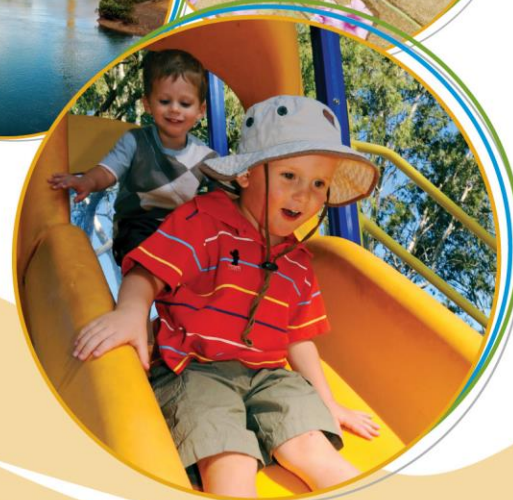




GLADSTONE  
REGIONAL COUNCIL

# GATES & GRIDS POLICY REVIEW





GLADSTONE  
REGIONAL COUNCIL

# **Review of Council's Gates & Grids Policy P-2015/27**

## **COMMUNITY CONSULTATION**

**Tuesday 12 February 2019, 4.00pm – 6.00pm Mt Larcom Public Hall**

**Wednesday 13 February 2019, 4.00pm – 6.00pm Miriam Vale Community Centre**

**Thursday 14 February 2019, 4.00pm – 6.00pm Calliope Community Centre**



- Welcome & Housekeeping
- Brief summary of current responsibilities
- Concerns raised by land owners
- Timeline for review of Policy
- 3 x Options for Community Consultation
- Costs for each Option
- Options V Concerns raised
- Questions and Answers
- What do you prefer - Vote



## RESPONSIBILITIES UNDER CURRENT POLICY



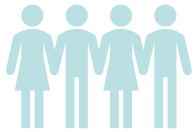
### LANDOWNER

The responsibility and cost of installing, maintaining, insuring and replacing grid structures, following Council's procedures and meeting Council's standards, rests with the landowner who derives the benefit from the structure.





## RESPONSIBILITIES UNDER CURRENT POLICY



### GLADSTONE REGIONAL COUNCIL

- Conducting annual compliance inspections
- Administering annual permits and renewals
- Maintaining and replacing grid signage
- Removal of unclaimed grids

## CONCERNS RAISED BY LANDOWNERS:

- Public liability insurance
- Road maintenance responsibilities
- Dual ownership
- Unfair impost on rural landowners



## REVIEW TIMELINE OF POLICY

The current  
policy was  
implemented in  
November  
2015

Concerns  
raised by land  
owners asking  
for changes to  
policy

Gates & Grids  
Policy review  
commenced  
November  
2018

Community  
Consultation  
Sessions taking  
place 12 – 14  
February 2019

Report to be  
presented at  
Council  
General  
Meeting in May  
2019



## OPTION 1

Council takes ownership of existing and any future grids with the cost of maintenance and renewals met by:

- 1a) The wider rating base
- 1b) Special Levy to landowners





## OPTION 2

Council takes ownership of the structures from an insurance and maintenance perspective, with the owners continuing to be responsible for the initial installation of a new grid and replacement of the structure at the end of its life

The cost of insurance and maintenance to be met by:

- 2a) The wider rating base
- 2b) Special Levy to landowners



## OPTION 3

- Maintain the current policy position, with minor amendment to address dual ownership



Option	Additional Cost To Council	
	Annual Cost	Annual Cost per extra grid
<b>1</b>	<b>\$520,000</b> (Includes depreciation costs to fund replacement of existing grids as required)	<b>\$1,590</b> (Capital cost for new grids will range from \$15,000 - \$21,000 depending on size)
<b>2</b>	<b>\$320,000</b> (Excludes depreciation costs – property owners fund replacement of existing grids at end of useful life)	<b>\$985</b> (Capital costs for new & replacement grids will be borne by the landowner)
<b>3</b>	- No additional cost to Council anticipated	- No additional cost to Council anticipated



# HOW OPTIONS ADDRESS CONCERNS

Option	Public Liability Insurance	Road Maintenance Responsibilities	Dual Ownership	Permit Fees
1 a	✓ Council's responsibility	✓ Council's responsibility	✓ Council's responsibility	✗ New grids only
1b (Special levy)	✓ Council's responsibility	✓ Council's responsibility	✗	✗ New grids only
2	✓ Council's responsibility	✓ Council's responsibility	✗	✓ New & replacement grids only
3	✗ Landowners' responsibility	✗ Landowners' responsibility	✓ Policy revised to allow for dual ownership	✓ Permit still required



# BREAK OUT SESSION





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Thank you for your  
attendance

# P-2015/27

## Gates And Grids Policy



The current P-2015/27 Gates and Grids policy was implemented in 2015.

### RESPONSIBILITY UNDER CURRENT POLICY

**Table 1A: Responsibilities for new or replacement grids**

Landowner Responsibilities	Council Responsibilities
<ul style="list-style-type: none"> <li>• Complete application form with accompanying documentation and pay application fee (currently \$215) - lodgment documents to include providing a cost estimate for a rural fence installation to allow Council to assess if it should allow a grid.</li> <li>• Purchase grid &amp; accompanying gate, install, seal the road 10 metres either side of the grid, install guideposts signage/reflectors on the grid structure itself and hold public liability insurance in the amount (\$20M) with Council as an insured/interested party.</li> </ul>	<ul style="list-style-type: none"> <li>• Assess the application</li> <li>• Inspect site for safety assessment</li> <li>• Reject or Approve the application (if approved - issue conditional permit)</li> <li>• Maintenance of the gravel surface prior to installation of a new grid</li> <li>• Inspect grid once structure is installed</li> <li>• Purchase and install advance grid warning signage</li> </ul>

**Table 1B: Responsibilities for maintaining grids**

Landowner Responsibilities	Council Responsibilities
<ul style="list-style-type: none"> <li>• Five business days notice required to Council before working on a grid (i.e. road maintenance/structure maintenance/repair, cleaning under structure)</li> <li>• Regular proactive inspections to be carried out by the landholder</li> <li>• Maintain and repair grid and signage/reflectors attached to the grid</li> <li>• Maintain area under the grid free from dirt/gravel and weeds</li> <li>• Maintain the gravel road for 10m either side of the grid (for gravel approaches only)</li> <li>• Payment of annual permit renewal fee (\$57 per annum for most grids)</li> <li>• Submit to Council annually, a copy of current public liability insurance cover for the grid/s in the amount of \$20M</li> </ul>	<ul style="list-style-type: none"> <li>• Conduct annual compliance inspections</li> <li>• Administer the renewal of annual permits including ensuring copies of public liability insurance and renewal fees are received</li> <li>• Issue compliance notices/take enforcement action where grids require maintenance and/or repair or are installed without permits</li> <li>• Maintain and replace grid advance warning signage as required</li> </ul>

**Table 1C: Responsibilities for replacing or removing grids at end of life**

Landowner Responsibilities	Council Responsibilities
<ul style="list-style-type: none"> <li>• Replace with a precast unit and install and insure at landowner cost</li> <li>• Removal of grids no longer required and restore the road to the appropriate Council standard</li> <li>• Cancel grid approval on change of ownership</li> </ul>	<ul style="list-style-type: none"> <li>• Remove abandoned grids at landowners' cost where the owner is known</li> <li>• Removal of unclaimed grids at Council cost where the owner is not known</li> <li>• Update Council records on change of ownership/cancellation of permit</li> </ul>

# P-2015/27

## Gates And Grids Policy



### POLICY REVIEW

Option	Additional cost to Council	
	Annual Cost	Cost per grid
<b>OPTION 1</b> Council takes ownership of existing and any future grids with the cost of maintenance and renewals met by: <b>1a) The wider rating base</b> <b>1b) Special Levy to land owners</b>	\$520,000 (Includes depreciation costs to fund replacement of existing grids as required)	\$1,590
<b>OPTION 2</b> Council takes ownership of the structures from an insurance and maintenance perspective, with the owners continuing to be responsible for the initial installation of a new grid and replacement of the structure at the end of its life. The cost of insurance and maintenance to be met by: <b>2a) The wider rating base</b> <b>2b) Special Levy to land owners</b>	\$320,000 (Excludes depreciation costs – property owners fund replacement of existing grids at end of useful life)	\$985
<b>OPTION 3</b> Maintain the current policy position, with minor amendment to address dual ownership	No additional cost to Council. However Council acknowledges that there is cost associated for land owners	No additional cost to Council. However Council acknowledges that there is cost associated for land owners

### HOW OPTIONS ADDRESS CONCERNS

Option	Public Liability Insurance	Road Maintenance Responsibilities	Dual Ownership	Permit Fees
1 a	Council's responsibility	Council's responsibility	Council's responsibility	New grids only
1 b (Special Levy)	Council's responsibility	Council's responsibility	x	New grids only
2 a	Council's responsibility	Council's responsibility	x	New & replacement grids only
2 b (Special levy)	Council's responsibility	Council's responsibility	x	New & replacement grids only
3	Landowners' responsibility	Landowners' responsibility	Policy revised to allow for dual ownership	Permit still required

#### How can you contact us?



(07) 4970 0700

STD CALLS: 1300 733 343

For those residents who currently incur STD call rates when contacting their local customer service centre



(07) 4975 8500



info@gladstone.qld.gov.au



www.gladstone.qld.gov.au

## Gates and Grids Community Consultation

### OPTION 1

#### **Who decides what gates or grids are fit for purpose and/or up to standard?**

Under option 1, Council would assume ownership of all grids. As with other Council assets, the grids will be placed on an inspection schedule based on the associated road hierarchy. Council Asset Inspectors will assess each grids condition to determine when it needs maintenance or replacement.

#### **What happens if there is a dispute between Council and a landowner in terms of the standard of a gate and grid?**

Any dispute between a Council officer and a landowner can be internally reviewed by lodging a complaint. Once internal review provisions are exhausted, a landowner can seek an external review by the Queensland Ombudsman.

#### **What is Council's position if I want to do extra maintenance on my grid?**

Under this option, Council would be responsible for all grid maintenance, road maintenance and the grid approaches. Council would not permit landowners to carry out repair work on grids. If a landowner identifies an issue with a specific grid, they can raise a Customer Service Request for investigation and addressing through existing Council processes.

#### **Who has the final decision in determining if an existing grid is necessary?**

Council would require an application for all new grids in the road network. The application would be subject to Council's standards, policy and conditions and would require a cost estimate for the installation of a rural fence to show the landholder has thoroughly considered this option. Before replacing a grid, Council would ensure due diligence to confirm the grid is still required, including consulting the landowner.

#### **What is the increase, year on year for every ratepayer?**

Based on current condition assessment and the 325 identified grids in the road network, Council has estimated it would cost an additional \$520,000 per year to take on ownership responsibilities. This cost is expected to fluctuate each year as Council gains a better understanding of all grid conditions. Costs will also be subject to inflation and labour increases.

#### **What is the percentage increase?**

We have estimated general rates will increase by approximately 0.66 per cent for each existing ratepayer. These estimations are made in February 2019 and may be subject to change.

#### **Where did the \$520,000 come from and based on what assumptions?**

The additional annual cost to Council for option 1 has been estimated by Operations and Strategic Asset Performance staff. The cost has been based on several assumptions including:

- The condition of grids inspected – 220 grids were inspected in 2018. For the purposes of these estimates, it has been assumed the condition profile of inspected grids represents the condition profile of uninspected grids. For example, if 19 per cent of inspected grids were in poor condition it has been assumed 19 per cent of uninspected grids were in the same condition.
- Grids in poor to fair condition would require replacing in one to five years, grids in fair to acceptable condition would require replacing in five to 15 years and grids in acceptable to compliant condition would require replacing in 15 to 30 years.
- Cost to remove and replace a grid would be between \$15,500 and \$20,800, depending on the size.
- Maintenance activities over the life of a structure would include end structure maintenance, end side rail maintenance, side rail signage, welding of broken grids, cleaning of grids and pothole repair at an average annual cost of \$981 per grid.

#### **Is the estimate of \$520,000 based on the life span of the grid?**

For the purposes of the modelling, it has been assumed the grid will have a life span of 30 years. Based on feedback from the community consultation sessions, sensitivity analyses will be carried out to determine the impact of varying life spans based on road hierarchy classification.

#### **How much is the special levy per landowner?**

The special levy, based on an annual cost to Council of \$520,000, will be \$1,590 per grid. The special levy will be applied per grid per year. If additional grids are requested, Council will design, purchase and install at a cost of \$15,500 for a four metre grid or \$20,800 for an eight metre grid to the requesting landowner.



**Will Council consult with landowners when a gate or grid needs to be removed, replaced or maintenance is required?**

Before removing a grid, Council will write to the landowner. However, if an urgent safety risk arises with a gate or grid, Council may remove the structure without prior notice. Before replacing a grid, Council will consult with relevant landowners to ensure the grid is still required. Landowners can still request additional maintenance on specific grids. As with all customer requests, this would be investigated and, if necessary, work would be scheduled in depending on risk.

**Will Council consult with landowners where improvements have been made around existing grids to improve the overall aesthetic amenity prior to undertaking maintenance works or replacement?**

Council would consult with landowners prior to the replacement of grids and during this consultation, expectations around surrounding works can be discussed and managed.

**What will happen to my gate or grid if I'm the sole user, as it is direct access to my property?**

Currently, Council officers carry out additional investigations to determine how many grids are servicing individual properties and investigate the risk and cost associated. The outcome of these investigations may result in changes to the current options.

**Can we please see a standard drawing of the design of the gates and grids Council would use to install new grids?**

Drawings can be accessed on the Capricorn Municipal Development Guidelines website, as per the following links:

**Gate:**

[http://www.cmdg.com.au/Guidelines/StandardDrawing/s/Files%20-%20General/CMDG-G-019%20\(B\).pdf](http://www.cmdg.com.au/Guidelines/StandardDrawing/s/Files%20-%20General/CMDG-G-019%20(B).pdf)

**Grid:**

[http://www.cmdg.com.au/Guidelines/StandardDrawing/s/Files%20-%20General/CMDG-G-020%20\(C\).pdf](http://www.cmdg.com.au/Guidelines/StandardDrawing/s/Files%20-%20General/CMDG-G-020%20(C).pdf)

**Would Council consider lowering the amount of public liability insurance for landowners?**

A review will be undertaken of the risk to ensure the public liability insurance is set at the appropriate level.

**If I had a non-standard or non-compliant grid, will Council make me upgrade my grid straight away?**

Council will be responsible for upgrading or replacing grids that have reached the end of their useful life and/or represent an unacceptable safety risk to road users. Council undertook a condition assessment in 2018 and found, of the grids inspected, less than 10 per cent met the current standard. Council would progressively repair and replace grids over a period, focusing firstly on grids in poor condition.

**If Council took ownership, will Council compensate landowners for the cost of the grid?**

Council would assume ownership of all grids within the current Council road network. It is anticipated the grids will be transferred at no cost and no costs have been factored into the financial models to compensate landowners.

**Should landowners be responsible for the gate and grids if ratepayers use the roads?**

Ratepayers contribute to the cost of building and maintaining Council's road network. The ratepayer does not benefit from gates and grids installed on the road network. It is on this basis ratepayers do not contribute to the cost of owning and maintaining gates and grids. To date, the responsibility for owning and maintaining grids has been allocated to the party deriving benefit from the grid.

**When is a gate or grid considered at the end of its life?**

A gate or grid is at the end of its life when the cost to maintain or repair the structure is estimated to be 70 per cent or more of the cost to replace the structure. Or, the structure is unable to be repaired or maintained to an acceptable standard.

**Would Council be able to make landowners install double grids and would Council make upgrades to culverts?**

Council would determine the size of the grid required for any replacements. Under the current policy, roads with traffic volumes of 50 annual average daily traffic (AADT) or greater will require an eight metre grid. As part of the policy review process, this requirement will be reviewed against current road hierarchy classifications.

**Can Council's vac (vacuum) truck clean out grids when in the area, or do landowners have to contact Council to arrange and who is responsible for the cost?**

Council would be responsible for cleaning out grids. The choice to use a Council owned vacuum truck or an external vacuum truck will depend on availability and cost at the time. The cost would be recovered through rates or a special levy in this option.

**Under the maintenance of the grids, will Council keep the grid stock-proof, e.g. clear out soil and sediment underneath the grid?**

Council will maintain the grids to minimise the risk to the road user. This would include cleaning out grids as required. The responsibility to secure stock remains with the stock owner.

**Can Council acknowledge that grazing the roads reduces the costs to Council in roadside slashing, fire risk and weed control?**

Council has determined the best value for money is to only clear out vegetation as part of maintenance grades. Council does not undertake any additional slashing or vegetation clearing on unsealed roads irrespective of a grid located on the road.

**With regards to the capacity of grids in terms of load, is the Australian Standard 30 tonne? Does the grid standard need to be improved?**

Council's standard calls for heavy duty, precast grids. These grids are to be load rated for a minimum 16 tonne/axle up to 80km/h. Council would be interested to seek your feedback on this standard and if it needs to be increased.

**Is the cost per grid calculated on an annual basis?**

Yes, the costs per grid provided in the presentations would be applied annually.

**How will Council manage maintenance?**

Council will add each grid to its asset register and each grid would be inspected in accordance with the current levels of services. This means grids located on higher order roads would be inspected more regularly than grids on lower order roads.

**Would landowners be consulted if grids become Council owned and Council (in future) decides to move from grids to fencing?**

The current Council is unable to answer on behalf of future Councils.

**If the grid was deemed non-compliant, would Council consider compensation to landholders for the expenses they incurred putting that grid in? Could the grid be valued?**

It is assumed ownership of existing grids would transfer to Council at no cost. Financial models which estimate annual costs have not included payment for existing grids. Non-compliant grids would be

considered to have no value as they are non-compliant.

**If the landowner believes the grid to be in an unsafe location, will Council remove this grid?**

The condition of grids will be assessed in accordance with the road hierarchy classification. The location of grids will be considered prior to replacement to minimise the risk to road users.

**Does the design of the grid allow for fencing to be attached?**

Rural type fencing is to be installed either side of the grid as per the standard.

**Will Council cover the cost of installing all new/additional grids?**

Council would cover the cost of replacing existing grids where the continued presence of the grid is confirmed. Landowners would still be required to make application to Council to install additional grids on Council road networks. As part of the approval process, Council would advise the applicant of the costs associated with purchasing and installing new additional grids. The applicant would be required to pay the costs prior to Council purchasing and installing the grid. Council estimates this will cost in the order of \$15,500 and \$20,800 depending on the size of the grid required.

**Will Council still have the power to decline a new grid, within a property, when grids already exist on adjoining boundaries, i.e. cell grazing?**

Council would need to consider all new applications against its policy.

**Should there be a different levy cost relating to vehicle usage?**

Council is proposing a flat levy structure. Following community consultation, Council will undertake additional sensitivity analyses to determine how, and if, a scaled levy structure can be applied depending on the road hierarchy.

## Gates and Grids Community Consultation

### OPTION 2

#### **Will a contractor install the new grids, or can the landowner choose?**

Under option 2, the landowner is responsible for installing new and replacement grids and may decide who installs the grid. The grid will need to adhere to Council's standards.

#### **Why is dual ownership not a consideration for option 2B on slide 13 of the PowerPoint "how options address concerns?"**

Dual ownership issues will remain with option 2B when it comes time to replace an existing grid at the end of its life.

#### **How was the cost to Council of \$320,000 calculated?**

The \$320,000 cost has been calculated using the same justification as option 1. However, under option 2, depreciation has not been included as the landowner is responsible for the replacement of grids at the end of their life.

#### **Can a grid be modified to comply with the standard rather than be replaced with the pre-cast unit?**

If Council has identified a grid to be replaced and the landowner wants to modify rather than replace it, the proposal would need to be certified by a Registered Professional Engineer of Queensland (RPEQ). The modified grid would also need to be approved by an RPEQ certified engineer before Council would accept it.

#### **Under this option, would we still pay an annual grid licence fee?**

An annual licence fee would still apply to cover the cost of maintaining a landowners' register for the purposes of grid replacements. Under option 2B, this fee would be incorporated into the Special Levy.

#### **With regards to road maintenance responsibilities, are landowners technically allowed to work on Council roads?**

Under option 2, Council would be responsible for all maintenance activities, including road maintenance. Landowners can apply to work on Council roads. The

proponent would be required to obtain a Works on Roads permit, which would include submission of a traffic management plan, evidence of public liability insurance and evidence of a suitably qualified contractor.

#### **With regards to option 2B, can Council link the levy fee structure to traffic per day (less than 50 vehicles per day or greater than 50 vehicles per day)?**

Based on feedback from the community consultation sessions, Council will undertake sensitivity analyses to determine if scaled levies can be applied depending on road hierarchy.

#### **With regards to option 2B, should the landholders be the sole cost bearers if all tax payers use the roads? For example traffic flow volumes are affected by industries such as tourism.**

Ratepayers, including regional tourist operators contribute to the cost of building and maintaining Council's road network. Ratepayers do not derive a benefit from gates and grids installed on the road network. It is on this basis that rate payers do not currently contribute to the cost of owning and maintaining gates and grids. To date, the responsibility for owning and maintaining grids has been allocated to the party deriving the benefit from the grid.

#### **With regards to option 2B, is the landowner responsible for replacing and maintaining the grid?**

The landowner would be responsible for the cost of replacing grids at the end of their life. Once installed, grid ownership would transfer to Council. The cost of maintaining grids would be met by Council as the grid owner.

#### **Would landowners still pay a renewal fee?**

An annual licence fee would be payable under option 2 as Council would need to maintain a register of associated landowners for each grid. The annual cost for option 2 is lower than option 1 as the landowners are responsible for the renewal costs. Therefore, under this option, the annual costs would be lower, but the landowners would need to have sufficient finances available to replace a grid when required.

## Gates and Grids Community Consultation

### OPTION 3

#### **Will Council be replacing all the railway grids and who will bear the cost?**

Under option 3, Council will continue to inspect grid structures as part of its road network inspection program. Owners of grids that are considered unsafe or in poor condition will be notified and required to repair or replace them as required. Under option 3, the cost of repairing and replacing grids will be the owner's responsibility. The current policy includes provisions on actions Council can take if an identified grid owner fails to take responsibility for their grid.

#### **Who will be responsible for cleaning the grids?**

The landowner would be responsible for carrying out regular inspections and to maintain the area under the grid and keep it free from dirt, gravel and weeds.

#### **If option 3 is chosen, will landowners still need to insure grids?**

Yes, under the current policy position, landowners are responsible for insuring their grids.

#### **Increasing public liability insurance has been costly.**

#### **Would Council consider a subsidy on rates to compensate landholders for this?**

In determining public liability insurance requirements, consideration needs to be given to the risks presented by grid structures on the road users. The requirement for public liability insurance provides the road users with recourse in the event of an incident involving a grid structure. Grids are present in the road networks for the landowners benefit rather than Council. Council's ability to subsidise rates is limited by Section 120 of the Local Government Regulation 2012.

#### **The size of the grid number is difficult to adhere to, the reflectors on approaches are difficult to fit and very large in size. Is there really a need to have large grid numbers (permit numbers)?**

Council acknowledges this feedback and will consider this suggestion as part of the consultation process.

#### **If I have a 3.5 metre (non-standard) grid, will Council make me upgrade it straight away under the current policy?**

Under option 3, Council will continue to inspect grid structures as part of its road network inspection program. Owners of grids that are considered unsafe or in poor condition will be notified and required to repair or replace the grids as required. Under option 3, the cost of repairing and replacing grids will be the owner's responsibility. The current policy includes provisions on actions Council can take if an identified grid owner fails to take responsibility for their grid.

#### **For heavily trafficked roads, would Council consider maintaining the grid approaches?**

Landowners are responsible for ensuring their stock remains on their land and meeting the cost to achieve this. For landowners adjacent to higher order roads, it is recommended they assess the most cost-effective means for restraining their stock. In highly trafficked areas, methods other than grids may be more cost effective. Under option 3, the maintenance of grids, including approaches, is the land owner's responsibility. It should also be noted that new grid structures are not permitted on roads with 200 or more vehicles on an annual average daily traffic (AADT) basis.

#### **Would Council consider reducing the public liability insurance to \$5 million?**

A risk review will be done to ensure the public liability insurance is appropriate.

#### **Would Council consider insuring all grids?**

Under this option, as Council is not the 'owner' of the grids, Council is unable to hold insurance for the structures.

#### **What is the metreage each side of the grid that the landowner would be responsible for?**

Under option 3, the landowner is responsible for maintaining formed, unformed and unmade roads for 10 metres either side of the grid.

#### **With regards to dual ownership, if one landowner decides to fence, then who owns the grid?**

Council encourages landowners to provide suggestions and ideas on how to resolve the issue of dual ownership. These suggestions can be recorded and submitted on your feedback forms and included as part of the consultation process.

#### **Does Council have any future grid policy that will ask the landowner to upgrade the grid to a new standard?**

Under this option, grids would require upgrading in accordance with the current policy. The policy requires upgrades when a condition assessment determines the grid is at the end of its life.

#### **In what situation are you required to have a four metre grid or an eight metre grid?**

Under the current policy, four metre grids are acceptable on roads with less than 50 AATD, and eight metre grids are required on roads with traffic volumes of 50 AATD or more. As part of the review process, this requirement will be reviewed against current road hierarchy classifications.



## Gates and Grids Community Consultation

### GENERAL QUESTIONS

#### **How many grids are there in the Gladstone Region?**

Council has identified 325 grids located on its road network.

#### **How does Council intend to manage weeds that may be transported by the general public?**

Grids are installed to contain stock on properties rather than controlling weeds. If you have specific issues with weeds, please do not hesitate to contact Council's Pest Management Team on (07) 4970 0700 as they can provide more appropriate advice.

#### **In the instance where grids are located on a public road that is not on a gazetted road reserve, who is responsible for the grid?**

Council recognises that there are several instances where roads have formed over time on land other than the gazetted land parcel. Council is working through several cases to try and resolve the issue. If you have specific examples, please do not hesitate to contact Council on 4970 0700. For permitting and insurance purposes, Council considers that the landowner who is deriving the benefit of the grid is the relevant landowner.

#### **Is it possible to know what portion of rates come from rural properties verses urban?**

Category 1 - Residential properties contribute to 44.5% of the total rating revenue – estimated at \$39,780,953 from 25,602 rateable assessments.

Category 3 - Rural properties contribute to 7.5% of the total rating revenue – estimated at \$6,689,679 from 4,270 rateable assessments.

Please note: Category 3 includes both Rural and Island properties. Further information relating to General Rates and Categories can be found on Council's website: [www.gladstone.qld.gov.au/documents/1570002/11391388/Rates%20Booklet%202018-2019](http://www.gladstone.qld.gov.au/documents/1570002/11391388/Rates%20Booklet%202018-2019)

#### **Will the option with the highest number of votes be the option that Council goes with?**

Council has requested community consultation on the Gates and Grids policy to better understand the issues and concerns around each option. The final decisions will be made by a majority vote of full Council.

#### **How will Council deal with the grids that aren't on gazetted road reserve?**

If a grid is located on a public road that happens to be outside of the official road alignment, and you have specific examples, please do not hesitate to contact Council on (07) 4970 0700. Council is working through several cases to try and resolve this issue.

#### **How many grids are currently not up to standard?**

It is estimated that less than 10 per cent of grids are fully compliant with the current standards and in a good condition.

#### **If grids have been removed, but they are still required, can they be re-instated without a fee?**

Council would need to better understand the circumstances surrounding the removal of a grid prior to deciding. If you have a specific example that you would like to discuss, please do not hesitate to contact Council on (07) 4970 0700.

#### **Will landowners who have paid the annual fee for the last two years be reimbursed?**

The gate and grid fees reimburse Council for the cost in maintaining the gates and grids registers, including the review of public liability insurance documents and inspection of grids. As these costs have already been incurred by Council, annual fees will not be reimbursed.

#### **Landholders have experienced issues with insurers not willing to cover grids not located on landholder's private property. Would Council be able to provide landowners with preferred insurance providers?**

Insurance providers continually change their policies based on business drivers that are outside the control of Council. Council is unable to recommend or refer landowners to particular insurance companies or providers. It is recommended that landowners review their insurance annually to ensure they obtain the correct level of cover at a competitive premium.

#### **Will Council revisit traffic volume and assist in maintaining traffic volumes?**

Council undertakes traffic counts for planning purposes. Council will not actively revisit traffic volumes as part of the grid review process. It is recommended that customers concerned their road is incorrectly classified due to an increase in traffic volume, contact Council on (07) 4970 0700.

#### **Will Council install speed limit signage on rural roads?**

Drivers are expected to drive to the prevalent road conditions. As the road conditions change due to a variety of factors, Council is unable to install speed limit signs on rural roads.

#### **What is the meterage of the road to be maintained either side of the gate or grid?**

Under Council's current policy, the grid owner is responsible for maintaining 10 metres either side of the grid. Under option 1, Council will be responsible for maintaining the road either side of the grid.



**What is Council's process when a grid is unclaimed or deemed non-compliant and forms the boundary to a property?**

Sections 6.1 and 6.2 of the current policy address these concerns. If a grid is unclaimed and in need of repair or replacement Council will endeavour to contact the landowner and adjacent landowners seeking an approval be made for the grid within three months. Should there be no response to Council's attempts to identify the owner, Council will place a notice in the local newspaper and notify adjacent property owners that the grid will be removed after 14 days.

**What happens if a landowner refuses to maintain?**

Where Council's CEO considers that a gate and/or grid is not approved or non-compliant, Council will commence action under *Local Law No 1 (Administration) 2011*, by way of a compliance notice.

**What was the previous policy when the Local Law was adopted in 2011? What was the reason for change between 2011 – 2015?**

Before 2011, different requirements applied based on the former three Council's local laws and policies. The change was initiated by the review of Local Laws to bring a consistent local law into practice for Gladstone Regional Council.

**Why were grids installed initially?**

It is understood that grids were put in place as a mechanism to contain livestock within properties without the need to fence along all road reserves.

**How much money does Council make from the annual permits?**

Council received a total of \$14,474 during the 2017/2018 Financial Year. It should also be noted that this figure also includes the back-payment of

some of the outstanding fees from the 2016/2017 financial year.

**Would Council consider holding mediation with stakeholders in relation to dual ownership disputes? Would Council help to facilitate meetings with landowners to resolve dual ownership?**

Council does not become involved in civil matters. However, Council is keen to obtain landholders suggestions on how Council can address the issue of dual ownership.

**What is the \$56 charge to landowners, as nothing has changed on my grid as a result?**

Under the current policy, the charge is related to the administration and inspection costs borne by Council for the current permit system. Changes to grids are the responsibility of the permit holder.

**Is there a policy that states a road should be fenced and grids removed?**

There is no current policy. New grids can only be installed on roads where vehicle counts are less than 200 AADT.

**When there is an accident on the highway, what is being done in relation to the traffic diversions on to gravel roads?**

Council can confirm that regional traffic management plans for traffic diversions, as a result of traffic accidents on the Bruce Highway, are implemented by the Queensland Police Service. Concerns regarding increased traffic volumes and loading, as a result of traffic diversions will be raised at the next Traffic Environment Advisory Committee Meeting for discussion with officers from the Queensland Police Service, Department of Transport & Main Roads and Council. If you have any queries relating to regional traffic management plans in your area, Council encourages you to contact the Queensland Police Service on 131 444.