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OFFICE OF LOCAL GOVERNMENT COMMISSIONER

REPORT

CITY of BRISBANE and CITY of LOGAN

*— A Review of parts of the External Boundaries of
the City of Brisbane and the City of Logan —*

28 May 1993



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CITY OF BRISBANE / CITY OF LOGAN

*(A Review of parts of the External Boundaries of
the City of Brisbane and the City of Logan)*

REPORT

This Report has been prepared by the Local Government Commissioner, following a reference by the Minister for Housing, Local Government and Planning, in relation to reviewable Local Government matters.



OFFICE OF LOCAL GOVERNMENT COMMISSIONER

Our Ref: 8-4-1\1.32

28 May 1993

Hon T Mackenroth MP
Minister for Housing, Local Government and Planning
PO Box 31
Brisbane Albert Street 4002

Dear Minister

**RE: REVIEWABLE MATTER
BRISBANE/LOGAN EXTERNAL BOUNDARIES**

On 16 November 1992, you referred to me, in accordance with Section 4H of the Local Government Act, for examination, report and recommendation, three (3) reviewable matters in relation to the external boundaries between the City of Brisbane and the City of Logan.

These matters have been examined in accordance with Part 2A of the Local Government Act. A Preliminary Report recommending boundary changes in the three (3) areas was made available on 12 March 1993. A notice publicly advertising the Preliminary Report and its proposed recommendations in addition to inviting public submissions was published as follows:

<i>Government Gazette</i>	-	<i>Friday 12 March 1993</i>
<i>Courier Mail</i>	-	<i>Saturday 13 March 1993</i>
<i>Albert & Logan News</i>	-	<i>Wednesday 17 March 1993</i>
<i>Southern Star</i>	-	<i>Wednesday 17 March 1993</i>

Following a review of the submissions no substantial variance has been made to the recommendations.

Attached is my Report containing the recommendations, supporting reasons and views. The submissions in respect of this review, as required under Section 5 of the Local Government Act, are enclosed under separate cover.

Yours sincerely

**G T HOFFMAN
LOCAL GOVERNMENT COMMISSIONER**



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CITY OF BRISBANE / CITY OF LOGAN

*(A Review of parts of the External Boundaries of
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REPORT

EXECUTIVE SUMMARY

The Electoral and Administrative Review Commission (EARC) made various recommendations in respect of the Area of the City of Brisbane and the Area of the City of Logan in its REPORT ON LOCAL AUTHORITIES EXTERNAL BOUNDARIES REVIEW (1991).

The Parliamentary Committee for Electoral and Administrative Review (PEARC) subsequently endorsed EARC's recommendations subject to variations in its REPORT ON THE EXTERNAL BOUNDARIES OF LOCAL AUTHORITIES (1992).

The Minister for Housing, Local Government and Planning, acting under Part 2A of the Local Government Act, referred three matters in relation to the external boundaries of Brisbane City and Logan City to the Local Government Commissioner on 16 November 1992.

The reviewable Local Government matters referred for examination, report and recommendation are:-

1. Changing the external boundaries of Logan City by excluding that part at Rochedale, described as R2775 - Reserve for Park and Recreation purposes, Priestdale Road, and including that part in Brisbane City.
2. Changing the external boundaries of Brisbane City by excluding that part at Underwood and Kuraby which is bounded by Underwood, Logan, Kingston, Compton and Miller (including unformed section) Roads, and including that part in Logan City.
3. Changing the external boundaries of Brisbane City by excluding the area occupied by the Trinder Park Rest Home, and including that part in Logan City.

The examination of these matters has involved extensive consultation with both officers and representatives of the two Local Governments. Both Local Governments have documented their agreement to the proposed boundary changes.

The proposed recommendations of the Local Government Commissioner in relation to these matters and the supporting reasons for the recommendations are as follows:-

TRANSFER FROM LOGAN CITY TO BRISBANE CITY

1) R2775 - Reserve for Park and Recreation Purposes, Priestdale Road, adjoining Priests Gully

In recognition:-

- of the long history of agreement between Brisbane City and Logan City for a boundary change in respect of this property; and
- that this is the only property north of Priestdale Road within Logan City.

TRANSFER FROM BRISBANE CITY TO LOGAN CITY

2) Area bounded by Underwood, Logan, Kingston, Compton and Millers Roads

In recognition:-

- of the Local Governments' agreement to this boundary change;
- of the stronger community of interest between this area and Logan City; and
- of Logan City's greater capacity to service development in this area.

3) The Trinder Park Rest Home and surrounds

In recognition:-

- of both Local Governments' agreement to this boundary change;
- of the request by the Administration Committee of the Trinder Park Rest Home to be included in Logan City; and
- of the linkages with Logan City and the services provided by Logan City.

On examining the option of joint arrangements it was found that in relation to areas (1) and (3) above, that this option did not address the anomalies and inconsistencies of the existing boundary. Further, the establishment of a joint arrangement would not satisfy any of the aims as required in the Local Government (Review of External Boundaries) Regulations.

In relation to area (2) above, it was considered although a joint arrangement was feasible it was not appropriate given the agreement by both Councils to the proposed boundary change and that it does not address this area's stronger linkages with Logan City.

In order to facilitate the proposed boundary changes and to minimise financial adjustments between the Local Governments, it is proposed that these boundary changes be effective on and from 1 July 1993.

Guidelines have been developed by the Local Government Commissioner for the following ancillary considerations:-

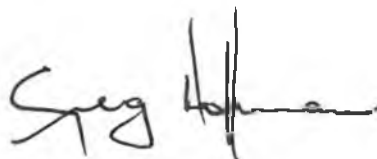
- apportionment of assets and liabilities;
- application of By-laws; and
- preservation of:
 - valuations,
 - rates and charges, and
 - town planning provisions.

In accordance with Section 4L, recommendations have been made in relation to these matters in order to facilitate the recommended boundary changes.

A Preliminary Report containing the proposed recommendations, reasons and views, was prepared for the purpose of public notice. Submissions were invited and the closing date was 16 April 1993. A total of five (5) submissions were received.

Brisbane City Council did not make a submission. Logan City Council's submission supported the boundary changes but requested amendment to the calculations used to apportion debt in respect of areas to be transferred to Logan City. Two submissions supported the recommended boundary changes; one objected to the boundary change in respect of the area bounded by Underwood, Logan, Kingston, Compton and Millers Roads on the grounds that it would split a farming community between two Local Governments; and one submission questioned why an area incorporating part of Acacia and Compton Roads was not included in the review.

Consideration of the submissions has not resulted in a substantial variation to the recommended boundary changes as recommended in the Preliminary Report.



G T HOFFMAN
LOCAL GOVERNMENT COMMISSIONER

28 May 1993

CITY OF BRISBANE / CITY OF LOGAN

*(A Review of parts of the External Boundaries of
the City of Brisbane and the City of Logan)*

REPORT

PART A

BACKGROUND

1.0 REFERENCE

1.1 MINISTER for HOUSING, LOCAL GOVERNMENT and PLANNING

By letter of 16 November 1992, the Honourable Terry Mackenroth MLA, Minister for Housing, Local Government and Planning in accordance with Section 4H of the Local Government Act, referred to the Local Government Commissioner for examination, report and recommendation:-

- "(1) *The following reviewable Local Government matter -
Changing the external boundaries of the area of the City of Logan by excluding from that area, that part of the area at Rochedale, described as Reserve No. 2775, Priestdale Road, and including that part in the area of the City of Brisbane.*
- (2) *The following reviewable Local Government matter -
Changing the external boundaries of the area of the City of Brisbane by excluding from that area those parts of the area of the City of Brisbane located at Underwood and Kuraby, which would be affected by an extension of the existing external boundary of the area of the City of Logan, west along Underwood Road, from Logan Road (Pacific Arterial Road) to the intersection of Underwood Road with Millers Road, the boundary to then follow Millers Road south, (including the unformed Millers Road) to Compton Road, to the existing external boundary of the area of the City of Brisbane and the area of the City of Logan, and by including that part in the City of Logan.*

- (3) *The following reviewable Local Government matter -
Changing the external boundaries of the area of the City of Brisbane by
excluding from that area that part of the area occupied by the Trinder Park
Nursing Home, and including that part in the area of the City of Logan."*

APPENDIX I - Minister's Letter of Referral dated 16 November 1992.

1.2 ELECTORAL and ADMINISTRATIVE REVIEW COMMISSION

The Minister in his letter of reference advised that the Electoral and Administrative Review Commission (EARC), at Clause 5.65 (pages 96 - 97) of its REPORT ON LOCAL AUTHORITIES EXTERNAL BOUNDARIES REVIEW (1991), made various recommendations in respect of the Area of the City of Logan and the Area of the City of Brisbane.

1.3 PARLIAMENTARY COMMITTEE for ELECTORAL and ADMINISTRATIVE REVIEW

The Minister also advised that, subsequently, the Parliamentary Committee for Electoral and Administrative Review (PEARC) at Clauses 7.36 to 7.41 (page 64) of its REPORT ON THE EXTERNAL BOUNDARIES OF LOCAL AUTHORITIES (1992), subject to various changes, endorsed EARC's recommendations.

2.0 LEGISLATIVE REQUIREMENTS

- 2.1 In terms Section 4F(1) of the Local Government Act, the term 'REVIEWABLE LOCAL GOVERNMENT MATTERS' includes "*changing the external boundaries of an area by excluding part of the area and including the part in another area*".
- 2.2 Each of the three (3) reviewable Local Government matters referred by the Minister in the letter of 16 November 1992 comes within the ambit of this term.
- 2.3 Section 4H of the Local Government Act requires that the Local Government Commissioner examine and report, and make recommendations to the Minister on a Reviewable Local Government Matter referred by the Minister.
- 2.4 Prior to submitting his Report to the Minister, the Local Government Commissioner is required, by advertisement in a newspaper circulating in the area and in the Gazette, to give public notice of his proposed recommendations. Submissions by the Public may be made in relation to the proposed recommendations.
- 2.5 In accordance with Section 5(4) to 5(8) of the Local Government Act a Preliminary Report was prepared for the purpose of public notice. A notice publicly advertising the Preliminary Report has been published as follows.

Government Gazette
"Courier-Mail"
"Albert & Logan News"
"Southern Star"

Friday 12 March 1993
Saturday 13 March 1993
Wednesday 17 March 1993
Wednesday 17 March 1993

APPENDIX II - Advertisement giving public notice and inviting public submissions.

2.6 Section 5(9) to 5(13) requires the Local Government Commissioner to consider any submissions lodged in accordance with the public notice and to include in the Report to the Minister a summary of the submissions together with the submissions.

3.0 LEGISLATIVE PROVISIONS

3.1 CITY OF BRISBANE ACT

Section 4(2) states:-

"The boundaries of the City are the boundaries of the City immediately before the commencement of the Local Government Legislation Amendment Act 1993, as subsequently varied under Section 5 of the Local Government Act."

3.2 LOCAL GOVERNMENT (ADJUSTMENT OF BOUNDARIES) ACT

Schedule 1 of the Local Government (Adjustment of Boundaries) Act provides a metes and bounds description of the external boundary for the Area of the City [formerly the Shire] of Logan.

Subsection 7(1) states:-

"The provisions of the Local Government Act ... shall, subject to this Act, apply to and in relation to -

(a) the Area and Shire declared by Section 2, which Shire shall be deemed to be an Area constituted under that Act, ..."

3.3 LOCAL GOVERNMENT ACT

Subsection 5(1) states:-

"A reviewable local government matter may be implemented by regulation."

4.0 HISTORICAL

4.1 The Area of the City of Brisbane was created in 1925 in terms of the City of Brisbane Act.

4.2 The Area of the City of Logan was created under the Local Government (Adjustment of Boundaries) Act as the Shire of Logan. The Shire of Logan was declared to be the City of Logan on 1 July 1981.

4.3 The Electoral and Administrative Review Commission (EARC) in its review of Local Government Boundaries and the Parliamentary Committee (PEARC) received a number of submissions in respect of the external boundaries of the City of Brisbane and the City of Logan. These submissions have been assessed in reviewing the reference areas.

- 4.4 Both Brisbane City and Logan City Councils have indicated that they have had negotiations regarding adjustment to their common boundary since 1980 (Submissions to EARC:- No. 1096, Annexure B; No. 1311, pages 3-6).
- 4.5 The proposed transfer of R2775 - Reserve for Park and Recreation purposes has been a point of agreement by the two Councils throughout negotiations in respect of boundary adjustments.
- 4.6 The second reference area bounded by Underwood, Logan, Kingston, Compton and Millers Roads was not the subject of negotiations between the Councils in the 1980's but was identified as EARC as having "*a stronger community of interest and relationship with Logan City*". (Report on Local Authorities External Boundaries Review, 1991, page 94).
- 4.7 The third reference area (Trinder Park Rest Home land) is a small part of an area of Karawatha/Stretton proposed by Logan City Council for transfer to its Area during the negotiations of the 1980's. Brisbane City Council strongly opposed this original proposal because of the environmental significance of the bushland areas adjoining the Trinder Park Rest Home, and the importance of such bushland to the Council's buffer zone. PEARC, although recognising the environmental significance of the Brisbane City Council's buffer zone, acknowledged the request by the Trinder Park Rest Home to be included in Logan City.

PART B

FINDINGS AND RECOMMENDATIONS

5.0 R2775 - RESERVE FOR PARK AND RECREATION PURPOSES, COUNTY OF STANLEY, PARISH OF TINGALPA
(Proposal to transfer from Logan City to Brisbane City)

5.1 The subject Reserve is depicted on the attached Plan.

APPENDIX III - Plan of R2775 - Reserve for Park and Recreation purposes.

5.2 R2775 contains an area of 2.023 hectares and was Gazetted as a Reserve for Park and Recreation purposes under the control of the Council of the Shire of Albert as Trustee by Order in Council published in the Government Gazette on 11 June 1977 (pages 929-30).

5.3 Upon the constitution of the Shire of Logan which incorporated part of the Shires of Albert, Beaudesert and Redland, R2775 was placed under the control of the Council of the Shire of Logan as Trustee by Order in Council published in the Government Gazette on 10 November 1979 (pages 1036-7). Subsequently the Shire of Logan became the City of Logan (refer Section 4.2) and thus the Council of the City of Logan is the Trustee of R2775.

5.4 R2775 is generally in a natural state. An electricity transmission line traverses R2775 from north to south. Electricity reticulation lines and a private water supply servicing a Brisbane City property are located on the southern part of R2775. R2775 abuts land within the City of Brisbane, Priests Gully and Priestdale Road. To the east and west of R2775 Priestdale Road forms part of the boundary between the City of Brisbane and the City of Logan. R2775 is the only area of land in Logan City to the north of Priestdale Road.

5.5 Both EARC and PEARC recommended that R2775 be included in the City of Brisbane, viz:-

Extract from Report of EARC on External Boundaries (page 96) -

"5.65(a) at Rochedale, to include Reserve No. 2775 Priestdale Road currently in Logan City, in Brisbane City;"

Extract from Report of PEARC on External Boundaries (page 64) -

"7.37 It accepts EARC's recommendations (a) and (b) regarding the Rochedale and Underwood areas, ..."

5.6 Logan City Council has proposed a re-alignment of Priestdale Road to facilitate drainage control and traffic management. Logan City Council has proposed that the new boundary in the area follow the re-aligned Priestdale Road as shown on Appendix III. The proposed re-alignment of Priestdale Road has the effect of reducing R2775 to an area of 1.879 hectares.

5.7 Both Councils have documented their agreement to the transfer of R2775 from Logan City to Brisbane City. Brisbane City Council's agreement is subject to the re-alignment of Priestdale Road. (Lord Mayor, City of Brisbane - letter dated 29 January 1993; Town Clerk, City of Logan - letter dated 22 January 1993).

5.8 **RECOMMENDED THAT**

- in recognition of both Councils' long standing agreement to the transfer of this property to Brisbane City; and
- in order to correct the anomaly of the existing boundary in which this property is the only land in the Area of Logan City which is north of Priestdale Road;

R2775 - Reserve for Park and Recreation Purposes, be transferred to the Area of the City of Brisbane.

5.9 **RECOMMENDED FURTHER THAT** the boundary between the City of Brisbane and the City of Logan at the location of R2775 be changed and that the boundary be Priestdale Road as indicated on APPENDIX III.

6.0 **AREA BOUNDED BY UNDERWOOD, LOGAN, KINGSTON, COMPTON AND MILLERS ROADS**

(Proposal to transfer from Brisbane City to Logan City)

6.1 The reference area is depicted on the attached Plan.

APPENDIX IV - Plan depicting the area bounded by Underwood, Logan, Kingston, Compton, and Millers Roads.

6.2 Parts of the reference area are substantially improved and contain a number of commercial and major utility premises. These premises include the Kuraby Hotel, the Big W Shopping Centre, Underwood Mail Exchange and Telecom depot as shown on Appendix IV. Commercial activities as well as service industries are located in the adjoining areas of Logan City, including an extensive commercial and service industry area on the opposite side of Logan and Kingston Roads. There is a strong linkage between these parts of the reference area and the adjacent areas of Logan City. Brisbane City Council at the PEARC Public Hearing acknowledged the community of interest between the reference area and Logan City (PEARC T488 19 December 1991, page 255). The adjacent Brisbane City Council area is comprised of acreage properties of a rural nature including a turf farm.

- 6.3 Both EARC and PEARC recommended that the reference area be included in the City of Logan, viz:-

Extract from Report of EARC on External Boundaries (page 97) -

"5.65 (b) at Underwood and Kuraby, to extend the existing boundary west along Underwood Road, from Logan Road (Pacific Arterial Road) to the intersection of Underwood Road with Millers Road, the boundary then follow Millers Road south (including the unformed Millers Road) to Compton Road to the existing boundary;"

Extract from Report of PEARC on External Boundaries (page 64) -

"7.37 It accepts EARC's recommendations (a) and (b) regarding the Rochedale and Underwood areas, ..."

- 6.4 Both Councils have documented their agreement to the transfer of this particular area from Brisbane City to Logan City. (Lord Mayor, City of Brisbane - letter dated 29 January 1993; Town Clerk, City of Logan - letter dated 22 January 1993.)
- 6.5 The reference area contains 52 properties and comprises 208.5852 hectares. Brisbane City supplies water to 39 properties. This area is not within a Brisbane City sewered area. Although Brisbane City Council has proposals for a sewerage scheme to service this area, no timetable has been adopted and implementation of the scheme is subject to development demand and preparedness by developers to contribute to the high cost necessary to connect to the Brisbane City system.
- 6.6 Logan City Council has the capacity to service this area. Three (3) of the properties presently have a sewerage service provided by Logan City Council. They include the Big W Shopping Centre, Telecom Depot and Underwood Mail Exchange. The Kuraby Hotel currently treats its wastewater by a septic system. Logan City Council has been unwilling to extend its sewerage service to this area on the basis that it has no ability to ensure payment by being able to attach charges to the land which is available for properties within its Area.
- 6.7 Brisbane City and Logan City have agreed on the basis for water service to the area. Brisbane City would continue to service properties in this area if transferred to Logan City. This service would be in accordance with a proposed joint arrangement between the Local Governments (refer Section 8.0).

6.8 **RECOMMENDED THAT**

- in recognition of both Councils agreement to transfer this area;
- in recognition of the stronger community of interest and the commercial and service industry linkages of this area with the adjoining areas of Logan City;
- in order to facilitate the potential for development of this area which has been restricted due to the high cost of extending the Brisbane City sewerage system to service this area; and

- in order to achieve efficient and effective provision and maintenance of services through Logan City Council's capacity to service the area;

the boundary of the City of Brisbane and the City of Logan at Underwood Road be extended from the intersection of Underwood and Logan Roads west to the intersection of Underwood and Millers Roads, then follow Millers Road south (including the unformed Millers Road) to the existing boundary on Compton Road as depicted in Appendix IV.

7.0 TRINDER PARK REST HOME

(Proposal to transfer from Brisbane City to Logan City)

- 7.1 Verification of the name of the premises on the reference land has established that the registered name is the Trinder Park Rest Home. In the PEARC Report the premises were referred to as 'Trinder Park Nursing Home'.
- 7.2 The area of the Trinder Park Rest Home proposed for inclusion in Logan City is depicted on the attached plan.

APPENDIX V - Plan of Trinder Park Rest Home land.

- 7.3 The Trinder Park Rest Home is established on the north-eastern portion of an allotment comprising 72.8698 hectares owned by the Lutheran Church of Australia - Queensland District. The allotment is described as Lot 2 on Registered Plan 171952.
- 7.4 EARC did not recommend that the Trinder Park Rest Home be included in the Area of the City of Logan.
- 7.5 PEARC recommended that the Trinder Park Rest Home be included in the Area of the City of Logan.

Extract from Report of PEARC on Local Government External Boundaries (page 64) -

"7.41 The Committee notes the wishes of the residents of the Trinder Park Nursing Home and recommends the boundary be changed so the site is transferred from Brisbane to Logan City."

- 7.6 Brisbane City has negotiated the acquisition of the balance of the allotment from the Lutheran Church for inclusion in the Karawatha Bushland. This acquisition will require the subdivision of this property which will avoid the proposed Local Government boundary dividing a property.
- 7.7 In negotiations between Brisbane City and the Lutheran Church, the Lutheran Church has expressed an interest in acquiring a property owned by the Brisbane City Council adjacent to the Trinder Park Rest Home which fronts the existing Brisbane/Logan boundary. The property is described as Lot 2 on RP173106 and is also depicted on the attached plan (Appendix V).

7.8 Logan City provides water and sewerage services to the Trinder Park Rest Home. Access to the Rest Home is only available by roads within Logan City. Electricity and telephone services also come through Logan City.

The Chairman of the Resident and Administration Committee of the Trinder Park Rest Home has reconfirmed the support of the 200 residents, 120 staff, and the Administration Committee, to transfer the property from Brisbane City to Logan City. The following reasons have been cited by the Chairman in supporting the proposed boundary change:-

- "(1) The water used by Trinder Park is obtained from Logan City.*
- (2) The disposal of sewerage is into Logan City system.*
- (3) Although on the periphery at Brisbane City Council we are several kilometres from Calamvale or Kuraby in the Brisbane City Council area, and only a few yards from the businesses of Woodridge in Logan.*
- (4) Our residents are served by the Woodridge bus service.*
- (5) The majority of our permanent Residents originally resided in the Logan City Council.*
- (6) Our Day Therapy Centre brings in most clients from Logan City.*
- (7) When erecting new buildings required to provide upgraded roadways and channelling, these are always in the Logan City area.*
- (8) Our residents, Doctors, Chemist, fire brigade, electricians, plumbers and other trades and services come from the Logan Area."*

7.9 Adjacent to the Trinder Park Rest Home are two properties comprising a total area of 4934m² owned by Logan City Council. The properties are described as Lot 1 on RP149042 and Lot 1 on RP101478 and are also depicted on the attached plan (Appendix V).

7.10 Two former concrete water storage reservoirs converted to repositories for Logan City Council archives, and a water pumping station incorporating a metering facility are located on the properties. This pumping station is a principal source point for water supply to Logan City and will increase in importance with the augmentation of Kuraby reservoir. The properties are not occupied. Access to the properties is by easements over the Trinder Park Rest Home property as depicted in the attached plan (Appendix V).

7.11 Brisbane City has a 910mm water main which traverses the area proposed for transfer, as depicted in Appendix V. This is a major supply trunk main of which Brisbane City will retain ownership. At present Brisbane City does not have a right of access to service this main and has indicated its desire to obtain an easement from Trinder Park Rest Home. Logan City acknowledges the necessity of this proposal.

7.12 Both Councils have documented their agreement to the transfer of this particular area and the Logan City Council and Brisbane City Council properties from Brisbane City to Logan City. Brisbane City's agreement is subject to the boundary of the Trinder Park Rest Home being finalised. (Lord Mayor, City of Brisbane - letter dated 29 January 1993; Town Clerk, City of Logan - letter dated 22 January 1993.)

7.13 **RECOMMENDED THAT**

- in recognition of both Councils agreement to the transfer of this area;
- in recognition of the Trinder Park Rest Home Administration Committee's request that it be included in the Area of Logan City;
- in recognition of the linkages between the Trinder Park Rest Home and Logan City; and
- in recognition that Logan City Council currently provides services to the property;

the boundary between the City of Brisbane and the City of Logan in the vicinity of the Trinder Park Rest Home be as described hereunder by metes and bounds and as indicated on the plan comprising Appendix V.

Metes and Bounds Description of recommended boundary change:-

Commencing at the existing Local Government boundary at a point on the south-east corner of portion 403, parish of Yeerongpilly and thence ... by the eastern boundary of portion 403, by the eastern boundary of Lot 1 on RP81246, to the south-west corner of Lot 2 on RP173106, by the north-eastern and northern boundaries of Easement B on RP173106 and a line north-west to the south-east corner of Lot 1 on RP171952, by the eastern boundary of Lot 1 on RP171952, by the northern boundaries of Lot 2 on RP171952, by the eastern boundary of portion 405,... to intersect with the existing Local Government boundary at the south boundary of portion 57.

8.0 **JOINT ARRANGEMENTS**

8.1 In accordance with Subsection 4K(1) of the Local Government Act, the Local Government Commissioner is required to have regard to the establishment of joint arrangements when reviewing external boundaries of Local Government Areas.

8.2 The Local Government (Review of External Boundaries) Regulations made under Subsection 4K(1) provides that the aims of a joint arrangement must be one (1) or more of the following:-

- "(a) to increase the efficiency of a local authority in performing its functions and in providing and maintaining services and facilities;*

- (b) *to facilitate the planning and development of a local authority area;*
- (c) *to enable the needs of a local authority area to be met; and*
- (e) *to achieve and maintain effective representation of the local authorities involved."*

8.3 In respect of R2775 and the Trinder Park Rest Home lands, it is considered that joint arrangements between Brisbane City and Logan City would not satisfy any of the above aims and is not an appropriate mechanism for addressing the inconsistencies of the existing boundary in these areas. In particular:-

- R2775 is recommended for transfer in order to correct an anomaly in the existing boundary; and
- the Trinder Park Rest Home lands are recommended for transfer in order to recognise their existing linkages with Logan City.

8.4 **Area bounded by Underwood, Logan, Kingston, Compton and Millers Roads**

8.4.1 In respect of this area it is considered that the option for a joint arrangement between Brisbane City and Logan City for a sewerage service is not appropriate as both Councils have agreed to the proposed boundary change. Furthermore, this option does not address the area's stronger linkages with Logan City. It is also considered that Logan City has the capacity to fully service this area.

8.4.2 The recommended boundary change in this area to Logan City, requires a joint arrangement between Brisbane City and Logan City for the supply of water to 19 properties located on Millers Road. The joint arrangement is necessary as the water supply main servicing these properties is located within Millers Road and is not recommended for transfer to Logan City.

8.4.3 The joint arrangement is viewed by all parties to be an interim measure subject to the future development of this area and the eventual extension of Logan City's water supply system to the area.

8.4.4 Both Local Governments have agreed to enter into a formal joint agreement and the following principles are proposed to meet with requirements under Section 8 of the Local Government (Review of External Boundaries) Regulations:-

- An aim of enabling this area to continue to receive a supply of water pending the extension of the Logan City water supply system;
- An objective that the eventual development of this area and the extension of Logan City's infrastructure would remove the need for the joint arrangement;
- Brisbane City Council will continue to levy water rates and charges for each property in accordance with its budget determination each year;

- Brisbane City Council will bill Logan City Council for the water rates and charges due on each property in accordance with its standard billing cycle and procedures;
- Logan City Council will pay Brisbane City Council the monies owing with respect to each property within 30 days of an account issued by Brisbane City Council. Standard Brisbane City Council discount arrangements will apply;
- Logan City Council will bill each individual property owner for the water service received by the property. This could be at rates applying throughout Logan City, or at the rates and charges set by Brisbane City Council and billed to Logan City Council, or under some other charging structure devised by Logan City Council;
- If Logan City Council wishes to have meters installed on properties which currently do not have meters, and to have Brisbane City Council issue accounts based on metered usage, the Brisbane City Council will install, and maintain meters to such properties at the request of Logan City Council;
- If Logan City Council requires Brisbane City Council to read the meters then a meter reading charge will be applied in accordance with the rate set from year to year in Brisbane City Council's budget;
- Service complaints and enquiries in respect of the affected properties are to be directed in the first instance to Logan City Council. Logan City Council will then be responsible for referring such complaints and enquiries to Brisbane City Council.
- The responsibility of Brisbane City Council to maintain and service the supply of water to the affected properties is to continue as if the properties were within its Area.
- The agreement will be for a period of 5 years with the option of a further 5 years extension;
- A joint review will be carried out after 4½ years; and
- Any dispute under the agreement will be determined in accordance with the commercial arbitration process.

8.5 **RECOMMENDED THAT** in order to facilitate the proposed boundary change of the area bounded by Underwood, Logan, Kingston, Compton and Millers Roads that a joint arrangement be established between Brisbane City Council and Logan City Council in relation to the supply of water by Brisbane City to properties in Millers Road affected by the proposed boundary change.

RECOMMENDED FURTHER THAT this joint arrangement incorporate the principles proposed in Section 8.4.4.

9.0 PROPOSED DATE OF EFFECT

9.1 In accordance with Local Government Act, Local Governments are required to budget and account for their finances on a financial year basis. Thus, all Local Governments have a corresponding cut-off point for their accounts at 30 June each year.

9.2 It is considered that boundary changes effective from the beginning of the financial year will:-

- facilitate the transition process; and
- avoid having to make adjustments for financial considerations in respect of the properties affected by the proposed boundary changes.

9.3 **RECOMMENDED THAT** the boundary changes recommended in Sections 5.8, 5.9, 6.8 and 7.13 be effective on and from 1 July 1993.

PART C

ANCILLARY CONSIDERATIONS

10.0 APPORTIONMENT OF ASSETS AND LIABILITIES

10.1 In making a recommendation for the implementation of a reviewable Local Government matter, Section 4L of the Local Government Act requires, amongst other things, that the Commissioner must examine, and report and make recommendations to the Minister on the apportionment of assets and liabilities between the Local Governments concerned. To provide a consistent basis for the apportionment of Assets and Liabilities the Local Government Commissioner has determined the following guidelines:-

STATEMENT OF GUIDELINES

(1) Value of an Asset

The economic value of an asset is its income earning capacity. The value of an asset is the present value of the future income stream, or the Net Present Value.

(2) Public Assets

Many public sector assets do not produce income and are in the form of "public goods", available for general use by the public. Examples include roads, parks, water mains. Such assets carry with them service obligations but produce no income stream; thus, their Net Present Value is zero.

Governments may own commercial assets which produce income; thus, a Net Present Value may be calculated. Examples include quarries and caravan parks.

Local Governments fund, maintain and operate public assets by rates and charges imposed on their lands and on services provided. Funding may also be provided by way of grants, subsidies, developer contributions, and loan raising (debt is recouped via rates and charges).

(3) Containment

The provision of public assets via rates and charges by Local Government is, in most cases, relatively self-contained. The rates and charges of a particular area provide for assets used by residents of that area.

There may be circumstances where Councils can demonstrate that the funding and maintenance of assets is not self-contained.

(4) Apportionment of Assets and Liabilities Upon Local Government Boundary Change

ASSETS:-

Accounts Receivable

- by location for all amounts which are property based

Prepayments

- by location

Infrastructure Assets

(roads, water supply/sewerage facilities)

- by location

LIABILITIES:-

Accounts Payable

- by location where applicable

Loans/Finance Leases

- if full Audited Current Cost Accounting applies in relinquishing Local Government, then the Queensland Treasury Corporation (QTC) Market Valuation as a percent of the current cost of assets in the area over total assets of the Local Government (preferred principle);

if Audited Current Cost Accounting does not apply, then the QTC Market Valuation for applicable Funds to be apportioned by the percent of Rateable Valuation of the area to be transferred, of the total Rateable Value of the relinquishing Local Government (fall back principle).

Trust Fund/Deposits

- by location

(5) Compensation Upon Transfer of Assets

Upon transfer of an area from one Local Government to another, compensation for public assets is not normally applicable.

The relinquishing Local Government transfers:-

- the ownership of the assets;

- the service responsibilities for those assets;
- the rates and charges income to service those assets; and
- any outstanding debt in respect of those assets.

Generally public assets are not expected to produce a profit stream. For the relinquishing Local Government there is generally no economic loss suffered and compensation is not normally applicable.

However, there may be cases in which it can be demonstrated that a Council will suffer an economic loss from the transfer of an area. For example, where a Local Government has provided subsidised infrastructure to service population growth, but the population growth from which to repay this infrastructure will now occur in the new Local Government. The relinquishing Local Government may be able to argue for some special consideration.

It is not intended that this principle apply for an area which has had high rates, low level of services and a stable population. Each case will be determined on its merits.

10.2 APPLICATION OF PUBLIC ASSET GUIDELINES

In determining the Statement of Guidelines and whether compensation was payable for the transfer of public assets in this case, consideration was given to other known cases of public asset transfers. Specific instances of public asset transfers between various Government agencies are outlined below. The quoted instances indicate a strong precedent for the non-payment of compensation when public assets are transferred between Government agencies.

10.2.1 Transfer of Crown Land to Local Governments

In determining whether compensation is payable for the transfer of Crown land, the Minister for Lands considers the purpose for which the land is to be used. If the Local Government requires unrestricted freehold title to be added to an existing freehold title, then it is required to pay the market value for the property. Where the land is to be used for Local Government purposes (eg roads), the Local Government is required to pay transfer costs only.

10.2.2 Transfer of Public Roads between the Department of Transport and Local Governments

Road Transfer to Local Government

In the 1980's, the Department of Transport (previously Main Roads Department) undertook a program of 'de-maining' a significant length of its declared roads network. Responsibility for maintaining these roads was transferred to Local Governments. There were some arrangements to assist Local Governments in meeting expenditure obligations and roads were in a number of cases upgraded prior to transfer. Local Governments paid no compensation for the road asset received.

Road Transfer to Department of Transport

In the transfer of roads to the Department of Transport, Local Governments do not receive compensation. Local Governments are considered to benefit from reduced road maintenance costs.

10.2.3 Transfer of Aerodromes from Federal Airports Corporation to Local Governments

A program to implement local ownership of aerodromes has involved the transfer of airport ownership to Local Governments. No compensation has been paid to the Federal Airports Corporation for the value of the asset or in recognition of its capacity to generate income. Generally, the Federal Airports Corporation has upgraded the airports prior to transfer and has made contributions to Local Governments to assist in long term maintenance costs.

10.2.4 Transfer of Electricity Functions from Local Governments

In 1977, the function of electricity supply was transferred from some Local Governments under the Electricity Rationalisation Program. Assets (including cash surpluses), liabilities and staff relating to this function were transferred. Local Governments received no compensation for assets or loss of profit. The responsibility for the servicing of debt was transferred to the Electricity Authority.

10.2.5 Transfer of Water Supply Dams from Brisbane City Council to the Brisbane and Area Water Board (now South-East Queensland Water Board)

In the 1980's, Brisbane City Council storage dams were transferred to the Brisbane and Area Water Supply Board, together with all related assets, liabilities and staff. The Council received no compensation for the value of the asset but was reimbursed for debt servicing costs.

10.2.6 Transfer of Assets and Liabilities between Local Governments

In previous cases of boundary adjustments, assets and liabilities have been apportioned specifically in relation to the area transferred. No compensation has been paid for assets transferred. Debt responsibility was transferred. Examples include transfer of assets from:-

- Cloncurry Shire to Mt Isa Shire
- Wambo Shire to Dalby Town
- Albert/Beaudesert Shires to Logan Shire (now Logan City).

10.3 APPORTIONMENT OF ASSETS AND LIABILITIES - BRISBANE CITY/LOGAN CITY

10.3.1 R2775 - Reserve for Park and Recreation purposes, does not incorporate constructed assets and there are no attributable liabilities. The land is a Crown Reserve.

10.3.2 In respect of the areas recommended for transfer from Brisbane City to Logan City (ie the area bounded by Underwood, Logan, Kingston, Compton and Millers Roads, the Trinder Park Rest Home and the adjoining Logan City Council and Brisbane City Council properties), assets and liabilities will be transferred. The assets and liabilities are comprised of roads, water mains, liability for debt and rate arrears/prepayments of rates.

10.3.3 The apportionment of other assets and liabilities is not applicable in this case due to the small area of the subject land in relation to the total Brisbane City area. This is substantiated by the ratios of the reference lands to the total Brisbane City land on the basis of:-

- general rate revenue - 0.01%; and
- land area - 0.17%.

10.3.4 Discussions have been held with representatives from both Councils to reach agreement on the transfer of these assets and liabilities. Brisbane City Council indicated that it did not accept the guideline in respect of containment (Section 10.1.3) and has argued for compensation in respect of those assets incorporated in the subject land. Brisbane City Council has not provided any material evidence to support its stance. Logan City is in general agreement with the guidelines.

10.3.5 Tables 1 and 2 detail the assets located within the areas recommended for transfer to Logan City:-

TABLE 1 - WATER MAINS LOCATED WITH AREA RECOMMENDED FOR TRANSFER TO LOGAN CITY

TYPE	LOCATION	LENGTH (KM)	AGE (YRS)
(1) 150mm	Along Logan Road between Underwood and Beenleigh Roads	1.466	25
(2) 150mm	In Beenleigh Road fronting Big W Shopping Centre	.17	15
(3) 150mm	In Logan Road fronting Big W Shopping Centre and Kuraby Hotel	.524	19

TABLE 2 - ROADS LOCATED WITHIN AREA RECOMMENDED FOR TRANSFER TO LOGAN CITY

TYPE	LOCATION	LENGTH (KM)	AGE (YRS)	SHARE OF RESPONSIBILITY TRANSFERRED
Asphalt	Beenleigh Road (between Logan and Millers Roads)	.714	*	Full
Asphalt	Compton Road (between Kingston and unformed section Millers Roads)	1.467	2	Half
Spray	Millers Road (part unformed) (between Underwood and Compton Roads)	2.323	5	Half
Asphalt	Underwood Road (between Logan and Millers Roads)	.172	2	Half

* NOT AVAILABLE

10.3.6 Water Supply Debt

The Local Government Commissioner is satisfied that the debt attached to the water main assets for transfer to Logan City is negligible, if any at all. Brisbane City Council has reported that, in respect of the main (identified as (1) in Table 1), its estimated construction cost was \$20,000 based on typical 1968 costs, and that the mains (identified as (2) and (3) in Table 1) were funded by developer contributions.

It was suggested that Brisbane City Council be compensated on the basis of capitalised loss of income in respect of the water supply service to this area. The Local Government Commissioner does not consider compensation to be appropriate in this case. The guidelines (refer Section 10.1.5) provide for compensation when it can be demonstrated that infrastructure has been provided to facilitate development and recoup costs from future income. In this case, the only assets were provided either over 25 years ago, or, by developers and therefore do not satisfy the criteria necessary to activate this guideline.

10.3.7 Apportionment of Other Debt

The debt corresponding to road assets recommended for transfer is not recorded by Brisbane City Council in a readily available format. Since Brisbane City's debt is not recorded against specific areas or to particular works, the apportionment of debt will need to be determined using a formula. Ideally, the debt should be apportioned using market or replacement cost valuations, so as to reflect the current financial position. However, this requires that the debt, assets in the area, and total assets of the City be valued on a current cost accounting basis which can be verified.

Brisbane City Council debt is valued quarterly by the Queensland Treasury Corporation on a 'mark to market' basis which would satisfy this test. The assets in the area have been given replacement cost valuations by Brisbane City. However, these valuations are not accepted by Logan City. It is noted that the total assets of Brisbane City were recorded in the 1991/2 Audited Statements according to the historical cost method.

This valuation method cannot be used with any reliability for aged assets in a formula which uses debt and local assets on a current cost basis. To do so would overstate the relative debt of the assets in the area. Brisbane City Council is currently undertaking a major exercise in revaluing its assets according to current cost accounting principles. This process will take several years. Therefore, audited figures on this basis are not available and are unlikely in the short term.

Because of valuation problems, the precedents in Local Government asset apportionment in Australia have, to date, been based on a percentage of the rateable value of the land in the area, to the rateable value of land in the whole City. (Rateable value excludes those properties exempt for rating purposes). This method has recently been adopted by the Tasmanian Office of Local Government in apportioning assets and liabilities in the adjustment of Tasmanian municipalities. These were effective from 1 April 1993.

Apportionment by this method assumes that the assets in an area are proportional to the rateable value of land throughout the City. Despite this assumption, this method will be superior to using a mixture of disputed historical and current cost calculations, but inferior to audited current cost accounts.

It was suggested that rate income would be a more appropriate measure than rateable value. However, the Local Government Commissioner considers that rateable value is superior because of the following:-

- the property valuations that comprise the rateable valuation of an area/City are prepared independently by the Department of Lands;
- valuations are not subject to Council policy and are applicable regardless of the administration for the area; and
- the value of Council works expended within an area is capitalised through the valuation.

10.3.8 Determination of Debt Apportionment

The formula used to apply the rateable valuation method is as follows:-

$$\text{(QTC total debt for General Fund)} \frac{\text{RV of the area transferred}}{\text{RV of the total Area}}$$

[The Brisbane City Council's General Fund Debt includes:-

- Civic - Long term debt pool;
- Civic - Floating rate debt pool;

- Transport Account; and
- Waste Management Account]

As both Councils are participants of the Queensland Treasury Corporation's debt funding program, the most equitable method to transfer the debt is to make this calculation as at 31 December 1992 and to transfer the calculated amount of the debt from the Brisbane City Council account to the Logan City Council account at the QTC. [This method was utilised for transfers between Brisbane City Council and SEQEB and SEQWB over the last 3 years.]

Using the QTC's valuation of 31 December 1992, this method will provide the following result:-

$$\begin{array}{r} \text{RV of Area recommended for transfer} - \quad \$17,419,668 \\ \div \text{RV of Brisbane City} \quad \quad \quad - \$20,290,236,419 \quad = \quad 0.086\% \end{array}$$

$$\text{TOTAL DEBT } \$708,151,776 \times 0.086\% \quad = \quad \underline{\underline{\$609,011}}$$

10.4 **RECOMMENDED THAT** the assets identified in Tables 1 and 2 be transferred from the Area of the City of Brisbane to the Area of the City of Logan on and from 1 July 1993;

RECOMMENDED FURTHER THAT in recognition of the circumstances regarding the funding of the water main assets recommended for transfer that no debt be transferred to the City of Logan in respect of these assets;

RECOMMENDED FURTHER THAT in order to determine the general debt applicable to this area recommended for transfer to Logan City Council in the accounts of the Queensland Treasury Corporation, the following formula be applied:-

$$\text{(QTC Total Debt for General Fund) } \frac{\text{RV of the area transferred}}{\text{RV of Brisbane City;}} \quad \text{and}$$

RECOMMENDED FURTHER THAT the amount \$609,011 be transferred from Brisbane City's account to Logan City's account with the Queensland Treasury Corporation.

1.0 OTHER ANCILLARY CONSIDERATIONS

Section 4L of the Local Government Act requires the Local Government Commissioner, if proposing to change the external boundaries of an Area, to report and make recommendations regarding:-

- the apportionment of assets and liabilities (refer Section 10.0);
- the application of By-laws;

- the preservation of:-
 - valuations,
 - rates and charges,
 - debentures,
 - town planning provisions; and
- the rationalisation of staff.

11.1 BY-LAWS

To provide a consistent basis for the application of By-laws in areas subject to boundary change, the Local Government Commissioner has determined the following guidelines:-

11.1.1 Statement of Guidelines

The By-laws of the receiving Local Government will apply in the transferred Area on and from the date of boundary change subject to the following exceptions:-

- (1) Where a permit, registration or other approval has been issued under the By-laws of the relinquishing Local Government and the period of validity extends beyond the date of boundary change. In such instance:-
 - (i) each permit, registration or other approval will continue to be valid, without the imposition of further conditions, until the date of expiry;
 - (ii) in respect of such period, fees in addition to those already paid shall not be imposed;
 - (iii) the right of inspection and the right of action shall devolve upon the receiving Local Government under its By-laws and relevant legislation. In the exercise of such rights, due regard shall be given to the provisions under which the relevant permit, registration or other approval was issued.
- (2) The receiving Local Government may resolve to grant an extension of the permit, registration or other approval for a period which expires on a date that coincides with the relevant expiry date of a similar permit, registration or other approval under its By-laws.
- (3) The granting of an extension may be subject to the payment of a fee which, on a pro-rata basis, shall not be in excess of the fee for the purpose levied by the receiving Local Government, or, that fee which would have been payable to the relinquishing Local Government, whichever is the lesser."

NOTE: *By-laws dealing with the use and development of land are commented upon under the TOWN PLANNING provisions of this Report.*

11.1.2 Application of Guidelines

It is to be noted that By-laws in respect of the City of Brisbane are referred to as Ordinances.

By-laws/Ordinances

The Trinder Park Rest Home lands are subject to Vegetation Protection Orders (VPOs) in accordance with Brisbane City's "Vegetation Protection Ordinance" (Chapter 22). The Commissioner has received requests that these VPOs be preserved upon the transfer of this area to Logan City. The Commissioner considers it appropriate that the VPOs be preserved until otherwise determined by Logan City Council, given that it is the right of each Local Government to adopt By-laws and policies for the good government of its Area.

Registration/Permits

In respect of the Reserve for Park and Recreation purposes R2775 and the Trinder Park Rest Home premises, there is no registration/permit or fee requirement under the By-laws/Ordinances of the relinquishing Local Government.

In respect of those properties within the area bounded by Compton, Logan, Kingston, Underwood and Millers Roads, Table 3 identifies the City of Brisbane Ordinances under which fees have been paid and registrations/permits issued.

TABLE 3 - REGISTRATIONS/PERMITS UNDER CITY OF BRISBANE ORDINANCES

BCC ORDINANCE	REGISTRATION/PERMIT	EXPIRY DATE
Chapter 20, Part III	22 x Dog Registrations	31.12.93
	1 x Harbour Dog Permit	31.12.93

The requirement for a registration/permit and the payment of fees under Chapter 20 Part III of the City of Brisbane Ordinances is on a calendar year basis, whereas, under the corresponding City of Logan By-law 7, "Control and Registration of Dogs", the requirement for registration/permit and the payment of fees is on a financial year basis.

11.1.3 RECOMMENDED THAT on and from the date of boundary change

- the City of Brisbane Ordinances apply to that part of the Area of the City of Logan transferred to the Area of the City of Brisbane;
- the City of Logan By-laws apply to those parts of the Area of the City of Brisbane transferred to the Area of the City of Logan;

- the Vegetation Protection Orders applicable to those parts of the Area of the City of Brisbane transferred to the Area of the City of Logan be preserved until otherwise determined by Logan City Council;
- in respect of a permit or registration where fees have been paid, or were payable, to Brisbane City Council under the City of Brisbane Ordinances for a period which extends beyond 30 June 1993, Logan City Council continue the period of each permit, registration or other approval, without further imposition, until that period expires;
- Logan City Council grant an extension of each permit, registration or other approval required under the City of Logan By-laws for a period which will expire on a date that coincides with the expiry date of a similar permit, registration or other approval under corresponding City of Logan By-laws;
- Where the granting of an extension is subject to the payment of a fee, the amount of that fee be calculated on a pro-rata basis and not be in excess of the fee for a corresponding purpose determined by Logan City Council for 1993/94, or, the fee which would have been payable to Brisbane City Council in 1993/94, whichever is the lesser.
- The right of inspection and the right of action devolve upon the Logan City Council under the City of Logan By-laws and relevant legislation. In the exercise of such rights, due regard be given by Logan City Council to the provisions under which the relevant permit, registration or other approval was issued.

11.2 VALUATIONS

11.2.1 General

The Department of Lands provides Local Governments with annual land valuations based on Unimproved Capital Value (UCV). These valuations become effective from 1 July each year and are used by Local Governments for rating purposes. The Local Government Act provides options for Local Governments in using these valuations.

11.2.2 Statement of Guidelines

In general, the annual valuations supplied by the Department of Lands in respect of lands affected by boundary change will be preserved until the effective date of subsequent valuations.

11.2.3 Application of Guidelines

Logan City currently uses UCV as the property valuation for rating purposes. In determining its rates, Brisbane City Council has opted for a method which averages the three most recent [annual] valuations, *i.e.* an Average Rateable Value (ARV). If the ARV is greater than the current UCV, Brisbane City Council uses the most recent UCV.

R2775 - Reserve for Park and Recreation purposes does not have a valuation. The guideline, therefore, is applicable to those areas affected by the recommended boundary change.

11.2.4 **RECOMMENDED THAT** the UCV effective from 1 July 1993 be the valuation in respect of lands transferred to the Area of the City of Logan and remain applicable until a further valuation takes effect in respect of those lands.

11.3 RATES AND CHARGES

11.3.1 General

The Local Government Act provides Local Governments with several options in the payment and collection of rates. As a general rule, when rates have not been paid within 30 days of levy they are in arrears, are subject to interest and are recoverable. In relevant circumstances outstanding rates may be compounded or deferred. Discounts may be allowed for prompt payment and rebates and exemptions may be available to various sections of the community. Methods to assist in payment are also available. Payments in advance (pre-payments) are accepted by Local Governments.

Local Government rates and charges are founded on the budgets which are adopted on a financial year basis.

11.3.2 Statement of Guidelines

- (1) Outstanding rates (including charges and interest) on properties affected by boundary change at date of transfer remain attached to the property and become payable to the receiving Local Government. Upon payment, the amount collected be refunded to the relinquishing Local Government.
- (2) As from the date of transfer the receiving Local Government be empowered to levy rates and charges upon the areas affected by boundary change in accordance with the Local Government Act.
- (3) Any pre-payments of rates and charges to the relinquishing Local Government as at the date of transfer be transferred to the receiving Local Government.
- (4) In order to lessen any significant impact of rating change on the properties affected by boundary change, the receiving Local Government give consideration to:-
 - adopting an appropriate rate levy and/or service charges.
 - preserving existing arrangements for exemptions, remissions and compounding of rates to current owners.

11.3.3 Application of Guidelines

TABLE 4 - COMPARISON OF RATING PROVISIONS

PROVISION	BRISBANE CITY	LOGAN CITY
FREQUENCY	Quarterly - July, October, January, April.	Half Yearly - August and February.
DIFFERENTIAL	Yes - on basis of commercial/industrial, rural, residential, owner-occupied.	No
DISCOUNT	9%	10%
PENSIONER REMISSION	Up to 40% of all rates and charges for certain pensions. No maximum for this remission.	30% of general. 10% of cleansing. Maximum \$200/year.

R2775, the Logan City Council and Brisbane City Council lands adjoining the Trinder Park Rest Home are properties exempt from rating. Within the remaining area recommended for transfer there are four properties currently receiving pensioner remissions. The area includes commercial, residential, industrial, owner occupied and rural properties.

11.3.4 RECOMMENDED THAT

- on and from 1 July 1993, Logan City Council levy rates and charges on the properties affected by the boundary change in accordance with its Budget for the 1993/1994 financial year;
- Logan City Council in levying its rates and charges in respect of the properties affected by the boundary change give consideration to adopting rate levies and charges which lessen any significant rating impact on those properties affected by the boundary change;
- Logan City Council give consideration to preserving existing arrangements for exemptions, remissions and compounding of rates to current owners of properties affected by the boundary change;
- as at 30 June 1993, any outstanding rates and charges remain attached to the properties affected by the boundary change and Logan City be responsible for their collection and recovery and the transfer of monies to Brisbane City Council; and
- as at 1 July 1993, any pre-payment of rates and charges for properties affected by the boundary change made to Brisbane City Council be paid to Logan City Council and be recorded as a rate pre-payment in respect of the said properties.

11.3.5 Logan City has advised in relation to the recommended boundary changes that its Council has resolved (6 April 1993) the following:-

"That in relation to rates and charges, Council proposed that all properties be transferred directly into Council's rating and property systems. Those properties that will have a decrease or a gross increase of less than 10% on last year's rate assessment will stand as issued by Logan City Council. Those properties that have a gross increase of more than 10% will be able to apply to Council for consideration of an appropriate remission so as to reduce the financial impact of the transfer. Such remissions will only apply to the incumbent property owners and will not apply after its sale or transfer."

11.4 DEBENTURES

The matter of debentures has been dealt with in the apportionment of assets and liabilities (refer to Section 10.0).

11.5 TOWN PLANNING PROVISIONS

11.5.1 General

Local Governments have extensive town planning powers under the Local Government (Planning and Environment) Act. Properties the subject of a boundary change may have town planning consents, other approvals and conditions granted by the relinquishing Local Government.

11.5.2 Statement of Guidelines

In respect of those properties in areas affected by boundary change:-

- (1) The provisions of the Town Planning Scheme of the relinquishing Local Government and all consents, approvals, works thereunder and other actions relevant to the properties affected by boundary change be retained on and from transfer until the receiving Local Government incorporates the lands affected by boundary change in a Town Planning Scheme or other development control instrument in accordance with the relevant legislation.
- (2)
 - (i) the existing lawful non-conforming use rights of premises duly recorded in the Register of Existing Non-Conforming Uses maintained by the relinquishing Local Government is to be preserved;
 - (ii) for the purposes of Local Government (Planning and Environment) Act, at the prescribed date of the coming into force of a town planning scheme for the area affected by boundary change, that existing lawful non-conforming use is to continue to be a lawful use made of premises immediately prior to the day when a town planning scheme made by the receiving Local Government commences to apply to the premises;

(iii) where the use of premises continues to be an existing lawful non-conforming use, the information in the Register of Existing Lawful Non-Conforming Uses maintained by the relinquishing Local Government is to be recorded in the Register of Existing Lawful Non-Conforming Uses maintained by the receiving Local Government.

- (3) An approval or other action under the provisions of a By-law/Ordinance dealing with the use and development of land or other premises shall continue in force and such an approval or other action shall be preserved by the receiving Local Government.
- (4) In respect of rights, liabilities or matters relating to or, in conjunction with a Town Planning Scheme or By-law requiring to be settled, adjusted or completed in consequence of a boundary change, their continuance shall be preserved.

11.5.3 Application of Guidelines

Both Brisbane City and Logan City have statutory Town Planning Schemes for the total of their Areas.

The Town Planning Scheme for the receiving Local Government does not embrace those properties transferred to its Area. Separate action by Logan City Council and Brisbane City Council is required to incorporate the properties affected by the boundary change into the Town Planning Scheme for its Area.

11.5.4 RECOMMENDED THAT

- the provisions of the Brisbane Town Planning Scheme and associated Ordinances continue to have application in respect of approvals, consents and other actions relative to those properties affected by the boundary change until an approved Town Planning Scheme of the City of Logan encompassing those areas is approved;
- the provisions of the Town Planning Scheme for the City of Logan continue to have application in respect of the property affected by the boundary change until an approved Town Planning Scheme of the City of Brisbane encompassing that property is approved; and
- the principles in respect of existing lawful non-conforming uses be adopted in the recommended boundary changes between Brisbane City and Logan City.

11.6 RATIONALISATION OF STAFF

The areas affected by the boundary change do not impact upon the staffing provisions of either Local Government.

2.0 TRANSITION ARRANGEMENTS

To provide for the exchange of information relative to the areas affected by boundary change the Local Government Commissioner has determined the following guidelines:-

12.1 Statement of Guidelines

- A. Documentation, data, plans, maps and other information relative to the areas affected by boundary change to devolve upon the receiving Local Government and shall be exchanged no later than the date of boundary change;
- B. Where the information is held in an electronic format the relinquishing Local Government co-operate in providing the information in a media appropriate for its recovery and use by the receiving Local Government;
- C. Where the information is not held in a compatible electronic media the information be provided in a hard copy format;
- D. Where documentation, data, plans, maps and other information also relates to areas not affected by boundary change, a copy or relevant extract be provided;
- E. Where financial or legal matters are involved, for example, monies in Trust, Bonds, Contracts, Agreements, Certificates of Title and the like, the relinquishing Local Government to compile and, where required, register and transfer documentation to ensure their exchange at the date of boundary change. The receiving Local Government to provide a sufficient discharge and reimburse payments duly made by the relinquishing Local Government;
- F. The prosecution or defence of legal proceedings relative to the area subject to boundary change be continued by the receiving Local Government. Unless otherwise agreed, the relinquishing Local Government to provide, on the basis of cost reimbursement, human and other resources required for the purpose; and
- G. Neither Local Government is to prejudice the smooth transaction of any matter required as a result of boundary change.

12.2 **RECOMMENDED THAT** these guidelines, where applicable, be adopted in the recommended boundary changes between Brisbane City and Logan City.

PART D

PUBLIC SUBMISSIONS

13.0 PUBLIC SUBMISSIONS

13.1 LEGISLATIVE REQUIREMENTS

Section 5(9) to 5(13) of the Local Government Act requires the Commissioner to consider all submissions and to include a summary of the submissions in the Report to the Minister. Further, the submissions made in relation to a reviewable Local Government matter are to be given to the Minister with the Report.

13.2 SUMMARY OF PUBLIC SUBMISSIONS

A total of five (5) submissions were received in relation to the recommended boundary changes in relation to the City of Brisbane and the City of Logan.

They were received from:

1. Ian Olsson, 23 Nepeta Street, Runcom.
2. Karawatha Forest Protection Society Inc.
3. Mr Garry McKinnon, 242 Millers Road, Underwood.
4. Logan City Council.
5. Roy Somerville Surveys Pty Ltd.

Brisbane City Council did not make a submission.

13.3 SUBMISSIONS SUPPORTING RECOMMENDATIONS

Three of the submissions (Nos. 1, 2 & 3) supported the recommended boundary changes but requested the Commissioner to consider ancillary issues. These are outlined as follows:-

Ian Olsson and the Karawatha Forest Protection Society Inc. requested that Logan City Council adopt a By-law providing for the Vegetation Protection Orders (VPOs) currently applicable to the area of the Trinder Park Rest Home lands. Thus, the application of these VPOs would be preserved upon the transfer of this area.

These submissions also requested as a minimum requirement of boundary changes that in the event of a new water main being required in the area of the Trinder Park Rest Home lands, a full environmental impact assessment be undertaken together with full public consultation.

In considering these submissions, the Local Government Commissioner acknowledges the right of each Local Government to determine and adopt policies and By-laws for the good governance of its area. Therefore, the Local Government Commissioner does not consider it appropriate to make recommendations which restrict this right. In view of the requests to preserve the VPOs the Commissioner has recommended that they remain applicable in the area subject to boundary change until otherwise determined by Logan City Council (refer Section 11.1).

With respect to the requirement for an impact assessment study, it is considered that there is appropriate legislative provision for environmental impact assessment under the Local Government (Planning and Environment) Act.

The Logan City Council submission also indicated support for the recommended boundary changes but requested consideration for amending the formulas used to apportion debt in respect of areas subject to boundary change. Specifically, Logan City Council requested that the rateable value of the Trinder Park Rest Home land be deleted from the calculation determining the rateable value for the area to be transferred on the grounds that both parties agreed that no assets or liabilities, and therefore no debt could be linked to this property and further that Brisbane City Council is to retain over half the area of the Trinder Park Rest Home property (refer Section 10.3).

The Local Government Commissioner has considered the request and determined not to vary the formula. In support of this stance, the Commissioner has considered that although this property has no assets or liabilities directly linked to it, historically there would have been debt applied in the area for the provision of services, including service roads and the refuse tip. In relation to the fact that a large part of the current property will remain in Brisbane City, it is considered that most of its value relates to that part which is being transferred to Logan City. Further, the valuation of the adjoining property to be transferred to Logan City has not been included in the calculation.

Logan City Council also requested that the General Fund Debt used to determine the total debt of Brisbane City exclude transport debt (refer Section 10.3) in view of the fact that the areas subject to boundary change are not directly serviced by Brisbane City Council buses. The Local Government Commissioner has determined not to vary this calculation on the basis that transport is a service not specifically linked to properties. The access and use of a transport service is not limited to the residents of those properties in the immediate vicinity of a service. Further, it is considered that the provision of services and facilities via General Funds are funded by all ratepayers by virtue of their inclusion within the respective Local Government Area and regardless of their access and utilisation to such services and facilities.

13.4 SUBMISSIONS OBJECTING TO RECOMMENDATIONS

Mr McKinnon, a resident affected by the transfer of the area bounded by Underwood, Logan, Kingston, Compton and Millers Roads, objected to the recommended boundary change. His grounds for objection included the following:-

- the farming community in this area would be split between two (2) Local Government areas;
- Millers Road properties would have a duplication of services;
- concerns of the farming community would need to be taken to two (2) Local Governments; and
- current communication with Brisbane City is satisfactory.

Mr McKinnon's concerns have been noted, however the Local Government Commissioner is of the view that there is a stronger linkage and community of interest between Logan City and other parts of the area subject to boundary change (refer Section 6.0). In determining not to vary this recommendation, the Commissioner has also noted the following:

- there are many instances throughout Queensland in which Local Government boundaries split farming communities;
- the boundary change will not directly affect the farming pursuits of the properties subject to boundary change;
- farms are a limited land use within the subject area; and
- the land is zoned Future Urban under the Town Planning Scheme for the City of Brisbane. Although agriculture is permitted (implementation of Recommendation 11.5.4 would enable this to continue in Logan City) there currently exists a capacity for a higher level of development within the City of Brisbane.

13.5 OTHER SUBMISSIONS

The submission from Roy Somerville Surveys P/L sought an explanation as to why an area of Brisbane City bounded by Acacia Road, Compton Road and the existing Brisbane/Logan boundary at Woodridge had not been considered in this review. Appendix VI depicts the area referred to by this submission.

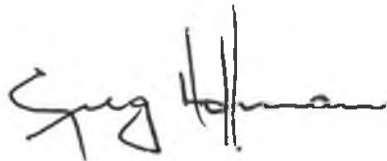
The submission purports to represent the views of a majority of landowners in the area whose allotments abut a number of residential allotments within Logan City. The submission also indicates that another of the properties involved straddles the existing Brisbane/Logan Boundary as shown in Appendix IV. This does not accord with the Community of Interest principles contained in the Local Government (Review of External Boundaries) Regulations.

APPENDIX VI

- Plan of the area bounded by Acacia & Compton Roads and the existing Brisbane/Logan boundary at Woodridge.

EARC recommended that the Brisbane/Logan boundary in this area be changed to include the area in Logan City. PEARC did not make a finding specific to this EARC recommendation.

The Local Government Commissioner is unable to review a Local Government matter which has not been referred by the Minister. The area identified by this submission is not within the ambit of the Minister's reference and therefore, no recommendation is made in this Report. The issues raised by the submission of Roy Somerville Surveys P/L are a matter for further consideration by the Minister.



G T HOFFMAN
LOCAL GOVERNMENT COMMISSIONER

1 May 1993

CITY OF BRISBANE / CITY OF LOGAN

*(A Review of parts of the External Boundaries of
the City of Brisbane and the City of Logan)*

REPORT

SUMMARY OF RECOMMENDATIONS

5.8 RECOMMENDED THAT

- in recognition of both Councils' long standing agreement to the transfer of this property to Brisbane City; and
- in order to correct the anomaly of the existing boundary in which this property is the only land in the Area of Logan City which is north of Priestdale Road;

R2775 - Reserve for Park and Recreation Purposes, be transferred to the Area of the City of Brisbane.

5.9 RECOMMENDED FURTHER THAT the boundary between the City of Brisbane and the City of Logan at the location of R2775 be changed and that the boundary be Priestdale Road as indicated on APPENDIX III.

5.8 RECOMMENDED THAT

- in recognition of both Councils agreement to transfer this area;
- in recognition of the stronger community of interest and the commercial and service industry linkages of this area with the adjoining areas of Logan City;
- in order to facilitate the potential for development of this area which has been restricted due to the high cost of extending the Brisbane City sewerage system to service this area; and
- in order to achieve efficient and effective provision and maintenance of services through Logan City Council's capacity to service the area;

the boundary of the City of Brisbane and the City of Logan at Underwood Road be extended from the intersection of Underwood and Logan Roads west to the intersection of Underwood and Millers Roads, then follow Millers Road south (including the unformed Millers Road) to the existing boundary on Compton Road as depicted in Appendix IV.

7.13 **RECOMMENDED THAT**

- in recognition of both Councils agreement to the transfer of this area;
- in recognition of the Trinder Park Rest Home Administration Committee's request that it be included in the Area of Logan City;
- in recognition of the linkages between the Trinder Park Rest Home and Logan City; and
- in recognition that Logan City Council currently provides services to the property;

the boundary between the City of Brisbane and the City of Logan in the vicinity of the Trinder Park Rest Home be as described hereunder by metes and bounds and as indicated on the plan comprising Appendix V.

Metes and Bounds Description of recommended boundary change:-

Commencing at the existing Local Government boundary at a point on the south-east corner of portion 403, parish of Yeerongpilly and thence ... *by the eastern boundary of portion 403, by the eastern boundary of Lot 1 on RP81246, to the south-west corner of Lot 2 on RP173106, by the north-eastern and northern boundaries of Easement B on RP173106 and a line north-west to the south-east corner of Lot 1 on RP171952, by the eastern boundary of Lot 1 on RP171952, by the northern boundaries of Lot 2 on RP171952, by the eastern boundary of portion 405,...* to intersect with the existing Local Government boundary at the south boundary of portion 57.

- 8.5 **RECOMMENDED THAT** in order to facilitate the proposed boundary change of the area bounded by Underwood, Logan, Kingston, Compton and Millers Roads that a joint arrangement be established between Brisbane City Council and Logan City Council in relation to the supply of water by Brisbane City to properties in Millers Road affected by the proposed boundary change.

RECOMMENDED FURTHER THAT this joint arrangement incorporate the principles proposed in Section 8.4.4.

- 9.3 **RECOMMENDED THAT** the boundary changes recommended in Sections 5.8, 5.9, 6.8 and 7.13 be effective on and from 1 July 1993.

- 10.4 **RECOMMENDED THAT** the assets identified in Tables 1 and 2 be transferred from the Area of the City of Brisbane to the Area of the City of Logan on and from 1 July 1993;

RECOMMENDED FURTHER THAT in recognition of the circumstances regarding the funding of the water main assets recommended for transfer that no debt be transferred to the City of Logan in respect of these assets;

RECOMMENDED FURTHER THAT in order to determine the general debt applicable to this area recommended for transfer to Logan City Council in the accounts of the Queensland Treasury Corporation, the following formula be applied:-

(QTC Total Debt for General Fund) $\frac{\text{RV of the area transferred}}{\text{RV of Brisbane City}}$ and

RECOMMENDED FURTHER THAT the amount \$609,011 be transferred from Brisbane City's account to Logan City's account with the Queensland Treasury Corporation.

11.1.3 RECOMMENDED THAT on and from the date of boundary change

- the City of Brisbane Ordinances apply to that part of the Area of the City of Logan transferred to the Area of the City of Brisbane;
- the City of Logan By-laws apply to those parts of the Area of the City of Brisbane transferred to the Area of the City of Logan;
- the Vegetation Protection Orders applicable to those parts of the Area of the City of Brisbane transferred to the Area of the City of Logan be preserved until otherwise determined by Logan City Council;
- in respect of a permit or registration where fees have been paid, or were payable, to Brisbane City Council under the City of Brisbane Ordinances for a period which extends beyond 30 June 1993, Logan City Council continue the period of each permit, registration or other approval, without further imposition, until that period expires;
- Logan City Council grant an extension of each permit, registration or other approval required under the City of Logan By-laws for a period which will expire on a date that coincides with the expiry date of a similar permit, registration or other approval under corresponding City of Logan By-laws;
- Where the granting of an extension is subject to the payment of a fee, the amount of that fee be calculated on a pro-rata basis and not be in excess of the fee for a corresponding purpose determined by Logan City Council for 1993/94, or, the fee which would have been payable to Brisbane City Council in 1993/94, whichever is the lesser.
- The right of inspection and the right of action devolve upon the Logan City Council under the City of Logan By-laws and relevant legislation. In the exercise of such rights, due regard be given by Logan City Council to the provisions under which the relevant permit, registration or other approval was issued.

11.2.4 RECOMMENDED THAT the UCV effective from 1 July 1993 be the valuation in respect of lands transferred to the Area of the City of Logan and remain applicable until a further valuation takes effect in respect of those lands.

11.3.4 RECOMMENDED THAT

- on and from 1 July 1993, Logan City Council levy rates and charges on the properties affected by the boundary change in accordance with its Budget for the 1993/1994 financial year;
- Logan City Council in levying its rates and charges in respect of the properties affected by the boundary change give consideration to adopting rate levies and charges which lessen any significant rating impact on those properties affected by the boundary change;
- Logan City Council give consideration to preserving existing arrangements for exemptions, remissions and compounding of rates to current owners of properties affected by the boundary change;
- as at 30 June 1993, any outstanding rates and charges remain attached to the properties affected by the boundary change and Logan City be responsible for their collection and recovery and the transfer of monies to Brisbane City Council; and
- as at 1 July 1993, any pre-payment of rates and charges for properties affected by the boundary change made to Brisbane City Council be paid to Logan City Council and be recorded as a rate pre-payment in respect of the said properties.

11.5.4 RECOMMENDED THAT

- the provisions of the Brisbane Town Planning Scheme and associated Ordinances continue to have application in respect of approvals, consents and other actions relative to those properties affected by the boundary change until an approved Town Planning Scheme of the City of Logan encompassing those areas is approved;
- the provisions of the Town Planning Scheme for the City of Logan continue to have application in respect of the property affected by the boundary change until an approved Town Planning Scheme of the City of Brisbane encompassing that property is approved; and
- the principles in respect of existing lawful non-conforming uses be adopted in the recommended boundary changes between Brisbane City and Logan City.

12.2 RECOMMENDED THAT these guidelines, where applicable, be adopted in the recommended boundary changes between Brisbane City and Logan City.

CITY OF BRISBANE / CITY OF LOGAN

*(A Review of parts of the External Boundaries of
the City of Brisbane and the City of Logan)*

REPORT

SUMMARY OF APPENDICES

- APPENDIX I** - Minister's Letter of Referral dated 16 November 1992.
- APPENDIX II** - Advertisement giving public notice and inviting public submissions.
- APPENDIX III** - Plan of R2775 - Reserve for Park and Recreation purposes.
- APPENDIX IV** - Plan depicting the area bounded by Underwood, Logan, Kingston, Compton, and Millers Roads.
- APPENDIX V** - Plan of Trinder Park Rest Home land.
- APPENDIX VI** - Plan of the area bounded by Acacia and Compton Roads and the existing Brisbane/Logan boundary at Woodridge.



MINISTER FOR HOUSING, LOCAL GOVERNMENT AND PLANNING

LAA/3447

The Hon. Terry Mackenroth M.P.

Member for Chatsworth

16 November 1992

Mr G Hoffman
Local Government Commissioner
PO Box 730
FORTITUDE VALLEY QLD 4006

Dear Commissioner

I wish to advise that the Electoral and Administrative Review Commission (EARC), at Clause 5.65 (Pages 96 and 97) of its Report on Local Authorities External Boundaries Review, made various recommendations in respect of the area of the City of Logan and the area of the City of Brisbane.

Subsequently, the Parliamentary Committee for Electoral and Administrative Review, at Clauses 7.36 to 7.41 (Page 64) of its Report on the External Boundaries of Local Authorities, subject to various changes, endorsed EARC's recommendations.

Pursuant to Section 4H of the Local Government Act 1936, I refer for your examination, report and recommendations:-

- (1) the following reviewable local government matter in relation to that part of the area of the City of Logan at Rochedale, described as Reserve No 2775 Priestdale Road and the area of the City of Brisbane:-

changing the external boundaries of the area of the City of Logan by excluding from that area that part of the area at Rochedale, described as Reserve No 2775, Priestdale Road, and including that part in the area of the City of Brisbane.

- (2) the following reviewable local government matter in relation to those parts of the area of the City of Brisbane located at Underwood and Kuraby which would be affected by an extension of the existing external boundary of the area of the City of Logan west along Underwood Road, from Logan Road (Pacific Arterial Road) to the intersection of Underwood Road with Millers Road, the boundary to then follow Millers Road south (including the unformed Millers Road) to Compton Road to the existing external boundary of the area of the City of Brisbane (i.e. the "defined part") and the area of the City of Logan:-

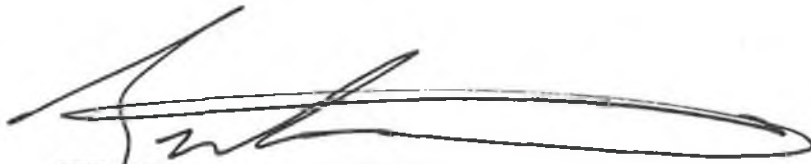
.../2

changing the external boundaries of the area of the City of Brisbane by excluding from that area that part of the area referred to herein as the "defined part" and by including that part in the area of the City of Logan.

- (3) the following reviewable local government matter in relation to that part of the area of the City of Brisbane occupied by premises referred to as the Trinder Park Nursing Home and the area of the City of Logan:-

changing the external boundaries of the area of the City of Brisbane by excluding from that area that part of the area occupied by the Trinder Park Nursing Home and including that part in the area of the City of Logan.

Yours sincerely



TERRY MACKENROTH
Minister for Housing,
Local Government and Planning



OFFICE OF LOCAL GOVERNMENT COMMISSIONER

Proposed Changes to the External Boundaries of the City of Brisbane and the City of Logan

Following a reference from the Minister for Housing, Local Government and Planning on November 16, 1992, I have examined certain parts of the common external boundaries of Brisbane and Logan.

In accordance with section 5(1A) of the Local Government Act, I hereby give public notice of the general effect of the recommendations I propose to make to the Minister.

TRANSFER from LOGAN City to BRISBANE City -

- (1) R2775, reserve for Park and Recreation, Priestdale Road, adjacent to Priest's Gully.

TRANSFER from BRISBANE City to LOGAN City -

- (1) The area bounded by Underwood, Logan, Kingston, Compton and Millers (including unformed section) Roads;
(2) The premises known as the Tinkler Park Rest Home and surrounds situated off Laurel and Elizabeth Streets, Woodridge.

Further particulars of the proposed recommendations, including reasons and views and detailed maps, are open for inspection until 16 April, 1993, at the following:

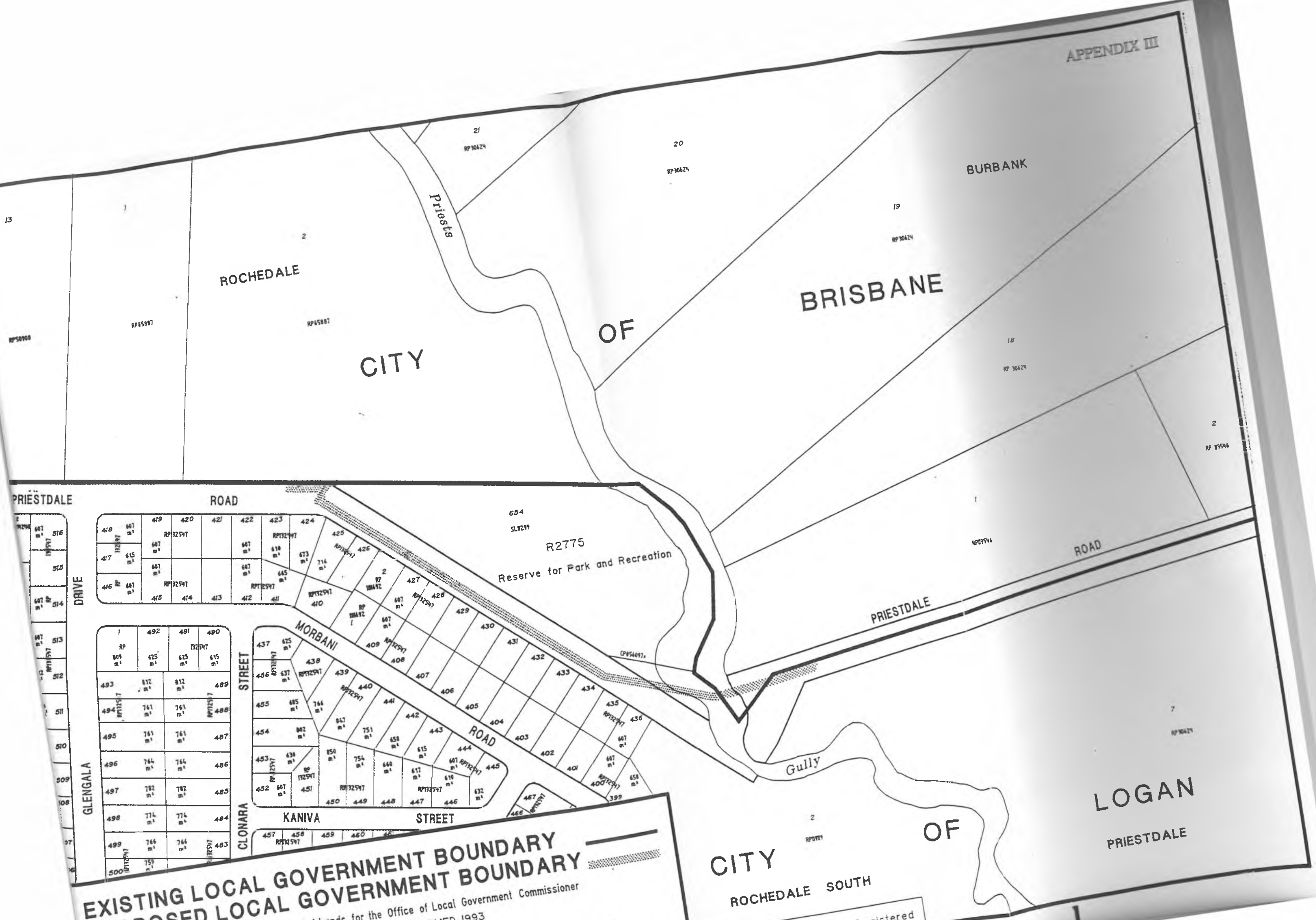
- Office of Local Government Commissioner, Level One, 301 Wickham Street, Fortitude Valley (Telephone enquiries: 07-854 1787)
- Brisbane City Council Administration Centre, Ground Floor, Customer Service Centre, 69 Ann Street, Brisbane (Telephone enquiries 07-225 6833)
- Office of the Logan City Council, Wembley Road, Logan Central (Telephone enquiries: 07-209 0212)

I would welcome submissions in writing to be delivered to my Office or posted to me at PO Box 730, Fortitude Valley, 4006 by 4.00pm, 16 April, 1993.

Each submission should specify the grounds and the facts and circumstances relied upon.



G T HOFFMAN
LOCAL GOVERNMENT COMMISSIONER



EXISTING LOCAL GOVERNMENT BOUNDARY
PROPOSED LOCAL GOVERNMENT BOUNDARY

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SCALE 1:2000

NOTE: * Denotes Plan not Registered

EIGHT MILE PLAINS

ROCHEDALE

ROCHEDALE SOUTH

CITY OF LOGAN

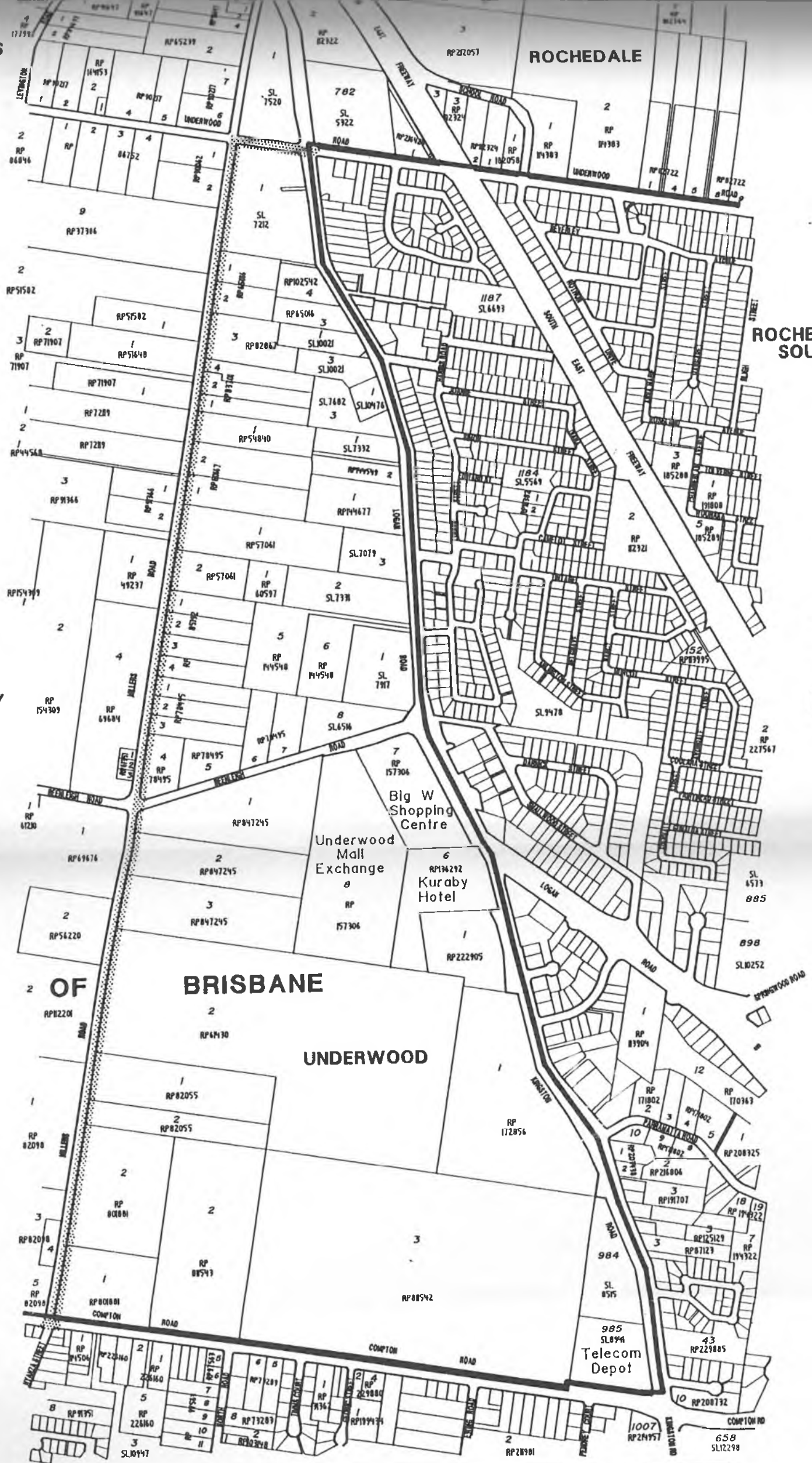
KURABY

CITY OF

BRISBANE

UNDERWOOD

UNDERWOOD



EXISTING LOCAL GOVERNMENT BOUNDARY
PROPOSED LOCAL GOVERNMENT BOUNDARY

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SCALE 1:10 000



APPENDIX IV

CITY OF BRISBANE

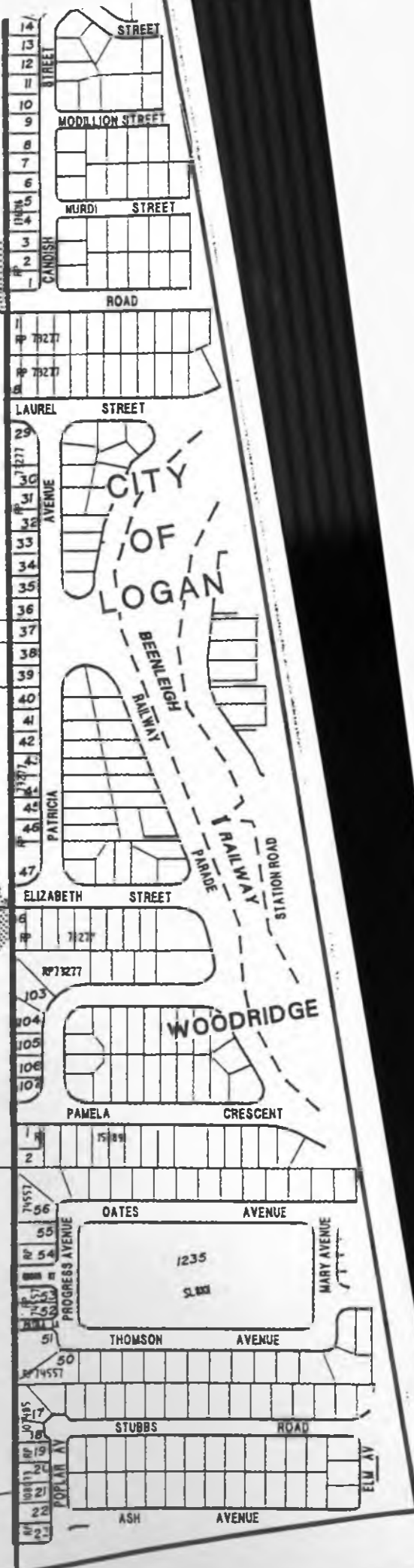
KARAWATHA

Trinder Park Rest Home

BCC 910 mm Water Main

Easement A

Easement B



EXISTING LOCAL GOVERNMENT BOUNDARY
PROPOSED LOCAL GOVERNMENT BOUNDARY

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