



MINUTES
of the
GENERAL MEETING

CHAIRMAN: Cr R Dyne (Mayor)

**Held in the Boardroom
Town Hall
2 Caledonian Hill
Gympie Qld 4570**

**on Wednesday 28 March 2012
at 9.00 am**

Gympie Regional Council **GENERAL**

*Mayor RJ Dyne (Chairman),
Crs AJ Perrett, GL Engeman, RA Gâté, LJ Friske,
DR Neilson, IT Petersen, J Watt and JA Walker*

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The meeting commenced at 9:02 am.

PRESENT: Mayor Cr R.J. Dyne (Chairman), Cr G.L. Engeman, Cr I.T. Petersen, Cr R.A. Gâté, Cr D.R. Neilson, Cr J. Watt and Cr J.A. Walker.

Also in attendance were Chief Executive Officer (Mr B.J. Smith), Director of Planning & Development (Mr Mike Hartley) and Minutes Clerk (Mrs S Lowe).

DECLARATIONS OF INTEREST BY COUNCILLORS

P22/03/12 - Cr D.R. Neilson - Material Personal Interest

P30/03/12 - Cr R.J. Dyne & Cr J.A. Walker - Material Personal Interest

SECTION 1: OPEN WITH PRAYER

Pastor Rick Roberts from Gympie Christian Family Church offered a Prayer for the advancement of the Region and the true welfare of its people.

One Minute's silence was observed for family and friends of deceased residents of the Region.

LEAVE OF ABSENCE

G01/03/12 - *That Cr Larry Friske be granted Leave of absence from all Council meeting from the 14 March until further notice.*

SECTION 2: APOLOGIES

G20/03/12 Moved: Cr R.A. Gâté

Seconded: Cr G.L. Engeman

That the apology from Cr A.J. Perrett be accepted.

Carried

SECTION 3: CONFIRMATION OF MINUTES OF PREVIOUS GENERAL MEETING
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G21/03/12 Moved: Cr R.A. Gâté

Seconded: Cr J.A. Walker

**That the Minutes of the Gympie Regional Council General Meeting
held on 14 March 2012 be taken as read and confirmed.**

Carried

SECTION 4: PETITIONS

Nil

SECTION 5: ADOPTION OF COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE RECOMMENDATIONS

G22/03/12 Moved: Cr R.A. Gâté

Seconded: Cr D.R. Neilson

**That the Recommendations of the Community & Economic
Development Committee Meeting held on 14 March 2012 as
presented, be received.**

Carried

G23/03/12 Moved: Cr R.A. Gâté

Seconded: Cr D.R. Neilson

**That the Recommendations of the Community & Economic
Development Committee Meeting held on 14 March 2012 be
adopted.**

Carried

SECTION 6: REPORT BY THE COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE CHAIRMAN
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Cr Rae Gâté presented the following Report:-

Clean Up Australia Day

This took place on Sunday March 4, 2012. 12 local community organisations and service clubs and one business registered sites targeting major roads, parks and foreshores in Gympie, Rainbow Beach, Mary Valley, Tin Can Bay and Kilkivan. Three local schools also registered sites to clean up on the School's Clean Up Day Friday, 3 March 2012.

Waste Management Facilities

Council was awarded \$37,000 funding under Queensland governments Waste Facilities Assistance Grant Program for the purchase of electronic waste recording hardware and software.

During February DERM approved \$234,558.50 in funding, under Phase 3 of the Local Government Weighbridge and Ancillary Equipment Grant Program to install these facilities at the Bonnick Road Waste Management Facility.

Community Facilities and Services

The Noise Magazine – Issue 2 'Retro Edition' will be launched April 13 2012 as one of the many highlights of National Youth Week. National Youth Week 2012 will be held from April 12 until April 22 and the theme is: Imagine. Create. Inspire. A concert will be held at Nelson Reserve Saturday 14 April.

Gympie Regional Careers Expo will be held Friday July 27 2012 at the Pavilion.

Compliance and Local Disaster

Recent floods in February and March saw the activation of the Disaster Co-ordination Centre at the Old Bank Building. The Centre operated 24 hours to assist the community.

Overgrown land throughout the Gympie Region has increased due to significant rain fall. Inspections are being carried out and notices have and are being issued for compliance.

Economic Development

The focus of activities during February and March is on skills development workshops for the Manufacturing industry and businesses in the Region.

Jobs and Skills Development:- A number of projects have been identified by the Jobs and Skills Development Officer and they are being developed with the input of the Keep Australia Working Reference Group.

G24/03/12 Moved: Cr R.A. Gâté

Seconded: Cr J.A. Walker

That the Report be received.

Carried

SECTION 7: ADOPTION OF PLANNING & DEVELOPMENT COMMITTEE RECOMMENATIONS
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G25/03/12 Moved: Cr J. Watt

Seconded: Cr I.T. Petersen

That the Recommendations of the Planning & Development Committee Meeting held on 21 March 2012 as presented, be received with the exception of Recommendations P22/03/12 & P30/03/12 to be withdrawn and dealt with later in this meeting.

Carried

G26/03/12 Moved: Cr J. Watt

Seconded: Cr I.T. Petersen

That the Recommendations of the Planning & Development Committee Meeting held on 21 March 2012 as amended, be adopted.

Carried

Material Personal Interest

Cr D.R. Neilson declared a Material Personal Interest in Recommendation P22/03/12 item 2012-0071 due to being "*a shareholder in Woolworths*" and left the meeting at 9.12 am.

Recommendation P22/03/12 of the Recommendations of the Planning & Development Committee Meeting held on the 21 March 2012.

G27/03/12 Moved: Cr J. Watt

Seconded: Cr I.T. Petersen

That Recommendation P22/03/12 of the Recommendations of the Planning & Development Committee Meeting held on 21 March 2012 be received and adopted.

Carried 6/0

Cr D.R. Neilson returned to the meeting at 9.13 am.

Material Personal Interest

Cr R.J. Dyne and Cr J.A. Walker declared a Material Personal Interest in Recommendation P30/03/12 due to being "*property owners in the subdivision*" and left the meeting at 9.13 am.

Cr R.J. Dyne vacated the chair and Cr I.T. Petersen took over the role of Chairman of the Meeting.

Recommendation P30/03/12 of the Recommendations of the Planning & Development Committee Meeting held on the 21 March 2012.

G28/03/12 Moved: Cr J. Watt

Seconded: Cr G.L. Engeman

That Recommendation P30/03/12 of the Recommendations of the Planning & Development Committee Meeting held on 21 March 2012 be received and adopted.

Carried 5/0

Cr R.J. Dyne and Cr J.A. Walker returned to the meeting at 9.14 am.
Cr I.T. Petersen vacated the chair and Cr R.J. Dyne took over the role of Chairman for the remainder of the Meeting.

SECTION 8: REPORT BY THE PLANNING & DEVELOPMENT COMMITTEE CHAIRMAN

Cr J. Watt presented a verbal report.

G29/03/12 Moved: Cr J. Watt

Seconded: Cr I.T. Petersen

That the Report be received.

Carried

SECTION 9: OTHER MATTERS

9/1	Blinco Road – Un-maintained
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Re: **G30/03/12** Blinco Road Un-maintained
From: Resident of the Region
File:
Date: 7 March 2012

“Due to the unprecedented weather over the past 15 months, the access road to residences along “Blinco Road” (off McIntosh Creek Road) has got to the stage where it is almost impassable.

After the rain of February / March 2012, the road has craters and drains in excess of 50 cm deep making it extremely dangerous, not only to the residents using the road, but also to any emergency service vehicles or other service providers needing to enter these residences.

We have been told that because the road is not on a register of roads to be maintained by Council, that Council are under no obligation to fix the road, indeed they will not fix the road. However, consider this:

- If the residents were to “fix” the road to some sort of passable standard and there were to be an accident, who would be liable for covering the costs of damage or death in said accident?*
- If the residents are unable to use this road, how do we access our properties / residences, for which we pay our rates?*
- If McIntosh Creek Road can be maintained, why can Council not use the equipment and resources when doing this, to maintain a road that was originally established by Council, which they then allowed residences to be built on?*

- *McIntosh Creek Road regularly bears the brunt of the force of the water that flows down Blinco Road, in turn creating further costly maintenance work for Council.*
- *Council has been able to access both State and Federal Disaster Relief funding on several occasions over the past 15 months for the repairs of roads and infrastructure in this region – cannot some of this funding be used to fix this road?*
- *It has been suggested to us that we get the road up to Council standards and then they will maintain it – is this not why we pay our rates?*

I have attached a number of photo's that will give you some idea of what we are currently dealing with. It is a 300 metre roadway that requires some sort of urgent attention.

I would ask that you consider the request to have this road fixed – we are not asking for a national highway to be built at our front door, but a workable solution to the residents using this road on a daily basis.

I look forward to discussing this with you further."

G30/03/12 Moved: Cr I.T. Petersen Seconded: Cr J.A. Walker

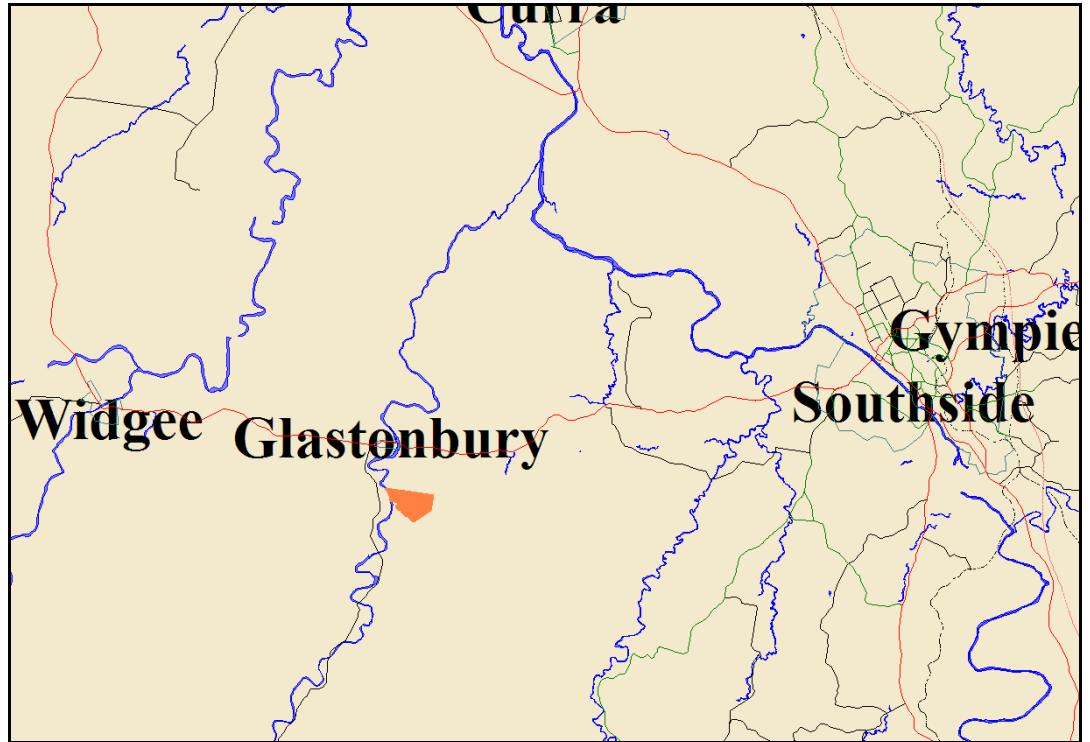
That the ongoing issue of unmaintained roads facing Councils be referred to the LGAQ Conference in 2012.

Carried

9/2	2011-1773 – Material Change of Use of Premises – Intensive Animal Husbandry (Piggery) and an Environmentally Relevant Activity [ERA#3 - Pig Keeping (Threshold (1) - Keeping 20 - 400 standard pig units)] – 71 Little Road Glastonbury – T & B Lloyd
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Re: **G31/03/12** 2011-1773 – Material Change of Use of Premises – Intensive Animal Husbandry (Piggery) and an Environmentally Relevant Activity [ERA#3 - Pig Keeping (Threshold (1) - Keeping 20 - 400 standard pig units)] – 71 Little Road Glastonbury – T & B Lloyd

FILE NO:	2011-1773
APPLICANT:	T & B Lloyd
RPD:	Lot 2 RP209065
SITE ADDRESS:	71 Little Road Glastonbury
PROPOSAL:	Material Change of Use – Intensive Animal Husbandry (Piggery) and an



**Report: (Planning Assistant – K.M. Fuller and Manager
Development and Compliance – T.M. Stenholm)**

1.0 This application was discussed at the Planning and Development Committee Meeting on 15 February 2012. It was recommended to refuse the application for the following reasons:

- (i) *The proposal conflicts with the Cooloola Shire Council Planning Scheme 2005, and there are not sufficient planning grounds to warrant approval of the application despite this conflict.*
- (ii) *The proposal does not satisfy the performance criteria or acceptable solutions of the Intensive Animal Industry Code contained within the Planning Scheme;*
- (iii) *Council considers that the proposal will adversely impact on the existing and likely future rural amenity of this area to an extent that could not be mitigated through the imposition of conditions of approval.*

The applicants requested the recommendation be withdrawn from the General Meeting agenda in order for them to submit further information and this was agreed to as per Minute G24/02/12.

The applicants met with Councillors and staff on 16 March 2012 and have submitted the following letter and notes from the meeting which they believe clarifies some issues with the proposal.

Letter received by e-mail from the applicant on 16 March 2012:

"I would like to ask the Gympie Regional Council to again make a decision on an approval for our piggery application at 71 Little Road Glastonbury. I would like this matter to be added to the agenda for the General Council Meeting proposed for March 28 2012.

I have attached my notes from this morning's meeting, as well as copies of paperwork passed around.

We have submitted a petition with 495 signatures supporting our application. Local businesses in the Gympie region showing support include Sullivans Livestock, Tom Grady, Cooloola Foods, Mooloo Produce, Gympie Regional Realty, Widgee Store, Widgee Tyre & Mechanical and the Widgee Rural Store as well as various small businesses. Many of the signatories are in the Glastonbury/Widgee area and support rural enterprises on rural land.

I hope that some of the issues brought up in the conversations today regarding fencing and infrastructure, DEEDI conditions regarding approval for the application and Auditing for our Quality Assurance program etc have helped to alleviate some of the Councillors concerns regarding our operation of the business.

I would like to stress again, that our acceptance of the DEEDI conditions is a requirement for the sale of our product and therefore we will be running the business strictly according to these conditions. We have expensive breeding stock which require responsible management and good living conditions. Community amenity will not be impacted by this development in any way and it is our opinion that had land sales and values not been a influencing factor by Mr Peck at the time of the application, there would have been no objections. Hostile personal comments from some objectors are a way of redressing perceived slights and the objections real or otherwise can be allayed with the conditions set for the application.

I would again like to stress, that this application received no objections at all and major support through the petition process.

With this in mind, I would ask the Council to reconsider the Planning & Development Committee decision of February 15 2012 and approve this application."

Applicant's notes from the meeting of 16 March 2012: (Note that some parts of the notes are not included for information privacy reasons and as not being relevant to the proposal.)

"Thankyou for giving up your time for this meeting this morning. I know you're all busy people.

I thought I'd like to go through a few issues with all of you regarding the proposal.

DPI visit from G Elphinstone emphasised our property land degradation

Old Bean farm and dairy

Pig Manure would be an excellent source of fertilizer at no cost to us. big consideration in the starting of the piggery.

Our original submission was to have all the pigs free ranging on the property. As you all know....., put in a big effort to have that quashed. As a result of that, we asked DEEDI to inspect the property and tell us what we needed to do to have the application passed by the Intensive Livestock dept.

We have had 3 visits from the scientists from Toowoomba, with them photographing, inspecting and measuring distances via GPS. Consequently we had 3 different draft plans provided by them until the senior environmental scientist, Mitchell Furness, told us they were scrapping the Qld Piggery guidelines and would from now on only use the National Guidelines for Piggeries.

Subsequently, the next set of plans were drawn up using the National guides as the base for the whole proposal.

From this, the whole application changed.

Because of a glitch in the concurrence agency timelines from DERM, the first application fell over and a new application number was generated and the whole concurrence agency process was begun again.

I must emphasize that there were no objections to this application despite the fact thatwas kept informed of the whole process and was made aware of all and any dealings I had with Council regarding the proposal.

Again, there were no objections to the second proposal and therefore no legal appeal rights to any decision.

Terry and I have felt all along that the objections were phrased in such a fashion that they would impact on the proposal, but really they were all about LAND VALUES and I will go into that theory a little bit here.

.....

DEEDI run dairies, feedlots and piggeries. To keep the licence, which is renewable each year, we must comply with the conditions imposed. We also will be audited every year, and pay auditing fees to keep our QA which is a necessary requirement for our buyer.

Deedi visits - 4 in last 7 months from Vic Little - Kingaroy - next visit scheduled for last week in March

Intensive Livestock visits - 3 last year within 6 months

Australian Pork - Industry body Quality Assurance Number 11/APIQ.1064

We have a 2nd dam in place should DERM require us, but in their response, no such suggestion was made.

This piggery has an upper limit of 40 sows. This is our retirement income, something that 2 people in their 60's can run comfortably. It's not a big operation by any means, nowhere near the large scale commercial operations which have been portrayed by.....

This is a small niche piggery which will generate income which will be spent in Gympie businesses.....”

2.0 The previous report is reproduced below:

KEY POINT SUMMARY

- *Application to establish a piggery up to 399 standard pig units;*
- *The application was originally submitted in July 2011 however lapsed due to a missed referral agency;*
- *Proposal originally involved keeping pigs in three paddock areas and using three sheds on site for feeding, farrowing and storage;*
- *Department of Employment, Economic Development and Innovation (DEEDI) was a Concurrence Agency to the proposal and has recommended approval based on an amended proposal requiring that the pigs be kept within the sheds and an 8.25ha free range area with a limited pig capacity of 28 SPUs at any one time;*
- *The application was re-lodged in December 2011;*
- *Department of Environment and Resource Management (DERM) were an advice agency given the proximity to a wetland, and have recommended a minimum 200m buffer area from the wetland;*
- *DEEDI has recommended conditional approval;*
- *A number of submissions were received to the original proposal and concerns raised have been addressed or are able to be conditioned;*
- *No submissions have been received for the amended proposal to date;*
- *Council's Planning Scheme raises issues relating to amenity and adverse impacts from noise, odour and water quality which are able to be addressed through DEEDI conditions and on-going monitoring;*
- *Development recommended for approval subject to conditions.*

Report: *(Planning Assistant – K.M. Fuller and Manager Development and Compliance – T.M. Stenholm)*

1.0 INTRODUCTION

1.1 The Proposal

This application has been submitted as a result of earlier development application (2011-0762) lapsing due to the application not being referred to DERM as an advice agency within the appropriate timeframe.

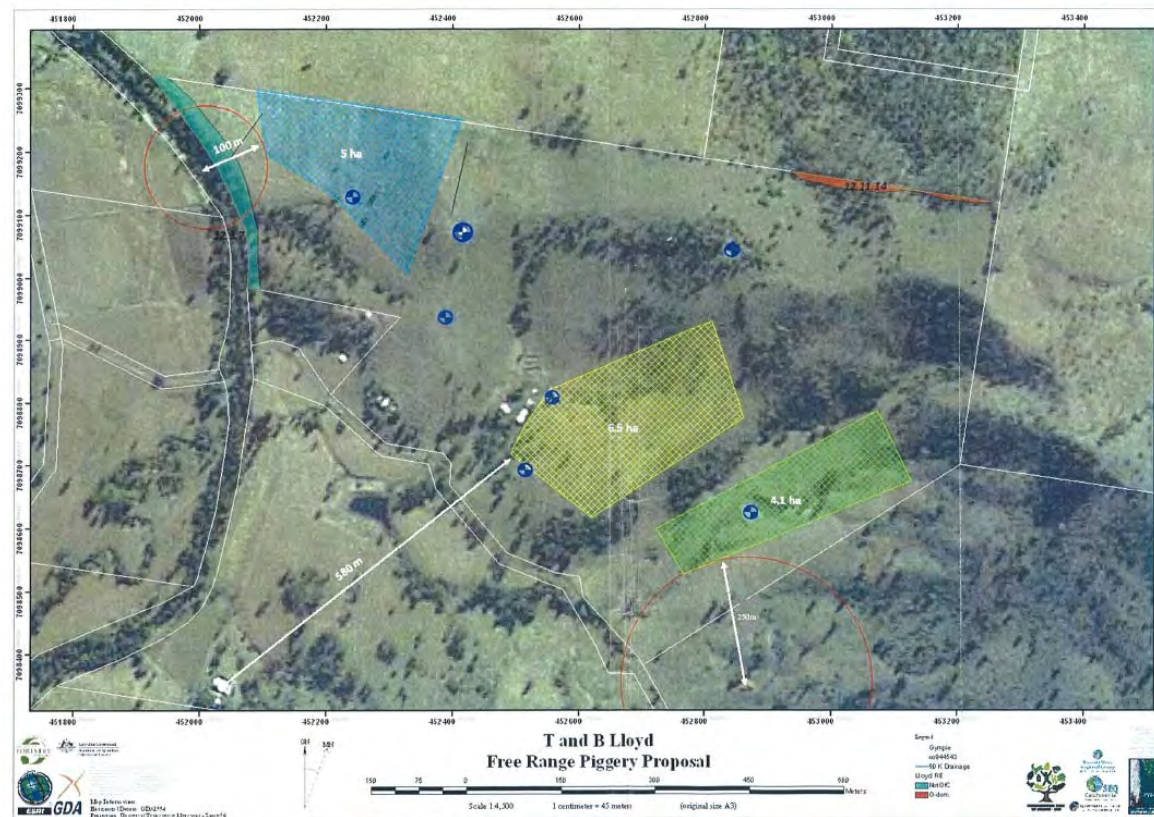
Development approval is sought for a maximum of 399 standard pig units (SPUs). The proposal report states that it is intended to produce up to 800 pigs per year.

The proposal involves the keeping of pigs within the following areas:

- Three (3) existing farm sheds measuring approximately 12m x 14m, 9m x 20m and 10m x 13m; and
- A free range area measuring approximately 8.25 hectares. DEEDI have limited the pig capacity within this free range area to a maximum of 28 SPUs at any one time.

It is proposed to use deep-litter housing for the farming of Berkshire pigs within the sheds. An extract from the National Environmental Guidelines for Piggeries (below) explains the type of piggery proposed.

Original proposal plan submitted with previous application (2011-0762)



Deep litter piggeries typically accommodate pigs within a series of hooped metal frames covered in a waterproof fabric, similar to the plastic greenhouses used in horticulture. However, skillion-roof sheds and converted conventional housing may also be used. Deep litter housing may be established on a concrete base or a compacted earth floor. Pigs are bedded on straw, sawdust, rice hulls or similar loose material that absorbs manure, eliminating the need to use water for cleaning. The used bedding is generally removed and replaced when the batch of pigs is removed, or on a regular basis.



DEEDI have provided conditions relating to the management of the sheds to ensure odour nuisance and contamination of surface and groundwater resources are avoided. DEEDI have also required some upgrading works to the existing sheds i.e. concreting and bunding to prevent ingress of stormwater and egress of liquid waste.

The following table is reproduced from the applicant's proposal report to demonstrate the relationship between standard pig units and pig numbers on the property at any one time.

Classification	Equivalent SPU	No of Pigs	Total SPU
Boar	1.6	3	4.8
Gestating sow	1.6	32	51.2
Gilt	1.8	5	9
Lactating sow	2.5	8	20
Sucker – 1.4 to 8kg	0.1	80	8
Weaner – 8 to 25kg	0.5	160	80
Grower – 25 to 55kg	1.0	98	98
Finisher – 55 to 100kg	1.6	80	128
		466	399



Photo taken from ridge to the west of the farm sheds. Contour map below shows the sheds are located in a valley minimising visual impacts from surrounding properties.

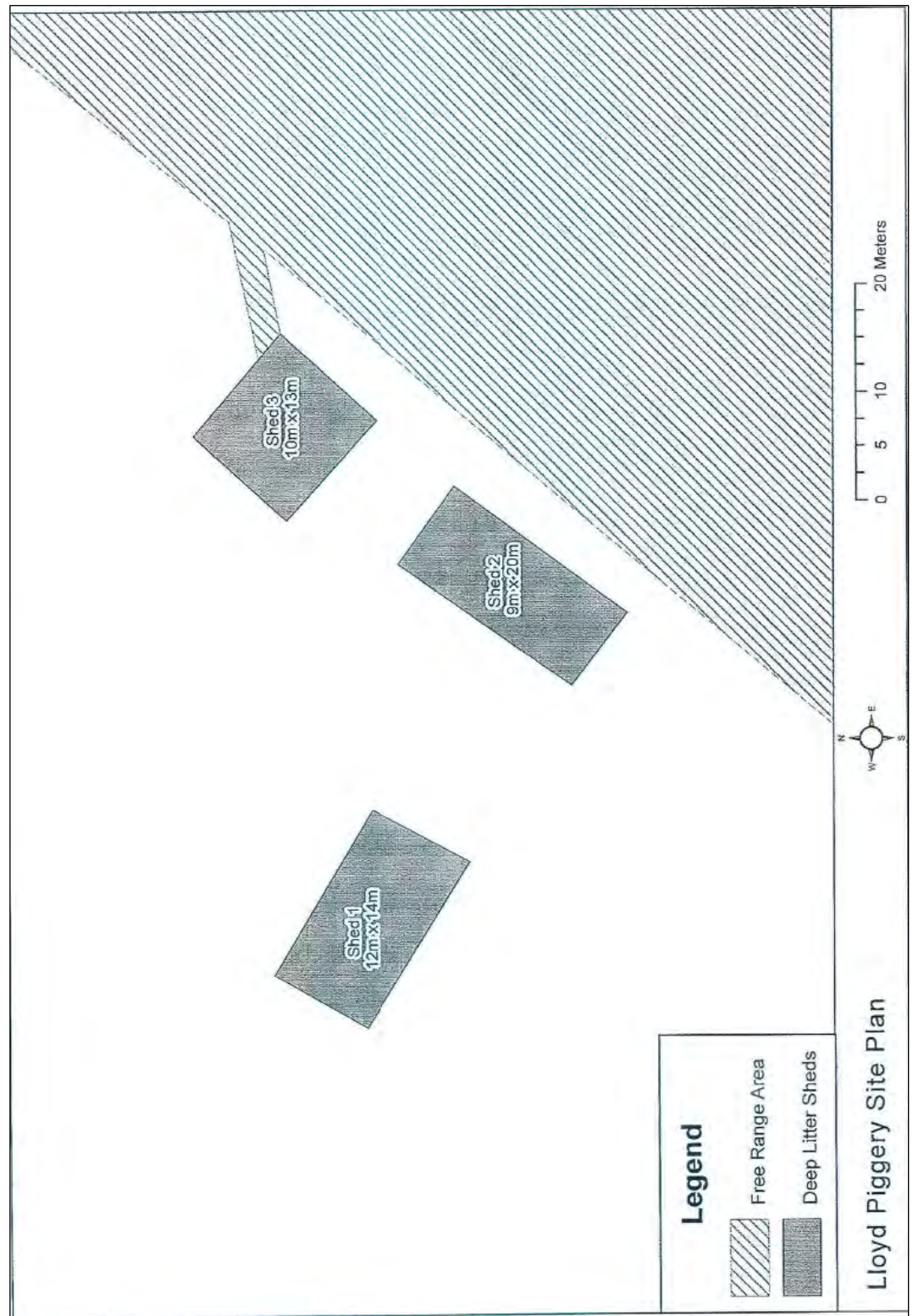


1.2 Site Description

The development site is located on Little Road, approximately 2.2 kilometres from Glastonbury Road. Little Road is constructed to a gravel standard.

The site contains an existing dwelling house, associated outbuildings, three farm sheds and dams.





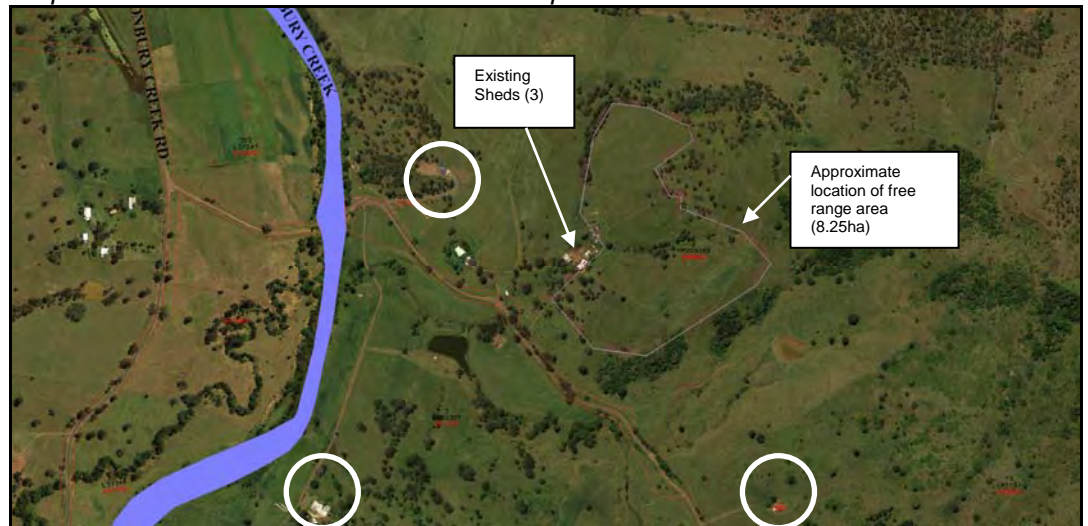
1.3 Surrounding Land Uses

The surrounding land uses are predominately rural. Several dwellings are located on Little Road. The following map shows the location of the

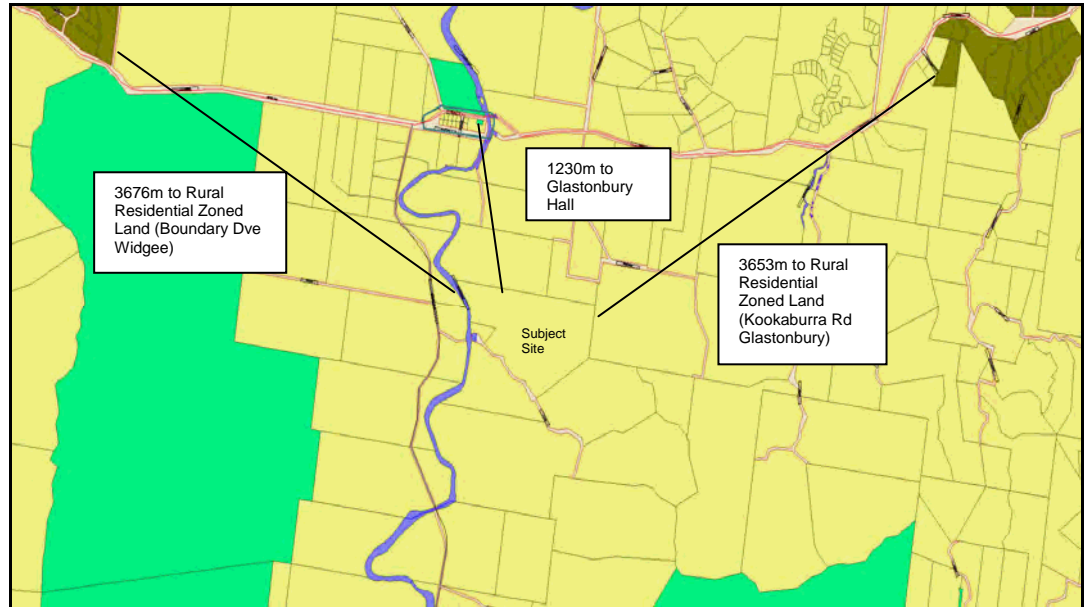
existing sheds and approximate location of the proposed free range area in relation to the closest receptors on Little Road. The dwelling to the south-east is located a distance of approximately 500m to the free range paddock. The dwelling to the south-west is located a distance of approximately 350m to the free range paddock and 530m to the farm sheds. A two (2) hectare lot is situated to the west of the subject site and is currently improved by two outbuildings. The closest outbuilding on the adjoining lot is located at a distance of approximately 250m to the farm sheds.

Another map indicates the subject site and its relationship to the Glastonbury Hall and nearby rural residential zoned land.

Proposed use areas in relation to closest receptors



Site in relation to rural residential zoned land and Glastonbury Hall



2.0 STATUTORY REQUIREMENTS

2.1 Scheme Definition

Intensive Animal Husbandry is defined in the 2005 Cooloola Shire planning scheme as:

“the use of premises for the commercial keeping, farming or handling of animals including livestock and birds where the animals’ main food source is not obtained from grazing, browsing or foraging on plants grown on the premises. The term includes:

- (a) the keeping of animals in pens, sheds or the like;*
- (b) stables;*
- (c) the keeping of more than 20 pigs or any number of pigs at a density of more than 2 per hectare.”*

2.2 Development Provisions

This application for Intensive Animal Husbandry in the Rural Zone is ‘code assessable’ against the Rural Planning Area Code, Intensive Animal Industry Code, Infrastructure Works Code, Landscaping Code, Vehicle Parking and Access Code, Natural Waterways and Wetland Areas Code and Resource Areas Code.

Rural Planning Area Code

The proposal is considered to meet the overall outcomes for the rural area in that the sustainable use of rural lands is maintained and

enhanced, environmental qualities are maintained, transport networks are protected from incompatible land uses and specifically for the rural zone, that rural uses predominate.

Intensive Animal Industry Code

The Intensive Animal Industry Code nominates probable solutions as a way of achieving the specific outcomes for the code including the following separation distances.

Table 8:9 Separation Distances for Intensive Animal Industry

	Aqua-culture	Piggeries²⁰⁹/ Feedlots²¹⁰	Poultry Farms
Frontage	50 metres	200 metres	100 metres
Side or rear boundary	15 metres	20 metres	20 metres
Natural waterways, tidal lands or wetlands	100 metres	100 metres	100 metres
Any land in the Housing, Rural Residential or Village Zones and any school, church, hall or child care centre	200 metres	5000 metres	1500 metres
Any dwelling on surrounding land	100 metres	500 metres	300 metres

The sheds and free range area comply with setback requirements to waterways and side or rear boundaries.

They propose the following setbacks to the other nominated elements:

Frontage – 100 metres

Rural Residential Zoned Land – Approx. 3.6km to the site, but over 4.4km to use areas

Glastonbury Hall – 1.2km to the site, but 1.7 to the shed and 1.5 to the free range area

Any dwelling on surrounding land - Approx. 3.6km to the site, but over 4km to use areas

It is acknowledged that the proposal does not meet all of the probable solutions in relation to lot size and separation distances to frontages, rural residential zoned land, Glastonbury Hall and a nearby dwelling.

In this regard, however, it is suggested the probable solutions of the planning scheme were drafted to address the largest scale piggery likely to occur. The proposal for 400SPU is, in terms of piggeries, a relatively small scale and the deep-litter farming method one that results in minimal concentrated solid or liquid waste emissions. Through the imposition of DEEDI's conditions, it is considered that the planning scheme's specific outcomes in relation to visual amenity, odour, noise and air emissions, surface and groundwater resources, soil resources, flooding, traffic and road network impacts, water supply and waste disposal can be achieved.

Infrastructure Works Code

The applicants have submitted a traffic impact statement relating to the additional usage of Little Road as a result of this proposal. It is estimated that feed would be delivered every 2-3 weeks and the pigs transported to market by the owners every 4-6 weeks by 4WD and trailer. It is considered that the additional traffic to Little Road would be minimal and likely equivalent to other rural uses in the area.

Landscaping Code

For intensive animal industry uses the code requires landscaping to frontages a minimum 2 metres wide averaging 3 metres wide and along all other boundaries a minimum 3 metres wide averaging 5 metres wide. Given the use is proposed to operate from existing farm sheds on site and an 8.25 hectare free range area it is considered that the use will not have a significant visual impact from Little Road or other boundaries in comparison to other rural uses. Some existing vegetation is located along the Little Road frontage and in front of the existing sheds and along sections of the proposed free range paddock. Additional landscaping is not considered warranted in this instance.

Vehicle Parking and Access Code

The proposal complies with provisions of the code in relation to sufficient area on-site for vehicle parking and circulation and adequate area on site for loading and unloading.

Natural Waterways & Wetland Areas Code

Council's mapping nominates Glastonbury Creek along the western boundary of the site as a natural waterway.

The Code requires development to not occur within a waterway, installation of a vegetated protection area for development adjoining a waterway, and compliance with water quality standards for any on-site stormwater run-off.

By its nature, the deep litter farming method proposes minimal water run-off, given the pigs are either kept on absorptive material or are grazing in restricted densities.

DERM have provided advice in relation to this wetland and recommend at least a 200m buffer area be imposed from the wetland to the proposed use. The sheds and free range area are located in excess of 300m from the wetland.

DEEDI have conditioned no release of contaminants to water as a result of the development. In issuing approval for the proposal this Agency must be confident this is achievable.

Resource Areas Code

The Resource Areas Code is intended to preserve Good Quality Agricultural Land (GQAL) present within rural areas compliant with State Planning Policy 1/92. The development site contains small sections of both Class A and Class B GQAL and only a small area is included within the proposed free range area. The remaining GQAL i.e. near Glastonbury Creek and on the north-eastern boundary of the site is not affected.

DEEDI have provided conditions relevant to the free range area to ensure the growth of pasture is promoted and revegetated therefore it is not envisioned that the proposal will impact the agricultural value of the site.



2.2 Local and/or State Planning Policies

SPP 1/92 is adequately reflected in Council's Planning Scheme, which has been addressed.

No other State or Local Planning Policies are relevant to the proposal.

3.0 PLANNING CONSIDERATIONS

3.1 Appropriateness of the Proposal

The proposal is a rural use and is located within an appropriately zoned rural area.

It is a requirement for a piggery to be licensed by the State Government and will be subject to regular auditing to ensure conditions of approval are satisfied.

3.2 Noise/Odour

DEEDI have incorporated conditions into their recommendation to ensure that the proposal will not result in adverse impacts to the area. Conditions also require on-going monitoring to occur.

4.0 CONSULTATION

4.1 Internal

(a) Design Services Division

Design Services Division have advised that the proposed use will not generate any additional traffic on the road network than that expected from a rural use and as such no engineering conditions are applicable.

(b) Health and Community Services Department

Health and Community Services Department advise that they have no requirements as the proposed Environmentally Relevant Activity is devolved to DEEDI.

4.2 External

(a) Adjoining Residents

Due to the level of assessment for this proposal formal public notification was not required. The application was included in Council's monthly advertisement in the Gympie Times listing recent development applications received.

A number of submissions including a petition with 331 signatures were received for the previous application. (Refer to in-committee attachment for a map of the submitters) To date no submissions have been received

for this new application, however issues raised in the submissions to the first application are outlined below.

<i>Issue</i>	<i>Comment</i>
<i>Owners currently have livestock on the roads due to poor fencing</i>	<i>DEEDI requirements specify that pigs must only be kept in the sheds or in the free range area. Additionally, they require the free range area to be fenced with stock proof fencing to prevent escape of pigs and entry of feral pigs. Regardless, the applicants' current property management cannot influence a decision on this separate proposal.</i>
<i>Pollution of Glastonbury Creek and water quality</i>	<i>The amended proposal involves the keeping of pigs to the existing sheds and a proposed free range area which are clear of Glastonbury Creek. The proposal complies with DERMs advice for a 200m buffer area between the creek and the use area. DEEDI has also required the use to be operated to ensure that underground and surface water resources do not become contaminated</i>
<i>Overdevelopment of the site given size and constraints</i>	<i>DEEDI have provided conditions relating to pig capacity</i>
<i>Non-compliance with Council's Planning Scheme Codes</i>	<i>The Intensive Animal Industry Code provides a list of probable solutions as a way of achieving the specific outcomes of the code. The proposed use does not comply with all probable solutions listed however it is considered that specific outcomes can be achieved through compliance with DEEDI's conditions.</i>
<i>Devaluation of surrounding properties</i>	<i>Property values are not considered a legitimate planning ground</i>
<i>Odour and noise</i>	<i>DEEDI have included conditions regarding the management of the use to ensure odour nuisance is prevented and that the ERA is operated to not cause</i>

	<i>unreasonable interference with the comfortable enjoyment of life. Any future complaints in this regard would be co-ordinated by this Agency.</i>
<i>Amenity</i>	<i>The use is proposed to operate from the three existing sheds on the site and a 8.25ha free range area. DEEDI have limited the number of pigs to be kept in the free range area at any one time to 28 SPU. It is expected that the proposed use will not have an adverse impact on amenity given the farm sheds are existing and the free range area is subject to operational conditions to ensure growth of pasture and revegetation. The approved farming area is also not considered to dominate the landscape.</i>
<i>Water license</i>	<i>DERM issue water licenses for stock purposes however do not consider intensive animal industries to be within the definition of stock purposes. Appropriate conditions can be included to ensure the applicant provides a reliable water supply to meet the needs of the use.</i>
<i>Contamination of rainwater storage and airborne pathogens</i>	<i>Use is proposed to operate within the three existing sheds and a free range area. DEEDI have provided conditions to ensure the operation is managed to avoid odour nuisance and contamination of surface and groundwater resources. Any waste products are to be incorporated immediately and not to land within 100m of an adjoining dwelling.</i>

(b) Department of Employment, Economic Development and Innovation (DEEDI)

The application required referral to the Department of Employment, Economic Development and Innovation as a Concurrence Agency, given

that the proposed development involves an Environmentally Relevant Activity for Pig Keeping. This department has provided conditions relating to pig capacity, water and waste management, community amenity and monitoring. These conditions are to be included as part of any approval and are attached for Council's information.

(c) Department of Environment and Resource Management (DERM)

The application required referral to the Department of Environment and Resource Management as an Advice Agency, given that the site is within 100 metres of a wetland. This department has provided recommendations in relation to the wetland and encourages a buffer area of 200m from the wetland. The proposed use area including the free range area is at least 200m from the wetland and associated buffer area.

5.0 CONCLUSION

The proposal is for a rural activity within an identified rural area.

Rigid assessment and ongoing compliance of the development is primarily the responsibility of DEEDI through the application for an environmentally relevant activity.

DEEDI have provided a number of conditions to be imposed with any approval to ensure that the use is appropriately managed and adverse impacts relating to noise, odour and waste are avoided.

The application is recommended for approval subject to conditions.

3.0 CONCLUSION

The proposal has not changed since the application was reported to the Planning and Development Committee Meeting on 15 February 2012 and therefore staff's original recommendation is re-presented to Council for consideration.

G31/03/12 Moved: Cr G.L. Engeman Seconded: Cr I.T. Petersen

That Council, as Assessment Manager, APPROVE development application 2011-1773 for a Material Change of Use – Intensive Animal Husbandry (Piggery) and an Environmentally Relevant Activity [ERA#3 - Pig Keeping (Threshold (1) - Keeping 20 - 400 standard pig units)] on Lot 2 RP209065 located at 71 Little Road Glastonbury, subject to the following conditions:

Section 1 - Conditions to be satisfied prior to commencement of the use

- 1.1 A reliable water supply is to be provided to meet the needs of the use. Note: It is recognised that the property has a current irrigation stock license from DERM however this may not include the use for intensive purposes. An alternative source may need to be provided.

Section 2 - General Conditions

- 2.1 The development shall be generally in accordance with the plans submitted with the application (Plans: Lloyd Piggery Property Plan unreferenced and undated and Lloyd Piggery Site Plan unreferenced and undated).
- 2.2 Loading/unloading operations shall be conducted within the site and vehicles waiting to be loaded/unloaded shall stand entirely within the site.
- 2.3. The development and associated infrastructure are to be located a minimum of 200 metres from the Glastonbury Creek wetland on the western boundary of the development site.
- 2.4 That the applicant must at all time comply with the conditions imposed by concurrence agencies.

Carried

Cr J. Watt voted against the motion.

9/3	Complete Sports Marketing – Bowls Queensland Championship Events
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Re: **G32/03/12** Complete Sports Marketing – Bowls Queensland Championship Events

From: Economic Development/Public Relations Officer – Mrs L Wilbraham

File:

Date: 14 December 2011

Executive Summary:

In May 2010, Council contracted the Complete Sports Group to undertake a Capability and Capacity analysis focussed on the potential for the Gympie Region to host and attract major sporting events.

Council has been subsequently been successful in attracting two major events to the Region which as resulted in promotional opportunities for

Regional businesses, community and sporting organisations and the attraction of high profile sportspeople and competitors.

Council has been approached to host one of two Bowls Queensland Championship Events which have the potential to be held in our Region.

The Champion of Club Champion will be held during the 20th to 25th October and the State Pennants Finals will be held during the 24th to 25th November.

Previous Council considerations:

F29/10/09 - *Recommend that Council approve in principle the proposal and that opportunities for funding be investigated.*

CS07/03/10 - *Recommend that Council refer the matter to the next Corporate Governance and Finance meeting to be held on the 24 March 2010 to allow further staff investigation.*

Further that a community working group be formed to include Cr Friske and Cr Petersen to advance the proposal.

CS12/03/11 - *Recommend that Council support this event and that the Acting Chief Executive Officer sign the related Memorandum of Understanding with Complete Sports Marketing and Cycling Queensland.*

Report: (Mrs Lynne Wilbraham - Economic Development and Public Relations Officer)

Complete Sports Marketing have approached Gympie Regional Council to host one of two Bowls Queensland Championship Events – The Champion of Club Champions or the State Pennants Finals to be held late October and November 2012 respectively.

Details of the events follow:-

Champion of Club Champions

- 20th – 25th October 2012
- 122 competitors over 6 days
- Group winners compete at the finals to be the champion of Club Champion for their discipline. (male & female)
- Group winners will come from all over Qld
- Winners from the Singles & Pairs gain entry into the Australian Champion of Champions.
- One club is required with 2 greens for the duration of the competition
- Majority of the players will stay for their discipline

- Results emailed to media for publication
- The “hosting fee” being sought from Council for this event is \$3,000.

State Pennants Finals

- 24th and 25th November 2012
- 220 competitors/officials over 2 days
- Group winners compete for the title of State Pennant Division 1 winner
- (male & female teams)
- Group winners team come from all over Qld
- Majority of teams will stay for the 2/3 nights
- One club with 4 greens is required for the 2 days
- Results emailed to media for publication
- The “hosting fee” being sought from Council for this event is \$3,000.
- The events will attract respectively estimated 100 competitors/officials over 6 days of competition

Note - Based on information from Tourism Research Australia -

Economic returns to our Region as a result of hosting these events are based on the average per night expenditure for persons over 15 years with a main traveling purpose of either watching or participating in sport was \$244 in Year Ending June 2010. (Source - Tourism Research Australia)

The projected return to the Gympie Region through staging these events are respectively:

- 122 people x 6 days x \$244 = \$178,608 and
- 220 people x 2 days x \$244 = \$107,360

The advantages of hosting these events in Gympie will have direct economic benefit to the Region through expenditure generated by competitors and accompanying individuals.

As the majority of competitors will be visitors to the Region, discussions have been held with Gympie Cooloola Tourism to identify opportunities to market our Region pre, during and post the events.

Preliminary discussions have been held with four (4) Bowls Clubs in the Gympie Region regarding staging the events and to ensure that there were no schedule clashes. All four Clubs are extremely supportive of the opportunity.

Preliminary discussions have also been held with potential sponsors to help mitigate Council's hosting fee to bring the events to our Region. These discussions have also been positive.

Strategic Implications

Corporate Plan:	A Vibrant Community Outcome 1.5 Maintain major community facilities in the Region and encourage their multi-use.
Operational Plan:	1.1 Corporate Governance and Executive Management. 1.1 (vi) Economic Development
Aims:	To foster continuing economic growth in the Region. 3.3 Community Services 3.3 (iv) Regional Sporting Facilities 3.3 (xiii) Community Development To assist sport and recreation development through the use of Council controlled land and funding assistance. To ensure a range of well planned sports and recreation facilities and programs is available in the Region.
Budget Implications:	There is provision in the Economic Development and Public Relations Budget to cover hosting fees for three of these events. The hosting fees will be mitigated through a cost mitigation program.
Budget Reference:	2110901.6005
Legal/Statutory:	Nil
Risks:	Events not supported by local sporting organisations and the community Council's costs of hosting the event are not mitigated Assessment of implication of risks as per Council's Risk Management plan.

Consultation

CEO
General Manager – Gympie Cooloola Tourism
Bowls Clubs in the Gympie Region

Checklist

X Office of the Chief Executive Officer

G32/03/12 Moved: Cr R.A. Gâté Seconded: Cr J. Watt

That Council submit an Expression of Interest to host one of the events and that the CEO sign the related Memorandum of Understanding with Complete Sports Marketing and Bowls Qld to host one of the events in the Gympie Region.

Carried

9/4	Economic Development Reference Group
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Re: **G33/03/12** Economic Development Reference Group
From: Economic Development/Public Relations Manager – Mrs L Wilbraham
File:
Date: 28 March 2012

Executive Summary:

Gympie Regional Council commissioned the preparation of the *Gympie Regional Council Economic Development Strategy, Vision and Implementation Plan (The Strategy)* in 2010. The Strategy was completed in February 2011. This document and the subsequent *Mary Valley Addendum and Summary Document* were adopted by Council in February and March 2011 respectively.

The Strategy's Monitoring and Review section notes that..
While day to day responsibility for coordinating implementation of the Strategy rests with Council's Economic Development Unit, under the direction of Council's Community and Economic Development Committee, it is suggested that a broader Economic Development Advisory group be established comprising representatives of Councils Economic Development Committee, other key agencies and the business community to oversee the ongoing recalibration of the Strategy....

The formation of this Committee/Group would serve to formalise the ongoing liaison which takes place between Council and key stakeholders in the regional business community and enable feedback and support in

the development and implementation of projects and initiatives. Council has presented with a report outlining the rationale for the formation of a Gympie Region Economic Development Reference Group.

This Group will serve to –

- Provide a mechanism for enhancing collaboration with the business community
- Source resources and input to progress specific projects and initiatives focused on the economic development of the Gympie Region
- Encourage collaboration and leadership input from the business community in driving the economic development future of the Region
- Enable feedback and information to Council regarding regional business and industry trends
- Monitor the activities, recommendations and outcomes of the Strategy
- The Economic Development Reference Group will have a strong relationship with other business and industry entities in the Region, for example, Chambers of Commerce and Business Associations with members of these organisations and the wider business community being encouraged to take part in the Group.

Previous Council considerations:

G14/02/11 - That the Draft Gympie Region Economic Development Strategy, Vision and Implementation Plan and supporting information be referred to the next General Meeting.

G33/02/11 - That the Draft Gympie Region Economic Development Strategy, Vision and Implementation Plan and supporting information be received and adopted.

G15/05/11 - That the Mary Valley Addendum and Summary document as presented be adopted.

G12/02/12 - That an Economic Development Reference Group Charter be prepared and presented to Council for adoption, detailing items including the composition of the Group and the Selection Criteria.

Report: (Mrs Lynne Wilbraham - Economic Development and Public Relations Officer)

As recommended, the Economic Development Reference Group Charter is attached detailing:

- Terms of Reference
- Charter
- Operating Profile
- Responsibilities of Members

- Confidentiality
- Code of Conduct
- Selection Criteria

Corporate Plan:**2. A Sustainable Economy**

Continuing to develop a strong and diverse economy that is growing steadily

Operational Plan:**1.1 (vi) Economic Development****Aims -**

To foster continuing economic growth in the Region.

To maximise Gympie as the major commercial and industrial centre for the economic Region.

Budget Implications: Funding will be provided by the Queensland Government Department of Employment, Economic Development and Innovation to undertake the project.

Budget Reference: Nil

Legal/Statutory: Nil

Consultation:

Business operators in the Gympie Region

Chamber of Commerce representatives

Gympie Region Jobs and Skills Development Officer

Wide Bay Burnett Economic Development Managers

Checklist:

X Office of the Chief Executive Officer

Attachments:

ATTACHMENT 1 - Economic Development Reference Group –
Terms Of Reference

G33/03/12 Moved: Cr D.R. Neilson

Seconded: Cr J. Watt

That the Economic Development Reference Group Charter and Selection Criteria as presented to Council be adopted and that the positions be advertised early in the next term of Gympie Regional Council.

Carried

SECTION 10: GENERAL BUSINESS

Penalty Infringement Notices

G34/03/12 Moved: Cr G.L. Engeman Seconded: Cr I.T. Petersen

That Council Local Laws staff report to Council on the merits of extending the range of offences covered by Penalty Infringement Notices in order to assist Council in responding to community concerns.

Carried

SECTION 11: IN COMMITTEE

SECTION 12: ATTACHMENTS

Attachment 1 – Refer Item 9/4 - Economic Development Reference
Group – Terms Of Reference

There being no further business the meeting closed at 9.37 am.

Confirmed this FOURTH day of APRIL 2012

Cr R.J. Dyne
CHAIRMAN



ATTACHMENT 1

Refer Item 9/4 Economic Development Reference Group – Terms Of Reference

of the

GENERAL MEETING

**On Wednesday 28 March 2012
At 9.00 am**

GYMPIE REGIONAL COUNCIL
ECONOMIC DEVELOPMENT REFERENCE GROUP
TERMS OF REFERENCE

1. INTRODUCTION

1.1 Gympie Regional Council is seeking to establish an Economic Development Reference Group to achieve the following outcomes:

- a) Provide feedback and information to Council on matters related to local and regional economic development;
- b) Encourage collaboration and leadership from the business community in driving the economic development future of the Gympie Region;
- c) Assistance to progress specific business and industry development projects and initiatives;
- d) Build networks and relationships within business and industry sectors;
- e) Provide feedback and information to Council regarding regional business and industry issues, opportunities and trends;
- f) Enhance and facilitate networking and collaboration opportunities within the business community.

The formation of this Committee/Group would serve to formalise the ongoing liaison which takes place between Council and key stakeholders in the regional business community to seek feedback and support in the development and implementation of projects and initiatives.

The Economic Development Reference Group will have a strong relationship with other business and industry entities in the Region, for example, Chambers of Commerce and Business Associations with members of these organisations and the wider business community being encouraged to take part in the Group.

2. CHARTER

2.1 Objectives

The key objectives of the Economic Development Reference Group are to:

- a) Provide feedback and information to Council and to monitor and review the Gympie Region Economic Development Strategy and Implementation Plan;
- b) Provide feedback and information to recommend actions that facilitate economic and development in the Gympie Region;
- c) Provide advice and recommend actions on matters of a medium and long-term nature that will affect the future development of the Gympie Region;
- d) Facilitate the participation of the private sector in the sustainable economic growth of the Gympie Region;
- e) Members will be encouraged to act as ambassadors for the Gympie Region and assist in the promotion of a positive image for the Region.

3. OPERATIONS

3.1 Operating Profile

- a) The Economic Development Reference Group is established under the auspices of the Gympie Regional Council;
- b) The Economic Development Reference Group will operate under a Charter adopted by Council;
- c) Whilst the Economic Development Reference Group may provide advice to Council in respect of economic development activities, such advice will form recommendations to Council only;
- d) Issue-based sub-committees (known as Working Parties) may be formed from the Group's own membership as well as from other external expertise as required;
- e) The Economic Development Reference Group will meet at least quarterly (4 times per annum);
- f) The Economic Development Reference Group will be chaired by The Mayor, Gympie Regional Council, or the Mayor's proxy.

3.2 Membership

- a) The Economic Development Reference Group will be comprised of 8 positions including representatives key industry sectors in the Gympie Region;
- b) In addition to recommended members, Presidents of Chambers of Commerce in the Gympie Region will be periodically invited to participate in the Group meetings;
- c) The membership of the Economic Development Reference Group will be determined by a Gympie Regional Council Resolution based on applications received for positions on the Group;
- d) Economic Development Reference Group Members should ideally be individuals of vision with a regional, national and international outlook who can evaluate and advise on the regional, national and international economic context within which the Gympie Region functions;
- e) The members should have specialist skills with reference to expertise, experience and/or qualifications in business.

3.3 Term

- a) The term of the Economic Development Reference Group members shall be three (3) years. The structure and function of the Group will be reviewed after this period;
- b) Appointments of Members will be reviewed at that time and new positions advertised if required.

3.4 Appointments

- a) The business/industry positions on the Economic Development Reference Group are to be advertised in the media;
- b) All applicants will be required to complete an Economic Development Reference Group Application Form and be assessed against a detailed position description with an open selection process;

3.5 Remuneration

All reasonable 'out of pocket' expenses will be met by Gympie Regional Council. Economic Development Reference Group Members will not receive any form of remuneration except for reimbursement of expenses as required.

3.6 Resourcing

Council will resource the secretarial functions of the Economic Development Reference Group.

4. RESPONSIBILITIES OF MEMBERS

- a. To maintain confidentiality on issues of a sensitive nature and in accordance with the Information Privacy Act 2009;
- b. To act in an ethical manner in the consideration of issues and the provision of advice to Council;
- c. To act in accordance with these Terms of Reference.

5. CONFIDENTIALITY

- a) Information provided to the Economic Development Reference Group members or Working Party members shall not be made available to any person or organisation unless otherwise authorised in writing by the Mayor or Council's delegated person;
 - b) Any matters relating to the annual economic development budget will also be confidential unless otherwise authorised in writing by Council;
 - c) This confidentiality binds any person or organisation involved in matters relating to the Economic Development Reference Group unless otherwise authorised by Council;
 - d) Economic Development Reference Group Members will be bound by a Code of Conduct as attached.
-

CODE OF CONDUCT

I _____ agree to be a member of the Gympie Regional Council Economic Development Reference Group and agree to abide by the Terms and Conditions outlined in the Terms of Reference document.

I agree to uphold confidentiality of the Group and understand that all matters discussed with the group, unless approval is given by consensus of the group, will remain confidential (including all documentation and minutes/meeting notes presented to or generated by the Group).

I agree that all communication regarding the activities of the group (including media communication) will be via the Chair or the Chair's delegate.

I understand that the Economic Development Reference Group is purely an Economic Development Reference Group to Council. That is, recommendations may be made to Council regarding its operations as they pertain to economic / business development, but final decisions will be made by Council.

I understand that the Economic Development Reference Group is a strategic group, designed to discuss key issues, consult with the community and make recommendations for action. It is not required to implement any actions. Where actions are required from strategic decisions (through the direction of Council), these will be delegated to Council appointed officers and/or to community groups where appropriate.

I understand that I may terminate my membership of the Group by giving at least 14 days' written notice to the Chair of the Group. I also understand that my membership may be terminated should a breach of these Terms of Reference and Code of Conduct occur.

Information Privacy Act 2009 – Collection Notice

The information collected during Economic Development Reference Group meetings will be collated by the Economic Development Unit for presentation to Council. As an ambassador for the Gympie Region, your name and contact details may be disclosed to a third party for the purpose of progressing the Economic Development Reference Group. Your image and/or name may be utilised in Council's Newsletter, on Council's Website or various media releases by Council. Information will not be disclosed for any purpose outside of this process, except where required by law.

SIGNED: _____

DATE: _____

Selection Criteria

Economic Development Reference Group Members should ideally be individuals of vision with a regional, national and international outlook who can evaluate and advise on the regional, national and international economic context within which the Gympie Region functions;

The members should have specialist skills with reference to expertise, experience and/or qualifications in business.

The Economic Development Reference Group should consist of members who collectively bring together a wide variety of experiences, backgrounds and skills including:

Knowledge and Experience

- A demonstrated commitment to the growth and development of the Gympie Region
- Knowledge, expertise and experience in an key industry sector eg: Manufacturing, Agriculture, Tourism, Hospitality, Retail, Professional Services and Other Services sectors
- An appreciation and understanding of business and industry issues and opportunities

Please provide an expression of interest addressing the above points.

Referees are not required as part of the application, however, applicants may be asked to provide referees during the evaluation of their application.

All correspondence and enquiries to be directed to :

Mrs Lynne Wilbraham
Manager
Economic Development / Public Relations
Gympie Regional Council
PO Box 155
Gympie Qld 4570

Ph 5481 0744
Email lynne.wilbraham@gympie.qld.gov.au