

SOUTHERN DOWNS REGIONAL COUNCIL

GENERAL MEETING OF COUNCIL

Dear Councillors

Your attendance is hereby requested at the General Meeting of Council to be held in the Council Chambers, Southern Downs Regional Council, 64 Fitzroy Street, Warwick on **Wednesday, 26 August 2015** at **9:00AM**.

Notice is hereby given of the business to be transacted at the meeting.

David Keenan

CHIEF EXECUTIVE OFFICER

20 August 2015

WEDNESDAY, 26 AUGUST 2015 General Meeting of Council

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WEDNESDAY, 26 AUGUST 2015 General Meeting of Council

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- 1. ATTENDANCE
- 2. APOLOGIES
- 3. CONDOLENCES
- 4. READING AND CONFIRMATION OF MINUTES
- 4.1 General Council Meeting 29 July 2015
- 4.2 Special Council Meeting 10 August 2015

5. ACTIONS FROM COUNCIL MEETINGS

5.1 Actions from Previous Council Meeting

Document Information

(6	Report To: General Council Meeting		
	Reporting Officer:	Meeting Date: 26 August 2015	
	Chief Executive Officer	File Ref: 13.42	
Southern Downs REGIONAL COUNCIL			

Recommendation

THAT Council receive the report and note the contents.

Report

The purpose of this report is to provide a summary of Actions resulting from resolutions from the July 2015 General Council Meeting.

A copy of the Actions report is attached.

Attachments

1. Actions from July General Council Meeting View



Data From: 29/07/2015 Data To: 29/07/2015

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED	
20 July 2015	4.1.1	Amendment to General Council Meeting Minutes 24 June 2015	David Keenan	06 Aug 2016 - 12:22 PM - Maxion Seymour Minutes amended and loaded on website.	5/08/2015	
28 July 2015	5.1	Actions from Previous Council Meeting	Devid Keenan	05 Aug 2015 - 12 28 FH - Marker Saymour Noted	6/08/2015	
29 July 2015	7.1	Correspondence	David Keenan	06 Aug 2016 - 1231 PM - Maxion Seymour Noted	6/08/2015	
				05 Aug 2015 - 4:29 PM - Sue Herrold		
29 July 2015	8.1	BCS - Petition to Seve Park No. 9 - Arcools Park, Wilkinson Shoet, Wilmrick	Sue Harrold	Letier from SDRC eent to the first name on the Petition (Wr Gery Mogridge) edvising of Council's resolution.	6/08/2015	
		Current Practical		06 Aug 2016 - 3:57 PM - Sue Herrold		
				Noted by Meneger Community Fecililies.		
				05 Aug 2015 - 12:32 PM - Mexico Seymour		
29 July 2015 9.	9.1.1	Frequency of Council Meetings	David Keenan	Noted	6/08/2015	
** **-				05 Aug 2018 - 1232 PM - Maxion Saymour	****	
28 July 2015	9.1	Council Meeting Procedures	David Keenan	Noted	6/08/2015	
				06 Aug 2015 - 4:15 PM - Sue Herrold		
29 July 2015	10.1	BCS - Financial Report se at 30 June 2015	James Overstone	No further action required.	6/08/2015	
00 LL 0047		DOD CALLE COLO	hara 6 andres	06 Aug 2016 - 4:16 PM - Sue Herrold	400000	
29 July 2015	10.2	BCS - Debt Levels	James Overstone	No further action required.	5/09/2015	
		BCS - SDRC Operational Plan Quarterly Review - April to		06 Aug 2016 - 3:49 PM - Sun Herrold		
29 July 2015	10,8	June 2015	Ple Fletcher	Operational Plan going back to the August Council Meeting due to the attachment not being complete.	6/09/2045	
28 July 2015	10.4	BCS and P&E - Changes and Simplification to 2015/2016	Michael Bell	06 Aug 2016 - 3:57 PM - Sue Herrold	19/08/2015	
20 CHY 2010	10.4	Schedule of Fees and Charges	MARKI COI	Noted by Meneger Community Feditiles.	18100/2013	
20 14:2045	10.5	BCS - Perios Retionalisation	Michael Bell	05 Aug 2010 - 3:08 PM - Sue Hestold	100005015	
29 July 2016	111.0	D.S-Pers Kaloherston	MICHAEL CHAIL	Noted by Manager Community Facilities.	19/08/2015	
29 July 2015	10.5.1	Parks Radionalisation Project - Shillday Park	Devid Tuxford	06 Aug 2016 - 4:22 PM - Sun Herrold	6/08/2015	

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Data From: 29/07/2015 Data To: 29/07/2015

			No further action required.	
			06 Aug 2015 - 3:58 FM - Sue Herrold	
			Noted by Manager Community Facilities.	
46.6	DOS Berndreine Ballerer Court (BBC)	Edishard Dati	06 Aug 2016 - 3:56 PM - Sue Herrold	19/08/2015
10.0	DCS - Asiata allia Adriaci y Group (A-15)	MICHIGA COLI	Noted by Manager Community Facilities.	1800/2015
40.7	DOC C	Kalle Clades	06 Aug 2015 - 4:12 PM - Sue Herrold	6/09/2015
10.1	BCS - Electave Pallarinar De Report - Julie 2020	Notifi Cast No	No further action required.	60002016
			31 Jul 2015 - 3:54 PM - Berb Fagen	
11.1	Meming of an Unnemed Road off Howards Road, Swan	But Fecen	Noted	31/07/2016
	Стөөк		Correspondence sent to property owners additing of Council's resolution	
			31 .bit 2015 - 3:57 PM - Berts Fegen	
11.2	Recentles a Road in Levium	Burb Feogra	Noted	31/07/2015
		Den Dragat	Correspondence sent to property owners advising of Council resolution	55002010
			31 Ali 2015 - 3:09 PM - Berb Fegen	
11.8	Request to Reneme Cheese Festory Road, Victoria Hill	Burb Fener	Noted	31/07/2015
	···		Correspondence cent to properly owners and all cubmitters advicing of Council's resolution	
44.4	Increase in Roads to Recovery Funding 2015/16 and	Ede lóssala	31 Jul 2015 - 4:00 PM - Berts Fegen	31/07/2015
11.4	2018/17	EIGNEEK	Noted	34022015
			07 Aug 2016 - 9:51 AM - Allison Billarcuigh	
12.1	Proposal to Make a Temporary Local Planning Instrument – Amendment of the Flood Hezzard Overlay	Armstte Doherty	Memo sent to Meneger Plenning & Developement and the Principal Town Planner to action in accordance with the Council Resolution	7/08/2015
18 1	Minutele and Dishiel Community Dead Safety Green	David Keenen	08 Aug 2016 - 12:33 PM - Maxima Saymour	6/09/2015
13.1	Administration of Manufacture of the Authority of the Aut	Power Manual	Noted	01002019
			06 Aug 2015 - 12:34 PM - Maxion Saymour	
13.1	Jumpere & Jazz in July - Council Appreciation	David Keenan	Letters send to organisers of Jumpers & Jess and to Werwick SES who volunteered their services to the event.	6/08/2015
	10.6 10.7 11.1 11.2 11.3 11.4 12.1 13.1	10.7 BCS - Executive Performance Report - June 2015 11.1 Maming of an Unnamed Road off Howards Road, Swan Creek 11.2 Renaming a Road in Leyburn 11.3 Request to Rename Cheese Fastory Road, Victoria Hill 11.4 Increase in Roads to Recovery Funding 2015/16 and 2016/17 12.1 Proposal to Make a Temporary Local Planning Instrument - Amendment of the Flood Hazard Overlay 13.1 Werelick and District Community Road Sefety Group	10.7 BCS - Executive Performence Report - June 2015 Keith Clarks 11.1 Naming of an Unnamed Road off Howards Road, Swen Creek Barb Fagen 11.2 Renaming a Road in Leyburn Barb Fagen 11.3 Request to Rename Cheese Factory Road, Victoria Hill Barb Fagen 11.4 Increase in Roads to Recovery Funding 2015/16 and Eric Kreek 12.1 Proposet to Make a Temporary Local Planning Instrument - Amendment of the Flood Hezard Overlay 13.1 Werwick and District Community Road Safety Group David Keenan	Noted by Manager Community Facilities. 10.6 BCS - Aerodrome Advisory Group (AAS) Michael Bell 10.7 BCS - Executive Performance Report - June 2015 Keith Clarks Of Aug 2015 - 3:50 PM - Size Herroth Notating of an Uninemed Road off Howards Road, Swen Creek 11.1 Naming of an Uninemed Road off Howards Road, Swen Creek Performance Sent to property owners advising of Council's resolution 11.2 Renuming a Road in Leybum Berb Fager 11.3 Request to Renume Cheese Factory Road, Victoria Hill Berb Fager 11.4 Increase in Roads to Recovery Funding 2015/16 and 2018/17 Increase in Roads to Recovery Funding 2015/16 and 2018/17 11.4 Proposed to Miste a Temponary Local Plenning Instrument - Amendment of the Fisod Hessard Overlay 11.5 Wender and District Community Road Serbty Group David Keenan David Carriagonal Community Facilities. 96 Aug 2016 - 1238 PM - Maurica Seymour Aurger at June Page and to Vigordock 97 Aug 2016 - 1238 PM - Maurica Seymour Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted Noted 98 Aug 2016 - 1238 PM - Maurica Seymour Noted Note

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Data From: 29/07/2015 Data To: 29/07/2015

				05 Aug 2015 - 12.40 PM - Maxion Saymour	
28 July 2015	7.1	Lette Correspondence	David Keenan	Officers met representatives of Quart Pot Quitters on site on 3 August and advised that a report would be prepared for consideration by Council.	6/08/2015
29 July 2015	15.2	Southern Downs Protection Group - Declarations	David Keenen	09 Aug 2016 - 12:44 PM - Marion Seymour	6/09/2015
24 319 2010	10.2	Southern Down & Procession Group - December &		Noted	67082096
				05 Aug 2018 - 12.44 FM - Mexico Seymour	
20 July 2015	15.8	Southern Downs Protection Group - Receipt of Declarations	David Keenan	Letter acknowledging receipt of declarations sent to Southern Downs Protection Group.	6/08/2015
				06 Aug 2016 - 12 48 FW - Marker Saymour	
29 July 2015	15.3	State Electoral Boundary Change - Southern Downs	David Keenen	Council Submission made to Legal Affairs and Community Safety Committee	5/05/2015
				09 Aug 2016 - 12:62 PM - Mexico Seymour	
20 July 2015	15.4	State Electoral Boundaries	David Keenan	Council Submission made to Legal Affairs and Community Safety Committee	5/08/2015
28 July 2015	15.5	Queensland Parliament Upper House Proposal	Devid Keenan	06 Aug 2016 - 12-62 PM - Maxion Seymour	6/08/2015
29 July 2015 15.5	19.9	5.5 Guestistato Parametra Lupper House Proposer	Power (residen	Noted	9400Z019
29 July 2015	16.1	BCS - Application for Partial Relief from the Payment of	Nelle Reid	19 Aug 2016 - 4:37 PM - Sue Herrold	19/08/2015
20029 2010	10.1	Water Concumption Changes	real real	Council's resolution advised to the applicant.	144042010
20 July 2015	16.1.1	Approval of Application for Partial Relief from the Payment of	David Textord	19 Aug 2015 - 4:36 PM - Sue HeardD	19/08/2015
10 029 2010	PA. 12.1	Weter Consumption Classes	David Taxond	completed.	18002010
29 July 2015	18.2	BCS - Budget Amendment for 2014/2015 Uncompleted	James Ovenslone	19 Aug 2015 - 4:38 FM - Sue Herrold	19/08/2015
20 049 2010	10.2	0.2 Capital Works	Jennes Overleiche	No further ection required.	107002010
				07 Aug 2016 - 3:34 PM - Sue Herrold	
29 July 2015	16.3	BCS - Audit & Risk Meningement Committee (ARMC) Meeting -4 June 2015	Ple Fletcher	ARMC Meeting Minutes have been smalled to the ARMC members for their information - sent on 30 July 2016 - ECM No: 2534986.	7/08/2015
				07 Aug 2015 - 3:35 PM - Sue Hearold	
20 July 2015	16.4	BCS - Sale of Land at Stanthorpe Aerodrome	Semi Bertholomei	Correspondence has been forwarded to the potential purchasers advising them of Council's resolution and requesting their acceptance of this.	6/08/2015
				representative troubleton visito.	

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Data From: 29/07/2015 Data To: 29/07/2015

29 July 2015	16.5.1	Washood Recreation Reserve	Devid Tendord	05 Aug 2015 - 4:18 PM - Sun Herrold	6/08/2015
28 300 2017	PAGE TRANSPORTING TO STATE OF THE PAGE TO STATE OF		No Action Required. Motion Lost.	01002015	
				06 Aug 2015 - 4:19 PM - Sue Harrold	
29 July 2015	16.5	BCS - Vitehpool Recreation Reserve Operations	Devid Textord	A Business Plan to be presented to the February 2016 Council Meeting.	5/08/2015
				05 Aug 2015 - 4:11 FM - Sue Heatold	
29 July 2015	16.6	BCS - Genesis Accounting - GST Project	James Ovensione	DBCS will refer the matter to LGAQ for council to further consider the matter.	6/08/2015
29 July 2015	18.7	Bushfire Hezerd Mitigation on Council Owned and Managed	Mark Saunders	31 Jul 2015 - 4:04 PM - Berts Figuro	31/07/2015
28 Oay 2015	July 2015 10.7 Lend Mark See	MER OLI IM S	Noted	30072013	
20 14-2015	16.6.1	Account of DET (EMT) Const. of Court, Dayler	Poter See	31 .All 2015 - 4:02 PM - Barb Fegen	31/07/2015
29 July 2015 16.6.1	F3.6.1	Assessment of RFT 158072 - Supply of Quarry Products	Petal See	Noted	30072013
				07 Aug 2015 - 492 PM - Berb Fegen	
29 July 2015	16.8	Assessment of RFT 16/072-Preferred Supplier	Eric Kreek	Noted	7/08/2015
		Arrangement - Supply of Quarry Products		Correspondence sent to all tenderere advising of Councille resolution	
				07 Aug 2018 - 8:88 AM - Allison Bilbrough	
29 July 2015	18.9	Appeal to the Pierming and Environment Court, Sereh Gordon v Southern Downe Regional Council 80745/15	Annette Doherty	Memo sent to the Menager of Planning & Development and the Principal Town Planner to action in accordance with the Council Resolution being to proceed in accordance with Council's Solicitor's advice.	7/08/2015
29 July 2015	18.10	Netional Stronger Regions 2015	David Keenan	06 Aug 2015 - 12:54 PM - Mexion Seymour	6/08/2015
				Applications submitted online by due date	
29 July 2015	10.5.1	Perks Regionalisation - Shilliday Park	David Textord	05 Aug 2016 - 3:58 PM - Sun Herrold	19/08/2015
My av IV	7414-1	Control of the state of the sta	Andrew 1 writers W	Noted by Manager Community Facilities.	14442414
29 July 2015	19.5.8	Shilliday Perk & Rowland Street Development	Devid Keenen	06 Aug 2016 - 12:56 PR - Marion Seymour	6/09/2015
		arrange and a southern on an arrangement	Sans In-Mail	Noted	

7. READING AND CONSIDERATION OF CORRESPONDENCE

7.1 Correspondence

Document Information

(6	Report To: General Council Meeting		
	Reporting Officer:	Meeting Date: 26 August 2015	
	Chief Executive Officer	File Ref:	
Southern Downs REGIONAL COUNCIL			

Recommendation

THAT the report of the Chief Executive Officer in relation to Correspondence be received.

Report

1. Deputy Premier, Minister for Transport, Minister for Infrastructure, Local Government and Planning and Minister for Trade advising of approval of Council's application to conduct the 2016 quadrennial local government election by full postal ballot - copy attached.

Action: Noted.

2. Stanthorpe Community Reference Panel copy of letter to Department of State Development regarding funding for the Emu Swamp Dam Business Case and seeking a contribution of funds from both the Department and Council towards the finalisation of the Business Case - copy attached.

Action: A report back to Council.

- 3. Stanthorpe Regional Art Gallery requesting consideration be given to:
 - a. Reimbursement of the full cost of painting the Stanthorpe Art Gallery walls and ceiling, namely \$8,770 (incl GST).
 - b. Funding for the Stanthorpe Art Festival from the Operational Grants Program for the full amount of f \$11,000 (incl GST).

A copy of the letter is attached.

Action: Referred to Council's quarterly budget review.

4. Warwick District Drag Racing Association Inc. regarding the hosting of The Australian National Drag Racing Series in Warwick on 28/29 November 2015 and requesting Council consideration be given to a contribution to the surface rejuvenation of the drag strip - copy attached.

Action: Referred to Council's quarterly budget review.

5. The Hon Barnaby Joyce MP Minister for Agriculture regarding the Agricultural Competitiveness White Paper and the establishment of the National Water Infrastructure Development Fund, and advising that a meeting will be arranged to discuss opportunities to further develop Emu Swamp Dam. Initial discussions have resulted in a tentative meeting scheduled for 7 October 2015 in Tenterfield.

Action: Attend the meeting to discuss the possible opportunities.

6. Lawrence Springborg MP in response to Council's letter dated 2 July 2015 to Cr Margaret de Wit, President of LGAQ regarding the LGAQ Industrial Relations (Restoring Fairness) and Other Legislation Amendment Bill 2015 - copies attached.

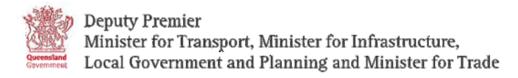
Action: Noted.

7. Local Government Association of Queensland in relation to Resolution 36 from the 2014 LGAQ Annual Conference - Waste Management - Funding for Remediation of Disused Small Remote Rural Dump Sites enclosing the latest response from the Minister for Environment and Heritage Protection - copy attached.

Action: Noted.

Attachments

- 1. Deputy PremierView
- 2. Stanthorpe Community Reference PanelView
- 3. Stanthorpe Regional Art Gallery View
- 4. Warwick District Drag Racing Association IncView
- 5. The Hon Barnaby Joyce MPView
- 6. The Hon Lawrence Springborg MPView
- 7. SDRC Letter to LGAQView
- 8. Local Government Association of QueenslandView



Level 12 Executive Building 190 George Street PO Box 15009 City East Queensland 4002 Australia Telephone +61 7 3719 7100 Email deputy.preminglanis/isterial.qid.gov.au

Our ref: MBN15/1223 Your ref: PCB:MES

1 9 AUG 2015

Councillor Peter Blundell Mayor Southern Downs Regional Council PO Box 26 WARWICK QLD 4370

Dear Councillor Blundell

I refer to your letters of 23 February 2015 and 5 March 2015 requesting approval for Southern Downs Regional Council (the Council) to conduct the 2016 quadrennial local government election by full postal ballot.

I wish to advise that, pursuant to section 45(3) of the Local Government Electoral Act 2011, I have approved the Council's application to conduct the 2016 quadrennial local government election by full postal ballot.

Please note, I have also written to Mr Walter van der Merwe, Electoral Commissioner, advising of my decision.

If you require further information, please contact Mr Max Barrie, Director, Program Implementation and Review, Local Government and Regional Services, Department of Infrastructure, Local Government and Planning on (07) 3452 6704 or by email at max.barrie@dilgp.qld.gov.au.

Yours sincerely

JACKIE TRAD MP DEPUTY PREMIER

Minister for Transport, Minister for Infrastructure, Local Government and Planning and Minister for Trade

cc: Mr David Keenan, Chief Executive Officer, Southern Downs Regional Council

Attachment 2: Stanthorpe Community Reference Panel

STANTHORPE COMMUNITY REFERENCE PANEL

cio The Secretary 144 Schumann Lane THULIMBAH QLD 4376

12 August 2015

Kristian Rose
Department State Development
Email: Kristian.Rose@dsd.qld.gov.au

Dear Kristian

The Emu Swamp Irrigators (ESI) recently met to discuss how best to progress the Emu Swamp Dam Project.

The ESI's primary aim is to progress the **Project** with the full support of our key stakeholders. The ESI consider the key stakeholders to be:

- The Project Control Group (PCG), as representing the interests of the State Government
- Southern Downs Regional Council (SDRC), as representing the residents and businesses of the Southern Downs

The ESI resolved that the project needs momentum and that there is an opportunity now, with Australian Government funding recently announced, to prepare a business case with view to securing that funding.

The ESI want the PCG and SDRC to come with them on this journey. Given that council is under financial pressure, the committee resolved to fund a consultancy to prepare this business case. The ESI also resolved that the consultant must work with the PCG and SDRC expeditiously to finalise the scope. The ESI seeks your support and genuine buy-in. Without the business case we cannot know the cost of the water allocations (the customers' necessary capital contribution or the options) and the ESI cannot be confident in the estimated annual water charges. With a business case prepared by an experienced water pricing consultant, the ESI can.

Once the ESI have an advanced draft of the business case, the ESI's members and the customer base will be able to provide a detailed and informed response to commercial questions about the volume of water allocations they will purchase at various price points. The ESI believe that the business case must be done as the most important next step to determine these key pricing and funding options.

The ESI will engage the consulting firm of Jacobs to help the PCG deliver an appropriate business plan that can be taken to funding partners such as the Federal Government to enable the necessary funds to be raised. The ESI have approved sufficient funds to cover the total amount negotiated between the ESI and Jacobs. They have instructed Jacobs to collaborate with the PCG to develop the appropriate brief so that all stakeholders can adopt the final document and so that all stakeholders can own the document.

Attachment 2: Stanthorpe Community Reference Panel

STANTHORPE COMMUNITY REFERENCE PANEL

The ESI are committed to this project and are keen to have the project commenced ASAP and will begin their engagement with Jacobs by mid-August in an attempt to accelerate the outcome. They are concerned that the recent survey of potential impator clients of ESD, conducted by the SDRC, will not deliver an accurate account or position on inigators that are interested in water and will use the independent consultancy to introduce some rigour into this process. It is necessary that this stage be given this extra scrutiny so that the information collected is as accurate as possible. The ESI believe that this is the fundamental and base data needed to finalise the business case, noting that such commitments cannot be made by potential customers in the absence of the information a professionally prepared business case will provide.

The ESI believe that it is important that the key stakeholders – the PCG and SDRC – have as much ownership of the business case as possible. Accordingly, the ESI invite you to contribute funds as you see fit. Any such contribution (eg \$10,000.00 from SDRC and from one or more agencies on the PCG) would be seen as an act of support, and the ESI would welcome and appreciate such a gesture. The ESI also consider it important that your contribution be recognised by means of allowing logos on the document. This would also demonstrate your support.

The ESI would like to thank and congratulate the PCG for their professional approach to this project and are keen to begin the next stage of this journey.

Yours sincerely

V Pennisi

Cr Vic Pennisi GAICD
Chairman Stanthorpe Community Reference Panel

Cc: David Keenan Craig Rutledge Justin Heaven Rod Strahan





10 August 2015

Mr David Keenan Chief Executive Officer Southern Downs Regional Council PO Box 26 WARWICK Qld 4370



Dear David,

Thank you very much for your, Mayor Peter Blundell, Cr Cameron Gow, Cr Denise Ingram, Cr Jo McNally, Cr Neil Meiklejohn, Cr Glyn Rees and Council officers' time to meet with our team from the Stanthorpe Art Gallery committee this morning.

We appreciate the time given to us to explain the issues we felt needed to be brought to your team's attention in relation to the budget papers 2014/15 and 2015/16, the Art Festival funding, gallery painting and the operations grant. We appreciate the robust and frank discussion which followed each of the four items on the agenda.

As suggested by some Councillors, your, and agreed to by our team but not formally voted on by Councillors, we are writing this letter to request the following:

- On this occasion the sum expended by the Stanthorpe Art Gallery committee for the
 painting of the gallery walls and ceiling be reimbursed in full by Council as approved by
 Council in January 2015 and as per your letter dated 29th January 2015. In this instance a
 correction is sought for the whole \$8,770 (GST Inclusive) to be provided by Council not
 \$8,770 (GST Inclusive) reduced by the 5% reduction decided by Council in its budget
 deliberations for 2015/16.
- An agreed position was reached that the funding for the Art Festival be quarantined in each
 year's Operational Grants Program process. It was agreed this was the intent of Council
 when we were originally advised to incorporate the Art Festival funding request into the
 Operations Grant Program process. The mechanism for doing same is for our committee to
 issue two separate Operational Grants Program Application Forms at budget time with one
 being for the operational budget and one for the Art Festival funding. In this instance a
 correction is sought for the whole \$11,000 (GST Inclusive) to be provided by Council not
 \$11,000 (GST Inclusive) reduced by the 5% reduction decided by Council in its budget
 deliberations for 2015/16.



Southest Downs Regional Council



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Should another one-off extraordinary expenditure situation arise in the future as was the
case with the painting of the gallery then and only if approved by Council a separate
Operational Grants Program Application Form will be raised for this expenditure.

We understand that this request will be reviewed by Council through the formal quarterly budget review process and trust this request will be ratified by Council. We look forward to receiving your communication in due course.

Yours sincerely,

Mike Roselt

President Stanthorpe Art Gallery Society Inc

cc. Mayor Peter Blundell



WARWICK DISTRICT DRAG RACING ASSOCIATION Inc. ABIN 33 147 831 621

www.warwickdragway.com chrla@warwickdragway.com chrla@loyandacna.com PO BOX 421 WARWICK 4370

To The CEO, SDRC.

Hi David,

On behalf of Warwick Dragway, thank you and Cecil for your time today on various ways we can raise funds to bring a round of The Australian National Drag Racing Series to Warwick, on November 28/29 2015. We see this as a great event to bring to the Southern Downs especially with TV coverage

After our conversation we understand the only surplus funds is \$14,500.00 by way of councillor's Salary cap, as the time frame is short and the budget tight. We would ask that the Councillors might consider a contribution of some sort, to the surface rejuvenation required for this event. The overall Cost of this is \$10,000.00.

As we have shown the event will cost in the area of \$80,000.00 to complete, but the benefit's to Warwick with over 150+ teams coming from Australia wide to compete at Morgan Park, and staying in Warwick and District for a minimum of three Days.

Once again Thanks for your Consideration.

Chris Loy
President



The Hon. Barnaby Joyce MP

Minister for Agriculture

Federal Member for New England HERN DOWNS REGIONAL COUNCIL WARMICK BRANCH

RECEIVED

1 4 AIRef: MC15-005675

Mr David Keenan Chief Executive Officer Southern Downs Regional Council 64 Fitzroy Street WARWICK QLD 4370

Dear Mr Keenan Dewid

Thank you for your email of 8 July 2015 about meetings to discuss the *Agricultural Competitiveness White Paper* and the Emu Swamp Dam.

As you are aware, on 4 July 2015 the Australian Government launched the Agricultural Competitiveness White Paper. Through this, the Australian Government will build on existing water infrastructure commitments in the Murray–Darling Basin and Tasmania by establishing the National Water Infrastructure Development Fund to invest a further \$500 million in developing the nation's water infrastructure. This includes a northern component of up to \$200 million for water infrastructure and better water resource information as announced in the White Paper on Developing Northern Australia on 18 June 2015.

I understand my office will be in contact shortly to arrange a meeting to discuss opportunities to further develop Emu Swamp Dam. Please also contact my advisor Mr Richard Hyett if you wish to discuss the matters you raise further, by phoning my office on (02) 6277 7520 or via email Richard.hyett@maff.gov.au.

Thank you again for your ongoing interest in these matters.

Yours sincerely

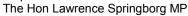
Barnaby Joyce MP

2 8 JUL 2015

Southern Downs Regional Council



Parliament House, Canberra ACT 2600 Telephone: 02 6277 7520 Facsimile: 02 6273 4120 Email: minister@maff.gov.au





LAWRENCE SPRINGBORG MP

MEMBER FOR SOUTHERN DOWNS

EXECTORATE OFFICE: - 9 VICEORIA STREET, STANTHORPE 4380 TELEPHONE : 07 4524 7700 - 1800 811 827 FACSIMILE: 07 4524 7709

EMAIL - southern.downs@paniament.gld.gov.au

ALL CORRESPONDENCE TO: P.O. Box 444 STANTHORPE 4380

Cr Peter Blundell Mayor Southern Downs Regional Council PO Box 26 WARWICK QLD 4370



Dear Peter

Thank you for copying me into the letter you recently sent to Cr Margaret de Wit regarding the LGAQ Industrial Relations (Restoring Fairness) and Other Legislation Amendment Bill 2015.

I agree with your sentiments and this is why the LNP opposed the legislation when it was presented to Parliament. I have enclosed a copy of a Media Release from Fiona Simpson, MP, Shadow Minister for Local Government, on this subject.

I would also like to encourage Council to ensure that the communities you represent are aware of the impact of this legislation.

Yours sincerely

Lawrence Springborg MP Member for Southern Downs



*OOCO1924155

The Hon Lawrence Springborg MP



FIONA SIMPSON MP

SHADOW MINISTER FOR LOCAL GOVERNMENT AND MAIN ROADS, COMMUNITY REGOVERY AND RESILIENCE MEMBER FOR MAROOCHYDORE



MEDIA RELEASE

Councils impacted by Labor's IR laws

Ratepayers will be disadvantaged and jobs will be lost after the Palaszczuk-Gordon Government's Industrial Relations Restoring Fairness and Other Legislation Amendment Bill was passed overnight.

Shadow Minister for Local Government Fiona Simpson said the new laws, designed to pay back Labor's union bosses were passed in the dead of night and impact the ability for local councils to manage its workforce and get value for money.

"The Local Government Association of Queensland said the reversal of the LNP's 'sensible and fair industrial award modernisation' would cost at least 1500 jobs," Ms Simpson said.

"Ratepayers will also be hit with extra costs as the laws make it more difficult for councils to manage their workforce.

"The Government was happy to talk about how this legislation would benefit union bosses but not once were the concerns of the LGAQ or individual Councils taken into account.

"Queenslanders deserve better than a Government determined to put the payback to its union bosses ahead of the welfare of Queensland families."

The LGAQ said in a media statement today that 'the legislation would make it more difficult for councils to manage their workforces and would entrench the inherent unfairness of having employees doing the same or similar work but getting different pay and conditions.'

"This is another example of an inexperienced government making it up as they go and placing its priority not in delivering for Queensland but delivering for union bosses," Ms Simpson said.

"Local Government will have to carry the burden of these costs that will be passed onto ratepayers meaning not only will Queenslanders lose their jobs but they will be faced with a rates increase.

"The LNP unsuccessfully tried to amend the Bill to ensure that those Councils and staff who had already signed certified agreements under the modern award could let those agreements run their course.

"In some cases 92.2% of staff had voted for those agreements, which have now been steamrolled by Labor.

"The only jobs the Premier and her team are interested in are their own and the only frontline services they are creating are union recruiters.

"Queenslanders jobs, their privacy and cost of living are all under threat from this union controlled Labor Government."

[ENDS] 5 June 2015

Media contact: Fiona Simpson 0407 137 126

media@opposition.qld.gov.au



Our Ref: PCB:DPK:KB

2 July 2015

Please address all communications to:

The Chief Executive Officer-Southern Downs

Regional Council PO Box 26

Warwick Old 4370

mail@sdrc.qid.gov.au www.sdrc.qid.gov.au

abn 59 786 792 651

Warwick Office

64 Fitztoy Street Warwick Old 4370.

Stanthorpe Office

61 Marsh Street Stanthorpe Qld 4380

t 1300 MY SDRC (1300 697 372)

f 07 4661 0333

Cr Margaret de Wit President

LGAQ

PO Box 2230 FORTITUDE VALLEY BC QLD 4006

Dear Madam

RE: LGAQ Industrial Relations (Restoring Fairness) and Other Legislation Amendment Bill 2015

Please find attached the Council Resolution from the Council General Meeting held on 24 June 2015 regarding the recent adoption of the LGAQ Industrial Relations (Restoring Fairness) and Other Legislation Amendment Bill.

The resolution states that:

"SDRC believes that there is no fairness in any new legislation that removes the right of councils to engage in innovative and balanced negotiations with staff over a good day's pay for a good day's work. Accordingly, Council object vehemently to such changes occurring without prior consultation nor appropriate funding."

Yours faithfully

Cr Peter Blundell Mayor

C/c Member for Southern Downs, The Hon Lawrence Springborg MP

Deputy Premier and Minister for Transport, Minister for Infrastructure, Jackie Trad MP

Opposition Shadow Minister, Fiona Simpson MP





28 July 2015

Cr Peter Blundell Mayor Southern Downs Regional Council PO Box 26 WARWICK QLD 4370

Dear Cr Blundell

2014 LGAQ Annual Conference - Resolution 35

SOUTHERN DOWNS REGIONAL COUNCIL WARWICK BRANCH
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Action Officer: / File
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The Local Government Association of Queensland (LGAQ) held its successful 118th Annual Conference in Mackay between 27 – 29 October 2014, with over 350 delegates attending and representing each of the 77 Queensland local governments.

A total of 110 motions were passed at this year's Annual Conference. This includes the following submitted by Southern Downs Regional Council and endorsed by the Queensland Local Government Association:

Resolution 35 - Waste Management - Funding for Remediation of Disused Small Remote Rural Dump Sites

'That the Local Government Association of Queensland make representations to the State Government for funding for remediation of small remote rural dump sites that have been disused for decades.'

The following background information was considered by the Conference in the adoption of this resolution.

There are dozens of small refuse dumps throughout Queensland's regional council areas. Some are not known or documented by local councils.

With the decline of rural populations, an increase in kerbside collections and recycling, the financial rationalising of waste management due to the amalgamation of councils, the introduction of regionalised refuse collection centres and increasing standards and requirements for refuse management over the past 20 years, many small rural dumps have been closed by regional councils.

These small dumps remain as unused vacant parcels of land under the control of local councils. It is suggested that the majority of the known former dump sites are fenced by councils and prohibited from use so that there is minimal risk of impact on the surroundings.

Yet the Environmental Protection Act 1994 requires that former dump sites listed on an Environmental Authority licences must have a program for remediation by local councils. As the costs of testing and remediation of the large number of small former refuse sites is often beyond the affordability of struggling regional councils, it is continually deferred. Meanwhile, there is a minimal risk to the community.

Enclosed is the interim and more recent response received from the Hon. Dr Steven Miles MP, Minister for Environment and Heritage Protection and Minister for National Parks and the Great Barrier Reef. The response acknowledged the difficulties for smaller councils and the potentially significant costs associated with some of the post-closure requirements and he advised that EHP would welcome further discussion with LGAQ on this issue. However, unfortunately he also advised that Queensland Government does not currently have a source of funding for a commitment of this nature.

DOC0194292

P 07 3000 2222 F 07 3252 4473 W www.lgag.asn.au Local Government House 25 Evelyn Street Newstead Old 4006 PO Box 2230 Fortitude Valley BC Qld 4006 Local Government Association Of Queensland Ltd. ABN 11 010 883 293 ACN 142 783 917



Please let me know if there is any further action that you would like the LGAQ to take regarding these matters.

Yours sincerely

Greg Hoffman PSM GENERAL MANAGER – ADVOCACY

Mr David Keenan, Chief Executive Officer, Southern Downs Regional Council Cc:

Enc.



Hon Dr Steven Miles MP Minister for Environment and Heritage Protection and Minister for National Parks and the Great Barrier Reef

Ref CTS 07980/15

2 3 JUN 2015

Mr Greg Hallam PSM Chief Executive Officer Local Government Association of Queensland PO Box 2230 FORTITUDE VALLEY BC QLD 4006 Level 13
400 George Street Brisbane Qld 4000
GPO Box 2454 Brisbane
Oseensland 4001 Austrelia
Telephone +61 7 3719 7330
Facslimite +61 7 3220 6231
Email environment@ministerial qld gov as

Dear Mr Hallam

I refer to your letter of 12 December 2014 and my interim reply of 22 April 2015 concerning the 2014 Local Government Association of Queensland (LGAQ) Annual Conference Resolutions.

I congratulate the LGAQ on providing a forum for discussion and resolutions on a number of important local government issues. I am pleased to provide the following advice in relation to flying-fox management.

Resolution Number 73—Pest Management—Flying-foxes—Cost Reimbursements, Centralised Monitoring, Streamlines Procedures

That the Local Government Association of Queensland make representations to the State Government to:

 Investigate options to reimburse local governments for the costs of removing flying-fox colonies from urban communities

Local governments have a number of different options open to them under their as-of-right authority to manage flying-fox roosts in designated urban flying-fox management areas (UFFMA). It is a decision for each council to decide how much or how little flying-fox management they do under their authority, having regard to the interests of their community.

I intend to examine the flying-fox management arrangements for both roost management and crop protection more closely to ensure that the frameworks are effective, grounded in science and not putting Queensland's flying-fox populations at risk. This is consistent with the commitments made by the ALP while in opposition and I intend to progress those commitments in this term of government.

It is important to remember that the as-of-right authority is not a compulsion to act. It is simply a standing approval that is available to councils that choose to do so, provided they adhere to the codes of practice in place. These are decisions that councils have been making for many years. Prior to the introduction of the as-of-right authority, applicants for permits authorising roost management were councils in almost all cases.

Unfortunately the Queensland Government is not in a position to offer funding support for flyingfox management actions. 2. Provide a centralised, coordinated approach for monitoring flying-fox management activities

The Department of Environment and Heritage Protection (EHP) already regularly monitors flying-fox roosts in Queensland with the help of council officers and volunteers.

The flying-fox data collected through the monitoring program seeks to provide a better picture of flying-fox abundance, distribution and population trends across the state. This information helps inform and improve management of the state's flying-fox populations, in terms of both conservation and mitigating human-wildlife conflict. Maps of known flying-fox roost locations and other flying-fox data are available on EHP's website at <www.ehp.qld.gov.au/wildlife/livingwith/flyingfoxes/index.html>. More detailed monitoring data is

available on request via email at <wildlife.management@ehp.qld.gov.au>.

EHP's flying-fox monitoring data also inputs to the National Flying-fox Monitoring Program, coordinated by the Australian Government and the Commonwealth Scientific and Industrial Research Organisation (CSIRO).

The national program is particularly focused on improving population ecology knowledge for the grey-headed flying-fox and the spectacled flying-fox, which are listed as 'vulnerable' under federal legislation. Quarterly reports analysing data collected for the National Flying-fox Monitoring Program are available on the Australian Government's website at www.environment.gov.au/node/16393.

In terms of operational coordination of flying-fox management activities, local governments should consider using their existing coordination mechanisms, such as the Regional Organisations of Councils or the LGAQ itself, to strategically manage flying-foxes at a regional level.

 Streamline processes and legislate to provide additional powers to: (a) Remove the flyingfox colonies from urban areas; (b) Enable the provision of buffer zones around vulnerable communities; and (c) Provide a last resort mechanism for culling in extreme cases:

Councils already have a range of tools at their disposal to manage flying-foxes in their local government area.

Councils already have an as-of-right authority to remove flying-fox roosts in UFFMAs in accordance with a code of practice as discussed above. In addition, provisions already exist for local governments to create buffer zones between flying-fox roosts and vulnerable communities. For example, under its as-of-right authority, a local government can consider creating a vegetation buffer through modifying or destroying a part of a roost and planting that area with vegetation that is unsuitable for roosting. If this is in an urban area, councils can act without approval.

Local governments have the opportunity to be granted a long-term approval for management of roosts across their entire local government area should they prepare a flying-fox management plan that is subsequently endorsed by EHP. A number of local councils have already chosen this option. Local governments also have the option of applying for a permit should they wish to conduct non-code compliant activities within a UFFMA or manage a roost outside of UFFMAs.

With respect to the issue of culling flying-foxes as a means of dealing with problem roosts, I am not satisfied that culling of flying-foxes is effective, sustainable, humane or safe from a public health and safety point of view. As such, I intend to continue the existing prohibition on culling flying-foxes for this purpose.

Attachment 8: Local Government Association of Queensland

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pleased to also provide the following advice in relation to the waste-related resolutions.

plution Number 34—Waste Management—Funding for Waste Recycling Strategy the Local Government Association of Queensland requests the State Government to plish a funding program to support innovative waste recycling initiatives in partnership with government and private sector designed to facilitate and drive investment as a new stry for the regions.

e I acknowledge the merit in this proposal, unfortunately the Queensland Government does currently have a source of funding for a commitment of this nature.

colution Number 35—Waste Management—Funding for Remediation of Disused Small note Rural Dump Sites

It the Local Government Association of Queensland make representations to the State vernment for funding for remediation of small remote rural dump sites that have been used for decades.

relation to the post-closure remediation requirements, I understand the difficulties for smaller uncils and that there are potentially significant costs associated with some of the post-closure juirements. While post-closure requirements are needed to ensure environmental and public alth considerations are maintained beyond the operation of the activity, the level of quirement must be appropriate to the activity. EHP would welcome further discussions with SAQ on this issue.

owever, in relation to funding, the Queensland Government does not currently have a source funding for a commitment of this nature.

esolution Number 79-Waste Management-Disposal of Tyres

hat the Local Government Association of Queensland lobby the State and Federal overnments to identify a cost effective management process for the disposal of waste tyres, articularly in rural and remote council areas. This should also include developing clear uidelines of acceptable uses for waste tyres under the Environmental Protection Act 1994.

The Queensland Government recognises that tyre disposal is an ongoing problem and supports he voluntary industry tyre product stewardship scheme. The scheme provides guidelines that will assist retailers, transporters, recyclers and local governments to better understand their toles and responsibilities in improving the management and recycling of end-of-life tyres.

In relation to a guideline for the acceptable uses for waste tyres, it would be very difficult to produce a comprehensive guideline that covered the broad range of uses that may be available. In considering whether the use is acceptable, the general environmental duty applies. That is, a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Resolution Number 80—Waste Management—Priority Product Statement—Phasing out of Plastic Shopping Bags

That the Local Government Association of Queensland call on the State Government to develop a Priority Product Statement for inclusion in the Waste Avoidance and Resource Productivity Strategy for Queensland to determine the costs, benefits and implications of the current use and disposal of plastic bags, including options to address identified issues.

As you may be aware, I have recently announced that the Queensland Government will consider restrictions on single use plastic packaging through the process put in place to examine combined deposit schemes. I look forward to LGAQ's contribution through the advisory group.

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Additionally, in February 2015, the Environment Ministers agreed to advance further work on practical solutions for jurisdictional approaches to dealing with light-weight plastic bags. The Ministers also agreed to look at plastic bags in the context of litter and the detrimental impact that plastics are having on the environment, including marine ecosystems.

Resolution Number 113—Waste Management—Introduction of a Container Deposit Scheme in Queensland

That the Local Government Association of Queensland make representations to the Queensland Government to introduce a container deposit scheme similar to that existing in South Australia and the Northern Territory.

I am pleased to advise that the Queensland Government has committed to an investigation of state-based options for a container deposit scheme. While there is considerable public support for the introduction of a scheme, there are also concerns around the cost and impacts of such a scheme. The costs and benefits of each option need to be fully considered prior to any decision being made to introduce a scheme. An Advisory Group has been established to assist in the development of options for public consultation later this year. I have invited representation from LGAQ and individual local governments.

I hope this information has been of assistance to you. I look forward to working with LGAQ on these and other matters of importance to local government. Should your staff have any further enquiries, please ask them to contact my Chief of Staff, Mr Philip Halton on 3719 7330.

Yours sincerely

DR STEVEN MILES MP

Minister for Environment and Heritage Protection and Minister for National Parks and the Great Barrier Reef

8.	RECEPTION AND READING OF PETITIONS AND JOINT LETTERS
	Nil

9. EXECUTIVE

9.1 119th LGAQ Annual Conference

Document Information

(6	Report To: General Council Meeting		
	Reporting Officer:	Meeting Date: 26 August 2015	
	Chief Executive Officer	File Ref:	
Southern Downs			

Recommendation

THAT Council:-

- 1. Endorse the attendance of the Mayor and another nominated Councillor at the 119th LGAQ Annual Conference.
- 2. Consider submission of Motions for the LGAQ 119th Annual Conference Agenda.
- 3. Consider eligible Councillors for "Elected Member Long Service Certificates".

Report

Council has received Conference information on the LGAQ 119th Annual Conference which is to be held from 19 - 21 October 2015 at the Empire Theatre, Toowoomba. A copy of the Conference Brochure is attached.

Council's LGAQ membership subscription entitles Council to be represented at the Conference by two delegates.

Should Council wish to send other elected members, the early bird registration fee is \$1430 (incl GST) per person, with a one day registration fee of \$660.00 (incl GST). The early bird cut-off date for registration is 11 September 2015. Registrations after that day increase to \$1630 (incl GST) and \$770 (incl GST) respectively.

Motions for Consideration

Any Motions that Council would like to be considered for inclusion in the Agenda for the Conference are required to be submitted to LGAQ no later than 28 August 2015. Any Motions that are submitted for inclusion with the Conference Agenda must be approved by Council.

The Motion must include the following details:-

- Motion
- Background
- What are the impacts (positive or negative) on local government?
- What is the desired outcome sought?

Attached to this report is a draft motion prepared in relation to Budget Accommodation Buildings for Council's consideration.

Certificates of Service

Elected members are entitled to receive Certificates of Service for:-

- Service for 15 years or more
- Extended Service for the following minimum additional period of service:
 - 5 years where the elected member retires or resigns
 - 10 years for a service member

In ascertaining the period of an elected member's service it is not necessary for the service to be continuous and it is not necessary that service be with the Council making requests.

Certificates can be presented at the Conference Dinner or at a Council Meeting.

Advice is sought on whether any Councillors were currently eligible for Certificates of Service.

Budget Implications

Budget allocation has been made for this Conference.

Policy Consideration

Nil.

Community Engagement

Nil.

Legislation/Local Law

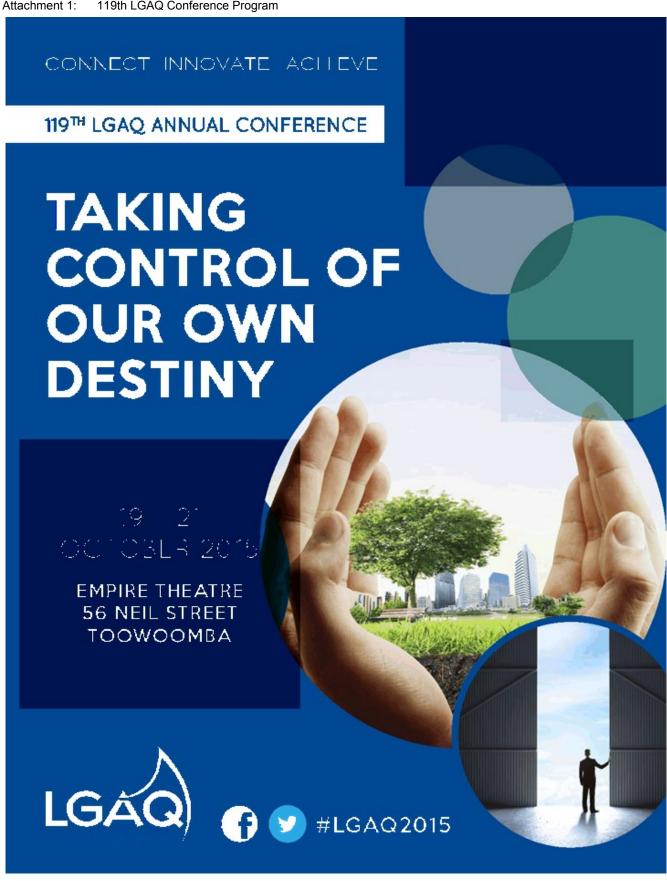
Nil.

Options

- 1. Nominate an additional Councillor to attend the Conference with the Mayor.
- 2. Not nominate an additional Councillor to attend the Conference with the Mayor.
- 3. Consider any possible motions for inclusion on the Conference Agenda.
- 4. Not submit any motions for inclusion on the Conference Agenda.
- 5. Consider eligible Councillors for Elected Members Long Service Certificates.

Attachments

- 1. 119th LGAQ Conference Program View
- 2. Notice of Motion Budget Accommodation Buildings View

























Item 9.1 119th LGAQ Annual Conference
Attachment 1: 119th LGAQ Conference Program

SAC A SPORT CONFERENCE

TAKING CONTROL OF OUR OWN DESTINY





WELCOME TO THE LGAQ 119™ ANNUAL CONFERENCE

This year's conference theme, Taking Control of Our Own Destiny, reflects on both its proximity to the 2016 council elections and the broader economic and political environment in which we operate. We certainly live in interesting times.

This year's line up of speakers will challenge our thinking on many diverse fronts, from technology to the business of council elections.

It is great to again have the minister responsible for roads speak at our ennual conference after many years' absence. The ever popular council segment groups will give us all an opportunity to hear from and exchange views with councils that have similar challenges.

All in all, there is something for every delegate and observer at this year's event in Toolycomba.

Margaret de fetit

Cr Margaret de Wit PRESIDENT



Welcome to Toowoomba, a region which is continuing to develop, prosper and grow to its full potential.

My colleagues and I are delighted to host the 119th LGAQ Conference at a time when our region will still be abuzz from the 2015 Carnival of Flowers – Australia's longest running horticultural event.

Currently on the cusp of remarkable growth, Toowoomba is fast becoming the hub of one of Australia's most attractive regions. The temperate climate, beautiful gardens and serene countryside remain, but rapidly expanding opportunities are attracting an influx of new

businesses and residents keen to be part of the success of the region. Our vision for Toowoomba respects our rich heritage as much as it embraces remarkable potential.

We are fortunate to have strong levels of employment, affordable housing, excellent health facilities, a range of retail opportunities and is internationally recognised for its high quality educational institutions. In fact, Toowoomba was recently ranked in the top five of Australia's most family friendly cities (Suncorp Bank Family Friendly City Index 2014).

The Local Government Association of Queensland continues to be a powerhouse in supporting good governance and leadership in this great State, and I thank all involved in bringing together such a comprehensive and informative program.

Please enjoy all our beautiful region has to offer.

Cr Paul Antonio
MAYOR - TOOWOOMBA REGIONAL COUNCIL

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#LGAQ2015

Item 9.1 119th LGAQ Annual Conference
Attachment 1: 119th LGAQ Conference Program

A PARAMONIC CONFERENCE

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SUNDAY, 18 OCTOBER 2015

12.30pm - 5.00pm Policy Executive Meeting

2.00pm - 5.00pm REGISTRATION

Delegates, observers and accompanying persons

Trade Exhibition

56 Neil Street, Toowoomba

4.00pm - 4.30pm Trade and Sponsor Briefing

MONDAY, 19 OCTOBER 2015

8.30am - 5.00pm REGISTRATION

Delegates, observers and accompanying persons

Trade Exhibition

56 Neil Street, Toowoomba

9.00am - 4.30pm Professional Development Streams:

Change Management - Elected Member (Accredited) LGACOM602B

Councillors' Roles and Responsibilities - Elected Member

(Accredited) LGAGENE503 & LGAGENE501A

Financial Reports and Budgets - Elected Member (Accredited) Member

(Accredited) BSBGOV403A

10.45am - 11.30am MORNING TEA

12.45pm – 2.00pm LUNCH

2.00pm - 4.00pm Regional Roads and Transport Group Assembly

2.00pm – 5.00pm Indigenous Leaders Forum

4.30pm - 5.00pm First Time Delegate Briefing

5 SOrm 7 Strom - WELCOMING CEREMONY

Empire Theatre

56 Neil Street, Toowoomba Hosted by King & Company

5.30pm Blockbuster Opening Act - Laser Man

5.40pm Welcome to Country

#LGAQ2015

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Item 9.1 119th LGAQ Annual Conference
Attachment 1: 119th LGAQ Conference Program

SASTA A MUNICIPAL CONTENTAL

TAKING CONTROL OF OUR OWN DESTINY



5.45pm Welcome to Toowsomba

Cr Paul Antonio

Mayor, Toowoomba Regional Council

5.50pm Response

Cr Margaret de Wit President, LGAQ

5.55pm Sponsor Address

Tim Fynes-Clinton

Pariner

King & Company

6.00pm 2015 LGAQ Journalism Award

Now in its fourth year of inception the LGAQ Regional Journalism Award is

dedicated to showcasing excellence in reporting in regional Queensland. Aimed at highlighting the importance of rigorous reporting and analysis of government business decisions affecting Queensland communities, the awards honour the memory of ABC journalists John Bean, Paul Lockyer and Gary Ticehurst.

Listen to the official announcement of the 2015 winner, who will receive a

\$15,000 prize.

6.05pm Keep Queensland Beautiful Tidiest Town Award

6.10pm Networking Drinks (90 minutes)

Trade Exhibition

TUESDAY, 20 OCTOBER 2015 MEMBER COUNCIL DAY

7.45am REGISTRATION

Trade Exhibition

56 Neil Street, Toowoomba

8.15am Security Briefing

Master of Ceremonies - David Swan (the "other" Voice of Australia)

8.16am CALL TO ORDER BY THE PRESIDENT

8.18am Presentation of Policy Executive

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#LGAQ2015

TAKING CONTROL OF OUR OWN **DESTINY**



8.30am Official Opening:

Hon Jackle Trad MP

Deputy Premier, Minister for Transport,

Minister for Infrastructure, Local Government and Plenning

Minister for Trade

Cr Mergeret de Wit President LGAQ

Dr Terry Wohlers

Founder, Principal Consultant and President

Wohlers Associates Inc.

Colorado, USA

'Courtesy of Saxton Speakers Bureau'

10.15am MORNING TEA

Panel Session: Stepping Out on Our Own - Councils taking the lead 10.45am

Chair: Cr Ray Brown, Mayor, Western Downs Regional Council

Cr Butch Lenton, Mayor, Winton Shire Council

Cr Mark Jamieson, Mayor, Sunshine Coast Regional Council

Cr Belinda Murphy, Mayor, McKinlay Shire Council

Cr Allan Sutherland, Mayor, Moreton Bay Regional Council

11.55am Sponsor Address:

KEYNOTE ADDRESS: Gauncale and the Bisney Cool of Energy Challenge - Smart Ways Forward

LGIS

LUNCH 12.30pm

1.30pm Council Forums

Rural and Remote councils South East Queensland councils

Coastal councils

Resource Regions councils Indigenous councils

#LGAQ2015

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(AO AMNUAL CONFERENCE

TAKING CONTROL OF OUR OWN DESTINY



3.00pm Panel Session: Council Elections 2018 - Polis, Politics and new tricks

Chair: Mr Craig Johnstone, Media Executive, LGAQ Mr Alan Morton, Principal, Morton Consulting Pty Ltd Mr John Bleck, Political Consultant and Commentator

3.45pm Sponeor Address:

3.50pm LGM/LGW Member Update

4.05pm Sponsor Address:

4.10pm Local Government Remuneration and Discipline Tribunal

Update

Deputy President Adrian Bloomfield

Chair

Local Government Remuneration and Discipline Tribunal

4.30pm REYNOTE ADDRESS:

Ms Holly Ransom

Courtesy of ICMI Speakers Bureau

5.00pm Program Concludes

6.30pm for 7.50pm GALA DINNER

Rumours International Convention Centre

323 Ruthven Street, Toowoomba

Gala Dinner: Hosted by Hastings Deering

Dress: Coat and tie

Act: Jessica Mauboy and her world class backing vocalists

"Singing 60's songs from The Sapphires Movie as well as Jessica's own

compositions"

Long Service Certificate Presentations

11.30pm Dinner Concludes

#LGAQ2015

6

CONNECT. INNOVATE. ACHIEVE

AS A SECULIAL CONTROL NUMBER

TAKING CONTROL OF OUR OWN DESTINY



WEDNESDAY, 21 OCTOBER 2015 YOUR COUNCIL DAY

8.30am CONFERENCE RESUMES - HOUSEKEEPING

8.35am AGM/Motions (Debate)

6.45am State Opposition Update

Ms Flone Simpson MP

Shadow Minister for Local Government and Main Roads,

Community Recovery and Resilience

10.15em MORNING TEA

10.45am State Government Main Roads Update

Hon Mark Bailey MP

Minister for Main Roads, Road Safety and Ports

Minister for Energy and Water Supply

11.15am Sponsor Address:

11.20am Debate 12.35pm LUNCH

1.20pm Sponsor Address:

1.25pm Debate

3.50pm KEYNOTE ADDRESS

Ms Catherine DeVrye

'Courtesy of Saxton Speakers Bureau'

4.00pm Plenary Concludes

#LGAQ2015

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SAÇ AMNUAL CONFERENCE

TAKING CONTROL OF OUR OWN DESTINY



COUNCIL FORUMS MONDAY, 19 OCTOBER 2015

2.00pm - 5.00pm INDIGENOUS LEADERS FORUM

Hosts: Or Al' Lacey (Mayor, Palm Island Aboriginal Shire Council) and Or Fred Geta (Mayor, Torres Strait Island Regional Council)

Since 2011, the indigenous Leaders Forum has been a valuable way for Aboriginal and Torres Strait Islander councils to come together in order to discuss specific challenges and to put forward issues they would like the LGAQ to assist them in addressing.

The Forum is held twice-yearly.

TUESDAY, 20 OCTOBER 2015

1.30pm - 3.00pm

Come and join with your council peers in one of four forums to discuss, share and debate key issues.

This year, these forums will be hosted by the LGAQ Policy Executive members. Join your local government colleagues in discussing common issues and interests, emerging policy priorities and brainstorming innovative solutions. This is also your opportunity to talk with each other and your Policy Executive members about ways the LGAQ can help and support your council.

Please register for the forum that you believe will most interest your council – if you can't decide you are welcome to send delegates to separate forums.

Delegates/observers are welcome to attend any one of the forums:

RURAL AND REMOTE COUNCILS

Hosts: Or Fred Pascoe and Or Joe Owens

SOUTH EAST QUEENSLAND COUNCILS

Hosts: Cr Peter Matic, Cr Pam Parker, Cr Allan Sutherland, Cr Paul Pisasale

COASTAL COUNCILS

Hosts: Cr Greg Belz, Cr Deirdre Comerford, Cr Jenny Hill and Cr Bill Shannon

RESOURCE REGIONS COUNCILS

Hosts: Cr Ray Brown, Cr Rob Loughnan

INDIGENOUS COUNCILS

Hosts: Or Alf Lacey and Or Fred Gela

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ELECTED MEMBER PROFESSIONAL DEVELOPMENT OPPORTUNITIES

For those who choose one of the accredited units and then successfully complete the post-conference assessment a credit will be earned towards the *LGA50712 Diplome of Local Government (Elected Member)* that the Association is offering.

That's right. You can now elect to use your conference session attendance to obtain a formal qualification.

For further information on any of the accredited course options, or the Diploma please contact our Members' Hotline on 1300-542-700.

To register for these sessions please email training@igaq.asm.au

GAO'S ACCRECATED TRAINING COURSES. Line of Miniber Professional Discharges.	2012 DATES 6 1174-6	2710 F 75 75 75 000 (2017)
Change Management-Elected Member (Accredited) LGACOM602B This workshop focuses on identifying and implementing change management strategies and the causes and effects of change. *This unit forms part of the Diploma of Local Government (Elected Member) LGA50712 but can be undertaken as a 'stand-alone' professional development workshop day.	Date: Monday 19 th October Time: 9.00am - 4.30pm	\$530.00 ex GST pp + \$220 ex GST if you wish to complete an assessment *For assessments, please contact LGAO Training Solutions by email training@lgaq.asn.au
Councillor Roles and Responsibilities-Elected Member (Accredited) LGAGENE503 & LGAGENE501A LGAQ's 'roles and responsibilities' workshop will discuss behaviours and actions required by elected members in meeting their roles and responsibilities using legislation as its basis. 'This unit forms part of the Diploma of Local Government (Elected Member) LGA50712 but can be undertaken as a 'stand-alone' professional development workshop day.	Date: Monday 19th October Time: 9.00am - 4.30pm	\$530.00 ex GST pp + \$220 ex GST if you wish to complete an assessment *For assessments, please contact LGAO Training Solutions by email training@lgaq.asn.au
Financial Reports and Budgets-Elected Member (Accredited) BSBGOV403A	Date: Monday 19 th October	\$530.00 ex GST pp + \$220 ex GST if you
This training workshop will explore the legislative requirements for local government accounting and will help participants further understand the budgeting and financial report processes. This unit forms part of the Diploma of Local Government (Elected Member) LAGS0712 but can be undertaken as a 'stand-alone' professional development workshop day.	Time: 9.00am - 4.30pm	wish to complete an assessment For assessments, please contact LGAQ Training Solutions by email training@lgaq.asn.au

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KEYNOTE SPEAKER PROFILES

HON JACKIE TRAD MP

Deputy Premier, Minister for Transport, Infrastructure, Local Government and Planning and Minister for Trade

Jackle Trad was elected as the Member for South Brisbane to the Queensiand Parliament on 28 April 2012. Following the 2015 State Election, Jackle was appointed Deputy Premier, Minister for Transport, Minister for Infrastructure, Local Government and Planning and Minister for Transp

With a Bachelor of Arts from Griffith University and a Masters of Public Policy from the University of Sydney, Jackie has always been interested in how public policy shapes and forms our cities, our communities and ultimately our lives.

The influences of economics and politics on public decision-making and policy development, together with a genuine love of her community, drew her to a career in politics. Jackie is a second generation Lebanese migrant who grew up in a small business family on the inner-Southside of Brisbane. Jackie and her husband Damien live in West End where they are raising their two young sons.

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MR TERRY WOHLERS

Founder, Principal Consultant and President Wohlers Associates Inc.

Terry Wohlers is the founder, principal consultant, and president of Wohlers Associates, Inc., an independent consulting firm that was launched 28 years ago.

Wohlers and his team have provided consulting essistence to more then 240 organizations in 24 countries, as well as to 150+ companies in the investment community. He has authored 400 books, articles, and technical papers and has given more than 125 keynote presentations on five continents. Wohlers has twice served as a featured speaker at events held at the United States White House. He has appeared on many television and radio news programs, including NIPR, CBS Radio News, Bloomberg TV, CNBC, MSNBC, Fox Business, Australia's Sky News, and China's CCTV.

For the past 20 years, Wohlers has been a principal author of the *Wohlers Report*, an annual worldwide publication focused on additive manufacturing and 3D printing. It has served as the undisputed industry-leading report on the subject for two decades. In 2007, more than 1,000 industry professionals from around the world selected Wohlers as the #1 most influential person in rapid product development and additive manufacturing

CR RAY BROWN

Mayor Western Downs Regional Council

Councillor Ray Brown has 24 years experience in local government; 17 years for the previous Tara Shire and the remainder as Mayor of Western Downs.

His areas of expertise include managing agricultural properties with interests in accounting, governance, economic development, aged care and disaster management.

Outside of the office, Mayor Brown is passionate about his family, rugby, cricket (any sport really), pecan nut trees and supporting mental health issues.

Cr Brown and his family have recently relocated to Dalby but also maintain their grain and cattle property in Moonie.

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CR BUTCH LENTON

Mayor Winton Shire Council

Or Butch Lenton was born and raised in Winton and attended Winton State School.
Or Lenton completed his motor mechanics apprenticeship at the Winton Shire Council workshop and now, with his wife Ros, have a mechanical business in Winton.

Or Lenton is a past President of Winton Senior Rugby League and Central West Rugby League and atili remains as a Board member. Or Lenton is a keen motorcycle rider, having raced and ridden motorcycles from a young age.

Cr Lenton has a keen interest in transport infrastructure and ourrently chairs the Outback Regional Roads and Transport Group as well as the Inland Roads Alliance. Cr Lenton is also on the Outback Highway Committee.

Cr Lenton also has a strong commitment to economic development and promoting sustainability in rural communities. Cr Lenton is a member of the Fitzroy Central West RDA Committee.

Cr Lenton is the Chairman of the Waltzing Matilda Centre Board and also sits on the Boards of RAPAD, Australian Age of Dinosaurs and the Diamantina Heritage Truck and Transport Museum.

Cr Lenton was first elected to Winton Shire Council in 1997 to 2008, and was Deputy Mayor from 2004 to 2008, and elected Mayor in 2012.

CR MARK JAMIESON

Mayor Sunshine Coast Regional Council

Cr Mark Jamieson was elected in Mayor of the Sunshine Coast in May 2012. He has enjoyed an extensive career in senior leadership roles with strategic and operational responsibilities and accountabilities for customer satisfaction, staff development, business performance/expansion and shareholder growth.

Aside from a proven track record of successful business expansion and a demonstrated capacity to grow and develop himself and those around him, he has also been actively involved in ensuring his companies and the Sunshine Coast Regional Council not only "do well but do good".

Cr Jamieson has completed a Bachelor of Business in distinction with double majors in Marketing and Human Resource Management with the University of Southern Queensland (Toowoomba) and an Executive Leadership Program, Harvard University, Cambridge USA.

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CR BELINDA MURPHY

Mayor McKinlay Shire Council

Belinda was born in Tasmania. She completed year 12 at St Michaels Collegiate Girls School in Hebert and then went onto train as a commercial pilot and grade 3 flying instructor.

Belinda moved to Queensland in 1998 and spent the following years working as a pilot on various stations in the North West Cld and Northern Territory for cattle company's such as Stanbroke Pastoral, NAPCO and McDonalds Pastoral Company. Belinda meet her now husband Wayne Murphy and moved into Julia Creek in 2004 as the Branch Manager for the Queensland Country Credit Union and then became a Senior Manager for McKinlay Shire Council from 2005 until 2010. During this time Belinda completed a graduate degree in Public Sector Management and various Local Government training programs.

Belinda has been on many community organisations since moving to Julia Creek and enjoys campdrafting in the North west.

She is also a member of the Julia Creek Triathlon Club and has over the years participated in triathlons in Mount Isa and also participated in the iconic Julia Creek Dirt N' Dust Triathlon. She is also preparing herself for a charity run event Marathon for Bravehearts.

Belinda is passionate about the shire and the lifestyle that it provides which is only enhanced by the people who reside here. Belinda and Wayne have two children, daughter Madeline and son Liam.

MR ALAN MORTON Principal Morton Consulting Services Pty Ltd

Alan Morton, (B.E., M.Eng. Sc.) is the Principal of Morton Consulting Services Pty. Ltd., a Queensland based consulting company which has undertaken a wide range of projects involving local government operations, policy development, regional planning, social and economic research. Clients have included Federal, State and Local Governments as well as the private sector.

Alan has over 30 years professional consulting experience covering policy analysis, transport planning, regional, social and economic development, government finance and organisation development.

He has consulted extensively for local government in Queensland and elsewhere in Australia. Alan has coordinated the LGAQ Community Satisfaction Tracking Studies since they were introduced in 1997, as well as undertaking a wide-range of other market research projects for LGAQ.

He has also worked with a number of Regional Councils on the integration of rating systems. Alan was a coauthor of *Building our Future*, a report prepared for the Civil Engineering Construction Alliance on the need for investment in infrastructure and for *The Roads Solution*, a report on South East Queensland road and transport issues published by the *Courier Mail*.

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MR JOHN BLACK

Political Consultant and Commentator

John Black is CEO of Australian Development Strategies, a company that specialises in demographic profiling and current client list includes major media outlets, finance companies, religious groups and independent schools.

John is a Founder Member of the Board of the Australian Sports Anti Doping Agency, the body in charge of sports anti-doping in Australia.

He is also a Demographic profiler and opinion writer for The Australian Financial Review and is a guest demographer for Radio 612 ABC in Brisbane.

John interests include being a fly fishing and travel writer for Life and Leisure and FlyLife Magazines and he is a Mentor for Griffith University.

DEPUTY PRESIDENT ADRIAN BLOOMFIELD

Chair Local Government Remuneration and Discipline Tribunal

Adrian Bloomfield is the continuing Chairperson of the Tribunal to and including 30 June 2015 and brings to the role extensive knowledge of and experience in industrial relations, local government and public administration. He was a founding member of the former Local Government Remuneration Tribunal in 2007 before his appointment as Chairperson of the Local Government and Remuneration and Discipline Tribunal in 2010.

Adrian Bloomfield concurrently serves as Deputy President of the Queensland Industrial Relations Commission. Prior to joining the Queensland Industrial Relations Commission in 1993, he was the Director, Queensland Branch of Metal Trades Industry Association of Australia. Adrian Bloomfield also has an accountancy background having held chartered accountancy positions in both Australia and New Zealand.

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MS HOLLY RANSOM

Courtesy of ICMI Speakers Bureau

in 2012 Holly was made one of the AFR's "100 Most influential Australian Women", was named both Young Western Australian of the Year and Young Volunteer of the Year, and became the world's youngest Rotary president.

Holly has since worked with Rio Tinto CEO Sam Welsh and Australia's largest youth oriented non-profit, the Foundation for Young Australians. In 2014 Holly was appointed by the Australian Prime Minister to Chair the G20 Youth Summit.

Holly currently works as a strategic project consultant for NAS Wealth CEO Andrew Hagger and runs International consulting and leadership development company, HRE Global, which focuses on change management, intergenerational engagement and maximising the performance of millennials and women in the workplace.

MS FIONA SIMPSON MP

Shadow Minister for Local Government and Main Roads, Community Recovery and Resilience

Fiona Simpson is a senior member of the LNP State team with extensive experience connecting with communities across Queensland in her previous roles as Shadow Minister for Transport, Main Roads and Health and as Speaker in the 54th Parliament.

Before entering parliament, she was an award-winning journalist (Dalgety's Excellence in Rural Journalism Award) and a former Rotary Exchange Student who speaks conversational Japanese. She holds post-graduate management qualifications and in 2013 was included in Queensland YWCA's list of 125 Leading Women.

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HON MARK BAILEY MP

Minister for Main Roads, Road Safety and Ports Minister for Energy and Water Supply

Mark Balley is the State Member for Yearongpilly on Brisbane's southeide. He has a long connection with his electorate, having previously spent nine years on Brisbane City Council representing Moorooka Ward residents.

He was swom in as Queensland's first ever Minister for Road Safety in February, As Main Roads Minister, he has responsibility for the state's vast road network.

As Minister for Energy and Water Supply, Mark is committed to delivering safe, efficient and affordable electricity and water to Queensland households and businesses.

He is a strong advocate for renewable energy and a champion for a cleaner, greener energy future in Queensland.

Mark recognises the important role Queensland's ports play in supporting the state's economy and fostering stronger regional economies.

The Minister acknowledges the significance of his portfolio as a jobs generator and the importance of roads, water and energy to business, industry and everyday Queenslanders.

MS CATHERINE DEVRYE

Courtesy of Saxton Speakers Bureau

Catherine DeVrye develops ideas, delights audiences and delivers results.

Twice voted Australian Keynote Speaker of the Year in 1999 and 2010, Catherine is an entertaining communicator with proven international management experience. She now speaks globally on customer service, change and turning obstacles to opportunities, through resilience.

Catherine is a best-selling author of eight books and past winner of the Australian Executive Woman of the Year Award. A former IBM executive, Catherine held roles in sales, marketing, communication and leadership development, spending two years in Tokyo as Asia Pacific Headquarters Human Resource Manager.

Always in search of adventure and new material, she has cycled over the Andes, trekked to Timbuktu, beyond Everest Base Camp and was given the honour of carrying the Olympic Torch on the day of the opening ceremonies of the Sydney 2000 Olympics.

Catherine is also an Australia Day ambassador, and was involved in the establishment of the Life: Be In It fitness campaign.

She holds a Master of Science degree, but believes the best education is common sense!

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CONFERENCE REGISTRATION (GST Incl)

Early Bird Registration - prior to and including 11 September 2015

Council or State Government observer	\$1430.00
5 or more observers from one Council/Government Department	\$1320.00
Corporate (Private Sector)	\$2860.00

After 11 September 2015

Council or State Government observer	\$1630.00
5 people or more observers from one Council/Government Department	\$1500.00
Corporate (Private Sector)	

Early Bird One Day Registration - prior to and including 11 September 2015

Council or State Government observer · · · · · · · · · · · · · · · · · · ·	\$660.00
Corporate (Private Sector)	\$1100.00

After 11 September 2015

Council or State Government observer	\$770.00
Corporate (Private Sector)	\$1500.00

FUNCTIONS

Welcoming Ceremony \$50.00

Accompanying persons, day registrations and additional trade exhibitors

Dinner \$150.00

Gala Dinner - Tuesday evening (20 October 2015)

Please note that the Welcoming Ceremony on the Monday evening is included in the conference fee for delegates, observers and corporates attending the full three days of conference.

Accompanying persons are welcome to attend the Welcoming Ceremony and Gala Dinner.

Register via links below or online at www.lgaq.asn.au under the Events Tab

119th LGAQ Annual Conference





Please refer to registration cancellation policies on www.lgaq.asn.au when making your registration.

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ENQUIRIES

CONFERENCE

Members Hotilins - 1300 542 700

Email ask@igaq.asn.au

EXHIBITION

Garolyn McSweeney, Trade and Lielson Local Buy

Phone 0437 822 142 Fax 07 3252 8863

Email cmcsweeney@localbuy.net.au

























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LGAQ ANNUAL CONFERENCE MOTION TEMPLATE - 2015

Submitting council / organisa	tion
Southern Downs Regional Cour	
Date of council / organisation 26 August 2015	resolution LGAQ Policy Executive district District 4 – Darling Downs
Number and title of motion	Budget Accommodation Building Compliance and Safety
Motion	That the Local Government Association of Queensland makes representations to the State Government seeking a coordinated, whole-of-government approach to progress the recommendations of the Interdepartmental Working Group Budget Accommodation Buildings — Maintaining Compliance and Safety Findings and Recommendations report dated May 2010.
Background	Budget accommodation buildings (BABs) are defined as buildings that provide accommodation for six (6) or more unrelated individuals and have a bathroom or sanitary facilities, other than a laundry, shared by any or all of the occupants.
	These types of buildings provide accommodation for many persons throughout the State and are particularly common where there is a high demand for kinerant farmworker accommodation and/or student accommodation, often utilised by non-resident visa holders.
	In 2009, as a result of identified concerns related to the overcrowding of BABs and a lack of compliance with health, safety (particularly fire safety) and amenity requirements, an interdepartmental working group was formed under the auspice of the then Department of Community Safety (DCS). This group was given the task of identifying and assessing the safety and compliance issues arising in BABs as well as reviewing the regulatory framework relevant to BABs in Queensiand.
	The findings and recommendations of the interdepartmental working group are documented in the interdepartmental Working Group Budget Accommendation Buildings — Maintaining Compliance and Safety Findings and Recommendations report (Report), dated May 2010.
	Broadly, the recommendations in the Report outline considerations for the implementation of: • strategies to identify unregistered BABs; • information sharing and community awareness campaigns;
	 increased penalities and joint enforcement strategies; expanded legislative powers for entities responsible for compliance and enforcement, particularly local government; and a coordinated approach to managing accommodation supply and demand lesues.
What is the desired outcome sought? What are the impacts (positive or negative) on local government?	The desired outcome(e) is to ensure: I. all BABs are maintained at an acceptable standard that is safe, healthy, and amenable; II. a clear, consistent and equitable regulatory framework is implemented across the BAB industry; and
	III. the entities responsible for compilance and enforcement are provided adequate powers, resources and tools to effectively pursue suspected offences. The impacts on local government are considered to be predominantly positive through maintenance of Queensland's reputation as a safe place to visit, study, and
LGAQ comment	work which will ultimately positively contribute to the Queensland economy.

10. BUSINESS & COMMUNITY SERVICES DEPARTMENT REPORTS

10.1 BCS - Financial Report as at 31 July 2015

Document Information

	Report To: General Council Meeting					
	Reporting Officer:	Meeting Date: 26 August 2015				
	Manager Finance Management Accountant	File Ref: 12.13				
Southern Downs REGIONAL COUNCIL	Management Accountant					

Recommendation

THAT Council receive and note the Financial Report as at 31 July 2015.

Report

A review of Council's operating performance against forecast shows that the net operating position of \$46.9m which is 11.5% below the estimated position for the financial year to date.

Only one month of expenditure has occurred, while the whole of the rates for the financial year has been accounted for.

Income Statement

Total operating revenue of \$50.9m exceeds the expected year to date estimate of \$49.7m by \$1.2m. Capital revenue of \$25k has been received for the year.

Overall operating expenditure of \$4.05m is \$1.4m under the year to date estimate of \$5.4m with employee costs being around \$751k under budget and materials and services being \$0.664m over the year to date estimate.

Capital Works in Progress

Capital works expenditure to 31 July 2015 is \$1.06m which is 5.3% of the capital works budget of \$19.8m.

Year to date capital expenditure by area is as follows:

	Approved Annual Budget	Carryover & Amendments	Total Budget	YTD Expenditure	% Spent	Committed	Spent & Committed	% Spent & Committed
Land & Land Improvements	-	83,000	83,000	-		2,200	2,200	2.7%
Buildings	277,882	-	277,882	-		800	800	0.3%
Plant & Equipment	1,000,000	-	1,000,000	40,612	4.1%	-	40,612	4.1%
Roads, Drains & Bridges	12,539,401	83,023	12,622,424	464,499	3.7%	58,246	522,745	4.1%
Water	2,340,295	78,565	2,418,860	65,081	2.7%	76,765	141,846	5.9%
Wastewater	655,000	-	655,000	-		-	-	
Other Assets	2,611,000	171,208	2,782,208	261,647	9.4%	88,522	350,169	12.6%
Total	19,423,578	415,796	19,839,374	831,839	4.2%	226,533	1,058,372	5.3%

Budget Implications

There are no budget consequences at this time.

Policy Consideration

Operational Plan 2014/2015

8.3.3 Implement and Review the following agreed Plans and Strategies:

- 8.3.3.1 Review and update the 10 year Financial Plan.
- 8.3.3.2 Annual Review of Debt policy, Procurement Policy, Revenue Policy and Investment Policy.
- 8.3.3.3 Review of Council's internal on-cost charges.

Community Engagement

Nil.

Legislation/Local Law

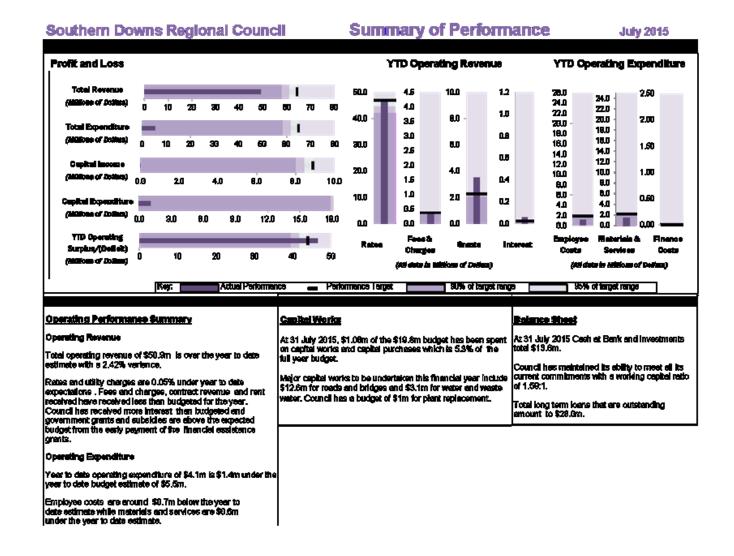
Local Government Act 2009 and Local Government Regulation 2012

Options

- 1. Receive and note this report.
- 2. Do not receive and note this report.

Attachments

- 1. Finance Report as at 31 July 2015 View
- 2. Investment RegisterView



Southern Downs Regional Council Income Statement

July 2015

	July 2010			
Desident		Annesi	Phared	Phased
2015		2016	2016	2016
Actual		Budget	YTD Budget	YTD Actuel
\$		\$	\$	8
	Researce from ordinary activities			
27,264,874	General Rates	28,155,378	28,155,527	28,149,403
262,873	Round fire brigade levy	271,332	271,322	271,044
20,727,694	Utility Rates and Charges	23,170,167	18,553,022	18,559,076
(2,918,503)	Loss Discounts	(1,821,405)	-	(22,217)
(493,991)	Rates on Council properties	(574,820)	-	-
44,842,948		49,200,651	46,979,871	46,957,307
4,046,764	Foer and Charges	3,618,098	379,357	360,801
1,153,056	Interest	808,700	23,555	58,500
2,597,474	Contract & Sales Revenue	3,025,854	29,681	4,409
728,288	Rent and Other Income	863,213	82,574	51,879
8,013,091	Government Grants and Subsidies	7,449,802	2,280,183	3,546,907
61,381,620	Total Operating Revenue	64,966,318	49,775,421	50,579,803
	Expenses from ordinary activities			
24,161,334	Employee Costs	24,903,299	1,936,354	1,184,584
23,581,216	Materials and Services	21,836,972	2,178,182	1,514,474
13,404,810	Depreciation and Amortisation	16,199,431	1,349,991	1,349,000
2,107,315	Finance Costs	2,017,687	7,790	4,723
63,254,674	Total Operating Expenses	64,957,389	5,472,317	4,052,781
(1,873,855)	Operating Surplus (Delick) hefere capital forms	8,529	44,383,184	46,527,822
	Other Capital American			
3,254,394 -	Capital Grants, Contributions and Donations Officer capital income and (expenses)	8,893,777	52,145	25,162
1,381,340	Not Result Surplus/(Delicit)	8,902,706	44,355,249	46,952,184

Exploration

Income Statement

This Statement outlines:

⁻ all sources of Council's YTD income (revenue).

 ⁻ all YTO operating expenses incurred. These expenses relate to operations and do not include capital expenditure.
 However the depreciation of essets is included.

The Net Result Surplus (Deficit) for the reporting period is a good measure of council's financial performance. This figure is determined by deducting total operating exposures from total revenue.

Southern Downs Regional Council Balance Sheet

July 2015

	July 2015		
Unmdited		Amusi.	Phonod
2015		2016	2016
Actual		Budget	YID Actual
*		\$	*
	Current Assets		
13,786,320	Cash essets & Investments	11,352,000	13,629,894
3,877,171	Receivables (includes Rates & Utilities receivable)	5,390,000	50,324,842
915,500	Assets held for sale	152,000	915,500
314,326	Igventories	246,000	324,128
16,893,317	•	17,148,890	65,194,364
	Next-Current Amets		
946,000	Investment Property	946,000	946,000
771,201,565	Property, plant and equipment	780,008,000	771,190,705
350,257	Other Financial Assets	879,000	327,533
22,887,425	Capital works in progress	-	23,241,368
970,006	Intengible Assets	970,000	970,006
794,355,254		762,003,000	796,675,611
815,248,571	TOTAL ASSETS	799,943,000	861,869,975
			_
	Current Liebilities		
3,415,551	Creditors and other psyables	5,661,000	1,659,194
6,375,107	Provisions	2,960,000	6,360,348
1,904,798	Interest bearing liabilities	2,177,000	1,904,798
11,695,456	•	10,796,600	9,924,348
	Non-Correct Lieb littles		_
28,030,430	Interest bearing liabilities	25,712,000	28,030,430
3,808,205	Provinces	4,261,000	3,816,149
31,838,634		29,973,600	31,846,578
45,534,691	TOTAL LIABILITIES	44,771,884	41,770,518
771,714,480	NET COMMUNITY ASSETS	759,172,000	820,099,057
	Community Equity		
237.018.454	Asset Revaluation Reserve	214.889.000	237,018,454
534,696,026	Retained sumles	544,283,000	583,090,603
22 1142 41420		21.72.3,000	2.010.01000
771,714,490	TOTAL COMMUNITY BOUTTY	759,172,000	820,099,057

Explanation.

Balanco Sheet

The Balance Sheet outlines what Council owns (its exacts) and what it owns (liabilities) at a point in time.

Council's not worth is determined by deducting total liabilities from total assets - the larger the equity, the stronger the financial position.

Key Ratios	Budget	Aobusi Aobusi	On Target?	Key Ratios	Budget	Actual	On Target?
Working Capital Ratio (Current Assets / Current Liabilities)	1.59:1	6.57 : 1		Interest Coverage Ratio (Not interest Expense / Total Operating Revenue) (%)	1.26%	-0.03%	1
Target Ratio	> 1:1	> 1:1	1	Target Ratio Upper Limit (%)	10.0%	10.0%	
This is an indicator of the management of working capital (short ter to which a Council has liquid assets available to meet short term fi			sures the extent	This retto indicates the extent to which a Council's operating reve As principal repayments are not operating expenses, this ratio de	monstrates the	extent to wh	tch operating
Operating Surplus Ratio (Nel Operating Surplus / Total Operating Revenue) (%)	13.7%	92.19		revenues are being used to meet the financing charges associate	KI WILLI GACK BEI	wong ocega	ione.
Terget Ratio	0.0% to 16.0%	0.0% to 15.0%		Asset Sustainability Ratio [Capital Expenditure on the Replacement of Assets (renew	122.5% sis) / Deprede	61.7% don Expens	50)
				Terget Ratio Lower Limit (%)	> 90%	> 90%	
This is an indicator of the extent to which revenues relised cover op for capital funding purposes. A positive ratio indicates the percentage of total rates available to I the relevant emount is not required for this purpose in a particular expanditure needs by either increasing financial assets or preferab	help fund prop year, it can be	osed capital held for fut	f expenditure. If ure capital	This is an approximation of the extent to which the infrastructure replaced as these reach the end of their useful lives. Depreciation extent to which the infrastructure assets have been consumed in (replacing assets that the Council already has) is an indicator of a are being replaced. Commencia on Ratio Results.	expense repre a pariod. Capit	sents en est el copenditur	Imate of the on renewals
Net Financial Liabilities Ratio ((Total Liabilities - Current Assets) / Total Operating Revenue Target Ratio Upper Limit (%)	45.4% •) <=60%	-45.9% 60%		The reported retice are taken from the Department of Local Governmenagement. When locking at ratios it is important to extended and that enomalies in the reported results are not taken in Isolati. Department as a preferred range and results outside those range.	ge that they rep on. The targets	present e sne are those pr	pahot in time wided by the
This is an indicator of the extent to which the net tinencial liabilities operaling revenues. A positive value of less then 60 per cent is the benchmark as deter Government. It indicates that Council has the capacity to fund liabilitie loan benrowings. A positive value greater than 60 per cent but is has the capacity to fund liabilities but has limited capacity to fund liabilities but has limited capacity to fund a has the capacity to fund a has been benrowings.	mined by the files end to h se than a 100 se its loan bo	Department are the cape % indicates movings.	t of Local actly to increase o that Council	Whilst changes to the legislation have amended the required mile reported on. For the year to date, all ratios are within expected guidelines.	e, the relice lie	ted will confi	nue bo be

Attachment 2: Investment Register

INVESTMENTS REGISTER

as at 31 July 2015

CASH MANAGEMENT 10:30mm CALL ACCOUNT

PRINCIPAL INTEREST RATE

GENERAL QTC SDRC Acct \$ 6,070,585.92 2.62%

TOTAL QTC \$ 6,070,585.92

BANK BILLS AND IBD

DATE	DESCRIPTION		PRINCIPAL		HITEREST RATE	MATURITY DATE
21-May-15	BANK WEST		\$	912,983.64	2.90%	19-Aug-15
28-May-15	NAB		\$	820,367.44	2.91%	27-Aug-15
18-Jun-16	NAB		\$	822,437,92	2.91%	16-Sep-15
19-Jun-16	QCCU		\$	823,165.66	2.90%	29-Sep-15
8-Jul-15	WCU		\$	624,066,33	2.85%	4-Aug-15
9-Jul-15	WCU		\$	824,684.78	2.85%	12-Aug-15
16-Jul-15	GCCN		\$	825,672.10	2.90%	14-Oct-15
22-Jul-15	WCU		\$	626,171.86	2.95%	21-Oct-15
29-Jul-16	QCCU		\$	824,913.38	2.90%	28-Oct-15
1 8-May- 15	SLINCORP	T	\$	300,000.00	2.70%	1 0-Aug-1 5
					_	

TOTAL \$ 7,704,443.33

GRAND TOTAL \$ 13,775,009.25

Weighted Average 2.82% BBSW 90 day rate 2.16%

\$ 13,775,000.25

FUNDS BREAKDOWN

<u>Principal</u>

GENERAL \$ 13,475,009.25 RESERVE \$ -

TRUST \$ 300,000.00

GRAND TOTAL \$ 13,775,009.25

INSTITUTION BREAKDOWN (30% MAXIMUM AT ANY ONE INSTITUTION)

COMMODAL

(MATHORICA)		<u> </u>	COPPL	
CBA	0%	\$	_	
BENDIGO	0%	\$	-	
MCU	18%	\$	2,474,902.97	
SUNCORP	2%	\$	300,000.00	
eccu	18%	\$	2,473,751.38	
HERITAGE	0%	\$	-	
Bank of GLD	0%	\$	-	
e TC	44%	\$	6,070,585.82	
NAB	12%	\$	1,642,805.38	
CITIBANK	0%	\$	-	
Bank West	6% 100%	\$	912,983.64	\$ 13,775,009.25

GRAND TOTAL

/MOTITALITICAL

10.2 BCS - SDRC Operational Plan Quarterly Review - April to June 2015

Document Information

	Report To: General Council Meeti	ing
	Reporting Officer:	Meeting Date: 26 August 2015
	Manager Corporate Services Governance Officer	File Ref: 12.05; 13.34
Southern Downs REGIONAL COUNCIL	Temporary Governance Officer	

Recommendation

THAT Council receive and note the contents of this Operational Plan Quarterly Review – April to June 2015.

Report

This report was presented to Council at its 2015 Council meeting, however, the attachment to the report only contained the Business & Community Services quarterly review. Accordingly, please find attached the full version of the Operational Plan Quarterly Review for all Directorates of Council for the period April to June 2015.

The Local Government Regulation 2012 requires that Council prepare and adopt an Operational Plan for each financial year. The Regulation also requires that Council must make assessments of its progress towards implementing its Operational Plan at regular intervals of not more than 3 months and that it must discharge its responsibilities in a way that is consistent with the annual Operational Plan.

Council is required to assess its progress towards implementing its annual Operational Plan. Officer's comments regarding progress/completion of the 2014/2015 Operational Plan actions have been provided in order to undertake this assessment.

Officer comments regarding the progress/completion of the 2014/2015 Operational Plan tasks are attached.

Following is the SDRC Operational Plan Action Status as at the end of June 2015:

Action Status				Percentage
100% Complete				57%
Ongoing				8%
In Progress	90%	to	100%	7%
	70%	to	89%	13%
	50%	to	69%	4%
	0%	to	49%	4%
Deferred				3%
Not Started				4%
				100%

Budget Implications

The Operational Plan is consistent with Council's 2014/2015 Budget.

Policy Consideration

The Operational Plan reflects the long term goals identified within the 2014-2019 Corporate Plan.

Community Engagement

Nil.

Legislation/Local Law

Section 174 of the *Local Government Regulation 2012* states that Council must prepare and adopt an Operational Plan for each financial year.

Local Government Regulation 2012, Section 174(3) states that a written assessment of the Local Government's progress towards implementing the annual operational plan at meetings of the Local Government held at regular intervals of not more than 3 months.

Options

- 1. Receive and note the Southern Downs Regional Council Operational Plan Quarterly Review April to June 2015.
- 2. Do not receive and note the Southern Downs Regional Council Operational Plan Quarterly Review April to June 2015.

Attachments

1. Operational Plan Quarterly Review - April to June 2015 View

16.5.1 Provide preseñve affective HIT eurolear le fine rgariantes.	Hamas Resources and Cognitional Development	Blanager Hussan Resources	Complained	109%	30/08/2016	Confirms to provide training and professional development apportunities to shall, led which reinforce solders provided across Coursell. Coupleillon of first round of the 18,000 Ottors Willings infinities. Our Sandton Infinitive capable.
chos		ABPOHIBLITY	STATUS	%		PROBRES COMMENT
i.6.2.1 Implement the recommendations of the external safety audit to ensure full compliance.	Human Resources and Organisational Development	Manager Human Resources	Ongoing			Continued development and implementation of new forms, procedures and processes as recommended by the safety audit. Further recommendations will need to be developed and implemented in the new financial year to ensure full compliance.
ICTION		ABBROHUBLITY	87/1748	*	00 000 DATE	PROGRESS COMMENT
C+4.000.000	54.2 40.5% (Sp. 4.2)				TAMES CROSS	
i.6.1.2 Provision of timely and accurate Council information to the community.	Communications & Public Relations	Manager Human Resources	Completed	100%	30/06/2015	Continue to provide information to the community by way of media releases, weekly Council News page and Council Facebook site. Raising profile of MYSDRC App (MYSDRC App downloads 227 as at 20/03/15 increased to over 500)
8.6.1.1 Negotiate a new Enterprise Certified Agreement	Human Resources and Organisational Development	Manager Human Resources	Ongoing		30/06/2015	Changes in industrial relations legislation has resulted in delay in EB negotiations
CTION		REPORTELTY	87A7US	×	COMP DATE	PROGRESS COLLENT
.э. 1.2 эфрон то спесией метрен 5	Elected Members	Cries Executive Officer	, , , , , , , , , , , , , , , , , , , ,	100%	30002013	Counciliors have been provided with priempts on special copies and areas or interests. External groups have presented to Council on various issues and Councillors have been active in undertaking site visits to places such as the Big \ Distribution Centre, Grainex and South Toolburra Farms. All Councillors have been provided with information promptly when requested, and all Councillor requests have been recorded.
perations i.5.1.2 Support for Elected Members	Elected Members	Chief Executive Officer	Completed	100%	30/06/2015	has been detailed information provided to Councillors on the cost of each service delivered by Council and the cost of delivering capital works and large infrastructure projects. Councillors have also adopted the Corporate and Operational Plans, as well as endorsing a submission to the Federal Government's Regional Capital Review. Councillors have been provided with Briefings on specific topics and areas of
4.5.1.1 Provide Overall guidance and direction on Council's	CEO Office	Chief Executive Officer	Completed	100%	30/06/2015	Council has been guided through the development of the 2015/16 budget. There
earnow	SERVICESPROGRAMS	ABSECTABLE TY	STATUS	*	COMP DATE	PROGRESS COMMENT
rayada • a sanca	ACT INCOME OF BUILDING	all and the second second second				
Office of the CEO						

KOTION	SETTE SETTE OF A SET	NATURALITY	STATES	*	COMPDATE	PROGRAME COMMENT
vil. 1.1 Fin extension in Witarabit Gridny Advisory Group	Community Development	Manager Community Services	Mat Stated	0%	30/08/2014	Project postponed indulinitely. No superity from Geometric Police Gereberto the land agency at this time.
стон	SERVICED PROGRAMS	REPORTELTY	STATUS	*	COMPANY	PROGRESS COMMENT
J.L.1 Complete the Public Art Policy	Ario d Californi	Manager Community	Dellared	0%	30002278	Project changed. No longer a legal requirement to have expense public Art Polic
U.1.2 Engage with Aris Obsessions over sear discisors for TOUR	Affe & CHELES	Countries Services Ciliber	Completed	100%	32032216	Will now incompanie when Art Collumi & Hartimes Followin reviewed. Congession - M. Artic Observations over Regional Artic Development Fund Retries contribute.
.6.1.3 Review the Art, Cultural and Heritage Policy	Arts & Culture	Manager Community Services	In Progress	70%	30/06/2015	Project changed. No longer a legal requirement to have separate public Art Polici Will now incorporate when Art Cultural & Heritage Policy is reviewed.
.6.1.4 Provide support for the Region's art galleries and evelop opportunities for cultural activities.	Arts & Culture	Manager Community Services	Completed	100%	30/06/2015	Continue to provide assistance and information as required.
J.L.C. Minage en edisches SADP progress for the region,	Arty & California	Community Services Officer	Osmpleted	100%	300003016	Plant Funding Fourset (hairs (complete, extraction) to Ante Child Indicating will fund have been expension for 2000/16. Assetting responses from Arts Child rec outcome of 2010/16 familing (expension and or July 2010). New SCHO RADF Outcomes maternal for Courted to be used 2010/07.
.6.1.6 Work with local community volunteers on delivering	Arts & Culture	Manager Community Services	Completed	100%	30/06/2015	
(ya.3a).•3			Commency of		1419	
ICTION .	AMMOREFROGRAMS	RESPONSELTY	STATUS	*	COMPOSITE	PROGRESS COMMENT
.7.2.1 Review the 2030 Community Plan	Community Services	Manager Community Services	Not Started	0%	30/06/2015	Project delayed. Not progressing this financial year.
CTION	AMPLICATION OF A SECTION OF A S	MARKET STATE	#TATUS	*	COMPLICE	ARCHARDS COMMING
7.3.1 Provide opportunities and support for members of the ommunity to become engaged in issues which affect the ecion.	Community Engagement	Manager Community Services	Completed	100%	30/06/2015	Community Development Team has undertaken a range of strategies with local residents in the Southern Downs on a diverse range of topics.
17.5.2 Review the Community Engagement Policy	Community tingegreened	Manager Community	Hot Planted	0%	T00002014	Otherwise for 2016.
L7.5.3 Fundow and refine the Yorth Municipag program wherein Councillose and Young Landara	Youth Services	Youth Development Officer	Completed	100%	51/16/2014	Phalest.

ары	************************	COMPANY OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO PERSON NAMED IN C	\$TATUS	76		PROBRING COMMINT
Jk.1.1 Develop is motel for falous youth markens following the hanges in expectations and funding from the depositure).	Youth Barrioss	Youts Development Officer	Completed	100%	200204	Youth Survices Model Smalland on per bodget and 2016/2016 Youth Adion Plan.
(2,12) Provide apparimition and nativities to enternor the relicing of young people, people with a destrilly and our unidents.	Community Standors	blessger Community Dentises	Completed	100%	2000204	A number of antices delivered to meet this Action including Youth Action Plan, Contribution Continuing Workshops, Grant Willing Worldwings, provided support for local crambustons and individuals.
спон	SERVICE DIFFE CONTAINS	RESPONSELTY	STATUS	%	COMPONIE	PROGRESS COMMENT
.9.2.1 Progress the decisions made on Council's long term prolivement in Seniors Housing.	Pensioner Units	Manager Community Services	In Progress	75%	30/06/2015	Negotiations continuing with Dept. Housing and currently awaiting a decision from them.
54,572	AND THE PROPERTY OF THE PARTY O	SERVICE TY	STATUS	-	COMPANY	Propegge comment
.14.2.1 introduce som Funding to Community Programs aborg die die associated education and information processes.	Community Grants	Officer Community Development	in Progress	70%	30062018	Council and the Mullicultural Development Association partnered to offer a FRES printherling variation for community groups on August 25, with 18 representatives differently the variation.
1.14.22 Renov and proacts the Community Obserby to be a minuble score of Information.	Community Bendose	Tables and Support Officer	Cogolog	•	30002014	Working Burnegh perject pierre. This will be an ongoing process.
NCTION .	SERVICESPROGRAMS	RESPONDED TY	STATUS	*	COMPANIE	PROGRESS COMMENT
1.14.3.1 Manage and maintain cemeteries across the region.	Cemeteries	Manager Community Facilities	Completed	100%	30/06/2015	Draft Cemeteries Services Review completed by Manager Community Facilities and forwarded to Director Business and Community Services for comment.
1.14.32 /www.fro-shiftly of above grand weak montrodos.	Condulus	Manager Community Facilities	Completed	100%	30082018	Communities communed, with \$4 of the 24 vente with.
1 ()	*用/ALD (1974)		TIME I			
NOTION	AND THE PROPERTY OF LINE	NATION OF THE STATE OF THE STAT	STATUS	%	COMPDATE	PROGRAMS COMMENT
LZR.1.6 Minage and analysis Councils paths and gardens, porting Saids and open space areas.	Parks, Gardens, sporting Selds and open space	Manager Community Facilities	Completed	100%	30/08/2014	In early Jane 2005, the bitmager Community Profitties presented shall policies on both Platte Bookings and Sporting Fields Closure for Council conditionation. Radiused remainers of FIE weights to call car, which will have an impact on unfeatured profess delibers.
	Perto, Gerdone, sporting delde and open space	Manager Community Pacifics	Completed	100%	THE REAL PROPERTY.	Test-e pates are extendly out for public consultation.
	Substance Poole	Manager Community Facilities	Completed	100%	500622948	WIFAC Management by YMCA to propressing and with regular monthings being halfd between YMCA management & Council Management.

-						
ACTION	SERVICE DIFTO OF A SE	RESPONSELTY	STATUS	%		PROGRAMO COMMENT
\$24.1 fingage with referring communities reconstructive Boary carries delivery following the mobile liberry decision.	Literatus	Manager Community Standard	Completed	100%	30002016	Continued discomions with affected communities requesting possibilities of service delivery.
\$2.1.2 Davelop and deliver appropriate Effectively for library shall not continuous.	t Insulan	Tanking and Support Officer	Completed	100%	30092916	All staff induling update complaint. Some community insiring delivery to occur before each of the firm old year.
ACTION	AMPRICATION OF ANY	RESPONSELITY	STATUS	%	COMPANIE	PROGRAM COMMENT
3.7.1.1 Complete and hagin implementation of the Library diviningle Plan.	United	Prisopel Libraria	is Progress	24%	30/08/2014	Ordine and hardcopy europy completed with community. Place to Prese organizate all: local communities and local everts now completed. Marking exhausted for 10th Codable to calletin engagement to be too possible this death plan. Plan substituted by committed the committee that the committee that present to Council in the committee of the committee that the council in the committee of the committee that the council in the committee of the council in the
5.3.1.2 Operato a mago of library condess across the Region.	Librates	Principal Librarian	Completed	100%	30/06/2016	Library service ourselfy successfully delicated fluough Warniek, Clarifrops, Along and mobile fluory.
3.3.1.3 Complete Collection Development Policy for the Libraries	Librates	Principal Librarian	h fregues	20%	3004/2015	Whit proper will dient occo the Library studies of pint to complete. Preparation has begun with Collection, Development Policies activated from other themy services, to be used in conjunction with \$50000 correct guidaties to framities palay.
) (1 × 10 ×	* 10 0000					<u> </u>
ACTION	SECTION SECTION	PROPERTY.	STATUS	*	COMPDATE	PROGRESS COMMENT
4.4.1 Overall direction of the Basiness and Community Services Directorals.	Director Startages & Community Gerdone	Director Business & Community Gervices	Completed	100%	30002018	Continuous support provided to the organization so well so tendentify and solving
4.5.1.1 Implementation of recommendations from Council's Audit and Risk Management Committee.	Risk and insurance	Manager Corporate Services	Completed	100%	30/06/2015	Implementation of the ARMC recommendations continues throughout the year following completion of internal audit projects. Internal auditors attended SDRC in June 2015, and identified a number of items that can now be classed as completed.
4.5.1.2 Implement a Local Government Legislation compliance service.	Risk and insurance	Manager Corporate Services	Completed	100%	30/06/2015	Governance officers attended training for the Legislative compliance service conducted by LGAQ.
4.5.1.3 Maintain compliance with legislation and manage the corporate governance functions of Council.	Governance	Manager Corporate Services	Completed	100%	30/06/2015	Compliance is monitored through the LGAQ legislative compliance service. Delegations register review is ongoing, amendments adopted in December 2014. Council also adopted standard conditions which are attached to relevant delegations.
CONTROL OF THE PROPERTY OF THE	State of the latest		- 100	- 77 1		
ACTION		NAME OF THE OWNER OWNER OF THE OWNER	FTATUS	*	OCEP DATE	PROPERTY COMMENT
4.13.21 Progress the parts restoration for progress.	Parts, Gardens, sporting didds and open species	Manager Community Facilities	Completed	100%	30/08/2014	Tourise partie are currently out for patrile committation.
ACTION		PARTORNAL ITY	FTATE	*	OCHE DATE	PROGRAM COMMENT
4,1.1.1 fijeder verimejer cast in different geographical synne villele fine rigida.	Pennsyl Syrvine	Minde Labor	Defend	10%	30/08/2016	hillel revine of current charges has commenced. Project put on bold due to review of residential general rate categories demand more important.

ACTION	AMERICAN PROPERTY OF LAND	REST CHARLETY	STATES	*	OCEPDATE	PROGRAM OCHRANO
 7.10.1.1 Manage and maintain aerodrome facilities at Warwick and Stanthorpe. 	Aerodromes	Manager Community Facilities	Completed	100%	30/06/2015	CASA Audit recently completed of both aerodromes. Report to come in shortly. St a number of items requiring rectification, with items identified and placed in draft capital budget 2015/16 for Council consideration.
ACTION	AND THE CHARGE MANAGEMENT	PERSONALITY	FIATIP	*	OOSE DATE	NACONANI COMMIC.
6.3, 1.1 https://www.fire.ived.portfolio.to.com/coles apparter#See for development, insuing and ente.	government	Mininger Coperate Berviose	Occuplated	100%	30/08/2014	A number of sine imaginess unterfined for only, both melderlief and community like times fees subpied by Council for opening/community agreeisations.
8.3.1.1 Manage and maintain Council buildings and facilities.	Civic Facilities	Manager Community Facilities	Completed	100%	30/06/2015	Council buildings and facilities are being managed and maintained. The Asset Management Plan for Buildings was adopted in principle by Council on 26 November 2014.
8.3.1.2 Manage and maintain Warwick Saleyards.	Saleyards	Manager Community Facilities	Completed	100%	30/06/2015	Sale yards safety improvements (Stage One) completed.
ACTION	AMPLE STREET, COLUMN	RESPONSELTY	STATUS	*	COMPDATE	PROGRAMO COMMINT
8.3.3.1 Review and update the 10 year Financial Plan.	Financial Services	Manager Finance	Completed	100%	30/06/2015	Ten year financial plan update in the latest Queensland Treasury Model. Long Term Financial Plan updates adopted by Council on 2/07/2015.
3.3.2 Annual review of Debt Policy, Procurement Policy, Revenue Policy and Investment Policy.	Financial Services	Manager Finance	Completed	100%	30/06/2015	Debt and Revenue polices reviewed in conjunction with 2018 budget and updated long term financial plan. Council adopted updated Debt and Revenue Policies at the special meeting on 2.07.2015.
5.3.5.5 Paylow of Councils informal escort charges.	Phanchi Services	Manager Plantes	Completed	100%	3909/20118	Information cost chargest evidented and updated as part of the budget process. Information cost were belances beek to zero as an informatización, then a, proposition printine to the wage was applied to the Capital works budget.
Name of the		*		- 24		The state of the s
ACTION		PART CHARLES	\$TATUS	*	OCHE DATE	PROGRAMM COMMENT
B.S.1.2 Operate the Community Contact Control and argand Councils Community Contact presence in surplingsizes.	Community Control Contro	Manager Corporate Services	in Pingress	100%	300002018	Countil is no longer parasing expensive into rural regions. Operations sections to

Nov-Builder • 6	- 555 (5) (60) (11) (6)		100/09/04/05	7617 G.E.		keny al markitan da fin una l'una d'in region.
ратон	Section of the party of the section	retir content, 17Y	\$7,ATUS	*	COMPANIE	hatonamia ocumenta.
LESE.1 Til One Council medigement.	Information Technology	Manger Internation Outsides	Completed	100K	20022046	Publing implementation of Wester Spalms within Stringston Aunit Managementum Stringston uses Subject Strungston, Depth Stringston, Strings
8.6.6.2 Archive Stanthorpe's Town Planning files.	Records Management	Records Management Project Officer	In Progress	40%		All of the Town Planning files have been scanned & returned for registration. Ongoing registration will occur until completed.
KARS SDRC Weeks.	intrastica Yechadiogy	binager intermities	h ffogner	36%	2000/2014	Public feeling conducted, final changes being certified over.
8.6.6.4 Archive Stanthorpe's Building files.	Records Management	Records Management Project Officer	In Progress	30%	30/06/2015	The remaining Building Applications were sent away for scanning & have now been returned for registration. Training for Records Management staff will be undertaken in order to complete this project.
MANA SORC Islamic.	intrastice Yecheology	binager information Claritors	Completed	100%	300042014	Completed.
8.6.6.6 Upgrade and Improve ECM.	Information Technology	Manager Information Services	In Progress	1%	30/06/2015	Project has been deferred to next financial year.
6.6.6.7 Implement a comology cyclom.	Information Technology	Manager Information Sundane	Completed	100%	50082918	The project is completed.
8.0.0.6 Implement Cooperate Performance (Strangement Option)	Internation Technology	Disarger information Dendose	Completed	100%	S0062898	Complited.
ACTION	ABMICENTACIONALS	RESPONSEDAY	STATUS	*	COMPANIE	PROGRESS COMMIT
6.0.7.1 Implement Contracts Admitsterative.	G5/MTMM:00	Manager Corporate Services	h Fragueso	\$0%	50082918	Expansion of mocess to local vanders will be implemented through variety pass analysistes. The contracts administrator will be undertaking information and insights executing the local vanders over Jahr August 2015.
ACTION	abnestarkoska a	(Mile) Contains (15)	STAFOS	*	COMP BASE	AROUNDAY COMMENT
LASA i implement a video erdullen betanen diseriherpe end Manutek elikoas.	Information Technology	Busics infrastructure Officer	Completed	100%	31072814	Product has been relocated and tested. Calendam have been established for booking of the resource.
kty/comes	38.00 (\$10.00 (\$10.00 (\$10.00)			10,120,00		
ACTION	ARTHUR PROPERTY.	RATE CHARLEY	STATE	*	OCEP-DATE	PROGRAM COMMENT
LALSO, S Replement WI-FI in council administration bolishing.	Intermedion Technology	Bestor Intrastructura Officer	Completed	100%	#11/2014	Will receive policie installed in with occural Admin Belidings and the Wienebot: Desot.

ACTION .		Magazine 12.5.	\$7,ATUS	*	COMPANIE	historianic occurring.
å. Å. 11. 1 flepisco esisting vilviens cutscutt il riss.	Internation Technology	Ousker Infrastructura Cidour	Completed	100%	20/12/2014	The approach fate have been completed to the discritorys Library, filesthouse Depot & Hantingse Windowsker Trendsord Plant. Corrective works have been easily on the existing witnings think in Winnelds, to employ their continued cauge.
0.740340.*0			***************************************	13 EE SE EE		
ACTION	AMERICAN STREET, STREE	RATE CHARLETY	STATUS	*	COMPANY	PROGRAM COMMENT
L11.7.6 Provide miling and sevenous envises to Cosmoli.	Rating and Revenee	Arting Revenue Accountment	Completed	100%	30092014	All regulard miling milest and insued for 2014/2016.
I.11,1.2 Review alreiting categories and describerture.	Rating and Revenee	Ading Revenue Accountant	Oxempleted	100%	30,000,2014	Parking Connection of Ecop constitues are held on a monthly besterte confinee decoming on males enterestes.
ncy states • a				A CONTRACT		
ACTION	ASSTRICATION FROM LAKES	RESPONSEMENTY	STATUS	*	COMPANIE	PROGRESS COMMINT
8.11.3.1 Manage the insurance and risk functions of Council.	Risk and insurance	Manager Corporate Services	Completed	100%	30/06/2015	All revelant Council policies for 2014/2015 have been reviewed and premiums paid.
5.11.3.2 Develop Councils Stateous Continuity Plan	Rhit and insurance	Mininger Coperate Services	in Progress	70%	300M/2016	Anything Seedings's from the Audit and Plat committee.
AUTION	ANN CARROOK AND	Militin Committee (17)	STATUS	*	COMPANY	Akonkitti Colmitut
L11.4.1 Security Community Stantospe Winds Pacify Management	Information Technology	Omice infrastructure Cilicar	Completed	100%	witches	Additional Communication on a cost generation extensional DVR, allowing to Addition expension of digital commun.
L11.42 Secondly Common for Windo Windor Pacifity	Information Technology	Geder Infrastructura Cilicar	Not Progressing	DE.	N/A	Project vill not oncor lide year.
METION	ADMIC STREET, COLUMN	AUSPONSMILTY	STATUS	*	COMPANIE	PROGRESS COMMENT
 15.1.1 Provide disaster recovery services to residents in the event of a disaster. 	Community Recovery	Manager Community Services	Completed	100%	30/06/2015	No actual disaster events requiring recovery action. Get ready project to support vulnerable community members to copy personal documents to USB for disaster preparedness. Evacuation Sub Plan completed.
b. 16.12 Complete MOU with the Subsidies Army and Opening Red Cross for Salars recovery seeds.	Continuity Recovery	Community Development Officer	Completed	100%	50062916	Manorandum of understanding complaints. Signed by both parties. Local Disease Management Group Informed.

Engineering Services						
+ 0.11(1)(1)	OM Republication	•				
спон	SERVICE SERVICE SERVICES	NUMPORTURE STY	\$TATUS	*	COMP DATE	Progress Communit
4.1.1 Review & adopt customer service standards for Water id Waste Water.	Water reticulation	Manager Water and Wastewater	Completed	100%	30/06/2015	Draft completed On line consultation with customers completed Final report adopted by Council on 17 December 2014 Final report submitted to regulator by Jan 2015.
o, vilkenii	2001 000000000000		000000			
2700		PERSONALTY	S72,706	×	COMP DATE	Progress Comment
14/1/1 Develop and tophesent subpless for everywhen seites and the losed ensergency socratication control.	Olember friedgement	Disenter Management Coordinator	in Progress	78%	50H 1/2018	After some dissumation with other LDMG members it was decided to becopared the Advation and Coordination Sub-place into one plan. A dust is in development but has been put on hold due to other computing priorities.
Dy Balletinii						
CTOR		NAME OF TAXABLE PARTY	87A706	×	COMP DATE	Progress Comment
18.1.1 Develop a Priority Cycle Network Plan in association th TMR.	Infrastructure Services	Director Engineering Services	In Progress	50%		Warwick plan adopted by Council. Further work delayed by resignation of Mana Infrastructure Services.
CHON	ARTON BUTTON COLUMN	RESPONSED TY	S74769	*	COMP DUTE	Programi Construct
36.2.1 Develop a report to provide toll confinge for empty of Beaut to Morgan Park.	Whitester extention and transport	Managar Vistar and Washessier	in Program	45%	30/05/20/18	This has been analyzaed to Palmaigna Englaner Walter and Wandscorper to scales I April 2015.
GROW	ARREST PRODUCTION	REPORTED TY	STATES	*	COMP DUTE	Program Comment
3.1.1 Develop a Fire Trail Management Plan	Disaster Management	Disaster Management Coordinator	Not Started	0%	30/06/2016	No further work has occurred on developing a plan other then some minor upda with regard to mapping. The Fire Trail group has not met for over 12 months Due to ongoing changes with QFES it may be a better avenue to progress this issue through the Fire Managers Forum that is chaired and run by QFES.
Cremento)	4354 (000) 100 (400)					
CHON	MANAGEMENT OF THE	RESPONSIBILITY	S72706	*	COMP DATE	Progress Comment
10.1.1 Survey and design of the extension of the Classificape dustical Balaka of Rosaly Court (sings 1).	infrastructure Sendoes	Director Engineering Services	Completed	100%		Engineeting design to complete. Design done by consultant. Further works auditriates on capacity of estalling water and manages coales. Application and illigan committee. Parel property curvey work completed. Construction of read, ICSC committee.
o Patracco	ting Earlie threefil		50,000,000			Annaly - Markette come at a an unitarial effect.
nation	AMENY CONTRACTOR CONTRACTOR	ABSPCHRIBE:TY	材が体	*	COMP DATE	Progress Congress:

ACTION	AMPRICATE PROOFLAND	RESPONSEMENTY'	STATUS	×	COMM OF THE	Progress Comment
6.2.1.1 Deliver the 2014/15 Water and Waste Water Capital	Water reticulation	Manager Water and	In Progress	85%		Allora Water main project 100% completed, 12 Minor projects - 100% completed
Works Program	vvaler revolution	Wastewater	III Flogress	0076	30/00/2013	Stanthorpe WTP 2nd reservior - 85% completed. Golf Links Water main - 80% completed. Warwick Reservior Roof - Contracting stage. 5 Minor projects in progress (Wattle St. Pressure Zone, Industrial Estate, Wallangarra Rd design & Siking RW Main design).
6.2.1.2 Develop and/or review and update existing key documentation (plans, processes, procedures, practices, manuals) to support the management and maintenance of a reliable water supply and wastewater services e.g. Drinking Water Quality Management Operational Procedure.	Water reticulation	Manager Water and Wastewater	In Progress	85%		
ACTION	SERVICES PROGRAMS	RESPONSIBILITY	STATUS	×	COMP DATE	PROGRESS COMMENTS
7.1.3.1 Deliver the 2014/15 Works Construction Capital Works Program.		Manager Works Construction	In Progress	97%		The only projects not completed for the Works Construction Capital Program are RTR Nundubbermere Rd Widening and Rehabilitation – This project commenced in May 2015 and was 75% complete at 30 June. It is estimated to be completed mid July 2015. Berat-Forcest Springs Rd Bridge Replacement – The Design and Construct Contract to construct a 2 lane concrete bridge was awarded in late March 2015. On ground construction commenced late May and was 90% complete by 30 June. It is estimated to be completed in mid-late July 2015. Roach St upgrade commenced in early June and was 90% complete by the end of the financial year and will be completed in early July 2015.

ACTACH 7.1 A.1 Develop un economically analohada Caber bridge replacement progress.	diaminoativesiconusitis Consoli Road Habracha	AMPORTURETY Manager Wester Metaleraneou	BYATUS In Progress	55K	\$000229045	PROGRAMS COMMITTED A druk finisher birdge copinsement program is with the blavager Window birdge copinsement program is with the blavager Window the bilandary structure. Council was euroceastal in determing funding in 2019/16 to the bilandary structure. Standy Creat Allan, Multime Bridge Windows, Bullingham' Bridge (Bloow Valley, and Turansemille Bridge Layloum. The concrete abstract or birdge (Bloow Valley, and Turansemille Bridge Layloum. The concrete abstract or birdge (Bloow Valley) and Turansemille Indian or observed by the format Springe Read Bridge dock will be rehabilitated in the Stage ply in April 2015. Knotowe Food Bridge is planned to be rehabilitated in MayOtten 2015. Borto Read Bridge is convertly under mortify in assection readse.
Kv4.teme	Sid killingering					
ACTION	SERVICIONAL PROGRAME	AUDITORIUM LITY	STATUS	5	OCHE DATE	PROGRESS COMMITTS
7.1.6.1 Develop a 5 year Capital Works Program for Roads and Associated infrastructure.	Works Construction	Works Planning Engineer	In Progress	80%	30/06/2015	Progress on this item has been slower than expected. Road condition data has become available early 2015. This data will have to be analysed to develop replacement/rehabilitation program in conjunction with upgrade requirements.

*g/Administra				1.00		to relative you to distance the blanch is the state of th
ACTION	BETTY COURTED	RESPONSEMENTY	STATUS	*	COMP DATE	Progress Comment
7.11.1.1 Develop and adopt a Pendional Road History for Scathern Dowler Regional Council Road History.	Council Road Networks	Menager Works Mehikunanou	in Fragress	00%		All segments of the Council road network have been populated with estimated was actual shallo volume. A proposed Randfand Road Hearnthy spreadtheat has been developed. Seeed on traffic volumes each road segment has now been seedinged a classification under the Hearnthy, Both the traffic-volume and classification are now supped to interespect. The next test is to pear review the roads to seems correct classification. The Director will take the Hersetty to Council the segments.
7.11.1.1 Complete remelaing #EPRIA Exeteration Works we collaid with the Junuary 2019 Flooding Event.	NORFA Warks Program	blanger Wales Construction	in Progress	63%	5005256	All segments of the Council send network have been populated with estimated and sector further works. A proposed Functional Functional sector further than been developed, Based on trails volumes each rest as eigened has now been sanigned a classification under this Missarchy. Both the trails volume and classification are now support to be manage. The next task to be pour review the reach to examp county of the function of the Council for managed to be supported by the Council for managed.
ACTION	SERVICES PROGRAMS	RESPONSEMENTY	STATUS	×	COMP DATE	PROGRESS COMMINGS
8.3.2.1 Propositios of a report regarding plant strategies for consideration by Council.	First and Fluid Management	Director Engineering Services	h Progress	00%	30/04/2016	Which delayed by resignation of Manager Infrastructure Services. Teams of reference to ampley a consultant derived. No further progress.
N • 0000000	tien kommengersteer					
Activiti	AMERICAN PROPERTY.	REPORTED TY	87A706	*	COMP DATE	PROGRAMS COMMINS
8.6.8.1 Develop a plan and costings for adoption by Council for depot/workshop operations	Depot Services	Director Engineering Services	In Progress	50%	30/06/2015	Work delayed by resignation of Manager Infrastructure Services. Terms of reference to employ a consultant derived. No further progress.
Extension	no unitality.		Per Service (Control of the Control	00×2		
ACTION	STATE OF THE PROPERTY OF THE PARTY OF THE PA	PURPORTURE LITY	\$TATUS	75	COMP DATE	PROFITES COMMENTS
8.7.1.1 Develop and adopt best practice asset Management Plans for Waste Water, Buildings, Roads, Waste Management Facilities, Storm water.	Infrastructure Services	Director Engineering Services	In Progress	60%	30/06/2015	Asset management plans for Water, waste water and buildings adopted by Council.

CHON	SERVICESPECIAL	RESPONSELTY	STATUS	*	COMPANIE	MARCH SALESCENIA
14.1.1 Overall Direction of the Planning and Environment irectorate.	Director Planning and Environment	Director Planning and Environment	Completed	100%	30/06/2015	Ongoing support, leadership and advice provided to the Directorate.
14.1.2 Ensure Planning and Environment Capital Works are onstructed and completed generally in accordance with the udget and Operational Plan.		Director Planning and Environment	Completed	100%	30/06/2015	All allocated capital works have been completed and within budget.
COOK	admiration contains	(distributed)	SCAFOR	*	COMP DATE	
3.2.1 Provide strategic direction for suprograms was of privalent land.	Straingle Planning	Priodpal Tourn Planner	la Program	40%	30002046	hisjor mobility manachinal with the plearing achieves random. Due to the review or The plearing achieves histog longer than expected, this action is not completed a this line.
LETION	SERVICESFROORANS	RESPONDELITY	STATUS	26	COMPONTE	PROGRESS COMMENTS
	Local Laws	Local Laws Coordinator	Completed	100%	50/08/2016	The Timiliospe peared project to complete and operating on planned.
A.1.1 Upgrading building and meetiched feelbles at the turcharps Peard to Improve cantener service and openiture shield to entired control and pest management.	Lotal Laws	Local Easts Coordinator	Completed	100%	500082018	The Similiograp seared project to complete and operating as planned.
A.1.1 Upgrading building and necessiated feelflies at the foretappe Posed to Improve container and an and openition beted to entend control and peet management.				100%		The Sumbogo pound project to complete and operating so planned. According a community
A.1.1 Upgrading building and associated features at the tardscape Pound to Improve continuous and on and openitional policy to entered control and pest annuagement. CONN. 10.1.1 Identify potential areas for additional industrial land in	anni de la contraction de la c	Manager Planning and	•	100% % 75%		The Department has activated land in Stanthorpe, and are in discussion with De
A.1.1 Upgrading building and neededed feedles at the far-deepe Pecad to Improve continues as when and openion induction of the period to entered control and pest, annuagement, and the period to entered control and pest, annuagement, and the period to entered control and pest, annuagement, and the pest of	anni de la contraction de la c	Manager Planning and Development	87.7503	¥.	30/08/2015	PROBRESS CONTENTS
A.1.1 Upgrading beliffing and resectabed feetiles at the forecape Posed to Improve continues and an independent to enterprise and past supregenent. CTION: 10.1.1 Identify potential areas for additional industrial land in ties and towns including for special industries. 10.1.2 Undertable the conduction of the past sub-stage of a 35 of the towns including for special industries. 10.1.3 Excellenting the approved extendible of the Order of the distribution of the distribution of the distribution of the special contribution of the contributi	Strategic Planning	Manager Planning and Development	STANUS In Progress	75%	30/08/2015 30/08/2016	The Department has activated land in Stanthorpe, and are in discussion with De Engineering for their depot land in Allora.
I.1.1 Upgrading bedding and necedated features at the indicape Pound to Improve continuer services and quantitated to entered country and peet management. 10.1.1 Identify potential areas for additional industrial land in ses and towns including for special industries. 18.1.2 Undertake the constitution of the past sch-slage of a Start Star	Strategic Planning	Manager Planning and Development blanager Planning and Development blanager Planning and Stanager Planning and	STATUS In Progress Completed	% 75% 100%	30/06/2015 30/06/2015	The Department has activated land in Stanthorpe, and are in discussion with Displacering for their depot land in Allora. Lot 378 is completed. A redesign of the SE was approved by designed enterty. Lots 372, 378 and success used has been surveyed. Principle Town Planner has presented a number of the proposed changes to the planning scheme to briefing sessions and work is continuing on this project.
A.1.1 Upgrading building and needlated features at the farthcape Pound to Improve continuer services and operational states and operational services and operational services and operational services and operational industrial land in itself and towns including for special industries.	Strategic Planning Ecocoado Development Planning Services	Manager Planning and Development Winager Planning and Development Manager Planning and Manager Planning and	STATUS In Progress Completed Completed	% 75% 100%	30/06/2015 30/06/2015	The Department has activated land in Stanthorpe, and are in discussion with Displaceting for their depot land in Allora. Let 375 to consisted. A redesign of the DE was approved by delegated eatherty. Lots 372, 375 and sposes used has been surveyed. Principle Town Planner has presented a number of the proposed changes to the

ACTION	AND DESCRIPTION OF THE PARTY OF	AREA WEEK AY	STATUS	-	COMPOSITE	ANALOS (ANALOS)
Sala armo estro apera para	Economic Development	Manager Planning and	Consistent	100%		The over regional hunture experiencies, Combration Southern Downs formation
	Escations nevertheas	Development	Самрения	100%	30002710	his later rapid a committee of the commi
6.5.1.2 South Council's andersement of Recommendations from the Treatme Advisory Group and uniter Council duchilous or recommendations.	Toulin	Manger Plansing and Development	Completed	100%	50082298	The site rigional iteration organization, Destination Studies Double formally likelined of, and in now-operational. Council has finalized the implementation.
MITOON	AMERICAN PROPERTY.	Marin Continue ATY	SCAFOS	*	COMPLATE	PRODUCE COMMUNIC
5.4.1.1 Complete first 50% of the Northern Granite Belt Waste Fransfer Station once the Summit site has been subject to a sublic consultation with the direct neighbours.	Waste collection and disposal	Senior Environmental Health Officer	In Progress	90%		Two Request for Quotes have been awarded, for the construction of the gravel hardstand and preliminary earthworks. This work will be finished by the end of June or at the latest in the week of July. In addition, the gatehouse, signs and
I.4.1.2 Implement and review the Whole Mirrogement Plan for 1014/16 Including Capital Worle.	Whate solication and deposed	Manger Environmental Sundon	Completed	100%	50082248	concrator have been purchased to use when the site is operational. Public education has been complished and educate riched by Exafercean. Purchase insuling is to be held 24th April 2015 tells report on assessments to the Whate Plan to go to biter general. Council assesting.
NATION	Address Michigan Conference	(distronant dy	STATUS	*	COMP DATE	Account comments
5.8.2.1 Continue to promote, educate and implement	Waste collection and	Senior Environmental Officer	Completed	100%	30/06/2015	Staff are continuing to undertake awareness during inspections and discussions
rwareness and best practice waste collection, recycling, invironmental health and environmental protection strategies.	disposal					Promotion of waste minimisation and recycling is done through signage at waste facilities, advertising and public meetings.
LECYCLES OF Impediture of Environmentally Painvert Artifline and respond to political activities.	Endromental Health Services	Outer Distribution of Officer	Completed	100%	30062848	TSN of ISN premium have been imperior and all polition insiderin have been investigated.
Sty Carrente		* 0.1.1M (0.5.1% (0.5.1	4.40.50.50		1970 3 331	
ACTION .		(Allah (malala //y	SEAFOR	*	COMP DATE	Attourned comments
7.10.1.1 Assist in the future development of the aerodromes and ensuring suitable opportunities for a range of different types and sizes of uses and activities.	Economic Development	Manager Planning and Development	Ongoing	-	30/06/2015	Warwick / Massie work has not been budgeted for in the current FY, In conjunction with other council departments, and the local industry.
NGSON	SERVICE SERVICE SERVICES	MENTONIAL TY	STATUS	*	COMP DATE	AROBRESS COMMENTS
.3.3.1 Review Infrastructure Charges	Planning Services	Manager Planning and Development	Completed	100%	30/06/2015	New Adopted infrastructure charges resolution was made by Council on 24/06/2015. Council resolved not to change charges. Further review of charges be conducted over the next few months.

COOK	ABOVE BURNING ALCO	MEDICAL TY	STATUS	*	COMP DATE	Atomica committe
3.8.1 Finalise and implement amendments to Animal Control ocal Law	Local Laws	Local Laws Coordinator	In Progress	100%	30/06/2015	Admendments have been undertaken and administrative procedures for discounted registration etc is underway. All up to date.
3.3.8.1 Finalise and implement changes to Temporary Homes local Law.	Built Environment	Manager Planning and Development	Deferred	50%	30/06/2015	Session with new manager in State Department will take place.
четон	SERVICESFROORALS	RESPONSELTY	STATUS	*	COMPONIE	PROGRESS COMMENTS
M.12.) Review and update the Local Herlinge Register	Ornhegie Plenning	Principal Town Planner	Completed	100%	2400/2014	Amended Lood Herlinge Register has been adopted by Council.
2000000					9) (1) (1) (1) (1) • (1) (1)	
ACTION	SERVICE DE RESERVADO	REPORTER	SIARIS	×	COMPANIE	PRODUCE CONTENS
LG. 13.1 Process all applications in accordance with the picture installed and limitations.	Flarning Survives	Manager Plansing and Development	Cogalng	100%	S0062298	Who currently process of EPA applications within the districtly functiones.
8.6.13.2 Undertake a review of new Act and Regulation when t commences including changes to the QPP and the Regional Plan to ensure that the Planning Scheme does not conflict with his legislation and related documents.	Planning Services	Manager Planning and Development	Ongoing	0%	30/06/2015	The Labor State Government is continuing with the reforms, but only after reviewing the draft bill, and the implications there-off on Labor's ideals. They are specifically reviewing community consultation rules in the draft bill.
.6.13.3 Review Development Assessment procedures to occord with proposed new Planning Act.	Planning Services	Manager Planning and Development	Ongoing	-	30/06/2015	SDRC submitted comments to the State on the new rules. The State process is sti underway, and we await further feedback from them second quarter 2015.
1.6.13.4 Continue to provide interest group forums including general Development Assessment, Tourism, Economic Development, and Agribusiness.	Planning Services	Manager Planning and Development	In Progress	75%	30/06/2015	Non commercial camping / camping options proposal will be taken to a briefing session in July, and two developers forums will be held, one 14 and the other 16 July.
.6.13.5 Review and expand Council's Development ssessment Fact Sheets.	Planning Services	Manager Planning and Development	Completed	100%	30/06/2015	All fact sheets have been updated, and is now available on the website.
(y 0300 4)				04.57%	•0000	
ACTION	SERVICES PROGRAMS	ART CHARLEY	STATUS	*	COMP DATE	AROUNDER COMMENTS
3.11.2.1 Review pest management services in accordance with legislative requirements, community expectations and to ensure protection of the environment, and construct related	Rural Lands Program	Local Laws Coordinator	Completed	100%	30/06/2015	Pest Management services are reviewed constantly. Capital works on the wild dog check fences happens in April - May each year after the storm season.

10.3 BCS - Executive Performance Report - July 2015

Document Information

	Report To: General Council Meeting		
	Reporting Officer:	Meeting Date: 26 August 2015	
	Manager Corporate Services	File Ref: 06.01; 06.03.01	
Southern Downs REGIONAL COUNCIL	Senior Community Contact Co- Ordinator		

Recommendation

THAT Council receive and note the attached Executive Performance Statistics for July 2015.

Report

Attached to this report are the Executive Performance Statistics for July 2015.

These statistics provide an overview of performance from a number of business units within Council's three Directorates.

These statistics are generated on a monthly basis and provide information such as Community Contact Centre performance indicators, Merit Request data, the breakdown of that data by directorate, requests received by Council, Right to Information and Information Privacy application progression data and any economic development movements within the region.

Budget Implications

Nil.

Policy Consideration

Operational Plan 2014/15

8.6.1.2 Provision of timely and accurate Council information to the community.

Community Engagement

Nil.

Legislation/Local Law

Nil.

Options

- 1. Receive and note this report.
- 2. Do not receive and note this report.

Attachments

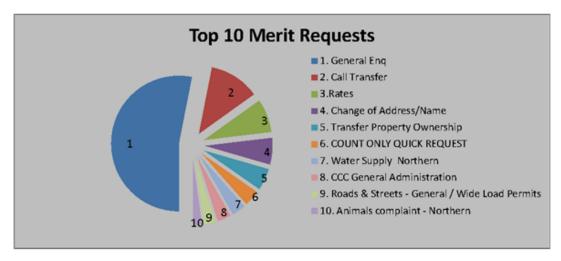
1. Executive Performance Statistics - July 2015View



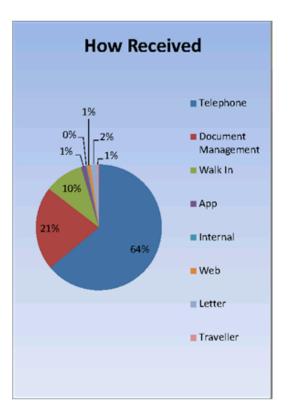
Executive Performance Report

July 2015

Top 10 Merit Customer Requests

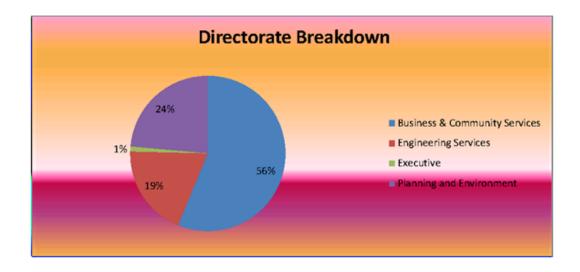


Hot: Received	Count
Telephone	1,282
Document Management	431
Walk in	200
Арр	25
Internal	6
Web	19
Letter	31
Traveller	11
Total	2,015



Directorate Breakdown (Includes carryover from previous month)

Directorate	Total	Open	Closed
Business & Community Services			
Community Facility Services	66	16	50
Community Services	1	0	1
Corporate Services	970	6	964
Finance	437	19	418
Information Services	88	4	84
Total	1,562	45	1,517
Engineering Services	•		
Engineering Services	50	22	28
Infrastructure Services	231	14	217
Water and Weste Water	32	21	11
Wiorks	219	29	190
Total	532	86	446
Executive			
Executive	25	2	23
Human Resources and Organisational Development	4	0	4
Total	29	2	27
Planning and Environment			
Environmental Services	204	78	126
Local Laws Dept	319	134	185
Planning and Development	131	32	99
Total	654	244	410
SDRC Total	2,777	377	2,400



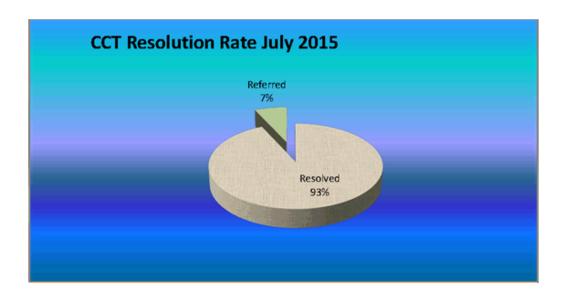
Escalation Status Report

Request ID	Detella	Explanation	Status at 1/8/15
85429	Seepage from rising main - Victoria St		Finalised
85693	Water leaks - Horsman Rd		Finalised
86034	Water leak - Mackenzle St		Finalised
86292	Waste water backing up - Guy St		Finalised
86447	Leaking hydrant Scots College carpark		Finalised
86696	Stop tap won't turn off - Pioneers Pde		Finalised
86803	Blocked sewer - Mergeret St		Finalised
87094	Low water pressure - Charlsma Crt		Finalised
86626	Meter box full of weter - Briggs St		Finalised
87231	Stop tap not turning off - Yarrawonga St		Finalised
87249	Water running down Tea Tree Rise		Finalised
85524	Large pot holes at Vincenzos	Council will only carry work out under private works arrangement as in the past	Open
86172	Complaint that light at Stanthorpe depot shines into oncoming traffic	Only 1 complaint has been received and have been unable to confact complainant.	Open
85555	Water leak at 25 South St Allora	Leak is on private property	Finalised
85959	Dog attack in front of 150 Percy St	Compliance including registration extended until 5 August	Open
86107	illegal use of building Goomburra St Hendon	Plans have been drawn to ellow classification of building	Open



Community Contact Resolution Rate

Total Contacts	Resolved	Referred	
3,968	3,713	275	



Economic Development Unit Update

As part of Council's commitment to maximising the use of local businesses in its procurement it is holding procurement workshops in August. These workshops will be held as follows:

Warwick

Wednesday, 26 August 2015 at Warwick Library Meeting Room from 9:45am - 12 Noon

Stanthorpe:

Wednesday, 26 August 2015 at Stanthorpe Old Council Chambers from 2pm - 4pm

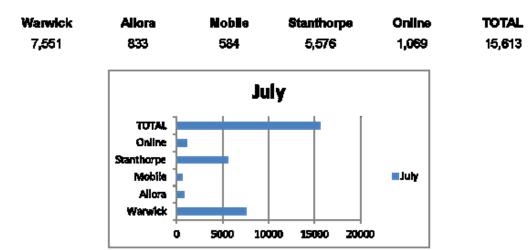
Right to information Applications

One Right to information application in process.

CCTV applications

Six Applications received during the month of July.

Library Visitors



10.4 BCS - Regional Arts Development Fund (RADF) Revised Guidelines

Document Information

	Report To: General Council Meeting		
	Reporting Officer:	Meeting Date: 26 August 2015	
Southern Downs	Manager Community Services Community Services Officer	File Ref: 15.36.01	
REGIONAL COUNCIL			

Recommendation

THAT Council:

- 1. Adopt the revised Southern Downs Regional Council Regional Arts Development Fund Guidelines to enable the first round to open on Monday 31 August 2015.
- 2. Reduce its contribution to the RADF program by \$5,833, which is equivalent to the reduction to Council from Arts Queensland; this will then have a nil effect on Council's 2015/2016 Annual Budget.

Report

Council was advised by Arts Queensland on 23 July 2015 of additional changes to the 2015/2016 Regional Arts Development Fund (RADF) program.

Although the guidelines are to be developed by Council, including identifying local priorities, Arts Queensland have developed new Key Performance Outcomes (KPOs) and standard content that must be included in all council RADF community funding guidelines.

In line with this, Officers have reviewed and updated the guidelines to comply with the requirements. Please refer to attachment one.

Notably, the most significant changes have been with the RADF Objectives and Key Performance Outcomes. The 2015/2016 RADF objectives are to:

- support local artists and arts and cultural activity to deliver value for local communities;
- provide opportunities for local communities to participate in arts and cultural activities;
- invest in locally-determined priorities delivered through arts and cultural activity; and
- contribute towards current government priorities.

The new KPOs that all funded projects are to contribute to and report on are:

IMPACT

- RADF invests in a diversity of local arts and cultural projects
- RADF engages local communities in arts and cultural activities
- RADF supports local employment and strengthening of local arts sector

QUALITY

- RADF supports quality arts and cultural initiatives based on local priorities
- Local communities value RADF

REACH

- RADF supports engagement with new and diverse artists, audiences and communities
- RADF contributes to: diversity and inclusive communities; growing strong regions; and providing training, education and employment

VIABILITY

- RADF builds strong partnerships between arts and non-arts sectors
- RADF leverages additional investment
- RADF funding is used effectively and appropriately

Initially, Arts Queensland advised that Council would be notified of the outcome of the 2015/2016 funding application by the end of July 2015, however this has been delayed to sometime at the beginning of August. Round dates have been changed accordingly;

Round 1

31 August 2015	Open
28 September 2015	Close (4 weeks)
19 October 2015	Assessment Meeting (3 weeks to collate and assess)
25 November 2015	Report to General Meeting

Round 2

30 November 2015	Open
28 December 2015	Close
18 January 2016	Assessment Meeting
24 February 2016	Report to General Meeting

Round 3 (if required)

29 February 2016	Open
28 March 2016	Close
18 April 2016	Assessment Meeting
25 May 2016	Report to General Meeting

Arts Queensland advised that demand for the program exceeded available funding and therefore Council has been offered \$52,500 (\$5,833 less than requested). Councils are required to contribute a co-contribution relevant to the population of the region. Please refer to the table below extracted from the Arts Queensland 2015/2016 Funding Guidelines:

RADF Tier	Population	\$ % AQ	\$ % Council	Arts Qld Allocation Capped Amount *
1	0 to 5,000	90	10	\$25,000
2	5,001 to 25,000	70	30	\$30,000
3	25,001 to 50,000	60	40	\$40,000
4	50,001 to 200,000	50	50	\$50,000
5	200,000+	40	60	\$100,000

^{*} Councils may consider applying for funding above their allocated capped amount or ratio where:

- They can demonstrate their local RADF program will significantly contribute towards RADF assessment criteria, objectives and key outcomes.
 - They are financially contributing at a higher level than the defined % ratios and/or have secured partners who are investing into their local RADF program.

Council's contribution in the 2015/2016 budget is \$45,000 higher than the defined ratio stated in the table above but this also allows Council to receive a higher allocation than the capped amount.

Budget Implications

Arts Queensland will advise the outcome of the 2015/2016 funding application at the beginning of August 2015.

Proposed Budget	Arts Queensland Funds	Council Contribution	Total
RADF 2015/2016	\$58,333	\$45,000	\$103,333

Policy Consideration

Community Plan 2030

- 3. The Southern Downs Learning Community
 - 3.16 Enlighten and educate the region in every aspect of the Arts, including music and theatre by encouraging, promoting and supporting the Arts in schools and the community.

Corporate Plan 2014-2019

- 1. The Southern Downs Sense of Community
 - 1.13 Develop and promote our unique artistic and cultural diversity.

Community Engagement

Nil.

Legislation/Local Law

Nil.

Options

Recommendation 1.

- 1. Adopt the revised Southern Downs Regional Council Regional Arts Development Fund Guidelines to enable the first round to open on Monday 31 August 2015.
- 2. Adopt the revised Southern Downs Regional Council Regional Arts Development Fund Guidelines with amendments.
- 3. Do not adopt the revised Southern Downs Regional Council Regional Arts Development Fund Guidelines and therefore foregoe the opportunity to receive funding from Arts Queensland.

Recommendation 2.

- 4. Reduce Council's contribution by \$5,833, which is equivalent to the reduction from Arts Queensland. This will have a nil effect on Council's 2015/2016 Annual Budget.
- 5. Maintain Council's contribution at \$45,000 however will alter the overall deficit for the RADF Program cost centre.

Attachments

1. SDRC RADF Guidelines as at 1 July 2015View



SOUTHERN DOWNS REGIONAL COUNCIL

REGIONAL ARTS DEVELOPMENT FUND

Guidelines as at 1 July 2015

Cultural Vision- Southern Downs: a dynamic, vibrant region where creative expression is valued, embraced and supported, diversity celebrated and heritage and history protected.

Background to the RADF Program

The Regional Arts Development Rund (RADF) is a partnership between state and local governments which invests in quality arts and cultural experiences across Queensland based on locally determined priorities.

RADF 2015/16 promotes the role and value of arts, culture and heritage as key differs to: support diversity and inclusivity; grow strong regions; and provide training, education and employment opportunities for Queensland artists and local communities.

From 2015, Councils will deliver locally tailored RADF programs based on the identified priorities, opportunities and capacities of their local communities. This means that RADF may look different place to place as to best respond to the ways of working and aspirations of local communities.

For further information on other Arts Queensland programs and opportunities please visit www.arts.gld.gov.au

The 2015/16 RADF objectives are to:

- support local artists and arts and cultural activity to deliver value for local communities;
- provide apportunities for local communities to participate in arts and cultural activities;
- invest in locally-determined priorities delivered through arts and cultural activity; and
- contribute towards current government priorities.

The RADF program on the Southern Downs will support local artists and creative community organisations and individuals through continued competitive funding whilst still allowing opportunity to develop strategic initiatives that develop the regions cultural and creative future. Council will be able to take a more active role in identifying those local infitiatives that provide maximum community benefit while encouraging inclusion, collaboration and artistic excellence. It will also continue to encourage and provide apportunities for local residence to participate in arts and cultural activities.

The Southern Downs Regional Council's Arts and Cultural Policy (2011) has the following 4 key strategic objectives:

- creation of appropriate public arts and culture infrastructure and a public environment that encourages art in the public environment;
- strengthened arts, culture and heritage organisations and cultural institutions;
- · vibrant community feetivals, celebrations and events; and
- development of the creative and expressive potential of individuals and communities.

The four guiding principles of the policy are:

- celebrating cultural diversity;
- participation and collaboration;
- equity, access and social justice; and
- growth and prosperity.

These align well with the new state government's Arts for all Queensiander's Strategy under which RADF is delivered.

To obtain a 2015/16 RADF application form and to access copies of Council's Arts and Cultural Policy (2011), Community Plan 2030 and state government's Arts for all Cuseristander's Strategy please wisk Council's website at www.sdrc.gid.gov.au under Doing Business then Grants and Funding. Atternatively applicants may visit a Council office in either Stanthorpe or Warwick.

Page 1 of 4

Attachment 1: SDRC RADF Guidelines as at 1 July 2015

Southern Downe Priorities 2015 to 2017

Following community consultation via an online survey, three epecific priorities have been identified for this two year period:

- arts and outtural tourism eg. feetivals & events;
- heritage and collections of the region eg. museume, galleries, libraries, heritage trails;
- applications where funding is aimed at participants from demographics and segments of the community who have not historically participated in RADF funded programs or projects.

All other eligible applications will be considered and assessed on merit.

Eligibility

Applicants must:

- be permanent residents or Australian citizens if an individual;
- be over 18 years of age or have the application co-signed by a legal guardian confirming responsibility for the financial management of the funding if an individual;
- Individual applicants without an ABN must be auspiced by an incorporated legal entity;
- organisation's must be an incorporated legal entity or limited by guarantee. If a group
 or organisation is not incorporated, the applicant must be auspiced by an incorporated
 legal entity;
- be based in the Council area, or demonstrates how the project will directly benefit Southern Downs;
- have satisfied the acquittal requirements of previous RADF and Southern Downs Regional Council grant funding;
- ensure all artists and artsworkers involved in the project are eligible by completing an Eligibility Checklist. They must have an ABN.

The following are ineligible for RADF support:

- applications received after the closing date;
- incomplete and/or unsigned applications;
- projects which started before notification of successful funding;
- requests for 100% of the costs;
- catering costs are not eligible;
- competitions and prizes;
- purchase of significant capital items e.g. buildings, vehicles;
- recurrent operational funding;
- accredited study, training or university courses.
- publishing costs A small proportion of printing costs may be sligible for significant projects with RADF supporting a maximum of 20% of total publishing costs.

Further details on eligibility are addressed in the application form.

How Much Can I Apply For and When Can I Apply?

In 2016/16 two competitive funding rounds will be offered and applications will be assessed on merit. As a guide, the total pool of funding is anticipated to be approximately \$103,000. A third round may be opened if necessary. The rounds will be advertised on the Southern Down's Regional Council website www.sdrc.cdd.gov.au, Facebook page and local newspapers.

Applications that contribute additional funding from other sources (not in-tdnd) towards their project in conjunction to the RADF grant will be considered more favourably.

RADF will NOT support 100% of any project.

How are Applications Assessed?

The RADF Liaison Officer complies applications to ensure eligibility and are then assessed within 4 weeks after the round has closed by the RADF Reference Group against the criteria and weightings are applied.

Assessment outcomes takes into consideration available funding, balance across ast forms, artistic excellence, geographical spread, Council priorities and target group representation. Applications for large, complex or high deliar value projects may be asked to present their projects to the RADF Reference Group or to Council. Recommendations from the group are submitted to Council via a report for endorsement.

Council Identified or Council led initiatives may be assessed directly by Council.

Page 2 of 4

Assessment Criteria

Applicants will need to demonstrate in their applications how the project contributes to the following 2015/16 Assessment Criteria which are based on Key Performance Outcomes (KPO's) supplied by Arts Queensland:

	RADF 2015/16 KPO's	MEASURE	CONSIDERATIONS FOR ASSESSMENT
IMPACT	RADF invests in a diversity of local arts and cultural projects	Number of projects funded in each local council area	Has the proposed RADF project provided detail on the type of activity proposed (what, where, when, how)? Is there a diversity of artforms and project types and locations of projects supported through RADF funding?
	RADF engages local communities in arts and cultural activities	Number of attendees and participants in each region for RADF funded activities	Has the proposed RADF project provided detail on who will be the participants and audiences for the activity? Has the project provided detail on the communication and marketing strategies? Has RADF funding supported opportunities for a diversity of participants/ audiences to have access to arts and cultural opportunities?
	RADF supports local employment end strengthening of local arts sector	Number of people employed and/or Number of nutists/aris/workers Involved in professional development (training	Will the proposed project enhance the capacity and skills of local artists or strengthen local arts sector? How? How many people will be employed / contracted for services as a result of RADF projects?
QUALITY	RADF supports quality arts and cultural initiatives based on local priorities	% of RADF funding which supports projects that relate to locally identified priorities	Will the proposed RADF project be delivered by a professional artist or arts organisation? Is the proposed RADF project informed by or contributes towards meeting local arts and outural priorities?
	Local communities value RADF	Evidence of positive audience / participant / partner feedback on RADF funded projects	Has the proposed RADF project considered how to gather information to evaluate community value and success (eg survey, attendance records, economic impact)?
REACH	RADF supports engagement with new and diverse artists, audiences and communities	Number of RADF projects that support active engagement with a focus group	Are the proposed RADF projects seeking to engage or represent specific groups within your community? Have/ will appropriate protocols be followed? Have appropriate communication and engagement methods been considered?
	RADF contributes to diversity and inclusive communities; growing strong regions; and providing training, education and employment	Number of projects that have a key focus on providing outcomes related to: Health and Welbeing, Social Connection & Cohesion or Employment, Education and Training	Does the proposed project contribute to broader community outcomes of Health & Wellbeing / Education and Training / Employment / Social Connection and Coheston? How?
VIABILITY	RADF builds strong partnerships between arts and non-arts sectors	Number of partners Involved in RADF supported projects	Has the proposed project identified and secured relevant external financial and in-kind partners? (EG: partnered with a sporting event and local tourism body to increase attaiences and introduce arts content; partnered with local school to deliver a youth arts focused project; partnered with community health organisation to deliver creative aging project).
	RADF leverages additional investment	Value of investment leveraged from other sources	Has the proposed project secured additional support? (EG: other funding, in-kind, earned income, crowd funding, own contribution)
	RADF investment is used effectively and appropriately	Funds are used as Intended and accurate reporting is provided through income and expenditure statement and supporting documents	Have all previous funds been acquitted and reported on? In the budget accurate and appropriate for the project proposed?

Page 3 of 4

Attachment 1:

SDRC RADF Guidelines as at 1 July 2015

Notification of Outcome

Applicants will be notified of the outcome for their application generally eight weeks after the round closing date. Projects must not start before notification is given.

Successful applicants will be informed via email with a Letter of Offer, Recipient Created Tax invoice and Funding Agreement including terms and conditions of the grant. Payment will be made via EFT once the signed Funding Agreement has been returned.

Unsuccessful applicants will be notified by letter via email or post with reasons for the decision.

Acknowledgement

RADF 2015/16 funded activities must acknowledge the Queensland Government and Southern Downs Regional Council in all promotional material, publications and products by inclusion of the RADF 2015/16 acknowledgement text and logos.

Acknowledgement boot for the 2015/16 RADF program is as follows:

The Regional Arts Development Fund (RADF) is a partnership between the Queensland Government and Southern Downs Regional Council to support local arts and culture in regional Queensland.

The Queenskand Government logo is available at http://www.arts.old.gov.au/fundings/logos.html

The Southern Downe Regional Council logo will be provided to successful applicants via email with the Letter of Offer.

Reporting

All RADF 2015/16 funded activities and projects are required to complete a Project Outcome Report. The RADF 2015/16 Project Outcome Report temptate will be provided to successful applicants via small with the Letter of Offer. Alternatively this may also be found on Council's website us.vop.blg.orbe.www

Falure to comply with the terms and conditions of the grant will affect the applicant's eligibility to apply for tuture RADF and Southern Downs Regional Council Grants. Council may request part or full return of the funds.

Submitting Your Application

If you have any questions or require assistance with your application please contact Southern Downs Regional Council's RADF Liaison Officer:

1300 MY SDRC (1300 697 372)

Completed applications may be submitted via the following:

Posted to

RADF Liston Officer Southern Downs Regional Council PO Box 28 WARWICK QLD 4370

Hand delivered to Council Community Contact Centre's 64 Fifzruy Street WARWIĆK QLD 4370

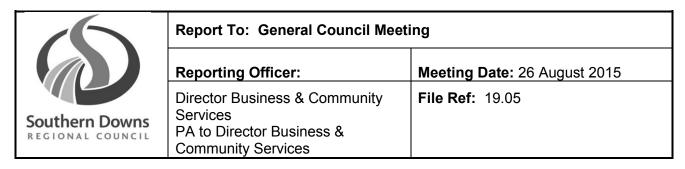
> 61 Marsh Street STANTHORPE OLD 4380

Email (good quality PDF scans only under 40mb) mal@edrc.old.gov.au

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10.5 BCS - 2016 Show Holidays

Document Information



Recommendation

THAT Council write a letter to the Department of Justice and Attorney-General nominating the following Show Holidays for 2016:

- 1. **Stanthorpe Show Holiday Friday, 29 January 2016** for the area of the former Stanthorpe Shire and the area of the village of Dalveen for the purpose of the Stanthorpe Annual Show.
- 2. **Allora Show Holiday Friday, 5 February 2016** for the area of the former Warwick Shire Division 1, for the purpose of the Allora Annual Show.
- 3. **Killarney Show Holiday Friday, 19 February 2016** for the area of the former Warwick Shire Division 3 (excluding the urban area of Warwick City and the locality of Murray's Bridge), for the purpose of the Killarney Annual Show.
- 4. **Warwick Show Holiday Friday, 18 March 2016** for the former Warwick Shire Division 2, Division 3 (being the urban area of Warwick City and the locality of Murray's Bridge), Division 4 (excluding the village of Dalveen), Division 5 and Division 6 for the purpose of the Warwick Annual Show.

Report

Council has received correspondence from the Hon. Curtis Pitt MP, Treasurer, Minister for Employment & Industrial Relations and Minister for Aboriginal & Torres Strait Islander Partnerships dated 4 August 2015 requesting the nominated dates of the 2016 Show Holidays to be allocated to particular areas within the Southern Downs Region. Council is required to submit the nominated dates no later than Friday, 4 September 2015.

In determining the date of the show holiday allocated to particular areas within the region, Council is required to consider issues such as the area of interest and school bus runs servicing the rural districts.

Information has been obtained concerning the preferred show dates and suggested show holidays for the region in 2016. They are –

Stanthorpe Show - Friday, 29 January and Saturday, 30 January 2016

Stanthorpe Show Holiday - Friday, 29 January 2016 - for the area of the former Stanthorpe Shire and the area of the village of Dalveen for the purpose of the Stanthorpe Annual Show.

Allora Show - Friday, 5 February and Saturday, 6 February 2016

Allora Show Holiday - Friday, 5 February 2016 – for the area of the former Warwick Shire Division 1, for the purpose of the Allora Annual Show.

Killarney Show - Friday, 19 February and Saturday, 20 February 2016

Killarney Show Holiday - Friday, 19 February 2015 – for the area of the former Warwick Shire Division 3 (excluding the urban area of Warwick City and the locality of Murray's Bridge), for the purpose of the Killarney Annual Show.

Warwick Show - Friday, 18 March, Saturday, 19 March and Sunday, 20 March 2016

Warwick Show Holiday - Friday, 18 March 2016 – for the former Warwick Shire Division 2, Division 3 (being the urban area of Warwick City and the locality of Murray's Bridge), Division 4 (excluding the village of Dalveen), Division 5 and Division 6 for the purpose of the Warwick Annual Show.

Budget Implications

Nil.

Policy Consideration

Corporate Plan 2014-2019

- 1. The Southern Downs Sense of Community:
 - 1.1 Review levels of service delivery to our region.

Community Engagement

Nil.

Legislation/Local Law

Holidays Act 1983

Options

- 1. Nominate the show holiday dates as outlined in this report to the Department of Justice and Attorney-General.
- 2. Do not nominate the show holiday dates as outlined in this report to the Department of Justice and Attorney-General.

Attachments

- 1. Correspondence from the Hon. Curtis Pitt MP, Treasurer, Minister for Employment & Industrial Relations, Minister for Aboriginal & Torres Strait Islander Partnerships<u>View</u>
- 2. Map highlighting the catchment areas for each ShowView



Treasurer Minister for Employment and Industrial Relations Minister for Aboriginal and Torres Strait Islander Partnerships

In your reply please quote: 519306/19, 2916562

0 4 AUG 2015

Cr Peter Blundelli Mayor Southern Downs Regional Council 64 Fitzroy Street WARWICK QLD 4370 SOUTHERN DOWNS REGIONAL COMMON Australia Telephone of 3719 7200
SOUTHERN DOWNS REGIONAL COMMON Australia Telephone of 3719 7200
WARWICK BRANCH
Website www.treasury.qld.gov.au
Website avwe.treasury.qld.gov.au
ABM 90 856 020 239

0 7 AUG 2015

Level 9 Executive Building 100 George St Brisbane

Dear Mayor PETER

As Minister responsible for the administration of the Holidays Act 1983 (the Act), I am empowered to appoint, upon request by the Chief Executive Officer of the local government for the district concerned, a special holiday within a district, whether it be a day, or the forenoon or afternoon of a day.

Holidays of this nature are usually appointed in respect of an annual agricultural, horticultural or industrial show or other event which would be of significance to a particular district.

Under section 4 of the Act, a holiday shall not be appointed in respect of a district unless the Minister has received, by a specified date, a notice signed by the Chief Executive Officer of the local government for the area in which the district is situated, requesting that the holiday be appointed. Such a holiday shall be a bank holiday in the district specified in the notification, except where the holiday is in respect of an annual agricultural, horticultural or industrial show (show day) in which case it shall also be a public holiday.

Should your local government wish to request a special holiday for 2016, it is necessary for you to provide the following details:

- · day and date of requested holiday;
- · name of event; and
- · nature of event.

Requests for special holidays for 2016 should be forwarded by the Chief Executive Officer to:

Ms Jacqui McGuire Senior Industrial Officer Industrial Relations Policy and Regulation Office of Industrial Relations Queensland Treasury GPO Box 69 BRISBANE QLD 4001

Requests for the appointment of a special holiday for 2016 must be submitted no later than Friday, 4 September 2015. Requests received after this date may not receive approval.

Southern Downs Regional Council



Item 10.5 BCS - 2016 Show Holidays

Attachment 1: Correspondence from the Hon. Curtis Pitt MP, Treasurer, Minister for Employment & Industrial Relations, Minister for Aboriginal & Torres Strait Islander Partnerships

(2)

Notification of the appointment of the holidays will be published in the Queensland Gazette. A copy of the gazettal notice will also be forwarded to you.

Should you require further information regarding this process, please contact Ms Jacqui McGuire, Office of Industrial Relations, by telephone on (07) 3227 6085 or by email at lacqui.mcguire@justice.qld.gov.au.

Yours sincerely

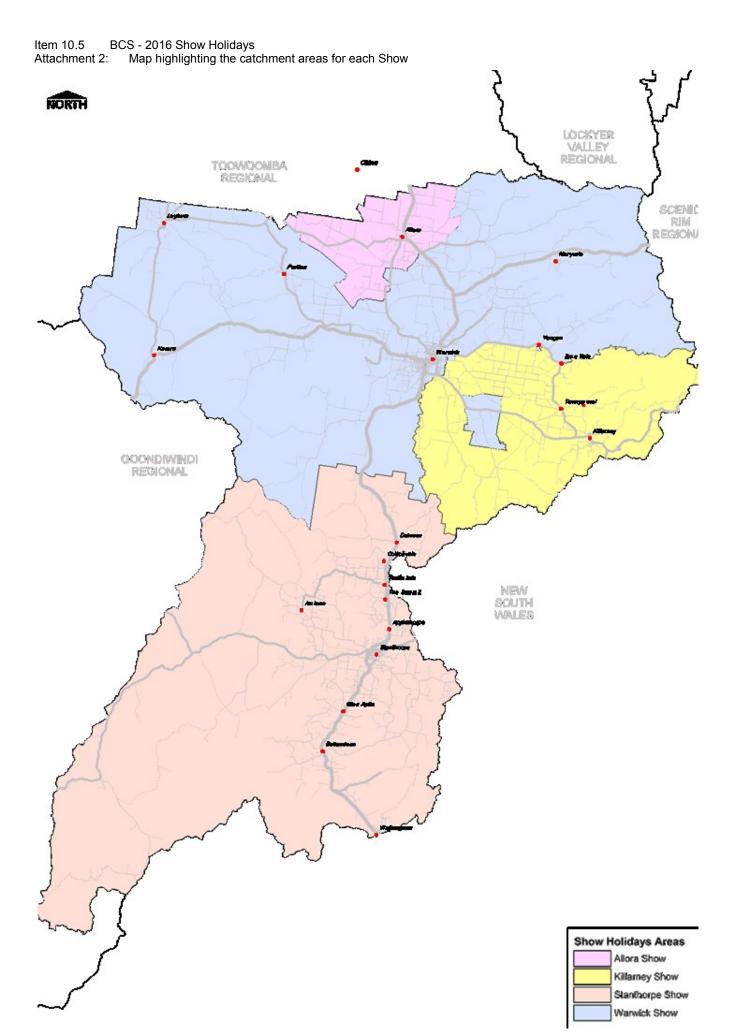
HON. CURTIS PITT MP

Culita

Treasurer

Minister for Employment and Industrial Relations Minister for Aboriginal and Torres Strait Islander Partnerships

cc Mr David Keenan Chief Executive Officer Southern Downs Regional Council



10.6 BCS - Aerodrome Advisory Group (AAG)

Document Information

	Report To: General Council Meeting		
	Reporting Officer:	Meeting Date: 26 August 2015	
	Manager Community Facilities	File Ref: 02.28	
Southern Downs			

Recommendation

THAT Council:

- 1. Receive and note the Minutes of the AAG Meeting held on 6 August 2015.
- 2. Adopt the motions tabled by the AAG (as attached).
- 3. Note that the signal circle at the Warwick Aerodrome has been repainted at a cost of approximately \$500, to meet the requirement of the Civil Aviation Safety Authority.
- 4. Approve a capital allocation of \$10,000 to the Stanthorpe Aerodrome to provide a Wind Direction Indicator and associated infrastructure to the threshold of runway 08, to meet the requirements of the Civil Aviation Safety Authority with the capital allocation to be identified through the first budget review process.

Report

The Aerodromes Advisory Group (AAG) met on 6 August 2015. Attached to this report are the minutes of that meeting.

Budget Implications

The Stanthorpe aerodrome has been given a Non Compliance Notice from the Civil Aviation Safety Authority for a lack of a wind directional indicator at the threshold of runway 08. The estimated cost to install a wind direction indicator is \$10,000. It is proposed to install a daytime wind indicator and modify the En Route Supplement Australia (**ERSA**), for night time approach. No budget allocation is currently available.

Policy Consideration

Community Plan 2030

- 4. The Economically Strong, Sustainable and Diverse Southern Downs
 - 1.12 Encourage local business and industry to develop coordinated approaches for the growth of the economy.
 - 1.13 Plan to maintain and encourage agricultural land use, enterprise, business and industry growth.
- 2. Destination Southern Downs
 - 5.6 Maximise the potential of history and heritage to diversify tourism experiences such as tin mines, airfield history, steam trains, rodeo and the pioneering past.
 - 5.14 Explore transport options for moving visitors throughout the region.

- 7. The Well Connected Southern Downs
 - 7.10 Promote and encourage small to medium scale commercial passenger flights into the region to support tourism and industry growth.

Corporate Plan 2014-2019

- 7. The Well Connected Southern Downs
 - 7.1 Develop a Regional Transport Strategy encompassing Road, Air and Rail.
 - 7.2 Lobby State and National Governments to enhance and develop key transport gateways and freight links including public transport.
 - 7.3 Review and implement strategies to allow for the expansion of aviation activities at both aerodromes.

Operational Plan 2014-2015

- 7.10.1 Review and implement strategies to allow for the expansion of aviation activities at both aerodromes.
 - 7.10.1.1 Manage and maintain aerodrome facilities at Warwick and Stanthorpe.
 - 7.10.1.2 Assist in the future development of the aerodromes and ensuring suitable opportunities for a range of different types and sizes of uses and activities.

Community Engagement

Aerodromes Advisory Group (AAG) including members from the Warwick Aerodrome User Group and Stanthorpe Aerodrome User Group; representatives from the QFES and Australian Defence Force.

Legislation/Local Law

Manual of Standards – Part 139 Aerodromes

Options

- 1. Receive and note the Minutes of the AAG Meeting held on 6 August 2015.
- 2. Do not receive and note the Minutes of the AAG Meeting held on 6 August 2015.
- 3. Adopt the motions tabled by the AAG (as attached).
- 4. Do not adopt the motions tabled by the AAG (as attached).
- 5. Approve a capital allocation of \$10,000 to the Stanthorpe Aerodrome to provide a Wind Direction Indicator and associated infrastructure to the threshold of runway 08, to meet the requirements of the Civil Aviation Safety Authority with the capital allocation to be identified through the first budget review process.
- 6. Do not approve a capital allocation of \$10,000 to the Stanthorpe Aerodrome to provide a Wind Direction Indicator and associated infrastructure to the threshold of runway 08, to meet the requirements of the Civil Aviation Safety Authority with the capital allocation to be identified through the first budget review process.

Attachments

1. Minutes of the AAG Meeting held on 6 August 2015 View

Attachment 1:



Minutes of the Aerodromes Advisory Group (AAG) Meeting

Held on Thursday, 6 August 2015 in the Warwick Council Chambers at 9:00am

Open Meeting

The meeting opened at 9.00am and those in attendance were welcomed to the meeting.

Present:		
Cr Ross Bartley	Deputy Mayor & Chair of AAG	SDRC
Mike Barnsley	WingCommander	Australian Defence Force (ADF rep)
Mike Maddocks	Operations Manager	Air Force Cadets (AFC rep)
David Keenan	Chief Executive Officer (CEO)	SDRC
Peter See	Director Engineering Services (DES)	SDRC
David Tuxford	Director Business & Community Services (DBCS)	SDRC
Michael Bell	Manager Community Facilities (MCF)	SDRC
Peter Gribbin	Manager Corporate Services (MCS)	SDRC
Peter O'Brien	Project Officer (PO)	SDRC
Kelvin Hutchinson	Community Member	Warwick Aerodrome User Group
Vel Wilkinson	Community Member	Warwick Aerodrome User Group
Barry Arentz	Community Member	Stanthorpe Aerodrome User Group
Anneke Jacobson	Minute Secretary	SDRC

2 **Apologies**

The Chair accepted apologies from the following members:

Apologies:		
Cr Vic Pennisi	Councillor	SDRC
Cr Jamie Mackenzie	Councillor	SDRC
Darren Hill	Wing Commander	Australian Defence Force
Hemmo de Vries	Inspector	Queenstand Fire & Emergency Services
Tony Bennett	Captain	Royal Flying Doctor Service
Phill Vichie	Community Member	Stanthorpe Aerodrome User Group
Cecil Bernard	Manager Planning & Development	SDRC
Jenny Sherrin	Economic Development Project Officer	SDRC
Brian Weeks	Maintenance Overseer	SDRC

MOTION

THAT the above apologies be accepted.

Moved: Mr Arentz Second: Mr Hutchinson Carried

Adoption of the Minutes of the Previous Meeting

The Minutes of the Meeting held on 18 June 2015 were circulated prior to the meeting.

Page 1 of 3

Attachment 1:

MOTION

THAT the Minutes of the previous meeting held on 18 June 2015 be adopted.

Moved: Mr Hutchinson Second: Ms Wilkinson Carried

Updates on Action Items from Previous Meeting

fal Seek quotes from contractors, including the clubs, to perform grass cutting DBCS saraka.

DBCS advised that quotes are still coming in. A report will be provided at the next meeting.

(b) Plans for Aerodromes for Cld Fire & Emergency Service MO

MCF reported that maps were prepared and roof areas have been calculated so It is likely that these have been provided to the Qid Fire & Emergency Services.

Gearing of trees at Stanthurpe serudrome – proceed with application to State – MCF Government to remove regulated vegetation

Questions were raised about whether the trees were in-fact the issue and as such, no further action on this matter should be taken at this time.

Resolutions of Council of 29 July 2015

MCF directed attention to the resolutions made by Council.

CASA Surveillance Reports/Annual Safety Inspections

MCF advised that CASA have done their inspections and raised a number of matters. The only Non-Compliance Notice for Warwick was the signal circle, which has since been resolved. Stanthorpe has been given a Non Compliance Notice for lack of a wind directional indicator at 0-8. The estimated cost to install a wind direction indicator is \$10,000 and Council is required to have a project plan in place if it is unable to resolve the lesus prior to 11 August 2015. It is proposed to install a daytime wind indicator and modify En Route Supplement Australia (ERSA) for night time approach. No budget allocation has been made for this and would therefore require a budget amendment to be approved for this project to proceed.

MCF advised that the Annual Safety Inspections have been conducted. Generally both facilities are being run Well apart from those issues raised by CASA. Council is waiting on receipt of the final reports, which will be brought back to the next meeting.

Warwick Aerodrome Leasing

DBCS advised that a number of people are interested in leasing or purchasing land. An independent valuer has been engaged to value the land for the possibility of converting leasehold land to freehold option. Mr Hutchinson advised that the current lesseholders would prefer to maintain the status quo with 5% increase per annum.

Cr Bartley suggested that Council officers make a presentation at a meeting with all the lease holders. CEO mentioned that there is no plan for Stage 3.

ACTION	Responsible: MCS	
	Meet with lessees and make a presentation	
ACTION	Responsible: MCS	
	Address the needs of those who wish to purchase land	

Page 2 of 3

8. Budget Expenditure

MCF drew attention to the Budget figures sent out with the Agenda. From this month onward the expenditure will start to increase as the mowing season kicks off. There is also an estimated revenue from landing fees.

Council will write to all users and advise them of the landing fees and that they can choose to pay either \$10 per landing or the \$100 annual fee.

MCF explained the receipt arrangement that has been put in place. Council will be putting up signs regarding this arrangement.

ACTION Responsible: MCF

Write to the lessees at Warwick Aerodrome and the owners at Stanthorpe Aerodrome to advise them of the landing fees.

9. General Business

Resistered/Certified Airfield

Mr Hutchinson said that the aviation community would like to know why Council needs to have the Registered/Certified airfield category in Warwick. What is the future planning that Council has?

DES recalled that Council chose to do it specifically because Council was unable to do a NOTAM without it. It is about zerodrome control and safety of staff and planes.

MCF mentioned that when Ergon were trying to put the power line past the sirfield, Council resolved to have a plan in place to go to C3. The construction of the proposed power line would restrict future development. Council wanted to protect that airspace. Council wants to have the ability to progress.

Correspondence

All future correspondence is to be addressed to the Chairman of this Committee with a copy emailed to Michael Bell and Anneke Jacobson for inclusion in the Agenda.

Engagement of Real Estate Agent

Mr Arentz suggested that Council engage a real estate agent to assist with the sale of land at aerodromes. DBCS advised that Council is governed by the Local Government Act so it needs to go through certain processes before Council can use real estate agents.

Air Park

Mr Arentz suggested that Council consider developing an Air Park (where a house as well as hanger are permitted to be built) with a taxiway to the runway.

Or Bartley encouraged this type of development to be done by private enterprise.

Une Markins

AFC rep requested that the line marking at the Avgas facility be hatched between the line and the bowser as planes follow the line and may hit nearby infrastructure.

ACTION Responsible: MCF

Paint chevron lines between the existing line and the avgas facility

10. Next Meeting

The next AAG meeting will be held on Thursday, 15 October 2015 from 9.00am until 11.00am in the Warwick Council Chambers.

11. Meeting Gosed

The meeting closed at 10.40am.

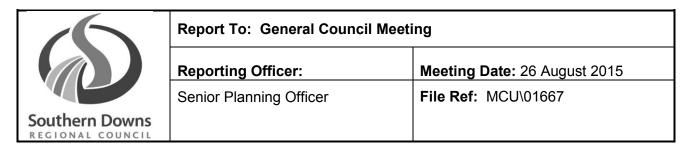
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11.	NGINEERING SERVICES DEPARTMENT REPORTS	
	Nil	

12. PLANNING & ENVIRONMENT DEPARTMENT REPORTS

12.1 Material Change of Use - Scott and Jan Wilson, 55 George Street, Hendon

Document Information



APPLICANT:	Scott and Jan Wilson
OWNER:	Guy S Gasson
ADDRESS:	55 George Street, Hendon
RPD:	Lot 22 M3483, Parish of Leslie, County of Merivale
ZONE:	Rural (Basalt quality grazing precinct)
LAND USE AREA:	21.2 hectares
PROPOSAL:	Dual occupancy (Second dwelling)
LEVEL OF ASSESSMENT:	Code
SUBMITTERS:	Not Applicable
REFERRALS:	Nil

Recommendation Summary

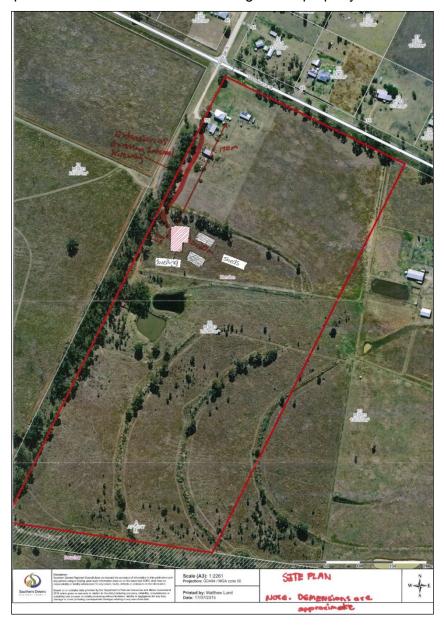
THAT the application for Material Change of Use for the purpose of a Dual occupancy (Second dwelling) on land at 55 George Street, Hendon described as Lot 22 ML3483, Parish of Hendon, County of Merivale, be approved subject to conditions.

Report

The subject site has frontage and access to Goomburra Street, however is bounded by two unmade road reserves on the southern and western sides.



The applicant proposes to construct a second dwelling on the property.



This application is Code Assessable and could be dealt with under delegation, however given the location of the property in relation to the existing piggery, it was considered appropriate that the report be presented to Council.

Assessment against the Planning Scheme

This application required assessment against the Rural zone code, the Residential uses code, and the Physical infrastructure code.

Rural zone code

The proposed development complies with the Code with regards to the following criteria categories: General, Access, Scenic amenity, Conservation of good quality agricultural land, and Conservation of rural land.

In relation to Amenity, public health and safety, the Code requires compliance with the following Performance outcome:

PO6 All uses are located, design, oriented and constructed to minimise noise, dust, odour or other nuisance from existing lawful uses including rural and industry uses.

The development is located within the Basalt quality grazing precinct. The precinct specific criterion requires compliance with the following Performance outcome:

- PO1 Uses are limited to uses that add value to the productive use of the land and do not conflict with or reduce the productive capacity, or scenic values of the land. In particular
 - (a) The use is associated with rural activities on or nearby the subject land;
 - (b) The use is not likely to cause conflict with agricultural practices;
 - (c) The use has low visual impact particularly where located on highways, main roads or tourist routes;
 - (d) The development is located on cleared land and there is no proposed clearing of remnant vegetation;
 - (e) Development is sited on the least productive, lower agricultural quality parts of the site.

The property is within one kilometre of the existing piggery located at 48 Gregory Street, Hendon, which has the potential capacity of 1,438 standard pig units. The potential impacts associated with the piggery are discussed later in this report.

Residential use code

The proposed development complies with the Code with regards to Site, Access, and Environmental protection.

In relation to the Rural zone, the Code requires a one kilometre setback to pig farming which has between 1,001 and 4,999 standard pig units, and a 60 metre setback to side and rear boundaries. The subject dwelling is located within the setback, and therefore is to comply with the following Performance outcomes:

- PO5 Where located on an existing lot in proximity to an existing or approved extractive industry operation or rural activity including animal keeping and intensive animal industries, the dwelling house or dual occupancy incorporates location, design, orientation and construction measures that mitigate the effects of noise, dust, odour, and other impacts arising from the industrial or rural use.
- PO7 Dwelling houses and dual occupancy are located, designed and constructed to minimise the potential for conflict with existing or potential uses on adjoining land. This includes the potential of odour, spray drift, noise and dust associated with horticulture.

The location of the subject second dwelling is approximately 800 metres south of the existing piggery, and 30 metres from the western boundary.

The applicant has provided the following justification:

The proposed second house on the property is located just within the 1000 metre buffer area from the existing piggery at Hendon.

It is in our opinion that the existing piggery will not impact negatively on the proposed second house. The location of the proposed dwelling is such that it is protected by existing vegetation and is situated approximately 800 metres from the piggery.

There are numerous existing houses between the piggery and the proposed second house will be impacted less than those existing houses.

The lot is zoned as rural land and impacts associated with this type of use such as, dust and odour are common and expected.

There are quite a number of existing dwellings between the location of the subject dwelling and the piggery. The topography is such that there is a slight rise between the location of the dwelling and the piggery, with the piggery also being located approximately five metres lower than the proposed dwelling.

The dwelling will be located to the south of some existing vegetation which may also provide some protection.

It should also be a condition of any approval that the dwelling be fitted with mechanical ventilation, such as air conditioning, and an Advisory note be included to note the location of the piggery.

The setback to the western boundary is to an unmade road reserve, which is heavily treed. The land to the west is used for grazing purposes.

It is considered that the proposed setbacks and mitigation measures will reduce the effects of noise, dust, odour, and other impacts arising from the piggery or any adjoining rural uses.

Physical infrastructure code

The Code requires the provision of an on-site water supply, and the on-site disposal of waste water. Conditions should be imposed on any approval requiring this infrastructure.

Conclusion

The applicant proposes to construct a second dwelling house on land that is within one kilometre of an existing piggery at Hendon.

There are quite a number of existing dwellings between the location of the subject dwelling and the piggery. The topography is such that there is a slight rise between the location of the dwelling and the piggery, with the piggery also being located approximately five metres lower than the proposed dwelling.

The proposed development can meet the Performance outcomes of the Rural zone code and the Residential uses code.

Recommendation

THAT the application for Material Change of Use for the purpose of a Dual occupancy (Second dwelling) on land at 55 George Street, Hendon described as Lot 22 ML3483, Parish of Hendon, County of Merivale, be approved subject to the following conditions:

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

1. The development of the site is to be generally in accordance with the following proposal plans submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Site Plan	NA	17 July 2015

Building and Site Design

2. The dwelling is to include mechanical ventilation, i.e. air conditioning to reduce odour impacts from the existing piggery, located at Gregory Street, Hendon.

Fencing, Landscaping and Buffers

3. The existing vegetation to the north of the proposed dwelling, as shown in blue on the following map, is to be retained and allowed to naturally regenerate.



Car Parking and Vehicle Access

- 4. Vehicle access to the Dual occupancy is to be at the same location as the existing lawful entrance, on the gravel constructed section of George Street.
- 5. The internal driveway is to be of an all-weather standard.

Water Supply and Sewerage

- 6. On-site water storage is to be provided for the proposed new dwelling as follows:
 - (a) two bedrooms or less 45,000 litres; or
 - (b) more than two bedrooms 67,500 litres.
- 7. All waste water generated from this property must be disposed of by means of an on-site sewerage facility (OSSF) in accordance with the AS/NZS 1547:2012, Queensland Plumbing and Wastewater Code and the Standard Plumbing and Drainage Regulation 2003.

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning and Environment, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Plumbing and Drainage Approval is to be obtained in accordance with the Plumbing and Drainage Act 2002 for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate forms, plans and fees associated with this application. A Certificate of Compliance must be issued for the works prior to the use commencing.
- (iii) **Building Approval is to be obtained** in accordance with the *Sustainable Planning Act 2009* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms**, **plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 21 (Final Inspection Certificate) must be issued for the building works prior to the use commencing**.

- (iv) The odour attenuation measures used in the construction of this dwelling may not eliminate the odour impacts from existing piggery at Gregory Street, Hendon, therefore the residents of this dwelling may still be impacted.
- (v) Council will not be sealing George Street as a result of any dust complaints received.

Aboriginal Cultural Heritage

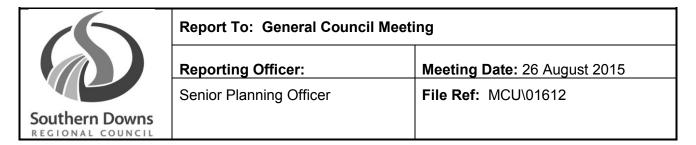
(vi) All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the "cultural heritage duty of care"). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsima.gld.gov.au

Attachments

Nil

12.2 Material Change of Use - CDS Investments No1 Pty Ltd, 76-80 Percy Street, Warwick

Document Information



APPLICANT:	CDS Investments No 1 Pty Ltd	
OWNER:	CDS Investments No 1 Pty Ltd	
ADDRESS:	76 - 80 Percy Street, Warwick	
RPD:	Lot 1 SP228238, Parish of Warwick, County of Merivale	
ZONE:	Principal centre	
LAND USE AREA:	2,794 square metres	
PROPOSAL:	Short-term accommodation (Motel - 33 rooms)	
LEVEL OF ASSESSMENT:	Impact	
SUBMITTERS:	One	
REFERRALS:	Department of Infrastructure, Local Government and Planning	
FILE NUMBER:	MCU\01612	

Recommendation Summary

THAT the application for Material Change of Use for the purpose of Short-term accommodation (Motel - 33 rooms) on land at 76-80 Percy Street, Warwick, described as Lot 1 SP228238, Parish of Warwick, County of Merivale, be approved subject to conditions.

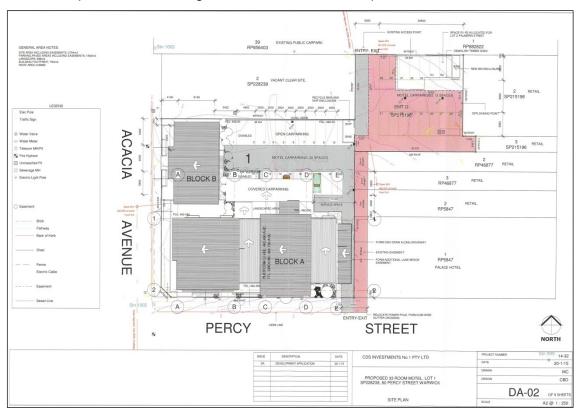
Report

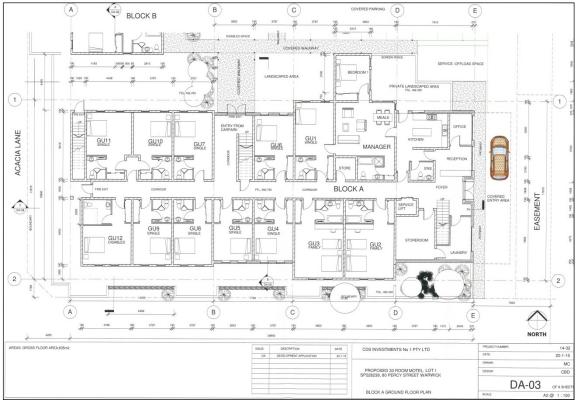
The subject property has frontage and access to Acacia Avenue and Percy Street. The north eastern portion of the lot is encumbered by access easements, which provide access to the properties that have frontage to Palmerin Street, from Percy Street.

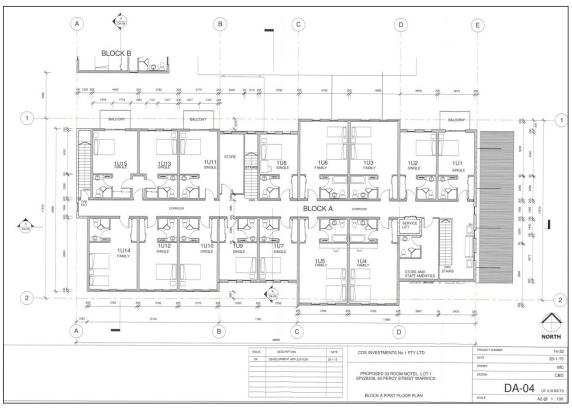


The applicant proposes to demolish the existing residential buildings, and construct a two storey, 33 bedroom motel with manager's residence, comprising of two separate blocks. Block A will have frontage on both Acacia Avenue and Percy Street, while Block B will only have frontage on Acacia Avenue.

The development will have a gross floor area of 1,596 square metres.



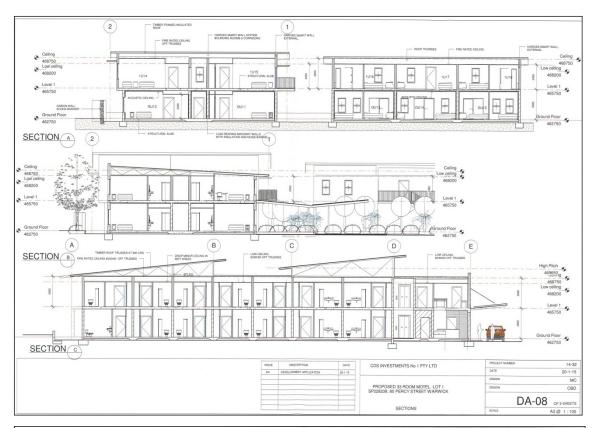


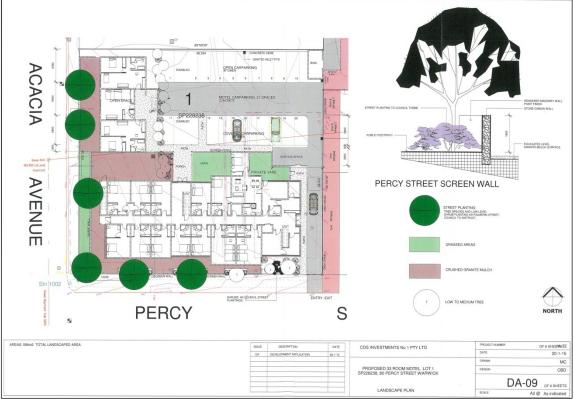












It is anticipated that the proposed development will generate new employment to the city, including that of a manager, two permanent employees and four part time employees.

Referral

The application required referral to the Department of Infrastructure, Local Government and Planning (DILGP) as a Concurrence agency, as the development involved accommodation activities designed to accommodate more than 75 people. The DILGP have no requirements with regards to the application.

Submissions

One (1) submission was received to the application. The issues raised in the submission are as follows:

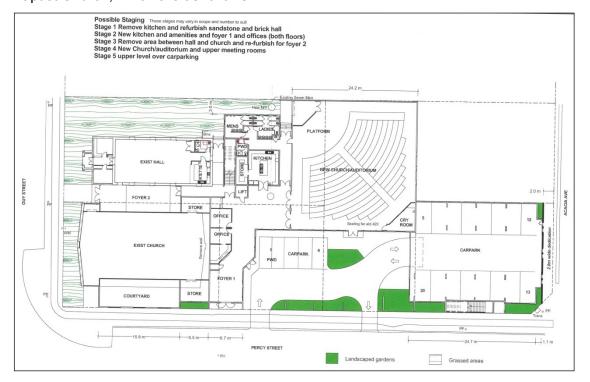
Consideration of adjoining uses

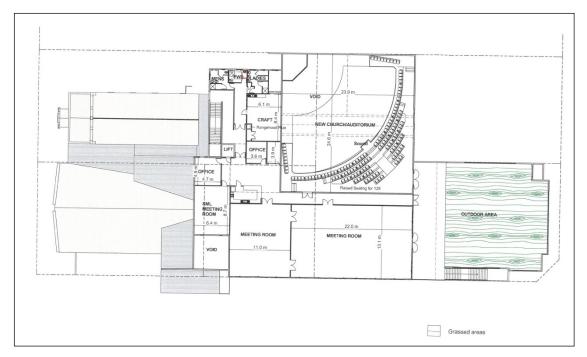
- That Council considers the longstanding prior usage of the church facilities and property adjacent to the proposed development, and ask that any change of use approved under the development application does not negatively impact on the ongoing use of the church facilities.
- That Council considers what impact the proposed development may have on the Development Permit granted to the Church on 18 June 2015 (File ref: MCU\01648).
- That Council considers the impact of this development with regards to the use of the church property for children's activities. Specifically, the grassed areas at the eastern end of the church property, which is used regularly as play areas for young children and youth. Given that there is no way of controlling who utilises the accommodation, and given the increase in traffic flow through Acacia Avenue, we therefore ask that in considering this development, weight is given to ensuring there are no adverse affects on our ability to safeguard our children in this space.

Comment: The layout of the proposed development is complementary to the recently approved development by the Baptist Church (50D Guy Street, Warwick). The Acacia Avenue frontage of Block A does not contain any windows, therefore not presenting an issue with overlooking. Landscaping, including the use of trees that will offer screening once mature, is used to reduce the bulk. Block B does contain windows within the Acacia Avenue frontage, however Block B is located toward the north, which does not affect the Baptist Church proposal.

Due to the layout and design of the buildings, it is acknowledged that the risk of overlooking is no greater as a result of the proposed development as currently exists from the boundaries of the site. The proposed development will not have vehicular or pedestrian access to Acacia Avenue.

It is considered that the proposed development would complement the approved plans of the Baptist Church, which are as follows:





Assessment against the Planning Scheme

This application required assessment against the Principal centre zone code, the Carparking and loading code, the Landscaping code, the Outdoor lighting code, the Physical infrastructure code, and the Heritage overlay code.

Principal centre zone code

The purpose of the Principal zone is to provide for tourist accommodation where it is located above street level and contributes to the vitality of the centre.

The purpose of the zone is achieved through the following overall outcomes:

- (b) Residential development and tourist accommodation is provided where a high standard of residential amenity can be achieved. All accommodation is located above ground level in order to maintain the vitality of the centre.
- (c) Development in a Principal centre ensures a well-designed and functioning urban structure by:
 - (i) Building on the existing strengths of the centre;
 - (ii) Complementing existing land uses and activity;
 - (iii) Sustaining and developing existing local businesses; and
 - (iv) Responding to local economic need and demand.
- (d) Development provides a high level of amenity and is reflective of the surrounding character of the area.
- (f) Buildings adjacent to those listed in the Local heritage register have a built form and include features that ensure that the building respects and complements the heritage values on the adjacent site.

It could be considered that the strict controls on design are more relevant in Palmerin Street and the other streets of the Warwick Principal centre zone where more architecturally significant buildings and streetscapes exist.

The proposed development involves accommodation on ground level; however the proposed development is not located on Palmerin Street and is located in an area where retail and commercial development are not prominent. A large variety of building styles, sizes, building scales and building ages is found along this section of Percy Street. There is no coherent

streetscape in this area, therefore, a contemporary design such as that proposed can be considered acceptable.

There is a primary school located opposite, with the subject property adjoining a place of worship and a hotel. There is a small cluster of commercial premises located on the corner of Percy Street and Guy Street; however the area contains a mix of uses.

The subject land is currently occupied by three, single storey residences, therefore the proposed development is of similar residential use, however results in a significant increase in scale, thus providing a greater yield for the land, which is appropriate within the Principle centre.

The proposed development will be complementary to the uses located within the Principal centre zone, and may result in an increased surveillance in the area and reinvigorate the central business district outside of normal business hours.

The subject land adjoins a number of heritage listed buildings on its eastern boundary. The proposed development will not share a common wall with any of the buildings, and ensures that the design complements the heritage character.

Whilst economics is not a planning consideration, it should be noted that the proposed development will support the central business district in Warwick, create new employment and has the potential to support growth within the area.

It should be noted that the lane dedication, along Acacia Avenue, as part of a realignment of boundaries application, originally approved on 28 August 2008.

The proposed development complies with the requirements of the Code with regards to the following categories: Landscaping, Refuse management and storage, Views and Rail.

Siting, layout, building form and design, and Public spaces and pedestrian areas

The proposed development is located on the corner of Percy Street and Acacia Avenue. The Code requires that pedestrian entrance points and windows are located to address each frontage. All access to the site is located within the eastern portion of the property, with access from Percy Street via a driveway and pathway. Due to the use of the development, its entrance to the two blocks is internally located. The associated Performance outcomes states as follows:

- PO5 Where located on a corner site or on a site with terminating important vistas building design expresses and emphasises the importance of its location through architectural expression and landscape treatments (including roof form, entrance location, orientation, decorative treatments and detailing).
- PO9 Commercial and business uses provide active street frontages.

The maximum height in the Principle centre zone is three storeys; the proposed development is two storeys, complementing the approved extensions to the Baptist Church, and the existing buildings in Palmerin Street. The contemporary design of the building can appear bulky on the corner of Percy Street and Acacia Avenue, however the proposed landscaping will be used to reduce the perception of bulk. There are a number of offsets within the building design which provides variation and will positively contribute to the streetscape.

The orientation of the development to Percy Street is desirable, and provides for surveillance and active street frontages.

It is considered that the proposed development complies with the Performance outcomes.

Public spaces and pedestrian areas:

The Code requires awnings to be provided over footpaths. The applicant does not propose any awnings over the footpath. The associated Performance outcome states as follows:

PO11 Pedestrian paths are comfortable and safe to use, adequately sheltered and provided to give convenient and safe access to car parking areas and any development located at the rear of the site.

There are no awnings provided from other buildings or fully constructed footpaths within either Percy Street or Acacia Avenue, except for the Palace Hotel on the corner of Palmerin Street. Therefore, the inclusion for the subject land would be inconsistent with the streetscape.

There are no street trees provided along either the Percy Street or Acacia Avenue frontage, however with the width of the verge and then the pedestrian pathway along Percy Street, there is limited area for street trees. The applicant proposes substantial landscaping within the recesses in the boundary along both frontages. This landscaping is considered appropriate and will positively contribute to the streetscape.

It should be a condition of any approval that the footpath along the Percy Street frontage be constructed for the full width, in accordance with the Warwick streetscape general design, to match Percy Street, at the intersection with Palmerin Street.

Parking, servicing and access:

The Code requires access to carparking to be from rear access lanes where available. Access to the site and associated carpark is from Percy Street, as opposed to Acacia Avenue.

The applicant has indicated that it would be difficult to take access from Acacia Avenue given the distance to the intersection with Percy Street. The associated Performance outcome states as follows:

PO12 Car parking areas, service areas and access driveways are located where they will not unduly intrude upon pedestrian use of footpaths and will not dominate the streetscape.

There is a pedestrian pathway along the Percy Street frontage of the site, with the entrance to the site being directly accessible from the footpath. It is considered that the access to the site will not adversely impact on the use of the footpath. The entrance is proposed to ensure there is adequate sight distance to the footpath and Percy Street.

There are already two crossovers to access the subject land, therefore there will be a decrease in the number of access points from Percy Street.

The inclusion of the landscaping along the Percy Street frontage will ensure the building does not dominate the frontage. It is considered that the proposed development complies with the Performance outcome.

Uses

The Code requires accommodation uses to be located above ground level. The associated Performance outcomes state as follows:

- PO17 All uses are located designed and operated to reinforce the role of the zone as a socially, cultural and economically vibrant place in which higher order services and facilities to meet the needs of the region are available and in which there is a high level of daytime and night time activity.
- PO20 Accommodation activities including multiple dwellings are located above ground level. The density of development is consistent with the purpose of the centre as a vibrant and diverse area.

The applicant has detailed that:

The location of this motel will transform the area by introducing patrons to the central business district [through] dining and entertainment venues. The adjoining Palace Hotel will directly benefit from this proposal and the redevelopment of the current bottle shop and storage areas is envisaged to capitalise on upgrading the rear of the site.

The motel design exhibits ground floor accommodation which is not conforming to the current code. The intent of the code is for first floor accommodation only which is understandable in areas of traditional streetscapes such as Palmerin Street. This proposed development is located within an area of transition and does not contribute directly to the retail commercial area of the business district. The alternative of additional commercial space or mixed usage is not visible in the current or foreseeable climate and this variation to the current code is offered.

The proposed development will reinforce the Principal centre zone by economic means and it will complement the uses within the central business district.

As previously detailed, there are currently three, single storey residences located on the subject land. The proposed development has the potential to reinvigorate the central business district of Warwick, outside of normal business hours, and will also provide an increased opportunity for surveillance.

It is considered that the proposed development complies with Performance outcome 17.

The proposed development cannot achieve compliance with PO20, as the accommodation activity is located at ground level. Considering the current retail activity in Percy Street off Palmerin Street, it is doubtful whether this proposal will have a negative impact on retail in the Principle centre.

Heritage overlay code

The proposed development complies with the Code with regards to the following category: Siting,

In relation to Built form, the Code requires development to have a sympathetic roof form to the adjoining Local heritage place. The development has a skillion style roof, whereas the adjoining heritage building, being the Palace Hotel, has a pitched roof. The associated Performance outcome states as follows:

PO13 The built form is respectful to and sympathetic to the adjoining Local heritage place.

The proposed development and the Local heritage place are separated by the bottleshop, which has a flat roof line. Therefore, whilst the land adjoins, there is a varying roofline between the buildings.

As there is a large variety of building styles, scales and ages along this section of Percy Street, no coherent streetscape exist in this area. Therefore, a contemporary design such as that proposed can be considered acceptable.

Given the separation distance between the buildings, the skillion roofline will not adversely impact on the Local heritage place.

Carparking and loading code

The Code requires one space per guest room, plus one space per 50 square metres of gross floor area of any dining room or meeting room.

The applicant has proposed 33 carparking spaces, plus one service space. There is no dining room or meeting room proposed as part of the application.

The proposed development complies with the Code.

Landscaping code

The proposed landscaping layout is considered appropriate.

Outdoor lighting code

The proposed development can be conditioned to comply with the Code.

Physical infrastructure code

The proposed development can be connected to all urban services.

Adopted Infrastructure Charges

Development Type	Network	Charge Rate	Proposed	Credit	Charge
Accommodation short term	All	\$2500/suite	\$82,500	\$30,000	\$52,500
				TOTAL:	\$52,500

Office use only			
Network	Proportion of Charge	Charge/ Network	Receipt Code
Roads	20%	\$10,500	RC241
Parks	10%	\$5,250	RC243
Water	35%	\$18,375	RC244
Sewerage	35%	\$18,375	RC245
Stormwater	-	NA	RC242

The adopted infrastructure charge is payable prior to the change of use of the land happening in accordance with Section 648H of the *Sustainable Planning Act 2009*.

Conclusion

The applicant proposes to demolish the existing residential buildings, and construct a two storey, 33 bedroom motel with manager's residence, comprising of two separate blocks. Block A will have frontage on both Acacia Avenue and Percy Street, while Block B will only have frontage on Acacia Avenue.

It is anticipated that the proposed development will generate new employment to the city, including that of a manager, two permanent employees and four part time employees.

There is a large variety of building styles, scales and ages along this section of Percy Street, and no coherent streetscape exist in this area. Therefore, a contemporary design such as that proposed can be considered acceptable.

The subject land is currently occupied by three, single storey residences, therefore the proposed development is of similar residential use, however results in a significant increase in scale, thus providing a greater yield for the land, which is appropriate within the Principle centre.

The proposed development will be complementary to the uses located within the Principal centre zone, and may result in an increased surveillance in the area and reinvigorate the central business district outside of normal business hours.

The proposed development should be approved subject to conditions.

Recommendation

A. THAT the application for a Material Change of Use for the purpose of Short-term accommodation (Motel - 33 rooms) on land at 76-80 Percy Street, Warwick, described as Lot 1 SP228238, Parish of Warwick, County of Merivale, be approved despite the conflict with the planning scheme for the following reasons:

The proposed development is for a two storey motel, which cannot comply with Performance outcome 20 of the Principal centre zone code, which required accommodation within this zone to be located above ground level.

The purpose of the code includes that "all accommodation is located above ground level in order to maintain the vitality of the centre". As the proposed development involves the demolition of three, single storey residences, the use of the land remains residential. The increase in use results in a higher yield for the property, which is desirable within the Principle centre.

The proposed development involves accommodation on ground level, however the proposed development is not located on the main street, being Palmerin Street and is located in an area where retail and commercial development is not prominent. There is a large variety of building styles, scales and ages along this section of Percy Street. There is no coherent streetscape in this area. Therefore, a contemporary design such as that proposed can be considered acceptable.

The proposed development has the potential to reinvigorate the central business district of Warwick, outside of normal business hours, and will also provide an increased opportunity for surveillance.

- It can be considered that the residential use the property is complementary to the commercial and cultural use of the surrounding properties.
- B. THAT the application for Material Change of Use for the purpose of Short-term accommodation (Motel 33 rooms) on land at 76-80 Percy Street, Warwick, described as Lot 1 SP228238, Parish of Warwick, County of Merivale, be approved subject to the following conditions:

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

1. The development of the site is to be generally in accordance with the following proposal plans submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Site Plan	DA-02	20 January 2015
Block A Ground Floor Plan	DA-03	20 January 2015
Block A First Floor Plan	DA-04	20 January 2015
Block B Floor Plans	DA-05	20 January 2015
Elevations 1	DA-06	20 January 2015
Elevations 2	DA-07	20 January 2015
Sections	DA-08	20 January 2015
Landscape Plan	DA-09	20 January 2015

2. The development may proceed in stages, provided that any road access and infrastructure services required to service the particular stage are constructed with that stage.

Land Use and Planning Controls

- 3. The approved accommodation must be used for short term guests only. Excluding those persons residing in the manager's residence, the approved motel units must not be occupied by persons for the purpose of permanent accommodation.
- 4. No materials or goods associated with the development are to be displayed or stored within the car park or landscaped areas, or outside the boundaries of the site.

Easements and Covenants

5. If required, the existing easement is to be amended to allow for access and carparking associated with the motel.

Building and Site Design

- 6. The design, colours and materials of the building and pavement are to be in accordance with the commercial character of the area. Variation is to be achieved through the use of colours, materials, and architectural treatments along the Acacia Avenue frontage of Block A. Details of the colours and materials of the building and pavement are to be submitted to and approved by the Director Planning and Environment prior to the issue of any Development Permit for Building Work. The building and pavement is to be constructed in the approved design, colours and materials.
- 7. To ensure privacy is protected between adjoining properties, the windows located on the Acacia Avenue building elevation of Block B must either:
 - (i) be fitted with translucent glazing; or
 - (ii) be fitted with a fixed external screen.
- 8. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
- 9. A copy of the Form 11 (Certificate of Classification) issued for the building works is to be provided to Council prior to the use commencing. (See advisory note below.)

Amenity and Environmental Controls

- 10. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.
- 11. The refuse storage area is to be of hardstand construction and within a screened enclosure constructed from solid materials with a height of at least 1.8 metres.
- 12. Advertising Devices relating to the Short term accommodation may **only** be erected on the subject land, i.e. Lot 1 SP228238. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the commercial character of the surrounding area. No advertising signs or devices are to be located on any other land, unless all applicable approvals are obtained under the Planning Scheme and the relevant local laws. No advertising signs or devices are to be located within the road reserve.
- 13. All service equipment and refrigeration units are to be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development.
- 14. Any lighting device is to be so positioned and shielded so as not to cause any glare nuisance to any nearby residential property or passing motorist, or to shine upwards into the night sky.

Fencing, Landscaping and Buffers

- 15. Landscaped areas are to be provided on the site in accordance with Plan No. DA-09, dated 20 January 2015.
- 16. Advanced tree plantings (i.e. minimum height of 1.5 metres at the time of planting) are to be provided as shown as "street planting" on Plan No. DA-09, dated 20 January 2015.
- 17. A Landscaping schedule is to be submitted to and approved by the Director Planning and Environment prior to the issue of any Development Permit for Building Work. The Landscaping schedule must include details of the location, height and species of plants, and the irrigation system. Plants are to be generally frost resistant and drought hardy, and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping schedule.

Car Parking and Vehicle Access

- 18. A concrete industrial crossing is to be constructed at the Percy Street entrance to the site in accordance with Council's standard. (Council's Engineering Services Department can provide details regarding Council's standard.)
- 19. Car parking shall be provided on site in accordance Plan No. DA-02, dated 20 January 2015.
- 20. All car parking, driveway and loading areas shall be constructed, sealed, line marked, drained, laid out and regularly maintained.
- 21. The refuge collection vehicle is to be able to enter and exit the site in forward gear, to collect refuge from the skip bin area. Turning paths to demonstrate this movement can be achieved is to be submitted for approval with the Operational works application.
- 22. All loading and unloading of goods related to the development, i.e. laundry, must be carried out within the confines of the allotment's boundary. Under no circumstances will the loading or unloading of goods on the public roadway system or footpath be permitted.

Roadworks and Stormwater Drainage

- 23. Any footpaths, kerbing and channelling, roadworks and drainage works damaged during construction of the development are to be reinstated to the pre-existing condition, unless otherwise required by the Director Engineering Services.
- 24. Appropriate line marking is to be carried out along Percy Street to delineate the new angled carparking spaces, taking into consideration the driveway entrance.
- 25. Any redundant vehicle crossings are to be reinstated back to kerbing, matching the existing, and the footpath reinstated.

- 26. A stormwater drainage system serving the development is to be constructed and the stormwater disposed of to a legal point of discharge, in accordance with the Queensland Urban Drainage Manual (QUDM). Where the finished levels of a proposed allotment are such that stormwater runoff from all or part of the allotment cannot be gravity discharged to the street, an underground drainage line shall be provided to discharge the runoff from the allotment. Where necessary, suitable easements may be required over adjoining properties. The easements shall be provided to Council, at the developer's cost. All drainage works should meet the requirements of the Queensland Urban Drainage Manual (QUDM).
- 27. Site stormwater runoff must be collected, detained and discharged where appropriate in a manner that does not increase the quantity or concentration of stormwater flow in comparison to the pre-development condition. Where necessary, suitable easements to legal points of discharge, which may include adjoining properties, shall be provided to Council, at the developer's cost.
- 28. Signage must be provided along the internal driveway so that it can be easily read when exiting the property via motor vehicle whether day or night. This signage is to clearly demonstrate, via images and text, the correct side of the road to drive on in Queensland. (Councils Planning Department can provide details regarding Council's standard.)

Water Supply and Sewerage

- 29. A reticulated water supply system, up to and including water meters, is to be provided to service the development. This system is to be connected to Council's water supply system.
- 30. A sewerage reticulation system is to be provided to service the development. This system is to be connected to Council's wastewater sewerage system.
- 31. The development is to comply with Council's policy *Works Near Water Supply and/or Sewerage Infrastructure Policy*, which requires an application to be submitted to Council for approval, prior to the commencement of the works. It is not desirable to build over the infrastructure, alternative arrangements should be sought, i.e. realignment of the sewer.

Pedestrian Works

32. The Percy Street frontage of the proposed development is to be constructed in accordance with the Warwick streetscape general design, to match Percy Street, near the intersection with Palmerin Street. The construction of the footpath will include gold honed concrete footpath, black coloured service trench adjacent to the property boundaries, and flying saucer lighting. All design and product details are to be submitted and approved by the Director Engineering Services. (Council's Engineering Services Department can provide details regarding the Warwick streetscape general design).

Note: Tree planting and road furniture are not required.

Operational Works

33. All operational works are to be accepted on-maintenance prior to the use of the land commencing. (See advisory note below.)

Adopted Infrastructure Charges Notice

34. Payment is to be made to Council in accordance with the Adopted Infrastructure Charges Notice attached to the decision notice.

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning and Environment, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the Sustainable Planning Act 2009 and would

- have to comply with the requirements of the Planning Scheme.
- (iii) If food is to be prepared for guests, an application for a licence under the *Food Act 2006* are to be submitted to Council prior to any food being provided to guests. Applications for Design Approval and Approval to Operate (including applications for licence under the *Food Act 2006*) are to be submitted to and approved by Council for the food premise, prior to the issue of a Development Permit for Building Work.
- (iv) An application must be submitted and approved by Council for a permit under the Local Law for rental accommodation.
- (v) **Building Approval is to be obtained** in accordance with the *Sustainable Planning Act 2009* for the demolition or removal of the buildings. The application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application.
- (vi) Plumbing and Drainage Approval is to be obtained in accordance with the *Plumbing and Drainage Act 2002* for the proposed plumbing and drainage works. The application for Plumbing and Drainage approval must be submitted to Council with the appropriate forms, plans and fees associated with this application. A Certificate of Compliance must be issued for the works prior to the use commencing.
- (vii) **Building Approval is to be obtained** in accordance with the *Sustainable Planning Act 2009* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms**, **plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 11 (Certificate of Classification) must be issued for the building works prior to the use commencing**.
- (viii) Council's approval is required to build over the sewers. Council will be a concurrence agency for the building application in accordance with the Sustainable Planning Regulation. The development must comply with MP 1.4 of the Queensland Development Code Building over or near relevant infrastructure, and therefore must demonstrate compliance with the following Performance outcomes:
 - P1 A building or structure -
 - (a) does not adversely affect the operation of the relevant infrastructure; and
 - (b) does not place a load on the infrastructure that adversely affects its structure; and
 - (c) is constructed and located so its integrity is unlikely to be affected as a result of the infrastructure -
 - (i) being maintained or replaced; or
 - (ii) failing to function properly.
 - P2 When completed, a building or structure allows -
 - (a) gas that builds up in relevant infrastructure to escape in a way that ensures individuals in close proximity to the maintenance cover for the infrastructure are not harmed by the gas; and
 - (b) the relevant service provider the access above the infrastructure for inspecting, maintaining or replacing the infrastructure.
- (ix) A Development Permit for Operational Works associated with the development must be obtained in accordance with the *Sustainable Planning Act 2009*. This application must be submitted with the following:
 - Relevant IDAS Forms:
 - The relevant fee in accordance with Council's Schedule of General Fees and Charges;
 - Design, schedules and specifications for all Operational Works, certified by a Registered Professional Engineer in Queensland (RPEQ);

- A plan showing ingress and egress wheel and swept turning paths for the refuge collection vehicle;
- A Stormwater Management Plan;
- An Erosion and Sediment Control Plan;

Operational Works shall be subject to a 12 months Defect Liability Period commencing from the day the works are accepted on-maintenance. A bond will be held by Council as security, and refunded following a defect-free inspection at the end of the Defect Liability Period.

Aboriginal Cultural Heritage

(x) All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the "cultural heritage duty of care"). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsima.gld.gov.au

Schedule 2 - Department of Infrastructure, Local Government and Planning conditions as a Concurrence agency

Nil.

Attachments

1. Submitter Letter - Warwick Baptist Church View



PO Box 210, Warwick +370 Phone (07) 46617655 Email info@warwickbaptist.net

A PEOPLE ... EMPOWERED BY GOD, WARACTONG OLD COMMUNITY.

Southern Downs Regional Council PO Box 26 Warwick 4370

21 July 2015

RE: Development Application MCU\01612

Dear Sir.

I write in response to the proposed development, at Lot 76-80 Percy St Warwick, as outlined in Development Application MCU/01612.

As a church, we have no significant objection to the proposed development as we understand it, however, we request that council to be mindful of the following issues as it makes its decision:

- That Council considers the longstanding prior usage of the church facilities and property adjacent to the proposed development, and ask that any change of use approved under the development application does not negatively impact on our ongoing use of our facilities.
- That council considers what impact the proposed development may have on the Development Approval granted to the church on 18 June 2015 (MCU\01648).
- 3. That council considers the impact of this development with regards to the use of our property for children's activities. Specifically, the grassed areas at the eastern end of our property are used regularly as play areas for young children and youth. Given that there is no way of controlling who utilises the accommodation, and given the increase in traffic flow through Acacia Ave, we therefore ask that in considering this development, weight is given to ensuring there are no adverse affects on our ability to safeguard our children in this space.

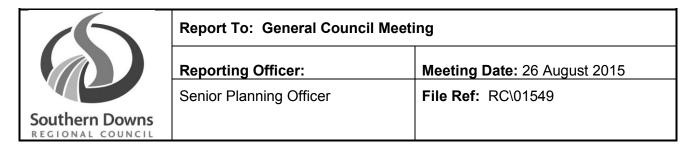
Thank you for your consideration in these matters. Should Council wish to discuss any of the above further, please contact me on the above numbers.

Yours Sincerely,

Rev. Darren Muller Senior Pastor

12.3 Negotiated Decision - Kelris Pty Ltd, Dight Road, Rosenthal Heights

Document Information



APPLICANT:	Gary Hayes & Partners Pty Ltd
OWNER:	Kelris Pty Ltd
ADDRESS:	Dight Road, Rosenthal Heights
RPD:	Lot 4 RP199040 and Lot 2 SP260975, Parish of Warwick,
	County of Merivale
ZONE:	Rural residential
PROPOSAL:	Subdivision of 2 lots into 49 lots (Over 8 stages: Stage 1: Lots 1-9; Stage 2: Lots 10-11; Stage 3: Lots 12, 15-18; Stage 4: Lots 21 and 22; Stage 5: 18-20 and 23-32; Stage 6: Lots 13 and 14, 34, and 46-49; Stage 7: Lots 33, 35 and 36, and 44 and 45; and Stage 8: Lots 37-43)
LEVEL OF ASSESSMENT:	Code
SUBMITTERS:	Nil
REFERRALS:	Nil

Recommendation Summary

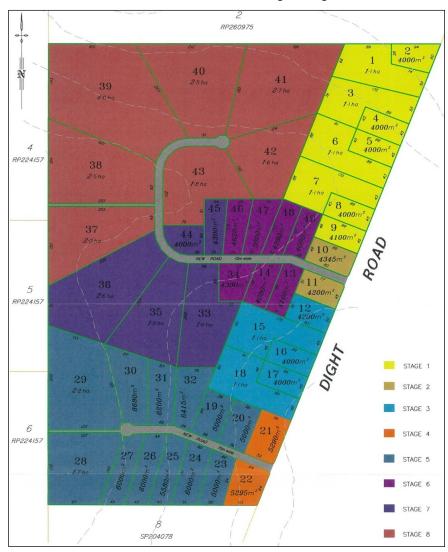
THAT the application for a Negotiated Decision, in relation to the Development Permit dated 29 June 2015 for a Subdivision of 2 lots into 49 lots (Over 8 stages: Stage 1: Lots 1-9; Stage 2: Lots 10-11; Stage 3: Lots 12, 15-18; Stage 4: Lots 21 and 22; Stage 5: 18-20 and 23-32; Stage 6: Lots 13 and 14, 34, and 46-49; Stage 7: Lots 33, 35 and 36, and 44 and 45; and Stage 8: Lots 37-43) on land at Dight Road, Rosenthal Heights, described as Lot 4 RP199040 and Lot 2 SP260975, Parish of Warwick, County of Merivale, be refused.

Report

On 29 June 2015 a Development Permit was issued for a Subdivision of 2 lots into 49 lots (Over 8 stages: Stage 1: Lots 1-9; Stage 2: Lots 10-11; Stage 3: Lots 12, 15-18; Stage 4: Lots 21 and 22; Stage 5: 18-20 and 23-32; Stage 6: Lots 13 and 14, 34, and 46-49; Stage 7: Lots 33, 35 and 36, and 44 and 45; and Stage 8: Lots 37-43) by Delegated authority. A request has been received for a Negotiated Decision in relation to this approval.



The approval is to subdivide the two lots into 49 lots, in eight stages.



The applicant has requested Council to review Conditions 8 and 9, relating to the construction standard of the new internal roads and Dight Road.

Conditions 8 and 9

8. All roads within the development are to be constructed in asphaltic concrete/bitumen seal, and such works are to include mountable kerbing and channelling, stormwater drainage,

street tree planting and the top dressing of footpaths with good quality top soil. New roads are to be a minimum of 15 metres wide with a minimum sealed carriageway width of 6.5 metres.

For the frontage of proposed Lots 33 and 35-43, a concrete edge strip may be satisfactory subject to an assessment of stormwater and drainage impacts and information being submitted for approval. Such information is to be prepared by a Registered Professional Engineer of Queensland (RPEQ), with the Operational works application and must demonstrate that the road construction and overland drainage will not be compromised without kerb and channel on the frontage of these lots.

9. Sealed road widening of Dight Road, for the full frontage of the site, and to the intersection with Warner Street, is to occur to achieve a sealed pavement width of at least 5.5 metres, including stormwater drainage. The works completed along the frontage of the site is to include mountable kerbing and channelling, stormwater drainage, street tree planting and the top dressing of footpaths with good quality top soil.

The applicant's consultant has provided the following justification:

We are seeking an amendment to Conditions 8 and 9 to allow alternative engineering design for the storm water treatment throughout this development. We are specifically asking that the requirements for kerb and channelling be deleted to allow us to explore alternatives, such as concrete road edging and open swale drains.

As discussed in our previous meetings with you, we feel that this may be a more suitable alternative for the rural environment that this development is in, and would also decrease the burden on Council for long term replacement of unnecessary storm water infrastructure.

The Planning Scheme specifically details that lots which are created within the Rural residential zone, with an area less than 1.5 hectares, require kerb and channel. The conditions are worded to comply with the Planning Scheme, such that the lots which exceed 1.5 hectares only require frontage to a concrete edge strip, i.e. Lots 33, and 35-43.

The lots which have frontage to Dight Road range from 4,000 square metres to 1.1 hectares, and are therefore all well below the 1.5 hectares stipulated in the Planning Scheme which may be suitable for a concrete edge strip.

The purpose of the Rural residential zone code specifically states that:

- (a) Rural residential areas provide a liveable residential environment through the consistency of land uses, design quality and built form character.
- (b) Rural residential areas form distinct, recognisable neighbourhoods adjoining urban areas with reasonable proximity to a comprehensive range of community services and suitable buffering from rural areas.
- (e) Rural residential development is well serviced with sealed access road with kerb and channel where required, stormwater drainage, garbage collection and reticulated water supply.

This area is going to be subject to rural residential growth and it is considered reasonable that the development be provided with the requirements stipulated in the Planning Scheme. It should not be the responsibility of the Council to construct the infrastructure at a later stage, when the area is further development.

The Director Engineering Services has indicated that such a requirement was detailed to the applicants during meetings and the requirement for kerb and channel is reasonable and should remain unchanged.

The Director detailed that the inclusion of swale drains along higher traffic roads, such as Dight Road, is not desirable and would not be appropriate.

At no stage has the applicant provided an engineering designed alternative for Council to consider.

Conclusion

The subdivision of the property into 49 lots is consistent with the Planning Scheme, however it is required that lots within the Rural residential zone are provided with kerb and channel, except where the lots have an area exceeding 1.5 hectares.

The existing conditions allow for concrete edge strips within the internal road, where the lots exceed 1.5 hectares in size.

As previously detailed, the lots which have frontage to Dight Road range from 4,000 square metres to 1.1 hectares, and are therefore all well below the 1.5 hectares stipulated in the Planning Scheme.

Given that the application is for a subdivision, and there is potential for significant subdivision in the area, it is considered appropriate for the development to be provided with all requirements stipulated in the Planning Scheme. It should not be the responsibility of the Council to construct the infrastructure at a later stage, when the area is further developed.

At no stage has the applicant provided an engineering designed alternative for Council to consider.

Therefore the request for a negotiated decision is recommended for refusal.

Recommendation

THAT the request for a Negotiated Decision, in relation to the Development Permit dated 29 June 2015 for a Subdivision of 2 lots into 49 lots (Over 8 stages: Stage 1: Lots 1-9; Stage 2: Lots 10-11; Stage 3: Lots 12, 15-18; Stage 4: Lots 21 and 22; Stage 5: 18-20 and 23-32; Stage 6: Lots 13 and 14, 34, and 46-49; Stage 7: Lots 33, 35 and 36, and 44 and 45; and Stage 8: Lots 37-43) on land at Dight Road, Rosenthal Heights, described as Lot 4 RP199040 and Lot 2 SP260975, Parish of Warwick, County of Merivale, be refused for the following reasons:

The Planning Scheme specifically details that lots which are created within the Rural residential zone, with an area less than 1.5 hectares, require kerb and channel. Conditions 8 and 9 are currently worded to comply with the Planning Scheme, such that the lots which exceed 1.5 hectares, only require frontage to a concrete edge strip, i.e. Lots 33, and 35-43.

The lots which have frontage to Dight Road range from 4,000 square metres to 1.1 hectares, and are therefore all well below the 1.5 hectares stipulated in the Planning Scheme which may be suitable for a concrete edge strip.

The purpose of the Rural residential zone code specifically states that:

- (a) Rural residential areas provide a liveable residential environment through the consistency of land uses, design quality and built form character.
- (b) Rural residential areas form distinct, recognisable neighbourhoods adjoining urban areas with reasonable proximity to a comprehensive range of community services and suitable buffering from rural areas.
- (e) Rural residential development is well serviced with sealed access road with kerb and channel where required, stormwater drainage, garbage collection and reticulated water supply.

Given that the application is for a subdivision, and there is potential for significant subdivision in the area, it is considered appropriate for the development to be provided with all requirements stipulated in the Planning Scheme.

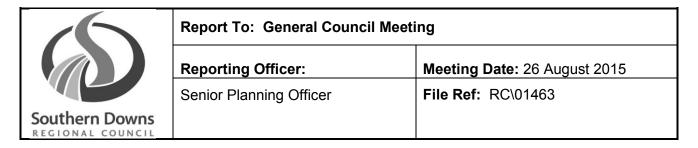
It has been indicated that the requirement for kerb and channel is also reasonable from an engineering perspective and that the inclusion of swale drains along higher traffic roads, such as Dight Road, is not desirable and would not be appropriate.

Attachments

Nil

12.4 Negotiated Decision - Property Projects Australia (Crompton and Pope), Cunningham Highway and Gladfield Back Road, Gladfield

Document Information



APPLICANT:	Property Projects Australia	
OWNER:	Raymond A, Jillian S, & William J Crompton, and Anne-Marie	
	Pope	
ADDRESS:	Gladfield Back Road, Gladfield	
RPD:	Lots 1-4 & 7-10 RP22029, Lots 2 & 4 RP22032,	
	Lot 1 RP168854, Lot 1658 M34621, Lot 5 SP187705,	
	Lot 1 SP187704, Lot 1 RP22018, Lots 10 & 11 RP180901,	
	Parish of Gladfield, Lot 3 ML2136, Parish of Glengallan, County	
	of Merivale	
ZONE:	Rural	
PROPOSAL:	Realignment of boundaries - (18 lots, into 17 lots (with a	
	maximum of 16 lots in the final stage) in three stages)	
LEVEL OF ASSESSMENT:	Impact	
SUBMITTERS:	One	
REFERRALS:	Department of Infrastructure, Local Government and Planning	
	(formerly Department of State Development, Infrastructure and	
	Planning)	
FILE NUMBER:	RC\01463	

Recommendation Summary

THAT the application for a Negotiated Decision, in relation to the Development Permit dated 29 May 2015 for a realignment of boundaries (18 lots, into 17 lots (with a maximum of 16 lots in the final stage) in three stages) on land at Gladfield Back Road, Gladfield, described as Lots 1-4 & 7-10 RP22029, Lots 2 & 4 RP22032, Lot 1 RP168854, Lot 1658 M34621, Lot 5 SP187705, Lot 1 SP187704, Lot 1 RP22018, Lots 10 & 11 RP180901, Parish of Gladfield, Lot 3 ML2136, Parish of Glengallan, County of Merivale, be approved in part only.

Report

On 29 May 2015 a Development Permit was issued for a realignment of boundaries (18 lots, into 17 lots (with a maximum of 16 lots in the final stage) in three stages). A request has been received for a Negotiated Decision in relation to this approval.



The realignment involves 18 lots. All of the lots have access; however some lots only have access to an unmade road reserve. The Cunningham Highway and the constructed section of Gladfield Back Road provide access to 11 of the lots. Lot 11 RP180901 contains a residence and a number of farm sheds, whilst all other lots are vacant. The lots range in size from 1,012 square metres to 49.0 hectares.

The majority of lots are predominately used for cultivation, although there are parts of the land used for grazing stock.

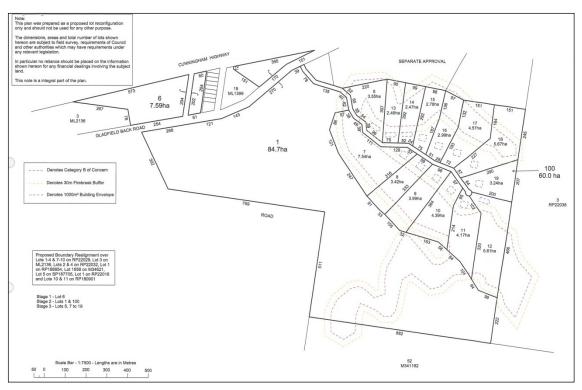
It should be noted that Council approved a realignment of boundaries (four lots) on 10 August 2011 (File Ref: RC\01275), being the creation of Lots 1, 2, 3 and 4 SP260986.

The subject approved reconfiguration results in the lots containing the better quality agricultural and grazing land is amalgamated into one large rural lot, and ultimately 15 rural residential size lots are created within the poorer quality land along the ridge line to the property's north-east.

The applicant has staged the development as following:

- Stage 1 Lot 6.
- Stage 2 Lot 1 and Lot 100.
- Stage 3 Lots 5, 7 to 19.

Lot 100 will be created as part of Stage 2, however in Stage 3 the remainder of the rural residential allotments will be created over Lot 100 and only 16 lots will be created in Stage Three.



Original lot	Original area	Proposed lot	Proposed area
Lot 1 RP22029	1,012 m ²	100	60.0 hectares
Lot 2 RP22029	1,181 m ²	1	84.7 hectares
Lot 3 RP22029	1,181 m ²	5	3.55 hectares
Lot 4 RP22029	1,012 m ²	6	7.59 hectares
Lot 7 RP22029	1,012 m ²	7	7.54 hectares
Lot 8 RP22029	1,012 m ²	8	3.42 hectares
Lot 9 RP22029	1,012 m ²	9	3.99 hectares
Lot 10 RP22029	1,012 m ²	10	4.39 hectares
Lot 2 RP22032	2,023 m ²	11	4.17 hectares
Lot 4 RP22032	6,424 m ²	12	6.61 hectares
Lot 1 RP168854	1,750 m ²	13	2.46 hectares
Lot 5 SP187705	5,059 m ²	14	2.47 hectares
Lot 1 SP187704	2.05 hectares	15	2.78 hectares
Lot 1 RP22018	43.3 hectares	16	2.99 hectares
Lot 10 RP180901	46.3 hectares	17	4.57 hectares
Lot 11 RP180901	49.022 hectares	18	5.67 hectares
Lot 1658 M34621	28.1 hectares	19	3.24 hectares
Lot 3 ML2136	6.383 hectares		

The applicant has requested Council to review Conditions 1, 3, 5, 8, 9, 11, 13, 14, 15, 16, 18, 19, 20, 22, 24 and 25, relating to the approved plans, road closure, treed buffers and associated covenants and landscaping plans, emergency access, clearing of pest plants, retention of the maximum number of trees, the construction of vehicle accesses, road construction, stormwater drainage, and the provision of reticulated electricity, NBN and street lighting.

Condition 1

1. The development of the site is to be generally in accordance with the following proposal plan submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Proposed realignment - Gladfield Back Road, Road	T0793 PP 002	9 March 2015

The applicant's consultant has provided the following representation:

The Applicant has prepared Staging Plans to support the enclosed written representations regarding the Decision Notice. The Staging Plans identify the relevant land (including its configuration) with each stage of development. It is submitted that the Staging Plans will assist with the interpretation and implementation of the conditions of approval.

The proposed Staging Plans do not alter the ultimate subdivision layout that was approved by SDRC, however, the Staging Plans do separate the delivery of the proposed rural residential allotments into two (2) development stages.

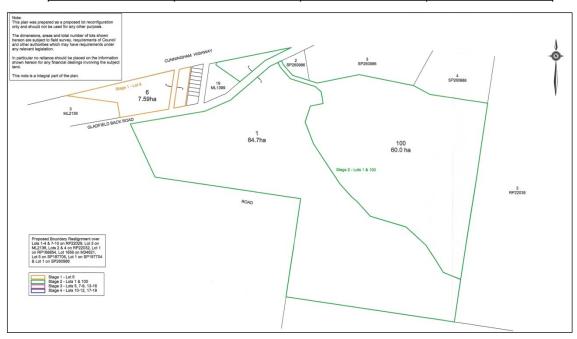
This change is required to respond to market conditions and to stage the extent of works required to deliver the initial allotments.

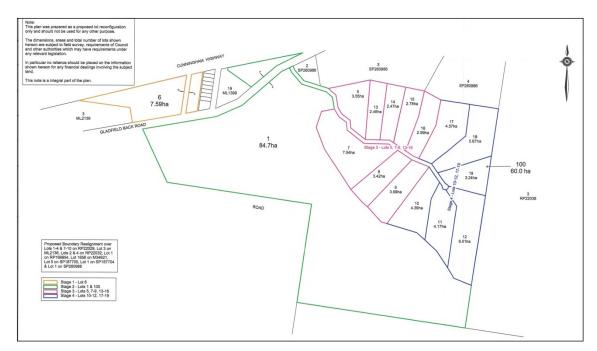
The allotments will now be provided in each stage as follows:-

- Stage 1 Lot 6;
- Stage 2 Lots 1 & 100;
- Stage 3 Lots 5, 7 9, 13 16; and
- Stage 4 Lots 10 12 & 17 19.

It is requested that Condition 1 is amended to reference the Staging Plans as follows:-

Prepared by	Drawing Title	Drawing Number	Drawing Date
Minstaff Survey Pty Ltd	"Staging Plan - Stage 1 &	T0793 SP 001 Rev A	3 July 2015
	2"		
Minstaff Survey Pty Ltd	"Staging Plan - Stage 3 &	T0793 SP 002 Rev A	3 July 2015
	4"		





There are no concerns regarding the proposed change to the staging of the development, subject to all appropriate conditions being completed with each applicable stage.

The change to the staging will also necessitate an amendment to Condition 7, which is not subject to this negotiated decision.

Condition 1 should be amended as follows:

1. The development of the site is to be generally in accordance with the following proposal plan submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Proposed realignment - Gladfield Back Road, Road	T0793 PP 002	9 March 2015
Proposed Development - Staging Plan - Stage 1 & 2	T0793 SP001	3 July 2015
Proposed Development - Staging Plan - Stage 3 & 4	T0793 SP002	3 July 2015

Condition 3

- 3. The applicant is to make application to the Department of Natural Resources and Mines to close the road reserves of the three unmade roads that adjoin the following land:
 - Road reserve to the east of Lot 1 RP168854 and Lots 2 and 4 RP22032; and
 - Road reserve to the east of Lot 3 ML2136

These areas of road reserve are to be amalgamated with proposed Lot 6 and no new lots created. A copy of the advice from the Department of Natural Resources and Mines must be submitted to Council for approval prior to the signing of the Plan of Subdivision.

The applicant's consultant has provided the following representation:

The Condition requires the Applicant to make separate application to the Department of Natural Resources and Mines (DNRM) to close and amalgamate the road reserves of three (3) unconstructed roads with frontage to Proposed Lot 6 (i.e. Stage 1). However it appears that only two (2) unconstructed roads are referred to in the conditions, these being:

- road reserve to the east of Lot 3 on ML2136; and
- road reserve to the east of Lot 1 on RP168854 and Lots 2 & 4 on RP22032.

The Condition states the road reserves are required to be closed and amalgamated with Proposed Lot 6 prior to endorsement of the Plan of Subdivision for Stage 1. The Applicant submits that the current condition is an unreasonable imposition on the development, is not final and defers important aspects of the development for future consideration by a third party (i.e. DNRM).

In particular, the Applicant considers that Condition 3 should be deleted because:-

- Proposed Lot 6 can be tied across the unconstructed road reserve that currently separates Lot 3 on ML2136 from Lot 1 on RP168854 and Lots 2 & 4 on RP22032. The closure and amalgamation of that road reserve is not considered relevant or necessary to the proposed development.
- The Condition is not final as it requires the Applicant to make a new application to close and amalgamate road reserve. That road closure application will not be decided by Council but DNRM and there is no certainty of the outcome of that approval process (i.e. the application to close and amalgamate road may not be approved and therefore the Plan of Subdivision for Stage 1 could not be endorsed or registered).
- The road reserve to the east of Lot 1 on RP168854 and Lots 2 & 4 on RP22032 has nine (9) allotments to the east of the road reserve that are not all owned by the Applicant. As part of the road closure and amalgamation processes established under the Land Act 1994, the owners of the adjacent allotments will be provided with the opportunity to object to the road closure and/or close and amalgamate part of the road reserve with their allotments (i.e. not Proposed Lot 6). To this end, there is the real potential that the road closure application may not be approved or land not amalgamated with Proposed Lot 6 (i.e. the condition may not be able to be satisfied).
- The condition imposes financial cost on the Applicant to initiate and process the road closure application but also, should the application be successful, purchase and amalgamate the road reserve. This is not considered a reasonable requirement, particularly given the planning purposes for the condition are unclear.

The condition only requires the lodgement of the application to close the road reserves. There is no stipulation that these applications must be decided (approved or refused) prior to Council signing the survey plan. To ensure the intention of this condition is clear, it is considered appropriate that the condition is amended as follows:

- 3. The applicant is to make applications to the Department of Natural Resources and Mines to close the road reserves of the three unmade roads that adjoin the following land:
 - Road reserve to the east of Lot 1 RP168854 and Lots 2 and 4 RP22032; and
 - Road reserve to the east of Lot 3 ML2136

If either or both applications are approved, t\(T\)hese areas of road reserve are to be amalgamated with proposed Lot 6 and no new lots created. A copy of the advice from the Department of Natural Resources and Mines, detailing that the applications to close the road reserves have been submitted/lodged, must be submitted to Council for approval prior to the signing of the Plan of Subdivision.

Condition 5

5. A statutory covenant for the continued maintenance of the treed buffers is to be provided over proposed Lots 7 to 12, 19 and 18. The covenant documentation is to be submitted to Council for approval prior to the signing of the Plan of Subdivision for Stage 3.

The applicant's consultant has provided the following representation:

Proposed Lots 7-12 contain large stands of remnant vegetation that already provide a treed buffer that will screen views to future dwellings on these allotments. The stands of remnant vegetation are not approved for removal, with the exception of the limited clearing referenced in the DNRM Referral Agency Response (i.e. clearing for boundary fences only). To this end, the existing vegetation is required to be retained and will provide an effective visual screen that will achieve the objective of this condition.

Furthermore, it is not considered that a covenant for the 'maintenance of treed buffers' meets the required tests to be registered as a 'use' or 'preservation' covenant.

The existing areas of vegetation could however be identified for retention on the Landscape Plan required at Condition 13 (as amended below). This condition could also address any supplementary planting required on Lot 19 to achieve a visual screen to Lot 3 on RP22038.

It is requested that Condition 5 is deleted.

In the creation of smaller rural lots through realignment, is it standard practice for Council to require treed buffers and associated covenants for the retention and maintenance of the trees. There have been no concerns with regards to the registration of such covenants, as it requires the preservation of the vegetation.

The provision of a tree buffer within the boundaries of the smaller rural residential lots is also a standard requirement with any realignment of boundaries involving the separation of a dwelling from rural land.

As the property contains regulated vegetation, for which the Department of Infrastructure, Local Government and Planning (DILGP) were a Concurrence agency, it is considered that it is appropriate for this vegetation to be used as part of the treed buffer. The requirement for a covenant over this area is still required, because if there were legislation changes, the vegetation could be removed without any involvement from Council, and the registration of a covenant will ensure the protection of the vegetation through changes in ownership.

The applicant has requested that the requirement for retention of the vegetation to be part of a landscaping plan. It is considered that this process is not stringent and will not be registered on the title to ensure that future landowners are aware of the requirement for the retention of the treed buffer.

To ensure the covenant is provided with the appropriate stage, it is considered appropriate that Condition 5 be amended as follows:

5. A statutory covenant for the continued maintenance of the treed buffers is to be provided over proposed Lots 7 to 12, 19 and 18. The covenant documentation is to be submitted to Council for approval prior to the signing of the Plan of Subdivision for Stages 3 and 4.

Condition 8

8. Provision of an easement for emergency access purposes from the proposed cul-de-sac in the new road through new lots to the Cunningham Highway constructed to an all-weather access standard.

The applicant's consultant has provided the following representation:

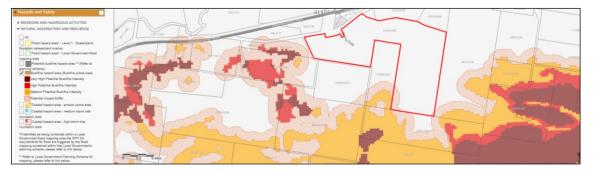
The State Planning Policy (SPP) does not identify the subject site as being affected by a Bushfire Hazard Area or Potential Bushfire Impact Area while the Bushfire Hazard Overlay Map of the Planning Scheme shows the hazard area being to the east of the subject site. To this end, based on the identified areas of risk, the existing road that provides a connection back to the Cunningham Highway (which is not mapped as being subject to bushfire hazard) is adequate to address potential risk to people and property. Accordingly, it is requested that this condition is deleted.

The inclusion of this condition was resultant from the May General Council Meeting, to ensure there was a secondary emergency access point from the rural residential lots. It is understood that the concerns arose from the potential bushfire risk.

The Department of Infrastructure, Local Government and Planning released updated mapping of Queensland's Bushfire Prone Area mapping on 15 July 2015. The mapping is different to the current Bushfire hazard overlay mapping included in the Planning Scheme.

As part of the major amendment of the planning scheme, the updated bushfire mapping may be used for the Bushfire hazard overlay.

The following image details the updated Queensland's Bushfire Prone Area mapping.



It is therefore considered appropriate that Condition 8 be deleted.

If it is Council's intention to retain the condition, it is considered reasonable that additional detail be provided in the Condition, which includes the confirmation of the alignment of the easement, and the construction standard of the easement, if any.

Condition 9

9. Declared pest plants on **all** the land subject to this application must be destroyed to the satisfaction of the Manager Environmental Services, prior to Council signing the Plan of Subdivision for Stage 1.

The applicant's consultant has provided the following representation:

It is requested that compliance with Condition 9 is staged so that removal of declared pest plants and subsequent inspection by SDRC is completed in line with the delivery of each individual stage (i.e. only the land relevant to the individual stage is cleared and inspected prior to endorsement of the Plan of Subdivision for that stage).

It is requested that Condition 9 is amended as follows:-

"Declared pest plants on land within the relevant stage must be destroyed to the satisfaction of the Manager, Environmental Services, prior to Council signing the Plan of Subdivision for the corresponding stage of development."

Council's Local Laws Officer (Pest Management) has indicated that the staging of pest plant management is acceptable where the property size requires. Therefore it is considered appropriate for Condition 9 to be amended as follows:

9. Declared pest plants on **all** the land subject to this application must be destroyed with the relevant stage, to the satisfaction of the Manager Environmental Services, prior to Council signing the Plan of Subdivision for each corresponding stage Stage 1.

Condition 11

11. The applicant shall seek to maintain the maximum number of existing trees on the land.

The applicant's consultant has provided the following representation:

While the intent of the condition is acknowledged, it is unclear how the condition can be clearly and reasonably assessed and compliance determined. It is considered that other SDRC conditions (e.g. Condition 6, 7 and 13) and the DNRM Referral Agency Response will collectively ensure that vegetation is retained on-site where not otherwise approved for removal.

It is requested that Condition 11 is deleted.

It is acknowledged that as part of the survey plan signing, compliance with this would be difficult to determine. It is considered appropriate that the condition be deleted and become an Advisory note instead.

Conditions 13 and 14

13. A Landscaping Plan is to be submitted to and approved by the Director Planning and Environment prior to the planting of the treed buffers. The Landscaping Plan must include details of the location and species of plants, the irrigation system and the height and

material of fencing. Plants are to be generally frost resistant and drought hardy, and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.

14. Buffer areas of 40.0 metres in width are to be provided along and within the boundaries of proposed Lots 7 to 12, 19 and 18, where they adjoin proposed Lot 1 and Lot 3 RP22038. Within these buffer areas, existing native vegetation is to be retained and allowed to naturally regenerate. Within the central 20 metres of these buffer areas, random plantings of a variety of native trees and shrubs of differing growth habits are to be provided at spacings of 4-5 metres. The trees and shrubs must be of species that are fast growing, frost resistant and drought hardy. The buffer is to have a mature tree height of at least 3.0 metres. The trees and shrubs are to be planted prior to the signing of the Plan of Subdivision for Stage 3. The vegetated buffers are to be maintained so they form an effective buffer.

The applicant's consultant has provided the following representation:

As outlined above [for Condition 5 justification], it is considered that treed buffers are not required on Lots 7 – 12 (inclusive) on account of the existing stands of remnant vegetation on these allotments, which are required to be retained and will therefore provide an effective visual screen to future dwellings on these allotments. To this end, it requested that these conditions be amended to be limited to Proposed Lot 19 only (Stage 4) which does not contain existing remnant vegetation.

It is also requested that the condition is amended to remove the requirement for an irrigation system to be detailed as part of the Landscaping Plan. The plants will need to be maintained (including watering) to achieve the design outlined in the approved Landscaping Plan. However, an irrigation system is not necessary in this instance to achieve the design intent.

It is requested that Condition 13 & 14 are amended as outlined above.

As previously detailed, it is considered acceptable to utilise the regulated vegetation as part of the treed buffer. Therefore, plantings will only be required on part of the eastern side of Lot 12, and the eastern side of Lot 19, to ensure appropriate protection is provided to Lot 3 RP22038.

It is considered that the management of the buffer area be through a covenant, to ensure future landowners are aware of the requirements for its retention and the vegetation is protected even if there are changes to the legislation.

To provide clarity, it is considered appropriate for Conditions 13 and 14 to be amended as follows:

- 13. A Landscaping Plan is to be submitted to and approved by the Director Planning and Environment prior to the planting of the treed buffers on Lots 12 and 19. The Landscaping Plan must include details of the location and species of plants, the watering frequency irrigation system and the height and material of fencing. Plants are to be generally frost resistant and drought hardy, and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.
- 14. Buffer areas of 40.0 metres in width are to be provided along and within the boundaries of proposed Lots 7 to 12, 19 and 18, where they adjoin proposed Lot 1 and Lot 3 RP22038. Within these buffer areas, existing regulated and native vegetation is to be retained and allowed to naturally regenerate. Within the eastern section of Lot 12 which doesn't include regulated vegetation, and the eastern side of Lot 19, the central 20 metres of these buffer areas, random plantings of a variety of native trees and shrubs of differing growth habits are to be provided at spacings of 4-5 metres. The trees and shrubs must be of species that are fast growing, frost resistant and drought hardy. The buffer is to have a mature tree height of at least 3.0 metres. The trees and shrubs are to be planted prior to the signing of the Plan of Subdivision for Stage 3 4. The vegetated buffers are to be maintained so they form an effective buffer.

Condition 15

15. The treed buffer referred to in Condition 13 shall be planted and maintained in accordance with the approved Landscaping Plan. Prior to approval of the Plan of Subdivision, a bond for the amount of \$20,000 shall be submitted to Council for the maintenance of this buffer. The bond must be in the form of cash, bank cheque or irrevocable bank guarantee. The bond shall be returned 12 months after the Plan of Subdivision is registered in the Office of Registrar of Titles subject to the satisfactory establishment and maintenance of the buffer. If the buffer is not maintained in accordance with the conditions of this approval, Council may call up the bond to undertake planting to satisfy the requirements of this approval. The terms and conditions of the bond will include details of its purpose and intended use. Council or its agents must be allowed access to the site to undertake any works required in accordance with this condition.

The applicant's consultant has provided the following representation:

The condition requires a bond to be provided for the maintenance of the proposed treed buffer which is to be planted on Lot 19 (as outlined above). The provision of a bond is unnecessary because:-

- in accordance with Condition 13, the planting must be completed prior to endorsement of the Stage 4 Plan of Subdivision and plantings are required to be maintained in accordance with the approved Landscaping Plan. The potential owner of Lot 19 can review the conditions relevant to their allotment and will be responsible for maintenance of the buffer into the future (as would be the case under the existing conditions after the 12 month maintenance period expired).
- the works are on private land and will not become a public asset. To this end, should Lot 19 be sold within 12 months of registration, the land would not be accessible to the developer. In this event, the developer may not be permitted to access the land and therefore could not guarantee that the landscaping could be maintained in accordance with the condition.

In view of the above, it is considered appropriate that the land owner is responsible for maintaining the vegetation in accordance with the development approval (e.g. the developer until the allotment is sold to a new owner).

It is requested Condition 15 is deleted and the existing maintenance requirements outlined in Conditions 13 and 14 are maintained.

The requirement of a bond is a standard requirement in relation to treed buffers. It ensures that the buffers are maintained, and where they are not, Council can use the bond to replace dead plants or ensure the works are complete. If a bond is not collected, then the establishment and maintenance of the buffer for the first 12 months cannot be guaranteed.

Given the buffer area has significantly reduced, it is considered appropriate that the bond amount also decrease. Condition 15 should be amended as follows:

15. The treed buffer referred to in Condition 13 shall be planted and maintained in accordance with the approved Landscaping Plan. Prior to approval of the Plan of Subdivision, a bond for the amount of \$20,000 \$5,000 shall be submitted to Council for the maintenance of this buffer. The bond must be in the form of cash, bank cheque or irrevocable bank guarantee. The bond shall be returned 12 months after the Plan of Subdivision is registered in the Office of Registrar of Titles subject to the satisfactory establishment and maintenance of the buffer. If the buffer is not maintained in accordance with the conditions of this approval, Council may call up the bond to undertake planting to satisfy the requirements of this approval. The terms and conditions of the bond will include details of its purpose and intended use. Council or its agents must be allowed access to the site to undertake any works required in accordance with this condition.

Condition 16

16. Vehicle access is to be constructed to all proposed Lots in accordance with Council's standard. (Council's Engineering Services Department can provide details regarding Council's standard.) The access must be constructed in bitumen, or similar material, at a location which provides adequate sight distance in either direction. If necessary, the property access gateway must be located within a setback such that all vehicles proposed to enter and/or exit the land are able to stand clear of the carriageway whilst the property gateway is being opened and/or closed.

The applicant's consultant has provided the following representation:

The condition requires accesses to be constructed for each allotment prior to the signing of the Plan of Subdivision for the relevant stage. Considering other representations included within this correspondence, it is considered that the construction of crossovers and an associated driveway for each allotment could occur at the time that residential dwellings are constructed on the allotments. These works would be required to be completed in accordance with the provisions of the Planning Scheme and any relevant Local Laws. This would provide a future land owner with greater flexibility with respect to the location and layout of new development within the approved building envelope.

Given the width of new road reserve and the frontages of the approved allotments, it is considered clear that there will be sufficient area to:-

- allow for a car to stand on a driveway and clear of the road reserve; and
- to locate a crossover to achieve adequate sightlines.

In view of the above, it is considered that Condition 16 can be deleted and crossover and driveways to the new road constructed at the time that the new residence is built.

It is requested Condition 16 is deleted.

Council's Director Engineering Services has agreed that the condition should be deleted.

Condition 18

18. The new road, from Gladfield Back Road, servicing the rural residential lots is to be constructed in bitumen seal, and such works are to include mountable kerbing and channelling on those sections of road with steeper slopes where kerb flow velocities exceed 2.5 metres per second, stormwater drainage and the top dressing of footpaths with good quality top soil. The new road is to be a minimum of 16.0 metres wide with a minimum sealed carriageway width of 6.0 metres. Except, where no kerb and channel is provided, roads shall have a minimum seal width of 7.5 metres, with a concrete edge strip. This work is to be completed as part of Stage 3.

The applicant's consultant has provided the following representation:

The condition requires road (including kerb and channel) to be constructed with a sealed treatment and kerb and channel (in certain instances) between the Gladfield Back Road and the new rural residential allotments. The Planning Scheme states that sealed road (but no kerb and channel) is required where the resulting lots created are greater than 1.5 hectares.

It is considered that, having regard to the trips that will be generated from the proposed development, the width of bitumen seal could be reduced to 3.5 metres with an adequate shoulder to provide for passing opportunities along the length of new road. The Applicant has sought to complete a review against the desired standards of services set out within the Planning Scheme, however, the geometric road design document referenced at Part 4.4.4. of the Planning Scheme could not be sourced.

It is considered that the provision of a new road with a 3.5 metre sealed surface and gravel shoulders is consistent with the nature and scale of the proposed development and is sufficient to provide for safe and efficient access.

It is requested that the width of seal for the new road is reduced to 3.5 metres with a shoulder to allow for passing opportunities along the length of the new road.

Council's Director Engineering Services has indicated that the minimum width of the road pavement could be reduced to six metres, including shoulders, even where kerb and channel is deemed not required.

The 6.0 metre width is Council's standard, and is the minimum width for two traffic lanes. It is not desirable to have unsealed shoulders, particularly where development is concentrated, as it becomes a future maintenance issue.

Stormwater control must also be demonstrated by a Registered Professional Engineer in Queensland (RPEQ), which may include kerbing.

Therefore Condition 18 should be amended as follows:

18. The new road, from Gladfield Back Road, servicing the rural residential lots is to be constructed in bitumen seal, and such works are to include mountable kerbing and channelling on those sections of road with steeper slopes where kerb flow velocities exceed 2.5 metres per second, stormwater drainage and the top dressing of footpaths with good quality top soil. The new road is to be a minimum of 16.0 metres wide with a minimum sealed carriageway width of 6.0 metres. Except, where no kerb and channel is provided, roads shall have a minimum seal width of 6.0 7.5 metres, with a concrete edge strip. This work is to be completed as part of Stages 3 and 4.

Condition 19

19. A sealed road, with a pavement width of at least 6.0 metres, including stormwater drainage, is to be constructed from the Gladfield Back Road intersection with the Cunningham Highway, to connect with the proposed new road accessing the rural residential allotments. This work is to be completed as part of Stage 3.

The applicant's consultant has provided the following representation:

The requirement to construct a sealed road (of approximately 600 metres in length) to the fourteen (14) rural residential allotments is considered to be an unreasonable imposition on the development approval and is not required to provide safe and functional access to the new sealed road that will be constructed from the Lot 1 /Gladfield Back Road intersection (as amended above).

It is considered that the construction of a graded and gravel topped rural access road (where not existing) between Gladfield Back Road and the intersection with Lot 1 will provide a safe and efficient level of access to future dwellings on the subject site and surrounding allotments. Should, in the future, additional development occur within the catchment additional assessment can be undertaken at that time to determine if a higher standard of construction is required (i.e. when vehicle generation necessitates an urban standard of road construction to achieve safe and efficient access).

Condition 19 is amended to require only the construction of a rural access road (where not already provided) between the Cunningham Highway and the intersection of Proposed Lot 1 and Gladfield Back Road.

Similarly as with Condition 18, Council's Director Engineering Services has indicated that the minimum width of the road pavement is six metres, including shoulders.

The 6.0 metre width is Council's standard, and is the minimum width for two traffic lanes. It is not desirable to have unsealed shoulders, particularly where development is concentrated, as it becomes a future maintenance issue.

Stormwater control must also be demonstrated by a Registered Professional Engineer in Queensland (RPEQ), which may include kerbing.

Condition 20

20. The design and construction of roads within the development are to incorporate measures to reduce traffic speeds within the development and to enhance the pedestrian safety and streetscape quality of the development.

- (a) All intersections within the subdivision are to be designed as right angles, and treated so as to constrict vehicular movements and enhance both the safety and streetscape quality of the intersection, e.g. be incorporating landscaping and pavement treatments.
- (b) All roads within the subdivision are to be designed to reduce traffic speeds. This may include speed control measures including variations to pavement treatments, road narrowing with appropriate landscape treatments and a reduction in the length of straight sections of road by the incorporation of variations to the alignment of the carriageway.
- (c) A variation in cul-de-sac head treatment may be incorporated which include the provision of parking bays, landscaping and alternative turning area designs. The design is to allow for a refuse collection truck to manoeuvre within the cul-de-sac. Tee or hammer-head designs are not permitted.

The applicant's consultant has provided the following representation:

It is considered that the road treatments referenced within this condition are more relevant to an urban development and are not required in this instance. Furthermore, the design and construction of the new road (as amended above) will be addressed as part of a development application for Operational Works, including matters relating to driver safety.

It is requested that Condition 20 is deleted.

Council's Director Engineering Services has indicated that the principal for the treatments is appropriate, and whilst the design will be assessed as part of the Operational works stage, the condition shouldn't be deleted. However, minor amendments are proposed to the condition to ensure it is more appropriate for the location of the development.

The proposed development will result in the 15 rural residential lots being utilised for the construction of a dwelling, and therefore increasing the number of vehicles concentrated to this section of roadway.

Condition 20 should be amended as follows:

- 20. The design and construction of the new roads from Gladfield Back Road, servicing the rural residential lots is within the development are to incorporate measures to reduce traffic speeds within the development and to enhance the pedestrian safety and streetscape quality of the development.
 - (a) The intersection of the new road from Gladfield Back Road, servicing the rural residential lots and Gladfield Back Road is All intersections within the subdivision are to be designed as a right angles, and treated so as to constrict vehicular movements and enhance both the safety and streetscape quality of the intersection, e.g. be incorporating landscaping and pavement treatments.
 - (b) The new road from Gladfield Back Road, servicing the rural residential lots is All roads within the subdivision are to be designed to reduce traffic speeds. This may include speed control measures including variations to pavement treatments, road narrowing with appropriate landscape treatments and a reduction in the length of straight sections of road by the incorporation of variations to the alignment of the carriageway.
 - (c) A variation in cul-de-sac head treatment may be incorporated which include the provision of parking bays, landscaping and alternative turning area designs. The design is to allow for a refuse collection truck to manoeuvre within the cul-de-sac. Tee or hammer-head designs are not permitted.

Condition 22

22. A stormwater drainage system serving the development is to be constructed and the stormwater disposed of to a legal point of discharge, in accordance with the Queensland Urban Drainage Manual (QUDM). Where the finished levels of a proposed allotment are such that stormwater runoff from all or part of the allotment cannot be gravity discharged to the street, an underground drainage line shall be provided to discharge the runoff from the allotment. Where necessary, suitable easements may be required over adjoining properties.

The easements shall be provided to Council, at the developer's cost. All drainage works should meet the requirements of the Queensland Urban Drainage Manual (QUDM).

The applicant's consultant has provided the following representation:

The condition requires a stormwater drainage system to be constructed and appears to indicate the requirement for a sub-surface inter-allotment stormwater drainage network. The Planning Scheme states that on-site discharge of stormwater is acceptable where allotments are 2.5 hectares or greater.

All resulting allotments exceed 2.5 hectares in area and are adequately dimensioned to be able to provide stormwater discharge on-site, without creating worsening and/or a nuisance to adjoining development. The provision of an inter allotment drainage system is more reflective of an urban residential subdivision and is an unreasonable and unnecessary requirement for a rural residential subdivision at this location.

Condition 22 is amended to provide for on-site stormwater discharge where non-worsening of stormwater flows to adjoining premises can be demonstrated through the provisions of a Stormwater Management Plan, prepared by a qualified RPEQ. The Stormwater Management Plan is required to be approved by SDRC prior to the endorsement of the Stage 3 Plan of Subdivision.

Council's Director Engineering Services has indicated that the proposed wording is acceptable. Therefore Condition 22 should be amended as follows:

22. A Stormwater Management Plan is to be submitted for approval with the application for Operational works for Stages 3 and 4. The Stormwater Management Plan is to provide for on-site stormwater discharge where non-worsening of stormwater flows to adjoining properties. Where necessary, suitable easements may be required over adjoining properties. The Stormwater Management Plan is to be prepared by a Registered Professional Engineer in Queensland (RPEQ). drainage system serving the development is to be constructed and the stormwater disposed of to a legal point of discharge, in accordance with the Queensland Urban Drainage Manual (QUDM). Where the finished levels of a proposed allotment are such that stormwater runoff from all or part of the allotment cannot be gravity discharged to the street, an underground drainage line shall be provided to discharge the runoff from the allotment. Where necessary, suitable easements may be required over adjoining properties. The easements shall be provided to Council, at the developer's cost. All drainage works should meet the requirements of the Queensland Urban Drainage Manual (QUDM).

Condition 23

23. At Stage 3, underground reticulated electricity is to be provided from the existing overhead supply to proposed Lots 5, 7 to 19, to the requirements of Ergon Energy. Prior to Council signing the Plan of Subdivision, written advice must be provided from Ergon Energy confirming that reticulated electricity has been installed to service each lot.

The applicant's consultant has provided the following representation:

The Planning Scheme states that underground power supply is required to rural residential development where there is an existing underground supply and/or allotments created are less than 1 hectare size. In this instance, the existing supply is overhead and the allotments significantly exceed 1 hectare in area. To this end, it is requested that condition is amended to permit overhead supply.

In this instance, the potential for a visual impact associated with overhead supply infrastructure (e.g. poles and wires) will be mitigated through the maintenance of established vegetation within the allotments which will screen views to/from the ridgeline.

It is requested that Condition 23 is amended to permit overhead supply.

The Planning Scheme doesn't stipulate the requirement for underground power, except if the development was within the Rural residential zone. Therefore it is considered appropriate for the rural residential lots to be provided with overhead electricity. Condition 23 should be amended as follows:

23. At Stages 3 and 4, underground reticulated electricity is to be provided from the existing overhead supply to proposed Lots 5, 7 to 19, to the requirements of Ergon Energy. Prior to Council signing the Plan of Subdivision, written advice must be provided from Ergon Energy confirming that reticulated electricity has been installed to service each lot.

Condition 24

24. In accordance with the Federal Government's National Broadband Network (NBN) initiatives, the Developer (at the Developer's expense) is to install a fibre ready pit and pipe network (including trenching and ducting, design and third party certification) to NBN Co's specifications, to allow for the installation of Fibre-to-the-Premises (FTTP) broadband services. Any fibre provider may be used, provided they meet NBN specifications and open access requirements. Ownership of the infrastructure is to be transferred to Telstra in exchange for the provision of fibre within that pit and pipe network. Prior to Council approving the plan of subdivision, written advice is to be provided from Telstra that the pit and pipe network has been installed in accordance with NBN Co's specifications.

The applicant's consultant has provided the following representation:

It is understood that the proposed subdivision is located within a NBN supply area but will be serviced through the fixed wireless service and will not be connected to the fixed 'pit and pipe' network. To this end, it is understood that this condition is not required.

The property is partially included within the National Broadband Network, fixed wireless area, as shown in purple on the following plan.



As the property is being serviced with the wireless network, there is no need for the installation of the fibre ready pit and pipe. Therefore it is considered appropriate that Condition 24 be deleted.

Condition 25

25. Street lighting shall be provided in accordance with AS/NZS 1158.

The applicant's consultant has provided the following representation:

It is requested that the Condition is amended to allow, subject to SDRC approval, the provision of a street lighting design that is appropriate to the nature and scale of development but does not meet all requirements of AS/NZS 1158. This would enable the Applicant to, as part of the Operational Works application for the new road, submit a road lighting design that is appropriate for the type and scale of the proposed rural residential subdivision.

Condition 25 is amended, to state "Street lighting shall be provided in accordance with AS/NZS 1158, unless otherwise approved as part of an Operational Works application for new road"

Council's Director Engineering Services has indicated that street lighting is to be provided in accordance with the Australian Standard. There is no variation to this standard.

Recommendation

A. THAT the application for a Negotiated Decision, in relation to the Development Permit dated 29 May 2015 for a realignment of boundaries (18 lots, into 17 lots (with a maximum of 16 lots in the final stage) in three stages) on land at Gladfield Back Road, Gladfield, described as Lots 1-4 & 7-10 RP22029, Lots 2 & 4 RP22032, Lot 1 RP168854, Lot 1658 M34621, Lot 5 SP187705, Lot 1 SP187704, Lot 1 RP22018, Lots 10 & 11 RP180901, Parish of Gladfield, Lot 3 ML2136, Parish of Glengallan, County of Merivale, be approved in part only, for the following reasons:

Condition 5

In the creation of smaller rural lots through realignment, is it standard practice for Council to require treed buffers and associated covenants for the retention and maintenance of the trees. There have been no concerns with regards to the registration of such covenants, as it requires the preservation of the vegetation.

As the property contains regulated vegetation, it is considered that it is appropriate for this vegetation to be used as part of the treed buffer. The requirement for a covenant over this area is still required, because if there are legislation changes, the vegetation could be removed without any involvement from Council, and the registration of a covenant will ensure the protection of the vegetation through changes in ownership.

Condition 15

The requirement of a bond is a standard requirement in relation to treed buffers. It ensures that the buffers are maintained, and where they are not, Council can use the bond to replace dead plants or ensuring the works are complete. If not bond is collected, then the establishment and maintenance of the buffer for the first 12 months cannot be guaranteed.

Condition 18

Council's Director Engineering Services has indicated that the minimum width of the road pavement could be reduced to six metres, including shoulders, even where kerb and channel is deemed not required.

The 6.0 metre width is Council's standard, and is the minimum width for two traffic lanes. It is not desirable to have unsealed shoulders, particularly where development is concentrated, as it becomes a future maintenance issue.

Stormwater control must also be demonstrated by a Registered Professional Engineer in Queensland (RPEQ), which may include kerbing.

Condition 19

Similarly as with Condition 18, Council's Director Engineering Services has indicated that the minimum width of the road pavement is six metres, including shoulders.

The 6.0 metre width is Council's standard, and is the minimum width for two traffic lanes. It is not desirable to have unsealed shoulders, particularly where development is concentrated, as it becomes a future maintenance issue.

Stormwater control must also be demonstrated by a Registered Professional Engineer in Queensland (RPEQ), which may include kerbing.

Condition 20

Council's Director Engineering Services has indicated that the principal for the treatments is appropriate and the condition shouldn't be deleted. However, minor amendments are proposed to the condition to ensure it is more relevant to the location of the development.

Condition 25

Council's Director Engineering Services has indicated that street lighting is to be provided in accordance with the Australian Standard. There is no variation to this standard.

- B. THAT Conditions 8, 11, 16, and 24 are deleted, Advisory note (i)(a) be included, and Conditions 1, 3, 5, 7, 9, 13, 14, 15, 18, 20, 22, and 23 are amended as follows:
 - 1. The development of the site is to be generally in accordance with the following proposal plan submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Proposed realignment - Gladfield Back Road, Road	T0793 PP 002	9 March 2015
Proposed Development - Staging Plan - Stage 1 & 2	T0793 SP001	3 July 2015
Proposed Development - Staging Plan - Stage 3 & 4	T0793 SP002	3 July 2015

- 3. The applicant is to make applications to the Department of Natural Resources and Mines to close the road reserves of the three unmade roads that adjoin the following land:
 - Road reserve to the east of Lot 1 RP168854 and Lots 2 and 4 RP22032; and
 - Road reserve to the east of Lot 3 ML2136

If either or both applications are approved, tThese areas of road reserve are to be amalgamated with proposed Lot 6 and no new lots created. A copy of the advice from the Department of Natural Resources and Mines, detailing that the applications to close the road reserves have been submitted/lodged, must be submitted to Council for approval prior to the signing of the Plan of Subdivision.

- 5. A statutory covenant for the continued maintenance of the treed buffers is to be provided over proposed Lots 7 to 12, 19 and 18. The covenant documentation is to be submitted to Council for approval prior to the signing of the Plan of Subdivision for Stages 3 and 4.
- 7. A covenant is to be provided over proposed Lots 5, 7 to 19 prohibiting the residential use of any building unless such buildings are constructed within the building envelopes approved in accordance with Condition 6. The covenant documentation is to be prepared by Council's solicitor at the developer's cost. The covenant documentation is to be submitted to Council for approval prior to the signing of the Plan of Subdivision for Stages 3 and 4.
- 9. Declared pest plants on **all** the land subject to this application must be destroyed with the relevant stage, to the satisfaction of the Manager Environmental Services, prior to Council signing the Plan of Subdivision for each corresponding stage Stage 1.
- 13. A Landscaping Plan is to be submitted to and approved by the Director Planning and Environment prior to the planting of the treed buffers on Lots 12 and 19. The Landscaping Plan must include details of the location and species of plants, the watering frequency irrigation system and the height and material of fencing. Plants are to be generally frost resistant and drought hardy, and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.
- 14. Buffer areas of 40.0 metres in width are to be provided along and within the boundaries of proposed Lots 7 to 12, 19 and 18, where they adjoin proposed Lot 1 and Lot 3 RP22038. Within these buffer areas, existing regulated and native vegetation is to be retained and allowed to naturally regenerate. Within the eastern section of Lot 12 which doesn't include regulated vegetation, and the eastern side of Lot 19, the central 20 metres of these buffer areas, random plantings of a variety of native trees and shrubs of differing growth habits are to be provided at spacings of 4-5 metres. The trees and shrubs must be of species that are fast growing, frost resistant and drought hardy. The buffer is to have a mature tree height of at least 3.0 metres. The trees and shrubs are to be planted prior to the signing of the Plan of Subdivision for Stage 3 4. The vegetated buffers are to be

maintained so they form an effective buffer.

- 15. The treed buffer referred to in Condition 13 shall be planted and maintained in accordance with the approved Landscaping Plan. Prior to approval of the Plan of Subdivision, a bond for the amount of \$20,000 \$5,000 shall be submitted to Council for the maintenance of this buffer. The bond must be in the form of cash, bank cheque or irrevocable bank guarantee. The bond shall be returned 12 months after the Plan of Subdivision is registered in the Office of Registrar of Titles subject to the satisfactory establishment and maintenance of the buffer. If the buffer is not maintained in accordance with the conditions of this approval, Council may call up the bond to undertake planting to satisfy the requirements of this approval. The terms and conditions of the bond will include details of its purpose and intended use. Council or its agents must be allowed access to the site to undertake any works required in accordance with this condition.
- 18. The new road, from Gladfield Back Road, servicing the rural residential lots is to be constructed in bitumen seal, and such works are to include mountable kerbing and channelling on those sections of road with steeper slopes where kerb flow velocities exceed 2.5 metres per second, stormwater drainage and the top dressing of footpaths with good quality top soil. The new road is to be a minimum of 16.0 metres wide with a minimum sealed carriageway width of 6.0 metres. Except, where no kerb and channel is provided, roads shall have a minimum seal width of 6.0 7.5 metres, with a concrete edge strip. This work is to be completed as part of Stages 3 and 4.
- 20. The design and construction of the new roads from Gladfield Back Road, servicing the rural residential lots is within the development are to incorporate measures to reduce traffic speeds within the development and to enhance the pedestrian safety and streetscape quality of the development.
 - (a) The intersection of the new road from Gladfield Back Road, servicing the rural residential lots and Gladfield Back Road is All intersections within the subdivision are to be designed as a right angles, and treated so as to constrict vehicular movements and enhance both the safety and streetscape quality of the intersection, e.g. be incorporating landscaping and pavement treatments.
 - (b) The new road from Gladfield Back Road, servicing the rural residential lots is All roads within the subdivision are to be designed to reduce traffic speeds. This may include speed control measures including variations to pavement treatments, road narrowing with appropriate landscape treatments and a reduction in the length of straight sections of road by the incorporation of variations to the alignment of the carriageway.
 - (c) A variation in cul-de-sac head treatment may be incorporated which include the provision of parking bays, landscaping and alternative turning area designs. The design is to allow for a refuse collection truck to manoeuvre within the cul-de-sac. Tee or hammer-head designs are not permitted.
- 22. A Stormwater Management Plan is to be submitted for approval with the application for Operational works for Stages 3 and 4. The Stormwater Management Plan is to provide for on-site stormwater discharge where non-worsening of stormwater flows to adjoining properties. Where necessary, suitable easements may be required over adjoining properties. The Stormwater Management Plan is to be prepared by a Registered Professional Engineer in Queensland (RPEQ). drainage system serving the development is to be constructed and the stormwater disposed of to a legal point of discharge, in accordance with the Queensland Urban Drainage Manual (QUDM). Where the finished levels of a proposed allotment are such that stormwater runoff from all or part of the allotment cannot be gravity discharged to the street, an underground drainage line shall be provided to discharge the runoff from the allotment. Where necessary, suitable easements may be required over adjoining properties. The easements shall be provided to Council, at the developer's cost. All drainage works should meet the requirements of the Queensland Urban Drainage Manual (QUDM).

23. At Stages 3 and 4, underground reticulated electricity is to be provided from the existing overhead supply to proposed Lots 5, 7 to 19, to the requirements of Ergon Energy. Prior to Council signing the Plan of Subdivision, written advice must be provided from Ergon Energy confirming that reticulated electricity has been installed to service each lot.

Advisory note:

(i)(a) The applicant shall seek to maintain the maximum number of existing trees on the land.

Attachments

1. Submitter Letter - F Brown View

Item 12.4 Negotiated Decision - Property Projects Australia (Crompton and Pope), Cunningham Highway and Gladfield Back Road, Gladfield

Attachment 1: Submitter Letter - F Brown

The Assessment Manager,
Southern Downs Regional Council,
P.O. Box 26,
Warwick Qld. 4370.

Dear Sir/Madam,

With regard to the proposed subdivision development in three stages at Gladfield as outlined in the letter dated 12 May 2014
Ref No. W4405 sent by consulting surveyors Gary Hayes & Partners Pty. Ltd and the enclosed photocopy of a Qld. Government Public Notice to that effect, I wish to make the following comments.

I and my family as the southern adjoining neighbouring landholder, which since retiring from farming we have leased for grazing to a district resident, wish to lodge an objection to the proposed development for the following reasons.

- 1. An "acreage" subdivision in the totally rural district of Gladfield would be an inappropriate land use as there are no surrounding urban facilities. The Southern Darling Downs is more than adequately supplied with existing small towns, many with larger allotments such as Killarney, Yangan, Maryvale, Tannymorel, Allora, Hendon, Mt. Marshall etc to name but a few and all requiring provision of costly urban services of varying degrees. Another one at Gladfield would be totally unnecessary.
- 2. There is no readily available underground water on the 15 proposed allotments on the ridge. As a former resident of the Gladfield district for 36 years and my family before that since 1908 I am aware of a number of unsuccessful attempts to get water by both boring and well sinking on and adjacent to this ridge. All water for both domestic, livestock and gardening purposes would have to be sourced from rain water tanks which in droughts inevitably fail, necessitating very expensive water cartage for residents.
- 3. Despite opinions to the contrary in the papers supporting the application which my wife and I read at the Warwick council office on 28 May 2014, the area is bushfire prone, being mainly Eucalypt forest and on a ridge with resultant potential fast moving fires able to burn uphill from all directions. Moreover the surrounding country is quite rugged forest with understory shrubs and grass in which it is almost impossible to carry out fire fighting. Also the property adjoining the eastern boundary of the proposal is being established as a forestry plantation of various Eucalypt species presenting another potential fire hazard.
- 4. The proposal is not environmentally sound, bringing people, motor vehicles and domestic animals such as dogs and cats into a low density grazing area much of which is still covered by natural vegetation and fauna including a small koala colony. Most of the farming activity in the Gladfield district is carried out on the valley floor and flood plain of Glengallan creek extending up the more gentle slopes on either sides leaving the steeper slopes such as the one where this subdivision is planned and mountainsides still covered in forest, and thus protected



Attachment 1: Submitter Letter - F Brown

2

from soil erosion. The inevitable clearing of vegetation following subdivision would not be environmentally desirable.

I remain

Yours faithfully,

FP Brown

(F.P. Brown)

12.5 Request to waive application fee for Stanthorpe and District Men's Shed

Document Information

	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 August 2015
	Manager Planning & Development	File Ref: 2540138
Southern Downs		

Recommendation

THAT Council approve Stanthorpe and District Men's Shed request to waive the Material Change of Use application fee, for the application required to construct a shed

Report

The Stanthorpe and District Men's Shed, is located at the Stanthorpe Show grounds. According to the Southern Downs Planning Scheme, 2012 this land is within the Community facilities zone.

The Stanthorpe and District Men's Shed is a voluntary not-for-profit organisation that provides valued assistance and support to men in the Stanthorpe region. The Men's Shed reinvests all its funds back into the organisation, into support programs, equipment and materials used by men attending to the support groups. The organisation is managed and supported by volunteers.

The Stanthorpe and District Men's Shed received a Gaming Benefit Grant of \$35,000.00 to facilitate improvements of their facilities. The organisation wishes to extend its shed with 162 square metres, to provide more space and safe undercover working areas for men attending to the activities at the Men Shed. The grant money is adequate to cover the materials and construction costs of the proposed extension only. Members of the organisation will volunteer their time and skills to help with the construction.

According to the Community Facilities zone in the Southern Downs Planning Scheme, such a development will require a Code assessable Material Change of Use application with an application fee of \$1,280.00. As a volunteer organisation that depends on grants to provide valued services to vulnerable members in the Stanthorpe community, the application fee is expensive.

A letter requesting Council to waive the application fee of \$1,280.00 was received from the President of Stanthorpe and District Men's Shed. The Planning and Development office supports this request.

Budget Implications

Reduction of projected income with \$1,280.00

Policy Consideration

Nil

Community Engagement

Meeting with President and members of the Stanthorpe and District Men's Shed on 31 July 2015.

Legislation/Local Law

Nil

Options

THAT Council

- 1. approve the request to waive the fee;
- 2. refuse the request; or
- 3. approves an alternative amount as reduction.

Attachments

1. Letter from President of Stanthorpe and District Men's Shed View

Mr David Keenan The Chief Executive Officer Southern downs Regional Council PO Box 26 Warwick 4370

Stanthorpe and District Men's Shed PO Box 926 Stanthorpe Q 4380

Dear Mr Keenan

Re Material Change of Use- Proposed extension to Stanthorpe and District Men's Shed.

Stanthorpe and District Men's Shed Inc has received a \$35,000 grant from the Garning Benefit Fund to extend the Men's Shed at the Stanthorpe Show Grounds in High Street. We have been advised through our private certifier that for our extension to proceed, we must seek approval through Council for a Material Change of Use and pay a fee of \$1355.00. This requirement is apparently necessary as we are proposing to double the size of our shed.

Stanthorpe and District Men's Shed Inc received incorporation in September 2012 with the following objects

- "To advance the health and well being of all male members and
- To provide a safe, friendly, and inclusive environment where males are able to gather together and /or work on a range of activities at their own pace and in their own time in the company of other males."

In pursuit of these goals the Community raised funds from donations and in-kind support to enable us to build the first stage of our shed with Council approval being granted on 14 November 2012. The shed was opened by the Queensland Governor at the Stanthorpe Agricultural show in early 2013.

At that stage no material change of use was required and our approved site plan clearly showed three distinct stages of construction. Furthermore, our initial construction included site preparation for the following stages. Our current application for building approval covers revised stages 2 and 3 which will be built as a final stage under this proposal.

We believe that our current application does not constitute a Material Change of Use for the following reasons

- We have no plans to significantly change the use of the shed with the same type of activities being undertaken.
- We do not operate the shed as a commercial venture like many other sheds.
 Our yearly income from industrial activities is less than \$2000 per year and this is unlikely to change.
- Over 50% of our activities will continue to be incidental to the operation of the show grounds. The vast majority of the remaining activities are related to assisting other not for profit organisations.
- We do not intend to purchase any additional machinery but will be aiming to spread machinery in a more permanent layout to make it safer for all involved

- Some of the additional space will be utilised to cater for members who don't
 use the machinery but presently congregate outside. Our three metre wide
 outdoor area offers little protection from weather conditions which can be
 harsh in Stanthorpe during winter. Average age of our shed members is over
 70 and we need to be able to cater for their needs.
- Our membership levels are currently similar to what they were when the
 original building approval was granted.
- The site for the proposed extension has always been used by the Men's Shed
 in day to day activities. Actual use of the area will not change but it will have
 a roof over it.

The many volunteers who have created the Men's Shed and manage and maintain it, believe that Council has a strong role as an on-going facilitator to ensure there is an environment where volunteer organisations flourish. Our organisations have to continue to attract volunteers capable of operating and building strong organisations for the benefit of the community as a whole. This is particularly the case as our population ages.

Council's own Community Plan overwhelmingly endorses these principles.

We wish to bring some extracts from the Community Plan 2030 to Council's attention which demonstrate this.

"Setting the scene for 2030 (Page 6)

People aged over 65 years will represent 28% of the Southern Downs community

in 2031 compared to 20% for the whole of Queensland."

"The Challenges and Opportunities for the future (page 8)

Keeping the volunteer community active

Much of what goes on within the Southern Downs region relies on the dedicated support of volunteers. Community members have suggested that continued support from volunteers will be a future challenge as the pace of life gets busier and

there is an increase in mandatory requirements on volunteers.

Southern downs Sense of Community (page 12) Goals and directions

1.2 Develop community hubs as central meeting places that are driven by the community and used for community activities where a sense of community is fostered.

1.7 Strengthen communication networks within communities and across the region.

- 1.8 Encourage intergenerational mentoring opportunities for the sharing of knowledge and skills between people of all ages and interests.
- 1.9 Address social issues of equity and access, bullying, domestic violence, social isolation, mental health,
- 1.14 Ensure Community facilities, infrastructure, information and engagement activities are accessible, inclusive, and safe for all

The Healthy and Active Southern Downs (page 14)

2.1 Improve partnerships between local government, community providers, state agencies and funding bodies to support better health outcomes for the community

Recreation (page15)

- 2.20 Promote the value of physical and social well-being by increasing provision of preventative health programs for target groups and diseases.
- 2.22 Maintain an appropriate level of provision for sport, active and passive recreation opportunities for all ages.
- 2.24 Increase accessible, inclusive and diverse recreation activities through the provision of quality infrastructure and facilities across the region.
- 2.25 Ensure accessibility and affordability of recreation for all by maintaining community owned facilities for future generations.

The southern Downs Learning Environment (page 16)

- 3.7 Provide opportunities for a variety of learning environments to be developed by recognising that valuable learning occurs in "informal" and "formal" environments
- 3.8 Encourage mentoring and the sharing of knowledge and skills between generations of the community by developing stronger supportive social connections.
- 3.9 Develop programs for life skills learning including communication, networking,

people skills, leadership, budgeting, first aid, volunteering, health and nutrition.

3.11 Enhance inclusive learning opportunities for disengaged young people, Aboriginal and Torres Strait Islander people, people with disabilities, older people and people from culturally diverse backgrounds."

We believe that Stanthorpe and District Men's Shed has played, and will continue to play, an important role in helping the community meet the goals of the Community Plan 2030.

For all of these reasons we do not believe that the extension to the Stanthorpe and District Men's Shed constitutes a Material Change in Use and that a hefty fee of \$1355 is warranted. We believe that Council has an important responsibility to ensure that volunteer organisations can remain robust enough to meet the challenges of the future.

On behalf of the Management Committee and Members, I ask that this matter be included for discussion and decision at Council's meeting on Wednesday 26 August, 2015.

Regards, Kev Armstrong President

12.6 Non Commercial Camping Options and Overflow Policy

Document Information

Southern Downs	Report To: General Council Meeting	
	Reporting Officer: Senior Environmental Health Officer	Meeting Date: 26 August 2015 File Ref: N/A
REGIONAL COUNCIL		

Recommendation

THAT Council review the information in this report from the Regional Camping Stakeholder Group, and adopt the Overflow Policy for Camping in the Southern Downs Region and/or one or more of the four Camping Options for the Southern Downs.

Report

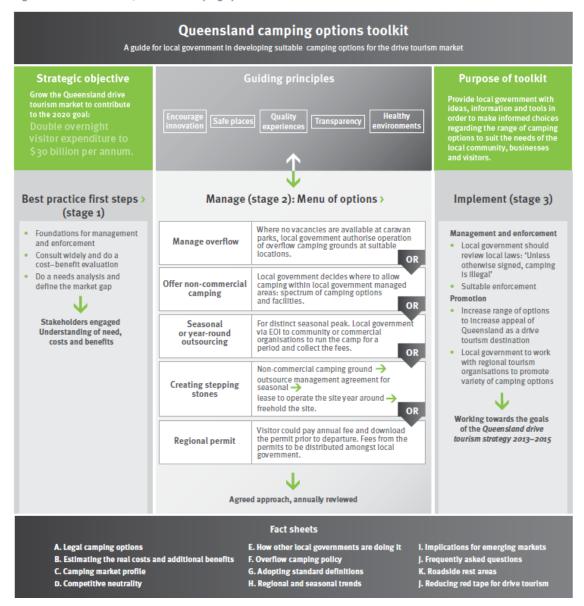
The Regional Camping Stakeholder Group (RCSG) has been meeting since October 2014 after the *Queensland Camping Options Toolkit* was discussed at a Tourism Forum held on the 2 July 2014. The *Queensland Camping Options Toolkit* was published by state government for local governments to use as a guide in determining their approach to camping options. The purpose of the Stakeholder Group was to investigate, develop and then recommend a plan of action on how Southern Downs would deal with issues around RV friendly status and non commercial camping in the region. Individuals representing the various industries were nominated and Councillor Meiklejohn was assigned to the working group. The following is a list of regular participants in the working group.

Adrian Skinner – QLD Caravanning	Richard Mainey – Campervan and
	Motorhome Club of Australia (CMCA)
Margaret Cairns - SDRC Commercial	Bob McKernon – President Caravanning
Operator	Clubs Queensland
Geoff Marsden - Traveller	Trudy Grant - SDRC Commercial Operator
Eleanor Scully – Caravanning Club	Majella Kahler - SDRC Commercial Operator
Erwin Mouws - Stanthorpe Chamber of	Yve Stocks – Warwick Chamber of
Commerce	Commerce
Bob Heath - Campervan and Motorhome	Graham Buchner – Warwick Resident
Club of Australia (CMCA)	
Rod Strahan - Queensland Department of	Neil Meiklejohn – SDRC Councillor
State Development	-
Kristy Ponting- Caravanning Queensland	Guy Cantrel- Granite Belt Wine & Tourism

Non-commercial camping is an Australia wide phenomenon and is increasing every year. The Stakeholder Group was tasked with finding a way for non commercial camping and commercial parks to have a level playing field on which to conduct business and to allow the region to increase the drive market to the Southern Downs by 20% by 2020, in line with the State Government's objective.

The RCSG followed the below diagram from the *Queensland Camping Options Toolkit* in developing the Overflow Policy and Camping Options for Southern Downs information that is presented with this report. The following is a summary of the Group's work in each of the three recommended stages.

Figure 1 Overview of the Queensland camping options toolkit



Stage 1- Best Practice First Steps

While the RCSG followed the recommendations for this stage as much as possible, including engaging stakeholders through the formation of the group, it could not investigate all recommendations because of monetary constraints. The group did not complete a full cost analysis or a needs analysis, however the group is very knowledgeable in the caravanning/camping area and a wide variety of information was gathered and discussed.

Stage 2- Menu of Options

All options were considered by the group, however it was decided that options 3 - 5 were not relevant to the Southern Downs. The RCSG prioritised addressing option 1 (Manage overflow) and option 2 (Offer non-commercial camping), which are detailed in this report.

Stage 3- Implement

The implementation stage of the toolkit is subject to and dependent on Council's decision.

A summary of the RCSG's work was presented to the Council Briefing session on the 10 August 2015. This included submissions from the Campervan and Motorhome Club of Australia, the commercial caravan park operators in the Southern Downs region and the Chambers of Commerce.

Overflow Policy for Camping in the Southern Downs Region

The RCSG developed an Overflow Policy, with the purpose to provide overflow facilities within the Southern Downs Region that will accommodate additional numbers of camping tourists when commercial caravan parks are operating at capacity. This policy will ensure that the operation of overflow sites/facilities within the local government area complies with legislative requirements. Also, it will ensure a consistency of regulation so that all overflow site/facilities operate and meet an agreed minimum standard, and will ensure the operation of overflow sites/facilities does not impact on the viability of commercial facilities.

The Overflow Policy is included in Attachment 1.

Camping Options for Southern Downs

The following four options were developed by the RCSG to address offering non-commercial camping in the Southern Downs. The group recognises that option one is a must for our region to allow the freedom of parking to enable travellers to replenish their supplies. Each of the remaining options offer a different option for allowing the travelling RV's to discover our region. The Service Station option (option 2), while it has its merits, it is not conducive to the travelling public as it would be a noisy and unpleasant stay, certainly not showing the beauty of the Southern Downs in its best light and is therefore the least favoured option of the RCSG.

It is intended the adoption of any options(s) would be on a 24 month trial and will require appropriate approvals as outlined in the Legislation/Local Law section below. In addition, it is proposed a review will be undertaken every 6 months during the allocated trial period.

Option 1- Status Quo

- Maintain the free camping options of Leyburn, Dalveen and Allora that already exist in Southern Downs.
- Southern Downs caravan parks remain unchanged with approvals as is in place.
- Improved signage at Leyburn, Dalveen and Allora to provide information on services/commercial caravan parks available in the Southern Downs Region.
 - o Commercial establishments could assist with content and cost.
- Signage for RV parking next to CBD in Stanthorpe (Rogers and Creek Streets).

Option 2- Service Station

- Maintain the free camping options of Leyburn, Dalveen and Allora that already exist in Southern Downs.
- Southern Downs caravan parks remain unchanged with approvals as is in place.
- Improved signage at Leyburn, Dalveen and Allora to provide information on services/commercial caravan parks available in the Southern Downs Region.
 - Commercial establishments could assist with content and cost.
- Signage for RV parking next to CBD in Stanthorpe (Rogers and Creek Streets).
- Low cost camping to be encouraged at interested Service Stations or suitable businesses across the region on a 24 month trial, this will require a development approval.

Option 3- Low Cost Commercial

- Maintain the free camping options of Leyburn, Dalveen and Allora that already exist in Southern Downs.
- Improved signage at Leyburn, Dalveen and Allora to provide information on services/commercial caravan parks available in the Southern Downs Region.
 - Commercial establishments to assist with content and cost.
- Signage for RV parking next to CBD in Stanthorpe (Rogers and Creek Streets).
- Allow commercial Caravan Parks to apply for low cost, low infrastructure camping options within the existing commercial park pending approval.
 - o The trial period of 24 months will require a development approval.
 - For the time of the trial council fees associated with the approval may be waived.

Option 4- Low Cost Non Commercial

- Maintain the free camping options of Leyburn, Dalveen and Allora that already exist in Southern Downs.
- Southern Downs caravan parks remain unchanged with approvals as is in place.
- Improved signage at Leyburn, Dalveen and Allora to provide information on services/commercial caravan parks available in the Southern Downs Region.
 - Commercial establishments could assist with content and cost.
- Signage for RV parking next to CBD in Stanthorpe (Rogers and Creek Streets).
- Low cost camping options to be established on the Road Reserve on Victoria, Condamine and Sawmill Streets in Warwick and Mackenzie Street in Stanthorpe (see maps in Attachment 2).
 - Travelers will access camping through the Southern Downs Visitor Information Centres (if willing).
 - Fees set by Council's Fees and Charges Schedule (\$10 or \$15.00/night- to be set by Council) where fees are used to clean and maintain the areas.
 - o 20 hour continuous stay only in a period of 7 days.
 - No extra facilities to be provided.
 - Self contained units only (leave no trace certified).
 - The regulation and enforcement of the correct use of these facilities needs to be considered by council.
 - o 6 to 8 sites only at any one time.
 - Signage at low cost camping locations advising location of Commercial parks.
 - Commercial operators could assist with content and cost if listing their business.

 Same signage to be implemented for the Leyburn, Dalveen and Allora free camping locations.

Budget Implications

The following are some of the budget implications that need to be considered when implementing a trial for non commercial camping in the region.

- Signage for parking in Rogers and Creek Streets from Maryland and High Streets in Stanthorpe.
- Signage for the Dalveen, Allora and Leyburn 'free' camp areas to provide information on services/commercial caravan parks available in the Southern Downs Region (as stated in the options above, commercial establishments could assist with the content and cost).
- Council already maintains the 'free' camp areas in Dalveen, Allora and Leyburn, therefore no additional costs should be encountered for maintaining these areas.
- The low cost camping area proposed for Stanthorpe would require an extra 15 minutes of mowing fortnightly through summer. It is not intended to offer any more facilities than what is already available at the sites, so no extra cost other than the mowing would be incurred by council.
- Compliance would be a financial consideration for all low cost camping options; however other councils are imposing 'on the spot fines' which are offsetting the cost of an officer's time to enforce any illegal camping in non-commercial camping areas.
- A ticketing system could be investigated for non-commercial camping and the fees collected would again offset the cost.

Policy Consideration

Community Plan 2030

5.1 Market and cross-promote the whole region as a place to visit and stay.

5.16 Increase the use and quality of interpretive signage.

Operational Plan 2015-16

Continue to provide interest group forums including general Development Assessment, Tourism, Economic Development, and Agribusiness.

Community Engagement

The RCSG has met every two months since October 2014. The group has representatives from the travelling public, the region's commercial caravan park operators and the two Chambers of Commerce. In addition, Council officers have done research on other areas schemes and consulted with other councils, within Queensland, New South Wales and Western Australia.

Legislation/Local Law

The following is a summary of the legislative considerations for the options presented in this report.

Overflow Policy

A development approval will not be required for the locations to which the Overflow Policy will apply. As the land will be used for camping and caravans for a small number of times a year and for a period of a couple of days only, and there will be no permanent structures erected for the use, it is considered that it would not be a material change in use of the land.

An application for an approval to operate a caravan park will be required to be made under Council's Local Law No. 1 (Administration) 2011 and Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2011 on an annual basis. The relevant standard conditions will be applied depending on the location and circumstances under which the camping area will operate. For example, if only fully self-contained vehicles will be accepted, the provisions for amenities (toilets and showers), laundry facilities and sullage points may be removed. If the camping area is to be in a local government controlled area, for example, a park, compliance with Local Law No 4 (Local Government Controlled Areas, Facilities and Roads) 2011 must also be achieved.

Camping Options

Caravan parks and camping grounds are defined as "Tourist parks" under the planning scheme. Tourist parks are impact assessable development in all areas of the region. Council is currently reviewing the planning scheme, which includes reviewing the level of assessment of Tourist parks. Council has indicated its intention to reduce the level of assessment to code assessment in the Community facilities, District centre and Principal centre zones, and also for smaller Tourist parks in the Rural zone. The conditions of an approval for a Tourist Park will be determined based on the location of the site and the intended use.

An application for an approval to operate a caravan park will be required to be made under Council's Local Law No. 1 (Administration) 2011 and Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2011 on an annual basis. For commercial caravan parks to extend their parks to include a low cost camping area (option 3), an amendment to their Approval to Operate will need to be applied for. The relevant standard conditions will be applied depending on the location and circumstances under which the camping area will operate. If the low cost non commercial camping (option 4) is to be in a local government controlled area, for example, a park, compliance with Local Law No 4 (Local Government Controlled Areas, Facilities and Roads) 2011 must also be achieved.

Options

Council has the option of adopting the Overflow Policy for Camping in the Southern Downs Region and/or one or more of the four Camping Options for the Southern Downs as detailed in this report.

Attachments

- 1. Overflow Policy for Camping in the Southern Downs Region View
- 2. Proposed Sites for low cost non commercial camping in Stanthorpe and Warwick View

Overflow Policy for Camping in the Southern Downs Region

1) Purpose

The purpose of this policy is to provide overflow facilities within Southern Downs Region that will accommodate additional numbers of camping tourists when commercial carevan parks are operating at capacity.

This policy will ensure that the operation of overflow sites/facilities within the local government area compiles with legislative requirements. Also, it will ensure a consistency of regulation so that all overflow site/facilities operate and meet an agreed minimum standard, and will ensure the operation of overflow sites/facilities does not impact on the viability of commercial facilities.

An 'overflow area' is an area that has been applied for and granted permission by council to act as an area to allow camping when commercial parks are at capacity. The sites must meet councils agreed minimum standard and their operation will not impact the viability of permanent facilities.

2) Legislation

Land Act 1994

Queensland Caravan Park Policy (PUX/901/102 version 3) Secondary Use of Trust Land (PUX/901/209 version 5) Southern Downs Planning Scheme, 2012 Work Health and Safety Act 2011

Local Law No. 1 Administration

Local Law and Subordinate Local Law No. 4 Local Government Controlled Areas, Facilities and Roads

Subordinate Local Law No. 1.8 Operation of Caravan Parks

3) Liability and Protection

The organisation which the land belongs to, or is teased by, will errange public risk insurance to protect ratepayers from any and all costs incurred by any accident or incident involving campers that may result in claims against the organisation.

4) Policy Detail

This section relates to the establishment and operation of a camping overflow facility within Southern Downs Region.

- Council will activate overflow areas for camping only when there are no vacancies for vehicles of this nature available at any caravan park within the immediate town.
- Overflow areas will be activated for large events such as Warwick Rodeo Festival,
 Stanthorpe Apple and Grape and other such large events at the discretion of the Council in consultation with commercial operators.
- Council may close the overflow area for camping for the purposes of significant community events being run in the area.
- 4. Primary-use activities at the overflow area will take precedence at all times.

- The stay at any camping overflow facility will be a maximum of 3 consecutive nights or at the determination of Council.
- 6. During the utilisation of the overflow sites, Council's Local Laws Officers or Environmental Health Officers or authorised delegate are to resolve any unforeseen problems arising except where a camping ground host has been appointed, in which case the camping ground host is responsible for day-to-day supervision and management of the facility.
- 7. The maximum number of vehicles allowed in a camping overflow facility area will be determined based on allocated spacing between vehicles, size of vehicles (whether they have trailers), turning circles, availability of amenities and usable space in the allocated area, in accordance with the Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2011 requirements.
- 8. Where commercial parks are at capacity Council may authorise, in consultation with commercial operators, the operation of overflow areas which have been applied for and granted as an 'Overflow area' by Council. Council to advertise for expressions of interest (EOI) across the region and an approval will be required under Local Law No. 1 (Administration) 2011 and Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2011, with conditions relevant to the location and dircumstances under which the area will operate. After the initial EOI organisations can apply to directly to Council.

A development approval will not be required by the interested body, as the land will be used for camping and caravans for a limited number of times per year and for a period of a couple of days only, and as there will be no permanent structures erected for the use.

- 9. Council does not favour the use of the overflow areas over privately operated caravan parks in the area and will actively promote private parks as an alternative camping option to the overflow sites through:
 - (a) The Southern Downs Visitor Information Centre; and
 - (b) Information provided from phone or online enquiries to Council's administration office.
- 10. Referrals, bookings, stays and payments are to be handled by the Visitor Information Centres of Southern Downs. (If an agreed arrangement can be formed) or through an arrangement with a commercial caravan park.
- 11. Fees for camping at overflow facilities on Local Government controlled land shall be determined in accordance with Council's annual schedule of fees and charges and are to be collected and retained by Council, except where other existing overflow arrangements are in place.

Proposed Sites for low cost non commercial camping in Stanthorpe and Warwick

Stanfhorpe proposed site for low cost non commercial camping option.



Warwick proposed site for low cost non commercial camping option.



13. REPORTS OF DEPUTATION OR CONFERENCE & REPORTS FROM DELEGATES APPOINTED BY COUNCIL TO OTHER BODIES

Nil

14. NOTICES OF MOTION

Nil

15. GENERAL BUSINESS

16. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS

In accordance with the provisions of Section 275(1) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public and move 'into Committee' to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

Recommendation

THAT the meeting be closed to the public and move into committee to discuss the following items, which are considered confidential in accordance with Section 275(1) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following, as indicated:

16.1 BCS - Compulsory Third Party (CTP) Insurance Review

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(e) of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by Southern Downs Regional Council.

16.2 BCS - Freehold Lease at Alice Street, Warwick

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(e) of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by Southern Downs Regional Council.

16.3 BCS - Building Our Regions & Community Resilience Funding 2015

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(h) of the *Local Government Regulation 2012*, as it contains information relating to business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

16.4 Vacant Water Access Charges

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(h) of the *Local Government Regulation 2012*, as it contains information relating to business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

16.5 Contract Number 16\001 - Construction of the Northern Granite Belt Waste Transfer Station

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(e) of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by Southern Downs Regional Council.