different measures applied under the different restriction schedules for common water uses.

Restriction Level Summary - Toowoomba Regional Council					
Common Water Uses	**Schedules Section**	**Extreme Level**	**High Level**	**Medium Level**	**Permanent Conservation Measures**
Garden Watering - Bucket	2.1	Between 4pm and 7pm, Tues-Thurs-Sat (Odd) Wed-Fri-Sun (Even)	Tues to Sunday before 8am and after 4pm	Tues to Sunday before 8am and after 4pm	Tues to Sunday before 10am and after 4pm
Garden Watering - Hose with trigger or twist nozzle	2.1	Not Permitted	4pm to 4.30pm, Saturday (Odd) Sunday (Even)	4pm to 4.30pm, Tuesday & Saturday (Odd) Wednesday & Sunday (Even)	Tues to Sunday before 10am and after 4pm
Garden Watering - Hosing Concession (over 70's or disability)	2.1	4pm to 4.30pm, Tuesday & Saturday (Odd) Wednesday & Sunday (Even)	4pm to 4.30pm, Tues-Thurs-Sat (Odd) Wed-Fri-Sun (Even)	4pm to 4.30pm, Tues-Thurs-Sat (Odd) Wed-Fri-Sun (Even)	Tues to Sunday before 10am and after 4pm (concession not required)
Garden Watering - Efficient Sprinkler or Irrigation System (Note 1)	2.1	Not Permitted	Not Permitted	4pm to 4.30pm, Tuesday & Saturday (Odd) Wednesday & Sunday (Even)	Tues to Sunday before 10am and after 4pm
Lawn Watering - Efficient Sprinkler or Irrigation System (Note 1)	2.1	Not Permitted	Not Permitted	Not Permitted	Tues to Sunday before 10am and after 4pm
Newly Established Gardens and Lawns	2.2	1 hour daily (4-7am or 4-7pm) for 14 days after establishment (with hand-held hose)	1 hour daily (4-7am or 4-7pm) for 14 days after establishment (with hand-held hose)	1 hour daily (4-7am or 4-7pm) for 21 days after establishment (with hand-held hose)	1 hour daily (4-7am or 4-7pm) for 21 days after establishment (with hand-held hose)
Swimming Pools - Filling	3.1	Not Permitted	Not Permitted	Permitted	Permitted
Swimming Pools -Topping Up	3.2	Between 4pm and 7pm, Tues-Thurs-Sat (Odd) Wed-Fri-Sun (Even) **AND** only if water saving devices are fitted at the property.	Between 4pm and 7pm, Tues-Thurs-Sat (Odd) Wed-Fri-Sun (Even) **AND** only if water saving devices are fitted at the property.	Between 4pm and 7pm, Tues-Thurs-Sat (Odd) Wed-Fri-Sun (Even) **AND** only if water saving devices are fitted at the property.	Permitted, only if water saving devices are fitted at the property.
Vehicle Washing - Bucket	4.1	Permitted – Windows & Mirrors only	Permitted	Permitted	Permitted
Vehicle Washing - Hose or High Pressure Spray	4.1	Not Permitted	4pm to 4.30pm, Saturday (Odd) Sunday (Even)	4pm to 4.30pm, Tuesday & Saturday (Odd) Wednesday & Sunday (Even)	Permitted

Building Washing - Hose or High Pressure Spray	6.1	Not Permitted	4pm to 4.30pm, Saturday (Odd) Sunday (Even)	4pm to 4.30pm, Tuesday & Saturday (Odd) Wednesday & Sunday (Even)	Permitted
Washing Paved Surfaces (Note 2)	6.1	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Mobile Commercial Operators (Note 3)		Permitted	Permitted	Permitted	Permitted

1. As defined by the Queensland Water Commission's Efficient Irrigation for Water Conservation Guideline.
2. In the case of Paved Surfaces, reasonable actions may however be undertaken to address significant soiling of paved surfaces or to prevent material risks associated with an accident or hazard to health, safety or the environment at any time to the extent necessary to address the soiling or the risk to health, safety or the environment.
3. Mobile Commercial Operators must operate in accordance with the relevant cleaning or washing Guidelines in respect of External Surfaces, Pets or Vehicles.

Transition to Medium Level Restrictions and Permanent Conservation Measures

A principal component of the transition from High Level to Medium Level Restrictions is the introduction of Water Efficiency Guidelines for the efficient irrigation of gardens. This Guideline covers both water efficient sprinklers and irrigation systems, the central features of which include maximum discharge rates of 9 litres per minute for each emitter and the use of timers to limit watering times.

This 'Efficient Irrigation for Water Conservation Guideline' has been prepared by the Queensland Water Commission for its purposes and has been adopted under Part 8 of the Queensland Plumbing and Drainage Code to guide the installation of new outdoor irrigation systems throughout Queensland.

The further transition to Permanent Conservation Measures extends the application of this Guideline to lawn areas in addition to garden areas.

The introduction of the above water efficient principles will represent a significant change in watering practices for many water users. For example, the older style high volume yard sprinklers will no longer be allowed to be used under the guideline to apply town water, and timers must be fitted and used to limit watering times to 30 minutes or 2 hours for water efficient sprinklers or irrigation systems respectively.

It will be important therefore to advise water users of the impending changes to garden and lawn watering under Medium Level Restrictions and Permanent Conservation Measures to allow them to make the appropriate changes to their watering equipment and arrangements.

The introduction of the 'Efficient Irrigation for Water Conservation Guideline' will bring with it some challenges, on the basis that water users in some areas have traditionally used water at a rate of between 200 and 400 litres/person/day. This also means that ongoing education, promotion and probably enforcement will be necessary in these areas.

The transition to Medium Level Restrictions or Permanent Conservation Measures needs to be preceded and accompanied by a targeted education campaign to introduce the new measures and assist water users in the various communities to adjust to the new watering

arrangements as set out in the 'Efficient Irrigation for Water Conservation Guideline'.

Such a campaign will support the transition process and help manage community responses and expectations. This will not only help the community understand the new measures, but also help maintain the trust of 'WaterWise' residents who have achieved such good water savings over recent years.

The key messages would include the need for water efficient practices to continue through all new restriction levels. They would also emphasise that the easing of water restrictions is not simply about being able to use more water. It is more importantly about enhanced convenience and lifestyle, and greater flexibility in how and when the water is best used while maintaining WaterWise practices to ensure that any increase in water usage is contained and most beneficial, both for the water user and the community.

FINANCIAL IMPLICATIONS

If and when trigger levels are met, to allow further easing of restrictions, notifications will need to be placed in newspapers circulating in the areas concerned, for information and also as a lawful basis for subsequent compliance activities. Media advertising of the changes will also be needed for a sufficient period of time to ensure coverage within the water supply area.

Costs associated with these notifications and advertising campaigns will be funded from the existing Water Demand Management budget.

The transition to medium level restrictions and subsequently to permanent water conservation measures may result in an increase in water usage. However, Toowoomba Regional Council's usage trends following the recent easing of restrictions in Toowoomba and the usage trends in South East Queensland following their transition into permanent conservation measures, would indicate that any such increase would be minimal. The costs associated with the production and delivery of any additional water would be offset by an increase in revenue from water sales. Costs associated with water delivery are largely fixed and therefore the potential for additional revenue due to higher usage may create the opportunity to review water consumption and access charges.

CONCLUSION

Moving from the current High Level to Medium Level Restrictions and then to Permanent Conservation Measures will represent further staged easing of water restrictions in the Toowoomba Bulk Water Supply Area in response to the combined storage level of the dams reaching 25% and then 35% respectively. Both these stages of easing include greater opportunity for hand-held hosing for the watering of gardens and the washing of cars, the introduction of watering with water efficient sprinklers or systems, and allowing the filling of swimming pools.

Non-residential measures will continue to be introduced and implemented.

The new Water Conservation Measures will be progressively introduced to all water supply areas within the Toowoomba Regional Council area through the Outdoor Water Use Conservation Plan that is currently being developed for approval in March 2011.

RECOMMENDATION

1. That Council approve the Service Provider Water Restriction Schedules for Medium Level Restrictions and Permanent Conservation Measures as attached to this report.

2. That the Chief Executive Officer be delegated authority to approve changes to water restriction levels in accordance with the Council adopted trigger levels and restriction policies.

3. That Medium Level Restrictions for customers in the Greenmount, Cambooya, Wyreema, Vale View and Hodgson Vale water supply schemes be implemented at the same time they are implemented in the Toowoomba Bulk Water Supply scheme and that, subject to no negative impacts occurring, Permanent Water Conservation Measures be implemented in these schemes at the same time they are implemented in the Toowoomba Bulk Water Supply scheme.

4. That the water restrictions currently in force in all other areas within the Toowoomba Regional Council area remain in force until further notice.

REASONS FOR RECOMMENDATION

To allow for the potential further easing of water restrictions within the Toowoomba Regional Council area.

COMMITTEE RECOMMENDATION

1. That Council approve the Service Provider Water Restriction Schedules for Medium Level Restrictions and Permanent Conservation Measures as attached to this report.

2. That Medium Level Restrictions be implemented for customers in the Greenmount, Cambooya, Vale View and Hodgson Vale water supply schemes and in the Toowoomba Bulk Water supply scheme effective from Thursday, 21 October 2010.

3. That the Chief Executive Officer be delegated authority to approve changes to water restriction levels in accordance with the Council adopted trigger levels and restriction policies.

4. That the water restrictions currently in force in all other areas within the Toowoomba Regional Council area remain in force until further notice.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 OCtober 2010 - Item 10)

MOTION:
Moved by Cr. Antonio, seconded by Cr. McVeigh

That the Committee Recommendation be adopted.

Carried

Councillor Cahill requested that his vote against the motion be recorded.

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
1 - 4	K. Flanagan J. Betts B. Gaydon	Please instigate all action to implement Council's decision.	21/10/10
3	A. O'Neil	Please update Register of Delegations.	29/10/10

The Meeting closed for the day at 10.39 a.m. on Tuesday, 12 October 2010 and recommenced at 9.06 a.m. on Wednesday, 13 October 2010.

Portfolio: **DISTRICT SERVICES**

11

REPORT TITLE Pest Animal and Plant Management Activities
AUTHOR Director, District Services (Jason Bradshaw) and District Manager Millmerran Service Centre (Brenda Kelly) - 30 September 2010

PURPOSE OF REPORT

To provide an update on the current pest animal and pest plant management operations and activities across Toowoomba Regional Council as well as Council's relationships with local Landcare Groups as requested by Council at its meeting of 21 September 2010 (Committee of the Council - 14 and 15 September 2010 - Item 18.1).

CORPORATE PLAN REFERENCE

4.1 The Region has an accessible network of green spaces and its land and water assets are conserved and managed.

BACKGROUND

Since the formation of Toowoomba Regional Council, the pest animal and plant management activities across the region have operated with limited changes in the way in which work is undertaken, and have generally been in accordance with previous policies and Pest Management Plans that were place at the time of amalgamation. While these activities have been subject to general oversight, there have been limited changes to daily operations.

CONSULTATION UNDERTAKEN

A range of internal consultation has been ongoing through the delivery of services across the region, with District Managers, functional staff from the Parks and Recreation Branch (i.e. Bushland Parks), all contributing to effective ongoing operations. In addition, the strategic issues are predominantly addressed by the Senior Planner (Environment) - Strategic Planning.

Over recent times, the consultation activity external to Council has been co-ordinated by the District Manager Millmerran Service Centre, who has taken a co-ordination role for the whole of Toowoomba Regional Council, especially with the development of the Pest Management Plan.

ISSUES AND RESPONSES

Current Practices

Throughout the eight geographic districts, current pest animal and pest plant practices differ with no two districts offering the same type or delivery of service. Employees engaged in Natural Resource Management (NRM) activities undertake dual roles with, in most cases, Local Law enforcement as well. Each geographic area of the region generally has a Rural Land Officer (RLO) who offers a diversity of skills and seeks to promote best practice in areas relating to environmental services and natural resource management within Toowoomba Regional Council's 12,973 km² area.

Many of the employees working on NRM activities are currently working as single stand-alone units within a district area however, one exception to this rule, is the Rural Land Officers within the districts of Greenmount, Clifton, Pittsworth and Millmerran who are working together on major pest plant spraying projects. (A copy of the latest report on the Southern Districts Pest Management Team has been provided for further reading).

RLOs continue to provide services to Council and the community in the manner that was evident pre-amalgamation. Principal roles undertaken by all RLOs but delivered at different intensities include:

- Education and information delivery to residents, industry and Toowoomba Regional Council.
- Pest plant control and co-ordination of programs.
- Pest animal control and co-ordination of programs.
- Maintenance of remnant vegetation areas on Council owned or controlled land.
- Wild Dog Check Fence maintenance and reconstruction.
- River Improvement Trust co-ordination and project management.
- Responsibility of controlling and maintaining stock routes, reserves for travelling stock and all network infrastructure, such as water facilities.
- Issuing permits for roadside grazing (not on stock routes).
- NRM regulation and enforcement in accordance with the Land Protection (Pest and Stock Route Management) Act 2002.
- Maintenance of bushlands and escarpment areas under Toowoomba Regional Council control.

Key Focus Areas for RLOs include:

- Community education and information delivery as well as promotion.
- Continuous on ground pest plant control on Council owned/controlled lands.
- Continuous on ground pest animal control on Council owned/controlled lands.

- Co-ordination of on-ground wild dog baiting programs.
- Continuous improvement of infrastructure for public enjoyment of natural environment on Council owned/controlled lands.
- Fire control on Council owned/controlled lands and escarpment areas.
- Revegetation projects on Council owned/controlled lands and with local landholders, industry and NRM Organisations.
- Roadside spraying and managing vegetation on roadside by minimising spread of pest plants, waterway pollution and soil loss from roadside activities.
- Prepare and review Pest Management Plan and site based NRM Plans.
- Administration and payment of wild dog scalps.
- Maintenance and reconstruction of the wild dog check fence.
- Mapping of pest plant and animal locations in partnership with Biosecurity Queensland and NRM Organisations.
- Manage environmentally significant areas on Council owned/controlled lands.
- Stakeholder engagement particularly with Landcare groups and landowners throughout the region.
- Biosecurity Queensland, Transport and Main Roads and Queensland Primary Industries and Fisheries engagement.
- NRM Organisation partnerships (Queensland Murray Darling Committee, Condamine Alliance, SEQ Catchments and Burnett Mary Regional Group for NRM).
- Freshwater rivers and wetlands water quality monitoring.
- Accessing external funding sources for projects (Element 5 funding from Main Roads).

District Rural Land Officers have continued to work together to promote Council's leadership role in natural resource management and provided pest animal and pest plant community education and awareness at the recently held Ag Show and FarmFest Field Days.

With the excellent weather conditions currently being experienced, RLOs have been stretched to keep up with the explosion of pest plants and pest animals throughout the whole region. Rabbit and wild dog numbers have increased substantially in the northern areas of the region and pest plants have sprung up in areas where they have not been active for some time during the prolonged drought. RLOs continue to cover as much area as possible to reduce particularly Class 1 and 2 pests, however it must be recognised that these ideal growing conditions have not been replicated for some time and officers will take time to fully cover the region to ensure that services expected and requested are able to continue to be provided.

Proposed Improvements

With the proposed move towards a functional structure, a natural resource management function is anticipated with expected benefits to include more consistency and cohesion of on-ground service delivery to residents, landholders, community and industry throughout the region.

A functional approach will be better positioned to deliver:

- A high level of co-ordination across the region of all activities, operations and arrangements.
- An emphasis on landholder participation and partnerships without reducing the importance of work on Council owned/controlled land and Council workforce operations.
- A more professional and co-ordinated approach to seeking funding through grant applications, joint ventures with regionally based NRM organisations and partnerships with local groups/organisations, businesses and individuals.
- Expert advice and assistance to other Council branches when required particularly pest control on or around landfill and rehabilitated landfill areas, escarpment areas, rural areas, industrial areas and urban areas where use of the legislative provisions of the Land Protection (Pest and Stock Route Management) Act 2002 can assist with compliance and ongoing education.

The proposal to develop a specialised and dedicated team for NRM practices throughout the Toowoomba Region should also lead to improvements in the following areas:

- Workplace health and safety (officers will not always be working in isolation).
- Ability to undertake larger projects in a team environment ('economy of scale' benefits).
- Consistency of service delivery throughout the Region through consistent work practices and ongoing training.
- Continuity of service delivery (officers will be able to cover leave absences, resignations etc).
- Reduction in down-time due to weather conditions (in most cases).
- Wider promotion for Toowoomba Regional Council at a range of field days and industry training events.
- Greater co-operation and co-ordination of on-ground service delivery with other Regional Councils and Regional NRM organisations.

Pest Management Plan

The Toowoomba Regional Council Pest Management Plan Working Group met at the end of May 2010 and finalised and proposed that the draft Pest Management Plan be open for public consultation prior to adoption by Council. After this meeting, discussion was held with Department of Environment and Resource Management to resolve a number of technical and legal interpretation issues that had been raised by the Department at a regional meeting. These issues have now been resolved and the draft Pest Management Plan will be made available for public consultation in the next few weeks.

Potential Future Impacts on NRM Activities

- The Hyder Report recommendations with particular reference to the future of River Improvement Trusts.
- Review of the Barrier Fences within Queensland with particular reference to the Wild Dog Check Fence and Rabbit Fence in the Millmerran District and Rabbit Control throughout the whole of Toowoomba Regional Council.
- Land Protection (Pest and Stock Route Management) Act 2002 review.

Landcare and Other NRM Organisations Within Toowoomba Regional Council Area

There are a number of Landcare groups within the Toowoomba Regional Council geographic footprint. The following is an overview of the groups currently known to be associated with these activities:

Regional Landcare Body	Sub-Catchment Landcare Groups	NRM Affiliation
North East Downs Landcare Group Inc	Aubigny Landcare Group Emu Creek Landcare Group Crows Nest Creek Landcare Group Friends of Myall Creek Gomaren and Doctors Creek Catchment Landcare Group Lagoon Creek Catchment Landcare Group Inc Moola Creek Landcare Group Oakey Urban Landcare Group Rosalie North Landcare Group Inc South Myall Catchment Landcare Group Inc Square Top Action Group Yamison Rangemore Landcare Group	Condamine Alliance
Central Downs Landcare Area	Clifton Landcare Group Pittsworth and District Landcare Group Cambooya Landcare Assoc Inc.	Condamine Alliance
Toowoomba Landcare Group	Highfields-Cooby Catchment Landcare Group Ravensbourne and District Landcare Group	Condamine Alliance
Millmerran Landcare Group	Millmerran Landcare Group	QMDC

Darling Downs Regional Landcare is a new body that represents the interests of the above Landcare Groups (as well as others from Chinchilla to Warwick) as a single entity for major projects that cover more than one catchment area.

Working with Landcare Groups differs from one geographic area to another. Council has previously and continues to provide ongoing in-kind assistance to some Landcare groups by providing spray equipment and an employee to spray pest plants on road reserves, while Landcare members undertake project spraying on their properties. Other assistance includes the provision of chemicals to be sprayed by Landcare Members principally on Council owned or controlled land as well as payroll and administration assistance. All Districts and Service Centres provide education and promotional support, project management and leadership support. The most consistent support given has been around the areas of education and awareness.

All requests for assistance are considered with balance achieved against Council's current works programs and the availability of resources. The assistance provided to these local Landcare groups will require reviewing into the future when a consistent approach is expanded throughout the region to ensure that resources are effectively used in a sustainable and responsible manner. Unfortunately, not all requests from Landcare Groups can be met with current resources and, from time to time, Council is seen as being not as supportive as it could be, however, this could be addressed in developing a sustainable position based on planning, resources and priorities.

Other NRM groups that have sought information, assistance or a partnership approach for projects from Council in the past include:

- Condamine Alliance
- Queensland Murray-Darling Committee
- SEQ Catchments
- Burnett Mary Regional Group
- Condamine Catchment Management Association
- Jondaryan Shire River Improvement Trust
- Clifton Shire River Improvement Trust
- Gowrie-Oakey Creek Irrigators Association Inc.
- Bunya Bio-Link
- Greening Australia
- Friends of the Escarpment Parks Toowoomba Inc.
- Friends of Peacehaven Botanic Park.
- Friends of Felton.

Council’s Senior Planner (Environment) - Strategic Planning has advised that engagement with Condamine Alliance, Queensland Murray-Darling Committee and SEQ Catchments has been centred mainly on policy and strategy or if a decision of Council is required on particular topics of interest.

In working towards a functional allocation of resources, it has been initially proposed to bring identified NRM staff together under the one umbrella working as a unit to achieve a co-ordinated and cohesive response to on-ground delivery of a range of NRM services to landowners and community members based in the extensive rural areas as well as to Council on Council owned or controlled land throughout the region. While this focus has been on the large rural areas of the region, it does include bushland parks, escarpment and the lake catchments.

The proposals for functional transition are currently under review and the developed functional structure has been the subject of recent discussion to identify a best fit of the function to the organisational structure that maintains a whole of region focus.

FINANCIAL IMPLICATIONS

The operating budgets that have been identified for illustrative purposes are shown below to provide an indication of the commitment to these activities in a pre and post amalgamation environment. While there are some inconsistencies that have occurred in reporting over time, these are being addressed to ensure appropriate ongoing service delivery:

	Pre Amalgamation	Post Amalgamation		Resourcing
	2007/2008	2009/2010*	2010/2011*	Current NRM Staffing Levels
Greenmount	70,000	123,300	146,787	1 FTE
Clifton	268,000	271,790	226,024	2 FTE
Crows Nest	288,000	94,552	202,895	4 FTE**
Oakey	110,000	128,000	234,143	1 FTE
Millmerran	265,000	227,536	226,443	1 FTE
Pittsworth	35,000	109,358	128,060	0.5 FTE
Goombungee	140,000	120,000	118,702	2 FTE
NRM Expenses		184,164	100,000	
	$1,176,000	**$1,258,700**	**$1,383,054**	

* These budget figures exclude RLO charges to roads, urban animal control, parks and gardens and other activities which are undertaken by current RLO staff (includes precept payments).

** Not all dedicated solely to NRM activities.

During the 2007/2008 financial year, a total of thirteen employees contributed to the delivery of NRM activities to the TRC region. Since amalgamation, a number of senior positions from district offices that also, in part, provided assistance to NRM activities have been reallocated to other functional activities, which may have impacted with a decline in localised management and co-ordination of activities. This change to resourcing and a reduction in the availability of grant/subsidy funding from other government agencies, may be contributing to lower on-ground activities and less co-ordination at a local level. In addition, there has been more time required for officers in keeping up-to-date with new processes and procedures, which has potentially lead to a reduction of some on-ground activities.

The Natural Resource Management Levy is a special rate levied on all rateable properties ($10 for 2010/2011) to assist with the implementation of a natural resource management strategy including issues such as weed eradication, feral animal control, liaison with environmental groups (e.g. Landcare) and Environmental education initiatives. The NRM Levy balance as at 5 October 2010 is:

2008/2009 Levy Closing Balance	577,880	
2009/2010 Levy Closing Balance	590,192	
NRM Levy Reserve @ 05.10.10		$1,168,072
2010/2011 Budget NRM Levy	590,562	
2010/2011 Budget NRM Levy Expenses	(100,000)	
NRM Levy Reserve @ 30.06.11 (estimated)		**$1,658,634**

These funds will be linked to the projects identified in the Pest Management Plan and will provide the basis for increased project work that has been lacking with the absence of funding from other government agencies. Priorities will be developed for this funding across the region and will present opportunities to partner with Landcare groups and others for on-ground activities.

CONCLUSION

This report has provided an overview of current operations and activities as requested. It does highlight the potential for improvements aligned to the Pest Management Plan when developed, and recognises the efforts to date in maintaining service delivery. Future updates will be provided as the Pest Management Plan is finalised and the functional organisational structure is confirmed.

RECOMMENDATION

That the report on Pest Animal and Plant Management Activities be noted.

REASONS FOR RECOMMENDATION

Report is for noting of operational progress on pest animal and plant management activities.

COMMITTEE RECOMMENDATION

That the completion of the Toowoomba Regional Council Pest Management Plan and the move to a functional structure for natural resource management be fast-tracked and put in place within three months to provide a consistent and co-ordinated response to the management of pest and weeds in the region.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 11)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
	K. Gouldthorp J. Bradshaw B. Kelly	Please instigate all action to implement Council's decision.	31/01/11

Portfolio: **DISTRICT SERVICES**

12

REPORT TITLE Cambooya & District Family Fun Day Association Incorporated - Request for Financial Assistance

AUTHOR Director, District Services (Jason Bradshaw) and Acting District Manager - Clifton/Greenmount Service Centre (John Keen) - 5 October 2010

PURPOSE OF REPORT

To seek Council resolution to a request from the Cambooya & District Family Fun Day Association Incorporated for financial assistance with the conduct of a community event at Cambooya.

CORPORATE PLAN REFERENCE

1.4 A community that is safe, friendly, resilient and informed.

BACKGROUND

The Cambooya & District Family Fun Day Association Incorporated started meeting in April 2010 with a view to conducting a family fun day at the Cambooya Recreation Reserve. Initially, the event was proposed for June and later deferred until 16 October 2010. The Association became incorporated on 17 September 2010.

This group of local residents identified that the Cambooya and District area lacked any real community event, such as a local show, that would bring the community together. They decided that a family fun day would be the appropriate vehicle to establish a sense of community in the area. The Cambooya & District Family Fun Day Association, with the assistance of Council's Community Development Officers, have been meeting over recent months and have been successful in obtaining sponsorship and community support for the proposed day. Sponsorship promised to date totals $4,600. The intention of the group is to hold the first family fun day and then, annually hold a similar event as a community focused activity.

The Association has been proactive in organising sponsorship however, they have sought Council assistance to comply with requirements to have public liability insurance and also to provide extra lighting and power to ensure that the function can be held successfully and safely. Quotations received for the public liability insurance and power and lighting requirements are $2,900.

CONSULTATION UNDERTAKEN

Discussions have taken place between the Cambooya & District Family Fun Day Association and the Acting District Manager Clifton/Greenmount Service Centres, the Manager of Community Development and Facilities, and Community Development Officer, Toowoomba Regional Council.

ISSUES AND RESPONSES

Council is currently operating under former Council policies in relation to requests for assistance until Toowoomba Regional Council adopts a policy that replaces these former policies. In this particular case, the current policy is the Cambooya Shire Council Administration Policy No. 1.28 "Benefits to Community Groups". The purpose of this policy is to support community groups to provide an improved standard of facility (new or extensions to existing) for club members and the general public and to increase participation in cultural, youth, sporting and recreational pursuits. Support may be provided by way of interest free loans, goods, services, reduced fees and any other benefits. This policy specifically states that it does not cover donations made by Council.

A new Local Government Act (LGA) came into effect on 1 July 2010. The Local Government (Finance, Plans and Reporting) Regulation 2010 is a new Regulation under the LGA which requires the following:

Local Government (Finance, Planning and Reporting) Regulation 2010

In accordance with Part 4 Community Grants the local government may give a grant to a community organisation only;

(a) if the local government is satisfied:
  (i) that the grant will be used for a purpose that is in the public interest;
  (ii) the community organisation meets the criteria stated in the community grants policy; and,

(b) in a way that is consistent with the local government's community grants policy.

New Event Support Grants Scheme Guidelines are being developed, but are yet to be finalised and approved by Council. Until they are, any new request for funding needs to be considered in light of the new legislation requirement and existing policies in each area.

As this request is not consistent with the Cambooya Shire Council policy, there is no opportunity to support the request from the Cambooya & District Family Fun Day Association Inc.

FINANCIAL IMPLICATIONS

The Cambooya & District Family Fun Day Association has advised that the event will proceed regardless.

CONCLUSION

In the absence of existing Council policy, Council is unable to support the request.

RECOMMENDATION

That the Cambooya & District Family Fun Day Association Inc. be advised that Council is unable to provide financial assistance to the proposed community event.

REASONS FOR RECOMMENDATION

There is no current policy framework to support the request.

COMMITTEE RECOMMENDATION

That Council defer consideration of the request for financial assistance to the Cambooya & District Family Fun Day Association Inc. until the Community Grants Policy is adopted.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 12)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
	J. Keen	Please advise the Cambooya & Family Fun Day Association of Council's decision.	29/10/10
	J. Keen	Please arrange for further consideration of the request following adoption of the Community Grants Policy.	31/01/11

Portfolio: **TOURISM EVENTS AND PARKS SERVICES**

13

REPORT TITLE Oakey Street Sprints - Request for Event Support Assistance
AUTHOR Senior Administration Officer Economic Development Tourism and Events (Simon Underwood) - 27 September 2010

PURPOSE OF REPORT

To seek Council's response to an application for:

(a) Oakey Motor Sport Club Inc. to conduct its second motor sport event within the township of Oakey from Friday, 19 November 2010 to Sunday, 21 November 2010; and

(b) the provision of support (in-kind to the value of $5,000 and cash $9,000 - total $14,000) to the Oakey Motor Sport Club Inc. in connection with its proposed motor sport event namely, "Oakey Street Sprints".

CORPORATE PLAN REFERENCE

1.1.3 Facilitate equitable access to appropriate social and cultural activities to promote community interaction.
1.2.1. Collaborate with external agencies to encourage physical activity in the community.
1.5.3. Promote a sense of community among young people and encourage them to participate and remain in their community.
5.1.6 Promote the region as a tourist destination.
5.1.7 Explore opportunities for the Region to host a variety of festivals and events.

BACKGROUND

In June 2009, Council agreed to the Australian All Rally Group Inc. conducting a motor sport "Oakey Street Sprints" event in Oakey in September of that year and to provide "in-kind" support to the value of $15,095 to assist with the event. At the time, the Club was advised that the assistance was being offered on a "one-off" basis only and that requests for future funding would need to be made through the Events Support Scheme.

The Event - Three Days - Friday, 19 November to Sunday, 21 November 2010

The event is a single car speed event over closed public roads in the Oakey Industrial Estate namely, Ross Street, Katrina Street, Gayle Street, and Fitzpatrick Street. It attracts competitors and spectators (up to 1,000 on the Saturday and 1,000 on the Sunday) from the Toowoomba Region, South-East and other areas of Queensland and interstate. The event is sanctioned by the Confederation of Australian Motor Sport (CAMS) the governing body of motor sport in Australia.

The event schedule is as follows:

Date	Details
Friday, 19 November 2010	9:00 a.m. to 9:00 p.m. partial closure of affected roads, at minimum restriction to business houses. Check cars, inspect track, carry out general safety inspections. Set-up track and site.
Saturday, 20 November 2010	9:00 a.m. to 5:00 p.m. racing. 6:00 p.m. to 9:00 p.m. burn-out competition. 9:00 a.m to 5.00 p.m. Show & Shine Event Drifting display to occur during various stages of the day.
Sunday, 21 November 2010	9:00 a.m. to 4:00 p.m. racing.

Feedback received from last year indicated that there is wide community support for the event. Additionally, competitors found the course both challenging and exciting, ensuring a return appearance this year. Tangible community support for the event last year came in the form of an Australia Day Award for the best community event.

It is expected that 160 competitors and 500 support crew will participate with 50% from the Toowoomba Region, 45% from South-East Queensland and 5% interstate.

Although $15,095 was allocated for the event in Council's 2009/2010 budget, an amount of $9,475 was expended due to not all elements requiring attention.

CONSULTATION UNDERTAKEN

Community Focus

In order to give this event wide ranging community focus, the organising club has enlisted the services of other local community groups who will share in the social/economic benefits arising from the event.

These groups and their roles are as follows:

Oakey Rugby League Club - bar facilities
Oakey Soccer Club - catering facilities
Oakey Scouts - litter control
Oakey Girl Guides - litter control
Oakey SES Unit - crowd control
Oakey Rural Fire Brigade - fire rescue services.

The applicant is of the opinion that the event will raise the profile of the Oakey community and provide a recreational venue for the community with opportunity for competitors to enhance their driving skills in a safe and controlled environment along with the promotion of the road safety message.

Apart from public consultation to maximise community involvement, all land-holders in the area have been consulted and plans put in place to ensure access to their respective properties during the event.

Oakey Service Centre

The Acting Manager, Oakey Service Centre has provided the following advice in connection with the application.

"The Club is seeking Council's support as detailed in Table 1 below as well as seeking some old traffic lights that they can convert to use at the start line. The sprints last year brought significant visitation and economic benefit to Oakey, even in very windy and dusty conditions, and the event was very well run and enjoyed. This history of success could well see crowd numbers even larger, and for it to grow into a signature event for Oakey. $15,000 has been allocated in the Oakey Service Centre budget for 2010/2011."

TABLE 1

Item	Comments	Cash	In Kind
Street Sweeper (3 hrs @ $90)	Remove debris from track		$270
Power Broom (20 hrs @ $30)	Sweep track during weekend		$600
Water Truck (20 hrs @ $80)	Dust suppression during weekend		$1,600
Mow, tidy & make safe	Additional to normal program		$1,000
Road Closure Signage	2 x 'Detour', 2 x 'Road Closed', 2 x 'Local Access Only'		$500
Supply Council stage	Cost of hire, delivery, set up for 2 days		$736
Letters of Support			nil
Equipment operators	Volunteer Council staff		nil
Hire Toilets and pump out	External supplier	$2,400	
Hire Showers x 4	External supplier	$880	
Hire Flood lights x 6	External supplier	$528	
Hire temporoary crowd control fencing 800m	External supplier	$2,400	
300 turnbuckles	External supplier - one off cost for this year, to be used in future years	$1,400	
3 x 50 kg chain	External supplier - one off cost for this year, to be used in future years	$565	
150 D Shackles	External supplier - one off cost for this year, to be used in future years	$190	
50 safety vests	External supplier - one off cost for this year, to be used in future years	$275	
Chem set & Reo-bar	External supplier - one off cost for this year, to be used in future years	$150	
TOTAL	**$13,494**	**$8,788**	**$4,706**
Contingency	$506		
	$14,000		

Note: For budgetary purposes, the cash component of the request has been rounded up to $9,000 and the in-kind value to $5,000.

ISSUES AND RESPONSES

Event Management Experience

In 2009, the Oakey Motor Sport Club Inc. (OMSC) played a subordinate role in running the inaugural Oakey Street Sprints. The event was conducted by the Australian All Rally Group Inc. to assist in running the event as, at that stage, OMSC was not affiliated with CAMS and lacked the necessary experience to run this type of event. The Australian All Rally Group Inc. was chosen because of its experience in having run the Gatton Sprints over a number of years.

Since last year's event, the applicant club has become affiliated with CAMS and taken steps to ensure that relevant members have undertaken training courses to become CAMS accredited officials (scrutineers, flag marshals, event managers, and event secretary) this being a prerequisite to run an event in its own right. Apart from the training progress to date, some external event management assistance is still required to run this year's event and to achieve this, OMSC has obtained the assistance of the Australian Motor Vehicle Enthusiasts Club who will be acting in a mentoring role. The aim of this strategy is for OMSC to achieve self-sufficiency within two years and be able to run a motor sport event without any assistance.

Noise Control Traffic Management

The event itself and, in particular, motor vehicles involved are subject to noise level controls imposed by the event permit issued by CAMS. As the event is to take place over the weekend, there will be very little impact on traffic movement and community infrastructure as businesses in the area do not operate on the weekend. There will be some disruption to traffic flows on Friday, 19 November 2010 while the venue is being set-up, however, arrangements have been entered into with landholders to ensure that they have access as required.

Event Growth Potential

The applicant is of the opinion that, given the experience gained from last year's event, there is a potential growth for both competitor and spectator numbers.

Whilst entries in this year's event have not closed at this stage, the number of entries received is encouraging and should reach expectations of 160 competitors, an improvement on last year's numbers.

Additions to this year's program have been introduced with the view to attracting more spectators. These include a drifting demonstration, rides that spectators can participate in, enhancements to the burnout competition, trade stands and a dyno shoot-out.

FINANCIAL IMPLICATIONS

In 2009, the applicant (at that time being the Australian All Rally Group Inc.) was advised that the support was offered on a "one-off" basis and that requests for future funding would need to be made through Council's Events Support Grants Scheme.

Since the 2009 event a new Local Government Act (LGA) has come into effect on 1 July

2010. The Local Government (Finance, Plans and Reporting) Regulation 2010 is a new Regulation under the LGA which requires the following:

Local Government (Finance, Planning and Reporting) Regulation 2010

In accordance with Part 4 Community Grants the local government may give a grant to a community organisation only;

(a) if the local government is satisfied:
  (i) that the grant will be used for a purpose that is in the public interest;
  (ii) the community organisation meets the criteria stated in the community grants policy; and,

(b) in a way that is consistent with the local government's community grants policy.

There are new Event Support Grants Scheme Guidelines that have been developed under a proposed Community Support Policy, but the policy and guidelines are yet to be approved by Council. This application is consistent with the proposed policy guidelines which would classify the event as a "Regional Event" and limit funding to $10,000. However, as Council is yet to adopt the new Community Support Policy and Events Support Grants Scheme Guidelines, the existing support arrangements from the amalgamating Councils are still in place.

As this event was first approved in 2009, it could be considered that the provision of funding for the event this year has continued under the same arrangements that existed prior to the new Local Government Act taking effect 1 July 2010.

The Oakey Motor Sport Club Inc. has secured at least $4,000 in supporting sponsorship for this event.

The intention is for the event to eventually become self-sustaining through external sponsorship and revenues generated.

Council officers can assist the Oakey Motor Sport Club Inc. to secure further sponsorship to help the event become self-sustainable.

CONCLUSION

Support for the event, to a level of $10,000 subject to compliance with all relevant approvals/requirements, is recommended. An event of this scale within the township of Oakey will capture the imagination and attention of the community and provide the added advantage of supporting local community groups and build community pride. It also has the capacity to provide direct economic and social benefits to the local community and to eventually become a self-sustaining event.

RECOMMENDATION

1. That Council agree to the conduct of a motor sport "Oakey Street Sprints" event in the industrial estate of the township of Oakey (Ross Street, Katrina Street, Gayle Street and Fitzpatrick Street), from Friday, 19 November 2010 to Sunday, 21 November 2010, subject to the applicant organisation seeking and obtaining all State, Local Government and Confederation of Australian Motor Sport approvals/permits/requirements in connection with the conduct of the event, including all road closure actions, consultations and notifications to affected residents.

2. That Council provide financial support to the Oakey Motor Sport Club Inc. to the value of $10,000 to assist with the conduct of "Oakey Street Sprints" being held in the industrial estate of the township of Oakey (Ross Street, Katrina Street, Gayle Street and Fitzpatrick Street), from Friday, 19 November 2010 to Sunday, 21 November 2010, subject to the standard requirements of the proposed Events Support Grant Program Guidelines, as a charge against Business Unit No. 4135000.7853, Community Support Oakey.

3. That Council support the event by providing decommissioned traffic lights for use by the Oakey Motor Sport Club Inc. in association with the "Oakey Street Sprints" event.

REASONS FOR RECOMMENDATION

The Oakey Street Sprints event will contribute positively to the well-being and livability of the local community and generate economic and social benefits. It will also foster community pride and provide the community with its own identifiable event. Support for this second event will assist the local Oakey Motor Sport Club Inc. to become a step closer to eventually running the event in its own right.

COMMITTEE RECOMMENDATION

1. That Council agree to the conduct of a motor sport "Oakey Street Sprints" event in the industrial estate of the township of Oakey (Ross Street, Katrina Street, Gayle Street and Fitzpatrick Street), from Friday, 19 November 2010 to Sunday, 21 November 2010, subject to the applicant organisation seeking and obtaining all State, Local Government and Confederation of Australian Motor Sport approvals/permits/requirements in connection with the conduct of the event, including all road closure actions, consultations and notifications to affected residents.

2. That Council provide 'in-kind' support to the Oakey Motor Sport Club Inc. to the value of $5,000 to assist with the conduct of "Oakey Street Sprints" being held in the industrial estate of the township of Oakey (Ross Street, Katrina Street, Gayle Street and Fitzpatrick Street), from Friday, 19 November 2010 to Sunday, 21 November 2010, subject to the standard requirements of the proposed Events Support Grant

Program Guidelines, as a charge against Business Unit No. 4135000.7853, Community Support Oakey.

3. That Council support the event by providing decommissioned traffic lights for use by the Oakey Motor Sport Club Inc. in association with the "Oakey Street Sprints" event.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 OCtober 2010 - Item 13)

MOTION:
Moved by Cr. Ramia, seconded by Cr. Scotney

1. That Council agree to the conduct of a motor sport "Oakey Street Sprints" event in the industrial estate of the township of Oakey (Ross Street, Katrina Street, Gayle Street and Fitzpatrick Street), from Friday, 19 November 2010 to Sunday, 21 November 2010, subject to the applicant organisation seeking and obtaining all State, Local Government and Confederation of Australian Motor Sport approvals/permits/requirements in connection with the conduct of the event, including all road closure actions, consultations and notifications to affected residents.

2. That Council provide 'in-kind' support to the Oakey Motor Sport Club Inc. to the value of $5,000 to assist with the conduct of "Oakey Street Sprints" being held in the industrial estate of the township of Oakey (Ross Street, Katrina Street, Gayle Street and Fitzpatrick Street), from Friday, 19 November 2010 to Sunday, 21 November 2010, subject to the standard requirements of the proposed Events Support Grant Program Guidelines, as a charge against Business Unit No. 4135000.7853, Community Support Oakey.

3. That Council support the event by providing decommissioned traffic lights for use by the Oakey Motor Sport Club Inc. in association with the "Oakey Street Sprints" event.

4. That Council agree to contribute up to a further $4,438 to the Oakey Motor Sport Club Inc. OMSC) to fund the “one-off” purchase of equipment and materials to support the 2010 event and to be retained for use at future events, subject to:

   (i) the additional funding only being provided upon the OMSC providing proof acceptable to the Chief Executive Officer that the event has operated at a loss; and,

   (ii) the OMSC providing proof acceptable to the Chief Executive officer that the materials and equipment have been purchased.

Reason for Recommendation

The Oakey Motor Sport Club Inc. has advised that up to an additional $4,438 of assistance from Council may be required to purchase materials and equipment to support this year’s event and future events if there is a shortfall of predicted income from sponsorship,

attendance and entrants for the 2010 event.

Carried

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
1 - 4	S. Underwood	Please advise the applicant of the decision and initiate follow-up action.	29/10/10
1 - 3	I. Stevenson	Please note the decision and follow-up on road closure and other logistical matters	29/10/10

Portfolio: **CULTURAL HERITAGE AND FACILITIES SERVICES**

14

REPORT TITLE Appointment of Membership of the Board of Empire Theatres
AUTHOR Director, Environmental and Community Services (Brian Pidgeon) - 7 September 2010

PURPOSE OF REPORT

Council, as owner of Empire Theatres Pty Ltd, is required to appoint the Chair and Directors of the Board of Empire Theatres Pty Ltd. All current members of the Board, with the exception of the Chair, have appointments terminating at the Annual General Meeting to be held on Monday, 18 October 2010.

CORPORATE PLAN REFERENCE

1.1.2 Ensure cultural facilities and services, such as theatres, art galleries and museums, meet the needs of our growing and diverse community.

BACKGROUND

Council Decision Establishing Procedures for Appointment, Reappointment and Replacement of Directors to the Board of Empire Theatres Pty Ltd

The former Toowoomba City Council, at its meeting of 12 September 2006 (Committee of the Council - 5 and 6 September 2006 - Item 39) adopted the following procedures for the appointment, reappointment and replacement of Directors to the Board of Empire Theatres Pty Ltd (The Board).

"1. The Board shall comprise not more than nine (9) and not less than seven (7) Directors appointed by the Owner. The CEO of Toowoomba City Council or his nominee shall have rights of attendance and debate at any Board meeting.

2. All Directors shall be appointed or reappointed by the Owner upon the recommendation of the Board. The Board shall make its recommendations regarding new appointments to the Owner, after consideration of any expressions of interest from suitably qualified persons normally resident or employed within the Owner's local government area.

3. In making its recommendations to the Owner regarding initial appointments, the Board shall give consideration to the mix of skills appropriate to the governance of the Company, including the financial, strategic, business, artistic, and communications skills crucial to the ongoing success of the Theatre.

4. All new appointments shall be for a period of three years in the first instance. Subsequent reappointment may be offered at the discretion of the Owner and shall be for a further period(s) of not more than three years, following recommendation by

the Board.

5. *In making its recommendations to the Owner regarding the reappointment, the Board shall give consideration to the performance and contribution of the Director over his/her previous term(s), the ongoing skills mix of the Board and the Director's wishes regarding continuing service.*

6. *It is the Board Chairman's responsibility to consult with the Board regarding reappointment of any Director, and to meet with the retiring Director(s), prior to making a recommendation to the Owner on behalf of the Board.*

7. *The term of appointment of all current Directors (as at 1st July 2006) shall be deemed to conclude on the date of the 2007 Annual General Meeting or, in the case of any individual Director not seeking reappointment, an earlier date specified to the Chairman by that Director.*

8. *All current Directors are eligible for reappointment, following the recommendation process for reappointment outlined above. Reappointment of a current Director, where offered by the Owner, shall be for a term not exceeding three (3) years in the first instance from the date of the 2007 Annual General Meeting.*

9. *The Chairman of the Board shall be appointed or reappointed by the Owner from among the Directors and upon their recommendation. The reappointment shall normally be made for two (2) years and be renewable. The tenure of the current Chairman will be deemed to conclude on the date of the 2007 Annual General Meeting and reappointment, if offered by the Owner, will be from that date."*

Brian Pidgeon, Director Environmental and Community Services is the Chief Executive Officer's nominee to attend and debate at Board Meetings.

COUNCIL DECISION - 15 SEPTEMBER 2009 (Committee of the Council - 8 and 9 September 2009 - Item 20)

That Professor Peter Swannell AM be reappointed to the position of Chair of the Board of Empire Theatres Pty Ltd, for a further term of two years from the date of the Annual General meeting of the Board of Empire Theatres Pty Ltd, to be held on 19 October 2009.

Council has received correspondence from the Chair, Professor Peter Swannell, dated 17 August 2010, proposing the ongoing membership of the Board of Empire Theatres Pty Ltd from 18 October 2010.

CONSULTATION UNDERTAKEN

The Chair of the Board has consulted with the Board regarding re-appointment of all Directors with the exception of Mr Robert Sellars who is retiring.

ISSUES AND RESPONSES

The Chair advises that the Annual General Meeting of the Empire Theatres Pty Ltd will be held on Monday, 18 October. All current members of the Board, with the exception of the Chair who was reappointed last year, have appointments terminating at this Annual General Meeting.

All current members, with the exception of Mr Robert Sellers, have offered themselves for reappointment.

Council has defined membership to of the Board to be not less than seven (7) nor more than nine (9) members. The Chair advises that the current membership, as listed below is eight and recommends for the time being, there is no need to appoint a replacement for Mr Sellars.

Prof Peter Swannell AM	- Chairman
Ms Sheena Liley	- Deputy Chairman
Mr Merv Bond	- Company Secretary
Mr Richard Chiverrell	
Dr Kate Foy	
Mr Ross Miller	
Ms Melissa Taylor	
Mr Andrew Wielandt	

The Board of Empire Theatres Pty Ltd recommends that the current incumbents (excluding Mr Robert Sellars) be reappointed for a further three years, as it is considered that they are an effective, suitably skilled Board by reason of expertise, experience, gender and age distribution.

FINANCIAL IMPLICATIONS

Nil.

CONCLUSION

Council, as owner of Empire Theatres Pty Ltd, is required to appoint the Directors of the Board of Empire Theatres Pty Ltd upon considering the recommendations of the Board.

RECOMMENDATION

1. That the following Directors to the Board of the Empire Theatres Pty Ltd be reappointed for a further period of three years, commencing 18 October 2010:

Ms Sheena Liley	Deputy Chairman
Mr Merv Bond	Company Secretary
Mr Richard Chiverrell	
Dr Kate Foy	
Mr Ross Miller	
Ms Melissa Taylor	
Mr Andrew Wielandt	

2. That Council thank Mr Robert Sellars for his outstanding contribution and commitment to the board of the Empire Theatres Pty Ltd.

REASONS FOR RECOMMENDATION

COMMITTEE RECOMMENDATION

That the recommendation be adopted.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 14)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
	B. Pidgeon	Please notify Empire Theatres Pty Ltd of Council's decision.	18/10/10

Portfolio: **STRATEGIC SERVICES**

15

REPORT TITLE Recommendations from the Toowoomba Regional Council Sister City Steering Group

AUTHOR Manager, Economic Development, Tourism and Events (Debra Howe) - 28 September 2010

PURPOSE OF REPORT

To advise Council of the recommendations of the Toowoomba Regional Council Sister City Steering Group meeting.

CORPORATE PLAN REFERENCE

1.1 Opportunities for creative expression, cultural exchange and life long learning are accessible community wide.

5.1 Toowoomba Region has a strong economy fostering innovation and diverse business opportunities with Toowoomba as the key regional service centre.

BACKGROUND

The Toowoomba Regional Council Sister City Steering Group was formed as a result of a Council decision on 20 October 2009; "That a steering group be formed comprising the Mayor, the Portfolio Leader of Tourism, Events and Parks and the Director, Environmental and Community Services to plan and consider the itinerary and arrangements for all future Sister City dialogue and engagements". The Group held its first meeting in March 2010 at which the Mayor requested that the Portfolio Leader of Strategic Services be included in future meetings of the Steering Group.

At the last Steering Group meeting, the following Councillors and Officers were present:

Councillor Peter Taylor, Mayor

Councillor Joe Ramia, Portfolio Leader for Tourism, Events and Park Services

Councillor Noel Strohfeld, Portfolio Leader for Strategic Services

Brian Pidgeon, Director Environmental and Community Services

Jane Morey, International Secretariat (Observer)

Debra Howe, Manager, Economic Development, Tourism & Events (Observer)

Shamus Garmany, Principal Economic Development Officer - Business & Industry (Observer).

CONSULTATION UNDERTAKEN

Consultation has been undertaken with the Sister Cities Steering Group and discussions have occurred with Council representatives for all three Sister Cities, who indicated at the time the proposed dates for the delegations were suitable.

ISSUES AND RESPONSES

Since amalgamation in March 2008, Council has focussed on integrating the new organisation and it is timely to review and respond to outstanding issues that are essential to maintaining effective relationships with Council's Sister Cities.

At its recent meetings, the Steering Group discussed a number of issues relating to current Sister City relations and commitments which need to be honoured.

These include:

Delegation to Takatsuki, Japan

2011 will be the 20 year anniversary of the sister city relationship with Takatsuki. With several groups from Takatsuki visiting Toowoomba in 2010 (junior soccer team, Mr & Mrs Ishida, JACEA), there is an expectation that Toowoomba will send a delegation to Takatsuki in 2011. In line with the Agreement, historically Toowoomba and Takatsuki alternate in hosting the celebrations of the signing of the Agreement (typically in five year milestones). To this end, it is Takatsuki City Council’s turn to host celebrations and they have offered to do so. Previously, Toowoomba delegations have also been accompanied by a Friendship Group during visits to celebrate significant milestones of the Sister City relationship.

The Steering Group discussed the appropriate timing for a visit which needs to coincide with the 20 year anniversary of the Toowoomba/Takatsuki Agreement signed initially in November. Takatsuki has indicated they wish to host the Toowoomba Regional Council delegation in November 2011. Unfortunately, this will mean that the long-standing Mayor, Okumoto Tsutomu (who will not be standing for re-election in March), will not be in office to receive Council's delegation. However, it will be a good opportunity to establish a relationship with the incoming Mayor. It would be appropriate to arrange a meeting with the out-going Mayor Okumoto Tsutomu during the delegation’s visit to Takatsuki.

It is also recommended to continue the tradition of inviting a Friendship Group to travel with the delegation, as well as investigating options for members of the business community to participate to further develop close business ties between the two Councils and business communities. It is important to note that residents travelling as part of the Friendship Group fund their own expenses.

Delegation to Paju, South Korea

Paju Council had intended sending a delegation to Toowoomba this year to celebrate the Toowoomba Carnival of Flowers. Unfortunately, they had to cancel the visit due to some internal restructuring that was scheduled for the same period as Carnival.

As 2011 is the Year of Friendship between Korea and Australia, the Steering Group recommends that a delegation travel to Paju in late May 2011 (which is in line with the Agreement), to coincide with the Paju Festival of Flower, a festival modelled on the

Toowoomba Carnival of Flowers.

Ms Lauren Gray, the winner of the 2010 Toowoomba Carnival of Flowers Young Ambassador Program will travel with the delegation, which forms part of her prizes.

Delegation to Wanganui

The last official delegation was a small group from Wanganui in March 2009. The expectation is that a Toowoomba Regional Council delegation will travel to Wanganui in New Zealand. Options for timing have been discussed with Wanganui District Council with the 2011 Masters Games in January being suggested as the best time. The steering group considered this timing to be too close to the proposed visits to Takatsuki and Paju in 2011 and recommends a short visit in late November/early December 2010 to enable the first formal visit since amalgamation. Members of the local community attended the Masters Games in early 2009, and it is intended that the International Secretariat will work with local community organisations and individuals to encourage participation in the Masters Games in January 2011.

2011 Sister Cities Australia National Conference

Toowoomba will host the 2011 Sister Cities Australia National Conference in August. The conference will provide an ideal opportunity to celebrate the significant milestones of Council's Sister City relationships, 20 years with Takatsuki and 30 years with Wanganui and 9 years with Paju. Having representatives from Council's sister cities at the conference would be valuable and, as such, an invitation has been extended for them to attend the 2011 conference. It is also anticipated that the first day of the conference will coincide with the Languages and Cultural Festival held annually in Toowoomba. An organising committee has been established and preparations are well underway.

FINANCIAL IMPLICATIONS

The proposed delegations to Wanganui and Paju are accounted for in the 2010/2011 International Secretariat Budget. It is proposed that the delegation to Takatsuki in November 2011 will be funded from the 2011/12 International Secretariat Budget.

It is a requirement under the Local Government Act 2009 that the costs of these delegations are reported in the Annual Report of Council for the year in which the costs were incurred.

CONCLUSION

Toowoomba is fortunate to have active relationships with all of its Sister Cities. Maintaining this through honouring reciprocating delegation expectations will illustrate Toowoomba Regional Council’s ongoing commitment to maintaining effective relationships. All of the Sister City Councils have or may have new leadership when the visits are proposed so it will be a good opportunity to meet the new Council representatives and strengthen the official ties with Council's Sister Cities. They will also present a good opportunity to develop closer business linkages by continuing to incorporate a trade focus.

RECOMMENDATION

1. That, in the 2010/2011 financial year, Toowoomba Regional Council send official delegations to Wanganui, New Zealand in November/December 2010 and to Paju, South Korea in May 2011.

2. That, in the 2011/2012 financial year the Toowoomba Regional Council send an official delegation to Takatsuki, Japan including an accompanying Friendship Group for the 20 Year Anniversary of the Sister City relationship.

3. That the Mayor and the Chief Executive Officer be delegated authority to determine the composition and itinerary of the proposed delegations.

4. That Council note that the costs of the delegations will be recorded in Council's Annual Reports for the respective years that the costs were incurred in accordance with S.116 of the Local Government (Finance, Plans and Reporting) Regulations 2010.

REASONS FOR RECOMMENDATION

The proposed delegations will reaffirm Toowoomba Regional Council's commitment to further developing its relationships with its Sister Cities and provide an opportunity to further expand an economic development component to the relationships which will benefit local businesses.

The proposed delegations will be the subject of further discussion by the Toowoomba Regional Council Sister City Steering Group with the final composition and timing yet to be determined. Delegating authority to the Mayor and the Chief Executive Officer to determine the composition and itinerary of the proposed delegations will be more efficient.

COMMITTEE RECOMMENDATION

That the recommendation be adopted.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 15)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
1 - 3	D. Howe	Please instigate all necessary actions.	30/11/10
3	A. O'Neil	Please update Register of Delegations.	29/10/10

Portfolio: **CORPORATE SERVICES**

16

REPORT TITLE Report of the Audit Committee Meeting of 13 September 2010
AUTHOR Manager, Governance and Administration (Norm Garsden) - 30 September 2010

Attached is a copy of the Report of the Audit Committee Meeting held on 13 September 2010.

RECOMMENDATION

That the report of the Audit Committee Meeting of 13 September 2010 be received and noted.

COMMITTEE RECOMMENDATION

That the report of the Audit Committee Meeting of 13 September 2010 be received and noted.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 16)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
No further action required.			

17

OTHER BUSINESS

Portfolio: **STRATEGIC SERVICES**

17.1

REPORT TITLE **Leave of Absence - Councillor Strohfeld**

Councillor Strohfeld advised that he will be attending the SEGRA Conference in Townsville on 19 October 2010 and sought leave of absence from the Ordinary Meeting of Council on that day.

COMMITTEE RECOMMENDATION

That Councillor Strohfeld be granted leave of absence from the Ordinary Meeting of Council scheduled for Tuesday, 19 October 2010 as he will be attending the Sustainable Economic Growth for Regional Australia (SEGRA) Conference.

COUNCIL DECISION - 19 OCTOBER 2010 (Committee of the Council - 12 and 13 October 2010 - Item 17.1)

Committee Report adopted by Council at its meeting of 19 October 2010

ACTION TO BE TAKEN

Rec No.	Action Officer	Action	Nominated Achievement Date
	A. O'Neil	For noting.	

Meeting Concluded: 10.29 a.m. on Wednesday, 13 October 2010

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HIS WORSHIP THE MAYOR, COUNCILLOR P.M. TAYLOR - CHAIRPERSON

. . . . . .
COUNCILLOR R.P. ANTONIO (PORTFOLIO LEADER, WATER SERVICES)

. . . . . .
COUNCILLOR W.W. CAHILL (PORTFOLIO LEADER, ENVIRONMENTAL AND COMMUNITY SERVICES)

. . . . . .
COUNCILLOR A.C. GLASHEEN (PORTFOLIO LEADER, DISTRICT SERVICES)

. . . . . .
APOLOGY - 12 and 13 October 2010
COUNCILLOR P.C.T. MARKS (PORTFOLIO LEADER, PLANNING AND DEVELOPMENT SERVICES)

. . . . . .
COUNCILLOR J.J. McVEIGH (PORTFOLIO LEADER, CORPORATE SERVICES)

. . . . . .
COUNCILLOR J. RAMIA (PORTFOLIO LEADER, TOURISM EVENTS AND PARKS SERVICES)

. . . . . .
COUNCILLOR R.S. SCOTNEY (PORTFOLIO LEADER, CULTURAL HERITAGE AND FACILITIES SERVICES)

. . . . . .
COUNCILLOR N.L. STROHFELD (PORTFOLIO LEADER, STRATEGIC SERVICES)

. . . . . .
COUNCILLOR C.E. TAYLOR (PORTFOLIO LEADER, ENGINEERING SERVICES)

. . . . . .
APOLOGY - 13 October 2010
COUNCILLOR M.A. WILLIAMS (PORTFOLIO LEADER, FINANCIAL AND SPORTING SERVICES)