



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 **Thursday, 26 April 2018 at 9:00AM.**

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

David Keenan

CHIEF EXECUTIVE OFFICER

19 April 2018

Attendance

10.30am Welcome to Southern Downs Youth Council – Morning Tea

The Youth Council will observe the General Meeting from 9.30am

10.30am Presentation of Casual for a Cause Donation to Cancer Council

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1. PRAYER & CONDOLENCES

2. ATTENDANCE

3. APOLOGIES

4. READING AND CONFIRMATION OF MINUTES

4.1 General Council Meeting - 28 March 2018

Recommendation

THAT the minutes of the General Council Meeting held on Wednesday 28 March 2018 be adopted.

4.2 Special Council Meeting - 9 April 2018


Recommendation

THAT the minutes of the Special Council Meeting held on Monday 9 April 2018 be adopted.

5. ACTIONS FROM COUNCIL MEETINGS

5.1 Actions from Previous Council Meeting

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Chief Executive Officer	File Ref: 13.42

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 March 2018 General Council Meeting.

A copy of the Actions report is attached.

Attachments

1. Actions from March 2018 General Meeting [View](#)

<div>  <div> ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING <div> Date From: 28/03/2018 Date To: 28/03/2018 </div> </div> </div>					
MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
28 March 2018	3.1	Apology - Cr Melkejohn	David Keenan	16 Apr 2018 - 1:54 PM - Marion Seymour Noted	16/04/2018
28 March 2018	5.1	Actions from Previous Council Meeting	David Keenan	16 Apr 2018 - 1:59 PM - Marion Seymour Noted	16/04/2018
28 March 2018	7.1	Meyorel Minute - March 2018	Tracy Dobie	16 Apr 2018 - 2:00 PM - Marion Seymour Noted	16/04/2018
28 March 2018	8.1	Correspondence	David Keenan	16 Apr 2018 - 2:01 PM - Marion Seymour Noted	16/04/2018
28 March 2018	10.1	Finance Report as at 28 February 2018	Andrew Page	16 Apr 2018 - 2:01 PM - Marion Seymour Noted	16/04/2018
28 March 2018	10.2	Warwick Saleyards - All Sales to be Conducted Through Agents	Helen Gross	19 Apr 2018 - 9:47 AM - Marion Seymour Notification has been sent	19/04/2018
28 March 2018	10.3	Draft Budget 2018/2019	Andrew Page	19 Apr 2018 - 9:54 AM - Marion Seymour Draft Budget has been advertised and community consultation is currently underway	19/04/2018
28 March 2018	11.1	Engineering Services Department Monthly Report	Chris Whitaker	10 Apr 2018 - 9:16 AM - Barb Fagan Noted	10/04/2018
28 March 2018	11.2	Southern Downs Road Safety Advisory Committee Minutes	Mike Holeszko	10 Apr 2018 - 9:17 AM - Barb Fagan Noted	10/04/2018
28 March 2018	11.3	Building Asset and Services Management Plan - Sub Plans	Michael Bell	10 Apr 2018 - 9:18 AM - Barb Fagan Noted	10/04/2018
28 March 2018	11.4	Event, Sport & Recreation Advisory Committee	Michael Bell	10 Apr 2018 - 9:19 AM - Barb Fagan Noted	10/04/2018
28 March 2018	11.5	Community Services Advisory Committee (CSAC) Meeting held 16 February 2018	Michael Bell	10 Apr 2018 - 9:19 AM - Barb Fagan Noted	10/04/2018
28 March 2018	11.6	2018 Southern Downs Youth Council - Appointment of Members	Gwen Jones	10 Apr 2018 - 9:20 AM - Barb Fagan Noted. Correspondence has been forwarded advising	10/04/2018



Southern Downs
REGIONAL COUNCIL

ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING

Date From: 28/03/2018

Date To: 28/03/2018

				Councillors' resolution	
28 March 2018	12.1	2018/2019 Draft Operation Plan	Jason Aspinall	16 Apr 2018 - 3:02 PM - Allison Bilbrough Monthly memo sent to MCS, GRO & GGO to action in accordance with Council Resolution	29/03/2018
28 March 2018	12.3	Pest Management Advisory Committee Minutes - 20 February 2018	Craig Magnussen	16 Apr 2018 - 3:03 PM - Allison Bilbrough Monthly memo sent to LLC, LLO, AMES & CCO to action in accordance with Council Resolution	29/03/2018
28 March 2018	12.5	Various Funding - Building Our Regions, Regional Growth Fund and Maturing the Infrastructure Pipeline Project	Jason Aspinall	16 Apr 2018 - 3:04 PM - Allison Bilbrough Monthly memo sent to MCS, GRO & GGO to action in accordance with Council Resolution	29/03/2018
28 March 2018	12.2	Appeal to Development Tribunal - Alpha Planning Applications Pty Ltd, Tummalville Road, Leyburn	Annette Doherty	16 Apr 2018 - 3:05 PM - Allison Bilbrough Monthly memo sent to PCC to action in accordance with Council Resolution	29/03/2018
28 March 2018	12.4	Repeal of Temporary Local Planning Instrument 01/2017 (Amendment of the Flood Hazard Overlay)	Annette Doherty	16 Apr 2018 - 3:06 PM - Allison Bilbrough Monthly memo sent to PCC to action in accordance with Council Resolution	30/03/2018
28 March 2018	15.1	Local Disaster Committee	David Keenan	18 Apr 2018 - 2:53 PM - Marion Seymour Letters sent to Minister, Shadow Minister and Member for Southern Downs	18/04/2018
28 March 2018	15.2	Motion to 2018 ALGA National General Assembly	David Keenan	18 Apr 2018 - 2:10 PM - Marion Seymour Motion lodged for NGA Conference	18/04/2018
28 March 2018	16.1	Extension of CCTV	Steve Brown	19 Apr 2018 - 9:57 AM - Marion Seymour Arrangements have been undertaken for the CCTV Network to be expanded	19/04/2018
28 March 2018	16.2	Tiles Group Pty Ltd & UKL Pty Ltd (St George Springs) - Request to Waive Rates & Charges	Andrew Page	19 Apr 2018 - 9:57 AM - Marion Seymour Letter has been sent advising of the resolution	19/04/2018
28 March 2018	16.3	Saleyards Advisory Committee Meeting Minutes 23 February 2018	Andrew Page	19 Apr 2018 - 9:58 AM - Marion Seymour Noted - letter will be sent to Fran Thompson	19/04/2018
28 March 2018	16.4	Reports from Warwick Indoor Recreation and Aquatic Centre from YMCA Brisbane	Chris Whitaker	10 Apr 2018 - 9:21 AM - Barb Fagan Noted	10/04/2018
28 March 2018	16.5	Warwick Aerodrome - Sale of Land to the Warwick Gliding	Peter Gribbin	16 Apr 2018 - 3:07 PM - Allison Bilbrough	30/03/2018

	ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING	Date From: 28/03/2018 Date To: 28/03/2018
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Club				Monthly memo sent to MCS, LCO to action in accordance with Council Resolution	
28 March 2018	16.6	Audit and Risk Management Committee membership	Jody Collins	16 Apr 2018 - 3:08 PM - Allison Bilbrough Monthly memo sent to MCS & GRO to action in accordance with Council Resolution	29/03/2018
28 March 2018	16.7	Prosecution in Relation to Unlawful Use of Land - Wallace Court, Glen Aplin	Vicki Sawyer	16 Apr 2018 - 3:09 PM - Allison Bilbrough Monthly memo sent to PCC to action in accordance with Council Resolution	29/03/2018
28 March 2018	16.8	Prosecution for Unlawful Use of Land and Unlawful Building Works - 14135 Cunningham Highway, Rosenthal Heights	Annette Doherty	16 Apr 2018 - 3:09 PM - Allison Bilbrough Monthly memo sent to PCC to action in accordance with Council Resolution	29/03/2018

6. DECLARATIONS OF CONFLICTS OF INTEREST

7. MAYORAL MINUTE

7.1 Mayoral Minute - April 2018

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Mayor	ECM Function No/s:

Recommendation

THAT Council receive the Mayoral Minute for April 2018.

Report

For the past two years this Council has focused on getting the budget on track - we've done it! We are now in the best financial position we've been in for 10 years, since amalgamation in 2008.

We have accomplished this through controlling expenditure while keeping up with providing essential services, supported by more successful applications for State and Federal Government funding. Throughout these two years we have needed to build restricted cash reserves to upgrade and replace the region's essential, but aging, infrastructure. At the same time, the debt has continually been paid down and we have delivered a financial surplus each year. For the first time in a decade we can be confident that in the short-term, we are financially sustainable, and our long-term financial future has a positive outlook.

Now that our financial situation has improved, it is time to look to our future and identify opportunities and what we can do for community development and economic growth. The 2018/19 Draft Budget is a great example.

The Draft Budget strives to achieve a balance between the ongoing need for Council to deliver quality services while continuing to upgrade the region's infrastructure, such as roads, waste, water and waste water facilities. These needs are met with the necessity to keep rate rises as low as possible.

Over the past two years we have shared information with our residents on what actions Council has been taking, through media releases and more recently with news and updates via *Southern Downs Mail*, Council's monthly newsletter, and Southern Downs eNews. We have sought feedback through community consultations and meetings, engaged the community with Cuppa with the Councillors and Shopping Centre sessions, and we have answered operational queries at Q&A sessions. In addition, every day Councillors have many exchanges with residents on a variety of topics.

However, it is through Council's Budget consultation process we have sought your ideas and collaboration, by asking you to take part and to contribute directly to the final outcome. 79 public submissions have been received for the last two Budgets after Council commenced seeking community feedback on the Budget in 2016. 38 submissions proposed amendments to the Budget and of these 23 were integrated, either fully or partially, into the final Budgets. Of the remaining

submissions, 14 were enquiries about the Budget and 41 were relating to matters outside of the Budget.

We want you to be involved in the development of Council's Budget. It is your money being spent on growing and enhancing the Southern Downs and we want to hear what it is you value and prioritise. Submissions for Council's FY2018/19 Budget close on 1 May 2018, however if you miss the closing date don't be discouraged from communicating with Council. We want to hear from you. Please, let us know what you think.

You can provide your input, on any matter, directly to Councillors (our contact details are on the MYSDRC App) or via the 'Have Your Say' tab on the Council website. There is always one topic or another listed there on which we are seeking your feedback. #HaveYourSay


Attachments

Nil

8. READING AND CONSIDERATION OF CORRESPONDENCE

8.1 Correspondence

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Chief Executive Officer	ECM Function No/s:

Recommendation

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

Report

1. **Attorney-General and Minister for Justice** in response to Council's letter regarding the recently established Queensland Anti-Bullying Taskforce (copy attached).

Action: Noted.

2. **President of The Granite Belt Community Association Inc** asking the Chief Executive Officer whether he, or a member of staff, or the Mayor or any of the Councillors, have instructed staff within Council not to sign the petition that is circulating re the De-Amalgamation proposal. A copy of the letter is attached.

Action: Noted.

3. **Southern Downs Regional Council to Clerk of the Parliament** regarding *Petition 2880-18 De-Amalgamation from Southern Downs Regional Council* and an allegation made in the Southern Free Times referred to in the above letter from the President of The Granite Belt Community Association (copy attached).

Action: Noted.

4. **Emails** exchanged between the Chief Executive Officer and President of The Granite Belt Community Association Inc (copy attached).

Action: Noted.

5. **Department of Agriculture and Water Resources** thanking Council for the valuable contributions that Council has made to maintaining Australia's favourable biosecurity systems (copy attached).

Action: Noted.

6. **Royal Flying Doctor Service** thanking Council for its support of their advocacy efforts to provide a much-needed funding boost to their vital rural and remote health programs (copy attached).

Action: Noted.

Attachments

1. Attorney-General and Minister for Justice [View](#)
2. President of The Granite Belt Community Association Inc [View](#)
3. Clerk of the Parliament [View](#)
4. Emails - Council and the President of The Granite Belt Community Association Inc and Subsequent Emails [View](#)
5. Department of Agriculture and Water Resources [View](#)
6. Royal Flying Doctor Service [View](#)



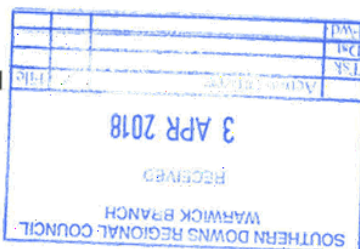
Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Leader of the House

In reply please quote: 584533/1; 4234586

25 MAR 2018

1 William Street Brisbane
GPO Box 149 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7400
Email attorney@ministerial.qld.gov.au

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



Dear Mr Keenan

Thank you for your letter dated 8 February 2018 regarding the recently established Queensland Anti-Bullying Taskforce, and requesting introduction of a specific criminal offence targeting cyberbullying in Queensland. I apologise for the delay in responding.

Bullying is a serious and pervasive problem that can lead to tragic consequences for victims, their families and communities. The Queensland Government takes a zero tolerance approach to all forms of bullying, including cyberbullying, in our schools and workplaces. The Queensland Government is very conscious of the recent suicide you refer to, and I extend my sincerest condolences to the Southern Downs community in relation to this tragedy. It was also troubling to read about the bullying that Councillor Dobie has experienced.

As you are aware, the Honourable Anastacia Palaszczuk MP, Premier and Minister for Trade, has initiated a national conversation on bullying, and the Queensland Government has committed to a new suite of actions to tackle this serious issue, including establishing a dedicated Queensland Anti-Bullying Taskforce.

The Queensland Anti-Bullying Taskforce brings together young Queenslanders, parents, schools, communities and other experts to provide the Queensland Government with detailed advice and coordination to address bullying. Members are expected to bring a wide range of experience and expertise to the work of the Taskforce.

While bullying, including cyberbullying, can affect people of all ages, the Queensland Government has decided to focus on young people, which is reflected in the terms of reference for the Taskforce. The Taskforce is expected to make recommendations for community and Government action to reduce the incidence of bullying, including cyberbullying, and is due to report to the Queensland Government by 31 August 2018.

I note your request to specifically include cyberbullying as a criminal offence in Queensland, similar to 2011 amendments made to Victoria's *Crimes Act 1958* (known as Brodie's Law). I understand that you are seeking this amendment because you are concerned that Queensland's laws do not include a specific offence directed at the physical and mental harm which cyberbullying can cause.

Southern Downs Regional Council



DOC0283098

(2)

Please be reassured that in Queensland the Criminal Code contains a range of offences to combat physical bullying and cyberbullying, in particular, the offence of stalking.

Under Chapter 33A, it is an offence to stalk another, punishable by a maximum penalty of five years imprisonment, increasing to seven years in certain circumstances. In Queensland, stalking conduct includes: contacting a person in any way, including by email or via the use of any technology; leaving offensive material where it will be found by, given to or brought to the attention of the person; an intimidating, harassing or threatening act against a person, whether or not involving violence or a threat of violence. The offence is established where the person engages in conduct intentionally directed at the victim in circumstances where that act or acts would cause apprehension or fear reasonably arising in the circumstances of violence to the stalked person or another person (or their property); or causes a detriment (which encompasses serious mental, psychological or emotional harm) reasonably arising in all of the circumstances to the stalked person or another person. It does not matter whether the person intended to cause the victim fear or detriment.

Queensland's Criminal Code also provides a range of assault and threat related offences that may apply to bullying conduct, which carry maximum penalties of imprisonment ranging from three years imprisonment to 14 years imprisonment.

In terms of changes to existing laws, you may be interested to know that the Queensland Government has committed to creating a new offence targeting the non-consensual sharing of intimate images. This offence will include the threat to distribute intimate images as well as a threat to distribute material in circumstances where the material may not exist and will complement the existing range of Queensland criminal offences by targeting this specific offending behaviour. The Queensland Government will continue to monitor the sufficiency of these laws to ensure that they remain appropriate to address this serious issue.

You should also note that the Commonwealth *Criminal Code Act 1995* includes telecommunications offences that might apply to bullying conduct, in particular cyberbullying. For example, the offences of using a carriage service to menace, harass or cause offence, attracting a penalty of up to three years imprisonment; and using a carriage service to make a threat to kill or cause serious harm, attracting a penalty of up to 10 years imprisonment.

In addition to strong criminal laws, any response to bullying, including cyberbullying, requires a strong community and education response. I am aware of and applaud the recent efforts of the Council to raise awareness of these issues, particularly in light of the recent anguish suffered by your community. I anticipate the Council is aware of various resources which are available to support young people and their parents, however, I want to draw attention to two particular resources: the national Office of the eSafety Commissioner (OeSC); and the national Safe and Supportive School Communities Working Group.

(3)

The OeSC provides valuable information and resources for children and young people, as well as parents and guardians, to help guide and support safe online experiences. This includes administering a complaints system where cyberbullying material targets a child, with processes to ensure serious cyberbullying material is removed from online platforms, including social media. Further information about the eSafety Commissioner's complaints system are available at: www.esafety.gov.au then click on (1) 'Complaints and reporting', (2) 'Cyberbullying complaints', and (3) 'Complaint resolution process'.

You may also be interested to know that the national Safe and Supportive School Communities Working Group is coordinated by the Queensland Government, and provides information and advice on bullying, harassment and violence through the *Bullying. No Way!* website initiative as well as the National Day of Action against Bullying and Violence held in March each year.

Thank you for taking the time to raise your concerns with me. As responsibility for the Taskforce falls under the responsibilities of the Premier, a copy of your email has been forwarded to the Premier for noting.

I trust this information is of assistance.

Yours sincerely



YVETTE D'ATH MP
Attorney-General and Minister for Justice
Leader of the House

Enc.

cc The Honourable Annastacia Palaszczuk MP
Premier and Minister for Trade
Member for Inala
PO Box 15185
CITY EAST QLD 4002

4th of April 2018

Mr. David Keenan
CEO
Southern Downs Regional Council
Warwick Queensland 4370.

Sent by Email

Dear Mr. Keenan

I am writing to ask you directly whether or not you, or a member of staff, or the Mayor or any of the councilors, have instructed by word or by written instruction any staff within SDRC that they can not sign the petition that is circulating re the De-Amalgamation proposal.

As I am registered as the chief petitioner and this is authorized through the Clerk of the Parliament of Queensland and if the above has happened then this is a serious matter.

We have some evidence that this has happened and we now wish to ascertain from you the position of the SDRC in this matter.

I also wish to be notified if the Mayor or councilors are aware of this instruction or verbal direction so to be true.

I wish this letter to be tabled as correspondence and your response to me attached.

I also need to inform you that your response will be sent to the Clerk from my Association, which as you know I represent.

Please be advised that this and any further correspondence will be directed to the Clerk of the Parliament.

It would be appreciated that your response is forthcoming by the close of business next Monday the 9th of April 2018.

2.

I await your response.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Colyer', with a stylized flourish at the end.

The Reverend Alan S. Colyer
President

The Granite Belt Community Association Inc.



DK:MES

6 April 2018

Mr Neil Laurie
Clerk of the Parliament
Parliament House
George Street
BRISBANE QLD 4000

Dear Mr Laurie

I write to you in regard to *Petition 2880-18, De-Amalgamation from Southern Downs Regional Council*.

In the Southern Free Times Newspaper (29 March 2018) Jeremy Sollars reported that, in my role as Chief Executive Officer at Southern Downs Regional Council, I had directed staff not to sign *Petition 2880-18, De-Amalgamation from Southern Downs Regional Council*. This accusation was not based on fact or any evidence. The accusation is incorrect.

On 4 April 2018, I received an email from Mr Alan Colyer, the Principal Petitioner, and Chairperson of the Granite Belt Community Association. Mr Colyer alleged that I, in my role as Chief Executive Officer at Southern Downs Regional Council, had directed staff not to sign the Petition that has been circulating in the community. This is not the case. I have not provided any directions or instructions to staff in relation to signing or not signing the Petition that is circulating.

I informed Mr Colyer that I distributed an email (3 April 2018) to all staff that contained a media response that stated:

"Council staff have not received any directive in relation to this issue."

In an additional email Mr Colyer requested the following information:

"Can you confirm that Staff of SDRC, their spouses and close relatives are able to sign the de-amalgamation petition?"

Mr Colyer was provided with the following response from myself:

"Southern Downs Regional Council has not provided and will not provide any comment or direction on the opportunity or qualification of people to sign a petition."

It is my understanding that this false information has been circulated deliberately, especially on social media, for purposes that would be best explained by those involved.

Mr Colyer had indicated in his correspondence to me that he would be writing to you. I believe that it is appropriate that you receive this correspondence from me, which will be tabled at the April Council Meeting, as per Mr Colyer's request.

Should you require further information or clarification please contact me directly on Tel: 4661 0351.

Yours faithfully


David Keenan
Chief Executive Officer

Please address all
communications to:
The Chief Executive Officer
Southern Downs
Regional Council
PO Box 26
Warwick Qld 4370

mail@sdrc.qld.gov.au
www.sdrc.qld.gov.au

abn 59 786 792 651

Warwick Office
64 Fitzroy Street
Warwick Qld 4370

Stanthorpe Office
61 Marsh Street
Stanthorpe Qld 4380

t 1300 MY SDRC
(1300 697 372)

f 07 4661 0333

Marion Seymour

From: David Keenan
Sent: Wednesday, 4 April 2018 12:58 PM
To: Alan Colyer
Cc: Tracy Dobie; Marion Seymour
Subject: RE: Re My Letter
Attachments: FW: MEDIA RESPONSE - De-amalgamation Petition - 29 March 2018

Categories: Sent to ECM

Good afternoon Mr Colyer,

Please find attached the email sent to all staff.

Please forward a copy of this email to the Clerk of the Parliament and "cc" me into the email.

Please ECM Marion

With thanks

David Keenan
CHIEF EXECUTIVE OFFICER
Southern Downs Regional Council

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From: Alan Colyer [mailto:colyer@outlook.com]
Sent: Wednesday, 4 April 2018 12:22 PM
To: David Keenan
Cc: Tracy Dobie; Marion Seymour
Subject: Re My Letter

Dear Mr Keenan

Please find attached my letter to you. I will predict your desire to know who said what and how. That information will not be given as we have assured those staff members who have spoken to us of our confidentiality. I have sort legal advice on this. The Clerk of Parliament will receive a copy of this letter to you from me.

Yours Sincerely

Alan Colyer

Rev Alan S Colyer
9 Maria Court
STANTHORPE QLD 4380

Ph 0746814808
Mobile 0418708610
Email colyer@outlook.com

Marion Seymour

From: David Keenan
Sent: Tuesday, 3 April 2018 6:04 AM
To: All Council Staff
Cc: Councillors
Subject: FW: MEDIA RESPONSE - De-amalgamation Petition - 29 March 2018
Attachments: MEDIA RESPONSE - De-amalgamation Petition - SFT - 29 March 2018.pdf

Good morning everyone,

I was informed over the Easter weekend that Jeremy Sollars has implied that I have sent out a directive to all staff not to sign a petition.

This is not the case.

Please find attached the media response that was issued in response to Mr Sollars query.

With thanks

David Keenan
CHIEF EXECUTIVE OFFICER
Southern Downs Regional Council

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From: Julie Cave
Sent: Thursday, 29 March 2018 2:24 PM
To: Jeremy Sollars
Subject: MEDIA RESPONSE - De-amalgamation Petition - 29 March 2018

Hi Jeremy,

Please find attached Council's response to your enquiry.

Kind regards,

Julie Cave
MEDIA & CONSULTATION OFFICER
Southern Downs Regional Council

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From: Jeremy Sollars [<mailto:jeremy.sollars@freetimes.com.au>]
Sent: Monday, March 26, 2018 3:05 PM
To: Julia Baker; Julie Cave
Subject: De-amalgamation petition

Good afternoon - can council confirm that staff have been directed not to sign a public petition currently being circulated in the community calling for the de-amalgamation the former Warwick and Stanthorpe Shires?

Kind regards,

--

Jeremy Sollars

Editor

Southern Free Times

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MEDIA RESPONSE



Date: 29 March, 2018
Subject: De-amalgamation Petition
Contact: Julie Cave, Media & Communications Officer, 0429 430 250

Enquiry:

Good afternoon - can council confirm that staff have been directed not to sign a public petition currently being circulated in the community calling for the de-amalgamation the former Warwick and Stanthorpe Shires?

Kind regards,

--

Jeremy Sollars
Editor
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Web www.freetimes.com.au

Council response:

Please attribute to a Southern Downs Regional Council Spokesperson:

Council staff have not received any directive in relation to this issue.

ENDS

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Council response:

Please attribute to a Southern Downs Regional Council Spokesperson:

Council staff have not received any directive in relation to this issue.

ENDS

Marion Seymour

From: David Keenan
Sent: Wednesday, 4 April 2018 4:00 PM
To: Alan Colyer
Cc: Marion Seymour; Tracy Dobie; Julia Baker
Subject: RE: Receipt of Email and Further Query
Categories: Sent to ECM

Good afternoon Mr Colyer,

Southern Downs Regional Council has not provided and will not provide any comment or direction on the opportunity or qualification of people to sign a petition.

Please ECM Marion

With thanks

David Keenan
CHIEF EXECUTIVE OFFICER
Southern Downs Regional Council

-----Original Message-----

From: Alan Colyer [<mailto:colyer@outlook.com>]
Sent: Wednesday, 4 April 2018 3:48 PM
To: David Keenan
Subject: Receipt of Email and Further Query

Dear Mr.Keenan

I acknowledge receipt of your email.

Can you confirm that Staff of SDRC, their spouses and close relatives are able to sign the de-amalgamation petition.

Yours sincerely

Rev Alan S Colyer
9 Maria Court
STANTHORPE QLD 4380

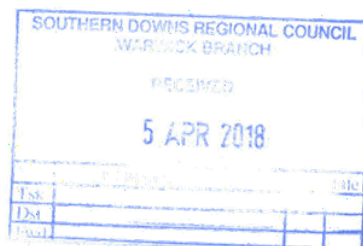
Ph 0746814808
Mobile 0418708610
Email colyer@outlook.com



Australian Government
Department of Agriculture
and Water Resources

Ref: 2017/015397E

Mr David Keenan
Chief Executive Officer
Southern Downs Regional Council
PO Box 26
Warwick QLD 4370



Dear Mr Keenan

As a nominee for an Australian Biosecurity Award in 2018, I wanted to take this opportunity to share with you my profound appreciation of the valuable contributions the Southern Downs Regional Council has made to maintaining Australia's favourable biosecurity system, which sustains Australia's prosperity and way of life.

I would like to commend the organisation's contribution to reduce invasive biosecurity matter and enhance best practice control skills of landholders and communities in the Southern Downs Region through the implementation of the Invasive Pests Control Scheme.

Although the Southern Downs Regional Council was not selected as a recipient for this year's Australian Biosecurity Awards, I encourage you to continue your important efforts in maintaining Australia's biosecurity, which helps to safeguard Australia from pests and diseases that could devastate our agricultural industries, environment and economy. Your continued support ensures our country's lasting reputation as a safe and reliable trading nation.

Please accept the enclosed Certificate of Appreciation with my sincerest gratitude.

Yours sincerely

Lyn O'Connell
Deputy Secretary
Department of Agriculture and Water Resources
26 March 2018

Southern Downs Regional Council



DOC0283191

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Canberra ACT 2601

agriculture.gov.au
ABN 24 113 085 695



Australian Government
Department of Agriculture
and Water Resources

Certificate of Appreciation

2018

awarded to

**Southern Downs Regional
Council**

for your valuable contribution to the integrity
of Australia's biosecurity

A handwritten signature in black ink, reading "Lyn O'Connell".

Lyn O'Connell
Deputy Secretary
Department of Agriculture and Water Resources



RFDS Brisbane Base
12 Casuarina Street
Brisbane Airport
Queensland 4008

T 07 3860 1100
F 07 3860 1122
E rfdbs_bne@rfdbsqld.com.au
> www.flyingdoctor.org.au



9 April 2018

Cr Tracy Dobie
Mayor Southern Downs Regional Council
PO Box 26
WARWICK QLD 4370

e: tracy.dobie@sdrc.qld.gov.au

Dear Cr Dobie

On behalf the Management and Staff of the Royal Flying Doctor Service (Queensland Section), may I take this opportunity to thank you and your local government colleagues for your recent support of our advocacy efforts to provide a much-needed funding boost to RFDS' vital rural and remote health programs.

Last week we received the welcome news that the Commonwealth Government would provide improved funding of \$327million over the next four years for our rural and remote health services nationwide.

In welcoming this news, we warmly acknowledge the support of your Council and other neighbouring councils, that followed a unanimous motion of support at (LGAQ) Annual Conference last October that called upon the Government to restore RFDS' funding, with a particular focus at the time on our 24/7 aeromedical and primary health clinic programs.

From a Queensland perspective, the annual \$11.2 million re-injection of funds to our 24/7 aeromedical retrieval, telehealth, medical chest and important primary health clinic program, will result in the restoration of around \$2.6m - \$3million per annum in funding to support our ongoing remote base operations in Charleville, Mount Isa and Cairns.

We were also particularly pleased with the Government's further commitment to the provision of rural and remote oral health programs by extending its support from June 2019 through until June 2022, with \$5.6million now committed nationally to this program.

Our Queensland based mobile dental unit that transitioned from a philanthropically funded model to federal funding in April 2017, continues to visit around 16 remote communities a year. With its funding now guaranteed until mid-2022, this service will provide around 2,000 patients per annum the access to much needed free dental care that they would otherwise have difficulty accessing in their remote communities.

We also welcome the Government's acknowledgment of RFDS' fundamental role in mental health and wellness services across the remote areas of Queensland. The additional funding promised in last week's announcement is recognition of our rural GPs and mental health clinician's role in providing early intervention services to those in need and will see our programs here in Queensland further bolstered.

> Help us deliver the finest health care to the furthest corners of Queensland by donating today at www.flyingdoctor.org.au
ACN 009 663 478 ABN 80 909 663 478

RFDS Brisbane Base
12 Casuarina Street
Brisbane Airport
Queensland 4008

T 07 3860 1100
F 07 3860 1122
E rfd_s_bne@rfdsqld.com.au
> www.flyingdoctor.org.au



We are greatly appreciative of the trust communities like yours have in the RFDS and the quality and longevity of care, so again your recent voice in helping us deliver the "finest care to the furthest corner" is deeply welcomed.

If you have any questions around our scope of practice in your specific Council area, I would be happy to receive your call and can be contacted directly on 07 3860 1109.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Nino Di Marco", with a stylized flourish at the end.

Nino Di Marco
Chief Executive Officer
RFDS Queensland Section

> Help us deliver the finest health care to the furthest corners of Queensland by donating today at www.flyingdoctor.org.au
ACN 009 663 478 ABN 80 009 663 478


9. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

Nil

10. EXECUTIVE

10.1 Quarterly Human Resources Report

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Manager Human Resources	ECM Function No/s:

Recommendation

THAT Council receive the Quarterly Human Resources Report and note the contents.

Report

The purpose of this report is to provide Council with a summary of human resource and employee statistics for the January to March 2018 quarter.

WORKFORCE DEMOGRAPHICS

As at 31 March 2018 Council's overall Full Time Equivalent ("FTE") workforce, which includes permanent, temporary and casual positions, was 355.05 (*Figure 1*).

A comparison of the FTE from the end of the last quarter shows an increase from 31 December 2017 of 7.36 FTE (*Figure 2*). This change is made up of temporary roles including the employment of Stanthorpe Fitness Centre and Stanthorpe Outside School Hours staff, trainees and apprentices.

Figure 2 also details the FTE breakdown per Directorate and employment type.

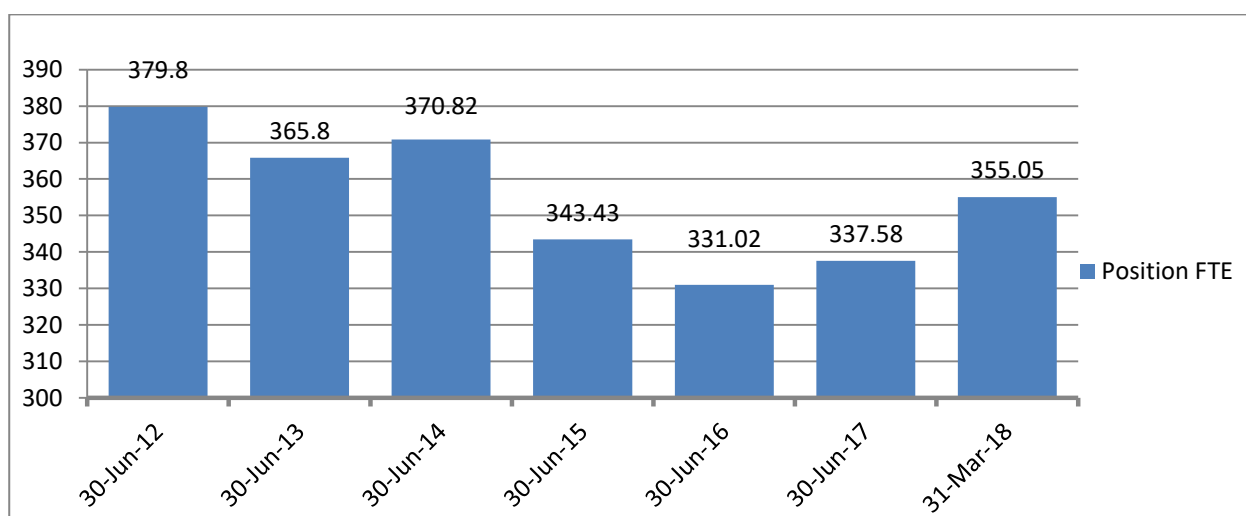


Figure 1: Total Number of Positions (FTE - Full Time Equivalent) – End of Financial Year and Current FTE

Full Time Equivalent Positions (FTE) as at 31 March 2018					
Activity Area	Perm	Temp	Casual	Total FTE	%
Executive Services	42.08	5.45	1.00	48.53	13.7%
Engineering Services	212.10	16.00	7.67	235.77	66.4%
Planning, Environment & Corporate Services	63.74	5.13	1.88	70.75	19.9%
Total	317.92	26.58	10.55	355.05	

**Please note that overall FTE figures may be impacted by short term temporary and casual engagements*

FTE totals for Last Quarter (Oct to Dec 17)	319.48	23.13	5.08	347.69
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Figure 2: Total Number of Positions (FTE) per Department and employment type – October to December 2017

The majority of staff are employed permanently, with 10.5% employed in a short term or casual capacity where business needs arise (*Figure 3*).

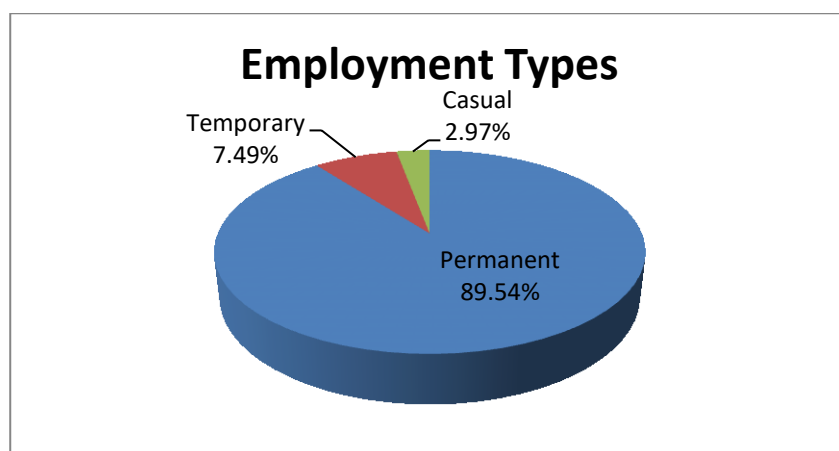


Figure 3: Employment Type Percentage Breakdown

SEPARATIONS

Council's annual rate of separation has increased from 6.0% (at end of June quarter 2017) to 13.1% at the end of the current quarter, March 2018 (*Figure 4*).

Figure 5 represents January to March quarterly separation rates per directorate. Employees who depart Council are offered the opportunity to participate in an Exit Interview.

Annual Separation Rate	
Staff exiting the organisation	13.1%

Figure 4: Annual Separation Rate to 31 March 2018

(inclusive of staff resigning who were employed permanently or left before the end of a temporary engagement)

Directorate Quarterly Separation Rate	
Executive Services	4.0%
Engineering Services	4.9%
Planning, Environment & Corporate Services	2.5%

Figure 5: Directorate Separation Rate for the Quarter to 1 January 2018 to 31 March 2018

LEAVE

Council continues to undertake quarterly reviews of Personal Leave utilisation. Personal Leave includes Sick Leave, Carer's Leave and Family Leave. In circumstances where Sick Leave of periods of greater than two days is taken, staff are required to provide a medical certificate. Personal leave days taken without certificate per FTE have reduced from the previous quarter across all Directorates. (Figure 7)

Personal Leave Usage				
Activity Area	Personal Leave Days	Personal Leave Days Without Certificate	% Days Without Certificate	Personal Leave Days Without Certificate per FTE
Executive Services	68.00	41.00	60.3%	0.84
Engineering Services	713.00	215.00	30.2%	0.91
Planning, Environment & Corporate Services	140.00	67.00	47.9%	0.95
Total	921.00	323.00		

Figure 6: Personal Leave Usage January to March 2018

Activity Area	Personal Leave Days Without Certificate per FTE
Executive Services	0.94
Engineering Services	1.05
Planning, Environment & Corporate Services	0.99

Figure 7: Personal Leave Usage October to December 2017

WORKPLACE WELLNESS

Council supports its workforce through a comprehensive health and wellbeing program which includes access to flu vaccinations, skin checks, health assessments, professional counselling and discount on gym memberships.

Wellness Program	Participants	Status
Quit Smoking - Kickin' Butt	35	Ongoing
Skin Checks	70	Nov to Feb
Wellness Checks	4	Ongoing

Figure 8: Wellness Program Participation January to March 2018

TRAINING AND DEVELOPMENT

This section provides the number of formal training and development attendances supported by Council. The statistics in this section do not include Elected Member training and development. (Figure 9)

Learning & Development					
Department	Professional Development	Study Assistance	Safety	Skills	Total
Executive Services	4	3	0	2	9
Engineering Services	9	4	152	12	177
Planning, Environment & Corporate Services	5	5	0	0	10
TOTAL	18	12	152	14	196

Figure 9: Number of Staff Formal Training and Development Attendances Supported by Council January to March 2018

Key	
Professional Development	Conferences, seminars, forums
Study Assistance	Staff currently enrolled and receiving study assistance from Council including apprenticeships and traineeships
Safety	WHS training including tool box WHS talks, confined spaces, traffic control, load restraint, manual handling etc
Skills	Licences/tickets, literacy/numeracy, computer training, etc

Council currently supports 29 staff who are undertaking certificate studies or higher. (Figure 10)

Current Staff Supported Studies	
Course	Number
Certificate II in Civil Construction	1
Certificate III in Water Industry Treatment	5
Certificate III in Civil Construction	3
Certificate III in Mobile Plant Technology	3
Certificate III in Business Administration	5
Certificate III in Instrumentation and Control	1
Certificate IV in Community Services Work	1
Diploma in Project Management	2
Certificate IV in Community Services Work	1
Diploma in Local Government	1
Associate Degree in Spatial Science	2
Graduate Certificate in Business	1
CPA Program	2
Masters in Environmental Engineering	1
TOTAL	29

Figure 10: Number of Staff Completing Council Supported Studies of at least Certificate Level - Jan to March 2018

WORK HEALTH AND SAFETY

Council has a statutory obligation to have in place appropriate arrangements to record accident, incidents and near misses.

Figure 11 provides statistical information on the overall number of accidents, incidents and near misses reported for the January to March 2018 quarter. While the number of reports is less than the same period last financial year, as well as the previous quarter (*Figure 12*), all reports received were for minor injuries or near misses. None of the reported incidents resulted in new workers compensation claims for the third quarter. Despite the overall decrease in reports, Council's reporting culture remains positive, with a significant increase in verbal inquiries and requests for assistance from the Work Health and Safety team.

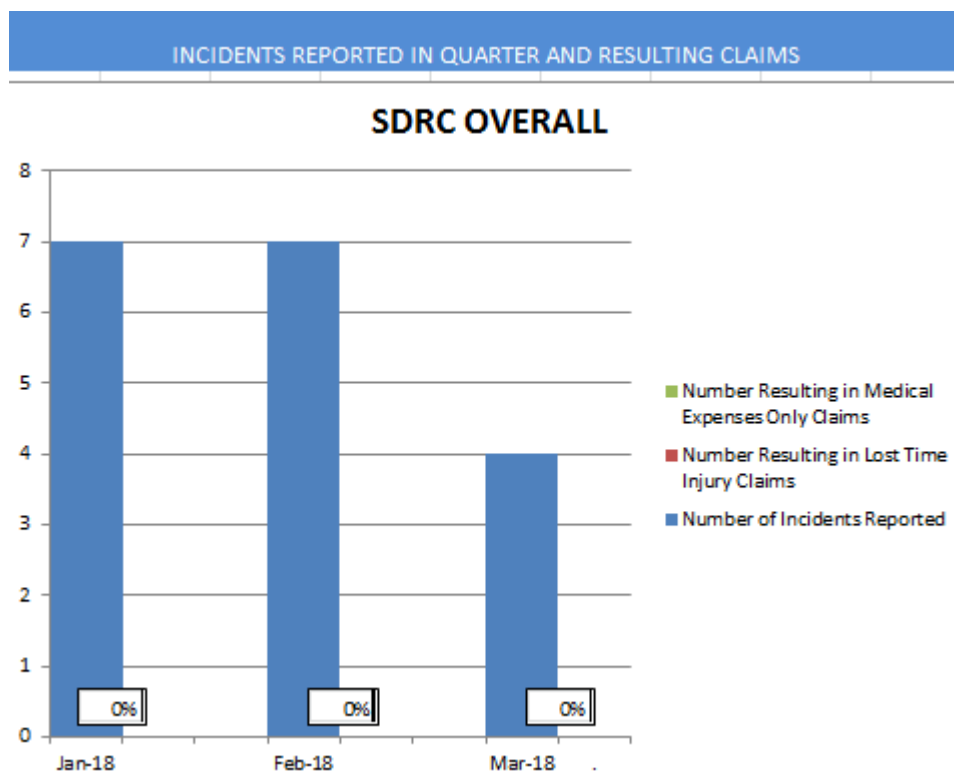


Figure 11: Incidents reported in quarter resulting in claims – January to March 2018

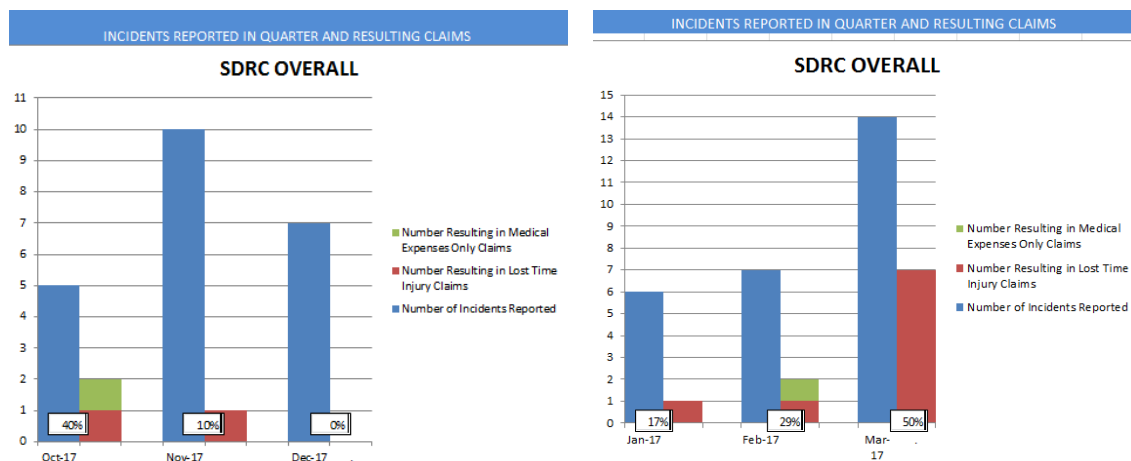


Figure 12: Incidents reported – comparison with previous quarter 2017 and equivalent quarter 2017

Figure 13 highlights the cost of approved workers compensation claims for the January to March 2018 quarter. As there were no new workers compensation applications during quarter three, all lost time injury expenses for the quarter were as a result of continuing claims from quarter two. The total cost for the quarter was \$9,152 which is \$8,458 less than quarter two (*Figure 14*). Whilst this is \$2,736 more than the same period last financial year (*Figure 14*), it also represents the third consecutive decrease in injury expenses for the current financial year.

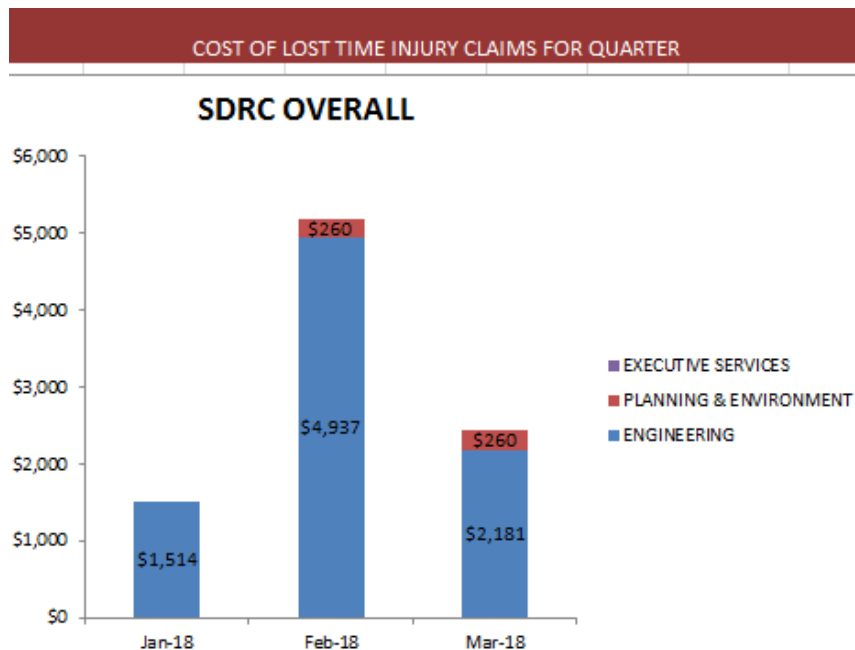


Figure 13: Cost of lost time injury claims – January to March 2018

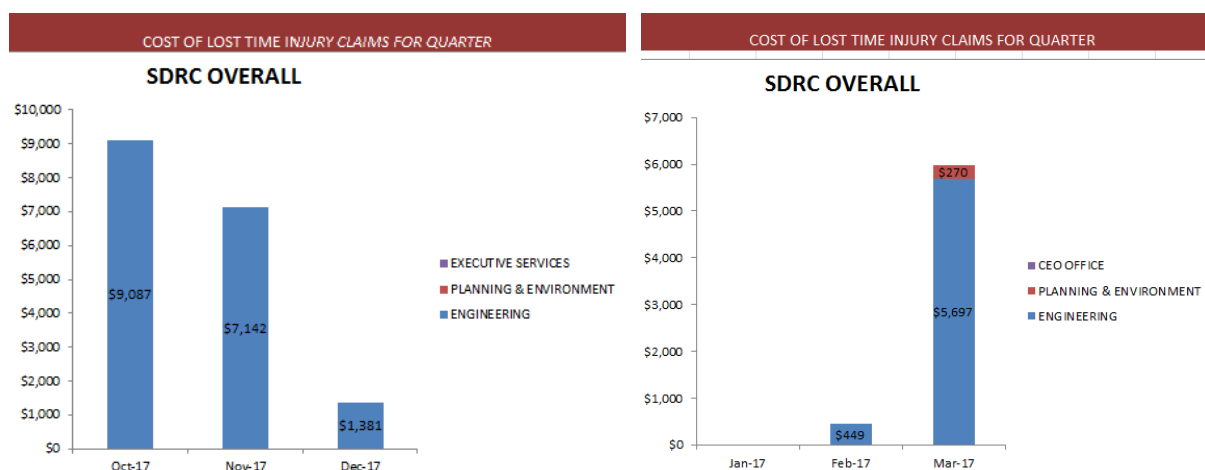


Figure 14: Cost of lost time injury claims - comparison with previous quarter 2017 and equivalent quarter 2017

The Work Health and Safety rectification plan has continued to achieve significant milestones throughout the quarter. These include:

- Implementation of part two of Council's Sun Safety Procedure, with all outdoor staff now required to wear long pants at all times.
- Implementation of refresher Work Health and Safety training for all Council staff. Over three hundred staff attended this training during February.

- Significant safety improvements have been observed on Council construction sites as part of the safety audit program.
- Implementation of a quarantine procedure and designated quarantine area for faulty electrical equipment.
- Multiple consultation sessions with various work groups to plan implementation of new safe operating procedures.

During the January to March 2018 quarter, a total of 160 contractor inductions were completed. This brings the total number of contractor inductions since commencement of the program to 570.

ADDITIONAL HUMAN RESOURCE INFORMATION/STATISTICS

Industrial Relations

Enterprise agreement negotiations continue with further meetings held 6 and 7 February 2018 and 6 March 2018.

Casual for a Cause

Council staff are encouraged to wear casual work attire on a Friday and make a small monetary donation which is given to various not for profit charity organisations chose by staff. The following organisations were chosen for the January to March period:-

Southern Downs Ark (Animal Rescue and Kare)
BUSHkids
Cancer Council QLD

The amount of \$1,762.70 has been raised by staff for various not for profit charity organisations for the current financial year.

Budget Implications

Nil

Policy Consideration

The provision of employee statistics allows the Council to manage its workforce which contributes directly to the achievement of Community, Corporate and Operational Plans.

Community Engagement

Nil

Legislation/Local Law

Nil

Options

Council:-


1. Receive the Quarterly Human Resources Report and note the contents.
2. Not receive the Quarterly Human Resources Report and note the contents

Attachments

Nil

10.2 Financial Report as at 31 March 2018

Document Information

 Southern Downs <small>REGIONAL COUNCIL</small>	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Manager Finance & Information Technology	ECM Function No/s:

Recommendation

THAT Council receive and note the Financial Report as at 31 March 2018.

Report

Council's operating performance against forecast shows that the net operating position (before capital items) of \$9.1m.

The general rates, fire levy and waste utility charges have been raised for all of the financial year. The first water and wastewater utility charges have been raised in October for the first six months, and have been charged with the October water consumption. The second water and wastewater utility charges have been issued to ratepayers with a due date of 11 May 2018.

Income Statement

Total operating revenue of \$53.7m has been received for the months of July to March and capital revenue of \$12.9m has been received for the year.

Overall operating expenditure of \$44.8m is \$7.5m under the year to date estimate of \$52.1m with employee costs being around \$2.9m under budget and materials and services being \$3.8m under the year to date estimate.

Capital Works in Progress

Capital works expenditure to 31 March 2018 is \$25.3m which is 61.2% of the capital works budget of \$41.4m.

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	-	3,332	3,332	10,882	326.6%	800	11,682	350.6%
Buildings	436,000	1,081,516	1,517,516	302,223	19.9%	338,438	640,661	42.2%
Plant & Equipment	3,679,000	12,986	3,691,986	1,286,492	34.8%	2,457,486	3,743,979	101.4%
Roads, Drains & Bridges	7,848,846	14,671,497	22,520,343	9,641,066	42.8%	3,054,480	12,695,545	56.4%
Water	4,962,450	3,679,433	8,641,883	4,629,084	53.6%	1,556,599	6,185,682	71.6%
Wastewater	3,165,000	(660,303)	2,504,697	1,252,617	50.0%	179,846	1,432,463	57.2%
Other Assets	2,649,000	(120,578)	2,528,422	311,198	12.3%	334,232	645,430	25.5%
Total	22,740,296	18,667,883	41,408,179	17,433,562	42.1%	7,921,881	25,355,443	61.2%

Budget Implications

The Second Quarter Budget Review was undertaken in December 2017, and was presented to Council at the General Meeting in January. The Third Quarter Budget Review is being presented to Council in April 2018.

Policy Consideration

Operational Plan 2017/18

Review and update of the 10 year Financial Plan

Annual review of Debt Policy, Procurement Policy, Revenue Policy and Investment Policy

Community Engagement

Nil

Legislation/Local Law

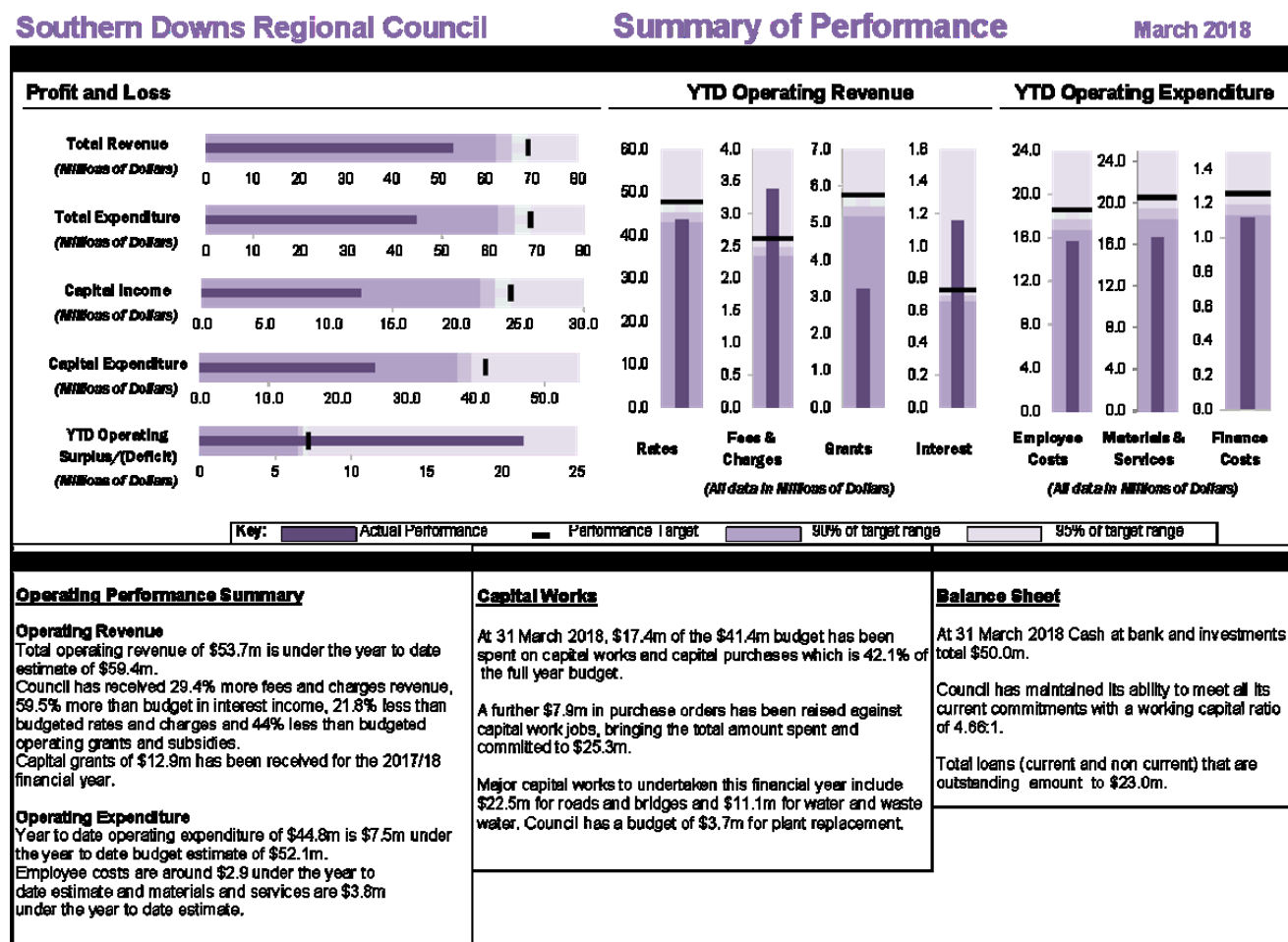
Local Government Act 2009 and Local Government Regulation 2012

Options

1. Council receive and note the Financial Report as at 31 March 2018.
2. Council not receive and note the Financial Report as at 31 March 2018.

Attachments

1. Finance Report as at 31 March 2018 [View](#)
2. Investments Register [View](#)



Southern Downs Regional Council

Income Statement

March 2018

Audited 2017 Actual \$		Annual 2018 Budget \$	Phased 2018 YTD Budget \$	Phased 2018 YTD Actual \$
	Revenue from ordinary activities			
29,960,772	General Rates	31,336,950	31,212,713	31,063,044
282,464	Rural fire brigade levy	284,460	284,460	284,901
24,173,601	Utility Rates and Charges	24,724,225	18,543,169	14,495,690
(1,618,631)	Less Discounts	(1,793,586)	(1,793,586)	(1,801,994)
(591,198)	Rates on Council properties	(553,034)	(416,276)	(339,511)
52,207,008		53,997,015	47,830,479	43,702,130
4,421,431	Fees and Charges	3,484,844	2,617,592	3,387,635
1,476,960	Interest	968,000	728,250	1,161,573
5,261,559	Contract & Sales Revenue	2,785,516	1,697,062	1,462,298
933,923	Rent and Other Income	986,778	723,140	738,384
11,003,454	Government Grants and Subsidies	7,612,746	5,751,797	3,221,313
75,324,354	Total Operating Revenue	69,834,899	59,350,321	53,693,352
	Expenses from ordinary activities			
20,942,178	Employee Costs	24,181,953	18,579,169	15,689,430
24,201,530	Materials and Services	27,387,139	20,527,200	16,681,123
15,224,665	Depreciation and Amortisation	15,526,095	11,766,389	11,090,201
2,280,152	Finance Costs	1,674,900	1,236,173	1,119,098
62,648,524	Total Operating Expenses	68,770,087	52,128,933	44,579,851
12,675,830	Operating Surplus/(Deficit) before capital items	1,064,812	7,221,388	9,113,501
	Other Capital Amounts			
9,031,591	Capital Grants, Contributions and Donations	23,293,891	112,500	12,939,715
(4,874,693)	Other capital income and (expenses)	993,500	(90,000)	(363,349)
16,832,728	Net Result Surplus/(Deficit)	25,352,203	7,243,888	21,689,867

Explanation

Income Statement

This Statement outlines:

- all sources of Council's YTD income (revenue).
- all YTD operating expenses incurred. These expenses relate to operations and do not include capital expenditure.

However the depreciation of assets 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 expenses from total revenue.

Southern Downs Regional Council Balance Sheet March 2018

Audited 2017 Actual \$		Annual 2018 Budget \$	Phased 2018 YTD Actual \$
	Current Assets		
25,448,369	Cash assets & Investments	34,777,000	49,985,543
3,205,375	Receivables (includes Rates & Utilities receivable)	5,726,000	9,188,359
697,650	Assets held for sale	553,506	443,000
265,798	Inventories	229,494	504,293
31,617,192		41,286,000	60,121,195
	Non-Current Assets		
946,000	Investment Property	742,000	742,000
721,743,783	Property, plant and equipment	763,287,991	700,574,505
275,395	Other Financial Assets	229,423	152,325
19,058,954	Capital works in progress	-	41,886,133
1,403,290	Intangible Assets	1,223,586	1,149,771
743,427,422		765,483,000	744,504,735
775,044,614	TOTAL ASSETS	806,769,000	804,625,930
	Current Liabilities		
3,843,545	Creditors and other payables	6,977,000	4,763,542
7,120,132	Provisions	4,214,999	6,596,622
2,005,578	Interest bearing liabilities	1,432,001	1,553,935
12,969,255		12,624,000	12,914,099
	Non-Current Liabilities		
25,878,224	Interest bearing liabilities	20,809,000	21,058,601
3,858,167	Provisions	5,119,000	4,879,826
29,736,391		25,928,000	25,938,427
42,705,646	TOTAL LIABILITIES	38,552,000	38,852,526
732,338,968	NET COMMUNITY ASSETS	768,217,000	765,773,404
	Community Equity		
182,723,268	Asset Revaluation Reserve	182,932,000	182,931,429
549,615,700	Retained surplus	585,285,000	582,841,974
732,338,968	TOTAL COMMUNITY EQUITY	768,217,000	765,773,403

Balance Sheet

The Balance Sheet outlines what Council owns (its assets) and what it owes (liabilities) at a point in time. Council's net worth is determined by deducting total liabilities from total assets - the larger the equity, the stronger the financial position.

-

Key Ratios	Budget	YTD Actual	On Target?	Key Ratios	Budget	YTD Actual	On Target?
Working Capital Ratio (Current Assets / Current Liabilities)	3.27 : 1	4.66 : 1	✓	Interest Coverage Ratio (Net Interest Expense / Total Operating Revenue) (%)	1.01%	0.98%	✓
Target Ratio	> 1:1	> 1:1		Target Ratio Upper Limit (%)	10.0%	10.0%	
This is an indicator of the management of working capital (short term financial capital). Measures the extent to which a Council has liquid assets available to meet short term financial obligations.				This ratio indicates the extent to which a Council's operating revenues are committed to interest expenses. As principal repayments are not operating expenses, this ratio demonstrates the extent to which operating revenues are being used to meet the financing charges associated with debt servicing obligations.			
Operating Surplus Ratio (Net Operating Surplus / Total Operating Revenue) (%)	36.3%	40.4%	✓	Asset Sustainability Ratio (Capital Expenditure on the Replacement of Assets (renewals) / Depreciation Expense)	266.7%	228.6%	✓
Target Ratio	0.0% to 15.0%	> 0.0% to 15.0%		Target Ratio Lower Limit (%)	> 90%	> 90%	
This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes.				This is an approximation of the extent to which the infrastructure assets managed by the Council are being replaced as these reach the end of their useful lives. Depreciation expense represents an estimate of the extent to which the infrastructure assets have been consumed in a period. Capital expenditure on renewals (replacing assets that the Council already has) is an indicator of the extent to which the infrastructure assets are being replaced.			
A positive ratio indicates the percentage of total rates available to help fund proposed capital expenditure. If the relevant amount is not required for this purpose in a particular year, it can be held for future capital expenditure needs by either increasing financial assets or preferably, where possible, reducing debt.				Comments on Ratio Results.			
Net Financial Liabilities Ratio (Total Liabilities - Current Assets) / Total Operating Revenue	-5.1%	-39.6%	✓	The reported ratios are taken from the Department of Local Government guidelines on sustainable financial management. When looking at ratios it is important to acknowledge that they represent a snapshot in time and that anomalies in the reported results are not taken in isolation. The targets are those provided by the Department as a preferred range and results outside those ranges will require further consideration.			
Target Ratio Upper Limit (%)	<=60%	<=60%		Whilst changes to the legislation have amended the required ratios, the ratios listed will continue to be reported on.			
This is an indicator of the extent to which the net financial liabilities of a Council can be serviced by its operating revenues.				The Asset Sustainability Ratio is under the target lower limit as there has not been a full year of activity for assets.			
A positive value of less than 60 per cent is the benchmark as determined by the Department of Local Government. It indicates that Council has the capacity to fund liabilities and to have the capacity to increase its loan borrowings. A positive value greater than 60 per cent but less than a 100% indicates that Council has the capacity to fund liabilities but has limited capacity to increase its loan borrowings.							
A ratio less than zero (negative) indicates that current assets exceed total liabilities and; therefore, Council has the capacity to increase its loan borrowings.							

INVESTMENTS REGISTER

as at 31 March 2018

CASH MANAGEMENT

10.30am CALL ACCOUNT

LAST MONTH
(28 February 2018)

	GENERAL	QTC SDRC Acct
\$ 10,680,771.50	TOTAL	QTC

<u>PRINCIPAL</u>	<u>INTEREST RATE</u>
\$ 4,793,886.51	2.01%
\$ 4,793,886.51	

BANK BILLS AND BCD

<u>DATE</u>	<u>DESCRIPTION</u>	<u>PRINCIPAL</u>	<u>INTEREST RATE</u>	<u>MATURITY DATE</u>	<u>DAYS</u>
15-Nov-17	WESTPAC	\$ 3,000,000.00	2.60%	16-May-18	182
15-Nov-17	BANK OF QLD	\$ 3,000,000.00	2.60%	17-May-18	183
15-Nov-17	BENDIGO	\$ 3,000,000.00	2.60%	17-May-18	183
16-Nov-18	BANK OF QLD	\$ 3,000,000.00	2.55%	11-Apr-18	146
29-Nov-17	BANK OF QLD	\$ 3,000,000.00	2.60%	30-May-18	182
10-Jan-18	QCCU	\$ 3,000,000.00	2.50%	12-Apr-18	93
17-Jan-18	QCCU	\$ 3,000,000.00	2.50%	24-May-18	97
24-Jan-18	NAB	\$ 3,000,000.00	2.45%	28-Apr-18	92
14-Feb-18	WESTPAC	\$ 3,000,000.00	2.45%	17-May-18	92
14-Feb-18	BANK OF QLD	\$ 3,000,000.00	2.55%	14-Aug-18	181
21-Feb-18	NAB	\$ 3,000,000.00	2.45%	23-May-18	94
21-Feb-18	WESTPAC	\$ 3,000,000.00	2.60%	22-Aug-18	182
28-Feb-18	BANK OF QLD	\$ 3,000,000.00	2.60%	29-Aug-18	182
22-Mar-18	NAB	\$ 3,000,000.00	2.55%	20-Jun-18	90
28-Mar-18	QCCU	\$ 3,000,000.00	2.55%	27-Jun-18	91
\$ 45,000,000.00	TOTAL	\$ 45,000,000.00			
\$ 66,680,771.50	GRAND TOTAL		\$ 49,793,886.51		
		Weighted Average	2.55%		
		BBSW 90 day rate	2.03%		

FUNDS BREAKDOWN

<u>FUND</u>	<u>PRINCIPAL</u>
\$ 55,680,771.50	GENERAL
\$ -	RESERVE
\$ -	TRUST
\$ 55,680,771.50	GRAND TOTAL
	\$ 49,793,886.51


INSTITUTION BREAKDOWN

(30% MAXIMUM AT ANY ONE INSTITUTION EXCLUDING QTC)

<u>INSTITUTION</u>	<u>PRINCIPAL</u>
\$ -	CBA
\$ 3,000,000.00	BENDIGO
\$ 9,000,000.00	WESTPAC
\$ 3,000,000.00	SUNCORP
\$ 9,000,000.00	QCCU
\$ -	HERITAGE
\$ 15,000,000.00	BANK OF QLD
\$ 10,680,771.50	QTC
\$ 6,000,000.00	NAB
\$ -	CITIBANK
\$ -	BANK WEST
	100%
\$ 66,680,771.50	GRAND TOTAL
	\$ 49,793,886.51

10.3 Third Quarter Budget Review 2017/2018

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Manager Finance & Information Technology	ECM Function No/s:

Recommendation

THAT Council adopt the revised Budget following the Third Quarter Budget Review as per Attachment 1.

Report

A review of actual to budget results for the third quarter of the 2017/18 financial year has been undertaken in order to identify potential budget adjustments arising out of events and activities in the third quarter to 31 March 2018.

The review included the operating and capital work budgets for 2017/18.

A full set of financial statements for the 2017/18 financial year and forecasts for the next 2 financial years incorporating the third quarter budget review are contained in Attachment 2.

Budget Implications

Details of the budget amendments arising from the Third Quarter Budget Review on the operating budget are provided in Attachment 1.

The impact of these amendments on Council's forecast operating result is an increase in the operating surplus of \$2.77m bringing the full year estimated operating surplus to \$3.74m.

The impact of Operational Staff undertaking Capital Works in relation to Natural Disaster works is evident here and equates to the majority of the budget savings.

This surplus will once again have restricted cash implications imposed through the increasing of reserves for where these are deemed necessary during the year end processes.

The revised capital work budget is detailed in Attachment 3.

Proposed amendments to the capital works program will decrease the value of the current program to \$40.72m, a decrease of \$789k.

Grant funding will decrease by \$2.23m due to project deferrals and budget adjustments and general funding will increase by \$571k.

The following table summarises all of the changes made to the capital works program in the third quarter budget review.

Proposed capital works amendments	Asset Class	Adjustment	Cost	External funding	General Funding
New Technology One Modules	Intangibles	Reduced by - to fund new projects	-\$26,100		-\$26,100
TechOne BI Analytics for HRP	Intangibles	Additional Project	\$26,100		\$26,100
Warwick Saleyards Upgrade of Walkways	Other	Increased by - to cover expenditure	\$25,000		\$25,000
Expansion of Warwick CBD CCTV	Other	New Project	\$30,000		\$30,000
Warwick WTP Upgrade Stage 1 - Clarifier	Water	Increased by - to cover expenditure	\$80,000		\$80,000
Water main Extension - Rifle Range - Hale Haven Drive Stanthorpe	Water	Reduced by - to match expenditure	-\$22,518		-\$22,518
Stage 2 Water Main Extension to Applethorpe	Water	Reduced by - to match expenditure	-\$20,540		-\$20,540
Raw Water Pump Upgrade - Wallangarra	Water	Reduced by - to match expenditure	-\$13,689		-\$6,857
Raw Water from Connolly Dam to Morgan Park and Industrial Estate	Water	Reduced by - to match expenditure	-\$20,146		-\$20,146
Sewer to Morgan Park	Wastewater	Reduced by - to match expenditure	-\$14,782	-\$49,632	\$34,850
Stanthorpe WWTP Additional Emergency Storage	Wastewater	Reduced by - to fund other projects	-\$175,000		-\$175,000
Wastewater Main Renewal - Slade Campus	Wastewater	Reduced by - to match expenditure	-\$18,875		-\$18,875
Wastewater Renewals - Inflow and Infiltration rectifications	Wastewater	Reduced by - to fund other projects	-\$150,000		-\$150,000
Water Main Replacement Wantley St - Pratten St - Mogridge Warwick	Water	Reduced by - to match expenditure	-\$17,199		-\$17,199
Water Meter Renewals - Northern	Water	Reduced by - to fund other projects	-\$115,000		-\$115,000
Valve & Hydrant Renewals - Southern	Water	Reduced by - to match expenditure	-\$23,649		-\$23,649
WWPS New Emergency storage	Wastewater	Reduced by - to fund other projects	-\$60,000		-\$60,000
Wastewater Rising Main Replacement - O'Leary St - Wentworth St Warwick	Wastewater	Reduced by - to match expenditure	-\$34,708		-\$34,708
Warwick WTP Upgrade Reservoir	Water	Deferred	-\$75,000		-\$75,000
Sewer Main Relining	Wastewater	Increased by - to cover expenditure	\$500,000		\$500,000
Victoria Street Sewer Main Bridge Removal of Piers	Wastewater	Reduced by - to match expenditure	-\$11,558		-\$11,558
Wallangarra Soak Removal of Piers	Water	Reduced by - to match expenditure	-\$11,521		-\$11,521
SCADA and Telemetry Renewals and Upgrades - Switchboard Production	Water	New Project	\$300,000		\$300,000
Replacement of Kitchens - 4 Pensioner Units	Other	Increased by - to cover expenditure	\$14,000		\$14,000
Quart Pot Creek Thermometer - Pathway	Other	Increased by - to cover expenditure	\$63,918		\$63,918
Equestrian Sculpture - Site Works and Park Area Enhancement	Other	New Project	\$60,000		\$60,000

Rogers Street Carpark	Other	Reduced by - to match expenditure	-\$56,513		-\$56,513
Fromes Lane	Other	Reduced by - to match expenditure	-\$58,261		-\$58,261
Stanthorpe Outdoor Burial Wall	Other	Reduced By - not proceeding	-\$75,000		-\$75,000
Plant Replacement Program	Roads	Increased by	\$950,000		\$950,000
Connells Road Bridge Replacement	Roads	Reduced by - to match expenditure	-\$24,560	-\$12,280	-\$12,280
Sycamore St reconstruction and Stormwater upgrade	Roads	Deferred	-\$250,000	-\$250,000	\$0
Boxs Road Bridge Replacement	Roads	Reduced by - to match expenditure	-\$24,760	-\$12,381	-\$12,379
Connolly Dam Road South East of Warwick	Roads	Increased by - to cover expenditure	\$26,090		\$26,090
Dalcouth Road Gentle Road Stanthorpe	Roads	Reduced by - to match expenditure	-\$17,829	-\$17,829	\$0
Freestone Road Palmers Bridge Freestone	Roads	Increased by - to match revenue		\$12,908	\$0
Kenilworth Street Upgrade	Roads	Reduced by - to match expenditure	-\$68,000	-\$1,149,124	\$0
Allora Streetscape	Roads	Increased by - to cover expenditure	\$13,657		\$0
Schnitzerling Street Upgrade	Roads	Increased by - to cover expenditure	\$121,000	-\$100,931	\$0
Harslett Rd Widen and Rehabilitate (17-18 RTR)	Roads	Deferred	-\$150,000		\$0
Jack Smith Gully Rd rehabilitation (17-18 RTR)	Roads	Deferred	-\$150,000		\$0
Gravel Resheeting (17-18)	Roads	Increased by - to cover expenditure	\$150,000		\$150,000
Reseals (17-18)	Roads	Reduced by - to fund other projects	-\$150,000		-\$150,000
Freestone Bridge Planning and Design (BRP)	Roads	Deferred	-\$50,000	-\$50,000	-\$50,000
Guy St (Fitzroy-Grafton) Blackspot 17-18	Roads	Deferred	-\$71,000	-\$38,000	\$0
Nundubbermere Rd Blackspot 17-18	Roads	Reduced by - to match expenditure		-\$35,000	\$0
Condamine River, walk/cycle path	Roads	Deferred	-\$110,000	-\$57,500	\$0
Multi-purpose Vehicle fitout - Disaster Centre/library	Roads	Deferred	-\$75,000	-\$37,500	\$0
Killarney Streetscape stage 2	Roads	Reduced by - to match expenditure	\$29,736	-\$25,000	\$0
Warwick CBD road & footpath improvements	Roads	Deferred	-\$380,000	-\$250,000	\$0
Cycleways	Roads	Deferred	-\$300,000	-\$106,250	-\$193,750
Moving Stormwater at Defiance Mills	Roads	Deferred	-\$150,000		-\$150,000
Commonwealth Games Gym Equipment - All Materials	Other	Reduced by - not proceeding	-\$50,000		-\$50,000
New project relating to Building Better Regions	Other	Reduced by - moved to OP	-\$100,000	-\$50,000	-\$50,000
Other Small Adjustments			-\$57,133	-\$2,462	-\$42,161
Total			-\$788,840	-\$2,230,981	\$570,943

The proposed amendments will increase community equity from \$768.2m to \$769.2m. Total assets will increase from \$806.8m to \$807.6m with current assets of \$42.9m and non-current assets decreasing from \$765.5m to \$764.7m. Total liabilities will decrease from \$38.6m to \$38.3m.

Policy Consideration

Long Term Financial Plan

Community Engagement

Nil

Legislation/Local Law

Local Government Act 2009

Local Government Regulation 2012

Australian Accounting Standards

Options

Council:

1. Adopt the 2017/2018 Third Quarter Budget Review.
2. Do not adopt the 2017/2018 Third Quarter Budget Review.
3. Adopt selected amendments from the Third Quarter Budget Review.

Attachments

1. Proposed Operating Budget for 2017-2018 with notes incorporating the Third Quarter Budget Review amendments [View](#)
2. Revised Financial Statements with Forecasts: Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flow, Statement of Changes in Equity incorporating the proposed amendments from the Third Quarter Review. [View](#)
3. Revised Capital Works Program for 2017-2018 [View](#)

**Southern Downs Regional Council
2017/18 Operating Budget**

Current Actual to end of March \$	Description	Adopted Current Budget 2017-18 \$	Proposed Budget 2017-18 \$	Change \$ (Proposed less Current)	Change % (Proposed less Current) %	Notes
Revenue						
Operating revenue						
Rates and Utility Charges						
30,864,578	General rates	30,836,950	30,863,950	27,000	0.1%	Budget adjusted to reflect estimated full year actuals
284,901	Rural fire brigade levy	284,460	284,901	441	0.2%	Budget adjusted to reflect estimated full year actuals
5,925,810	Water	11,922,910	11,922,910	0	0.0%	
4,246,504	Waste water	8,484,939	8,484,939	0	0.0%	
4,322,376	Waste management	4,316,376	4,321,926	5,550	0.1%	Budget added to reflect estimated full year actuals
198,467	Invasive Pest Control Separate Rate	500,000	209,330	(290,670)	-58.1%	Budget added to reflect estimated full year actuals
45,869,635	Total rates and utility charges	56,345,635	56,087,956	(257,679)	-0.5%	
(1,801,994)	Less: Discount	(1,793,586)	(1,802,011)	(8,425)		
44,067,641	Net rates and utility charges revenue	54,552,049	54,285,945	(266,104)	-0.5%	
Other Operating Revenue						
3,414,648	Fees and charges	3,484,844	3,936,501	451,657	13.0%	See Note 1 below
1,161,573	Interest income	968,000	1,055,000	87,000	9.0%	See Note 2 below
419,538	Leasing and rent	488,913	499,132	10,219	2.1%	See Note 3 below
3,221,313	Operating grants and subsidies	7,612,746	7,765,167	152,421	2.0%	See Note 4 below
1,462,298	Recoverable works	2,783,516	2,260,000	(523,516)	-18.8%	See Note 5 below
398,834	Other revenue	497,865	333,809	(164,056)	-33.0%	See Note 6 below
54,039,848	Total operating revenue	78,388,933	78,135,554	(253,379)	-0.4%	
Operating expenses						
16,706,822	Employee costs	24,420,619	22,079,234	(2,341,385)	-9.6%	Employee costs re-assessed at 31 March based on NDRA
(1,883,571)	Employee oncosts / (recoveries)	(238,667)	(1,324,750)	(1,086,083)	455.1%	Employee oncost recoveries re-assessed as above
583,944	Councillors' Expenses	788,880	788,880	0	0.0%	
954,949	Community Grants	1,077,928	1,078,260	340	0.0%	
7,084,293	Contracts and Services	13,376,148	14,056,757	680,609	5.1%	See Note 7 below
9,353,635	Materials	12,993,971	13,573,027	579,056	4.4%	Budget adjusted to reflect estimated full year actuals
1,119,898	Finance Costs	1,674,900	1,676,380	1,480	0.1%	Budget adjusted to reflect estimated full year actuals
347,711	Other Expenses	392,715	392,715	0	0.0%	
11,090,281	Depreciation	15,526,095	15,526,095	0	0.0%	
(1,833,412)	Plant Hire / (recoveries)	(1,147,893)	(2,002,651)	(854,758)	74.5%	Budget adjusted to reflect plant time being booked to capital works
339,511	Rates on Council Properties	553,034	553,122	(1,912)	-0.3%	Budget adjusted to reflect estimated full year actuals
44,853,183	Total operating expenses	69,425,121	66,397,068	(3,028,053)	-4.4%	
9,206,666	Operating Surplus / (Deficit)	964,812	3,738,485	2,773,673	287.5%	
Capital amounts						
1,218,786	Capital contributions	1,355,531	1,294,317	(61,214)	-4.5%	Details are contained in the Capital Works notes attached
11,709,255	Capital grants	21,938,260	19,707,198	(2,231,062)	-10.2%	Details are contained in the Capital Works notes attached
11,874	Capital income other	0	522,766	522,766	100.0%	Details are contained in the Capital Works notes attached
(757,006)	Profit / (Loss) on disposal	(120,008)	(120,000)	0	0.0%	Details are contained in the Capital Works notes attached
12,182,829	Total of capital amounts	23,173,891	21,404,281	(1,769,610)	-7.6%	
21,989,294	Net Result surplus / (Deficit)	24,138,703	25,142,766	1,004,063	4.2%	

Notes to QTR 3 Proposed Operating Budget for 2017/18

Note 1: Fees and charges revenue

	Change \$	Change %	
Fines	5,000 ↑	21%	
License Fees	47,272 ↑	16%	Animal Registration and Control
Facilities Hire	8,780 ↑	8%	
Stanthorpe Fitness Centre and After School Care \$12,000			
Cemeteries \$198,000			
Warwick Waste Management Facilities \$80,000			
Planning and Development \$78,000			
Other Fees and Charges	376,978 ↑	17%	
Private Weight Sales	3,000 ↑	35%	
Tranship/Holding/Feeding	(1,000) ↓	-40%	
Other Saleyard Fees	1,500 ↑	30%	
Library - Photocopies & Printouts	(2,780) ↓	-26%	

Library - Other Fees	(1,200) ↓	-30%
Gym Entry Fees	3,000 ↑	100%
Group Classes	5,000 ↑	100%
Sports Hall Sales	3,100 ↑	100%
Membership Fitness Centre	4,100 ↑	100%
Note 2: Interest Income	Change \$	Change %
Interest Received - Investments	100,000 ↑	13%
Interest Received - CA Loans	(7,500) ↓	-5.0%
Interest Received - Other	(3,500) ↓	-3.2%
Note 3: Leasing & Rent	Change \$	Change %
Rent Received	3,290 ↑	3%
Leases	929 ↑	0%
Note 4: Operating Grants and Subsidies	Change \$	Change %
Grants Received - Operating State	111,921 ↑	18%
Fuel Grant - Diesel	(14,000) ↓	-7%
Operating Grants - Other	56,000 ↑	100%
Note 5: Recoverable Works	Change \$	Change %
Insurance Refunds	(522,766) ↓	-1.00%
Private Works Revenue	(2,750) ↓	-1.00%
Note 6: Other Revenue	Change \$	Change %
Child Care Rebate Benefit	22,000 ↑	100%
Other Revenue	(186,056) ↓	-35%
Note 7: Contracts and Services	Change \$	Change %
Change by Department:		
Community Services & Major Projects	(39,450) ↓	-2.6%
Corporate Services	56,330 ↑	16.3%
Finance & Information Technology	20,000 ↑	3.3%
Human Resources	25,000 ↑	3.4%
Economic Development and Tourism	20,000 ↑	8%
Works Maintenance & Open Space	589,528 ↑	3.6%
Water and Wastewater	72,251 ↑	6%
Environmental Services	97,950 ↑	1.7%
Planning and Development	(161,000) ↓	-2.4%

Statement of Comprehensive Income			
	Jun-18B	Jun-18F	Jun-20F
Income			
Revenue			
Operating revenue			
Net rates, levies and charges	54,286.00	56,882.00	59,602.00
Fees and charges	3,936.00	4,008.00	4,081.00
Rental income	498.00	508.00	518.00
Interest received	1,055.00	1,111.00	1,076.00
Sales revenue	2,280.00	2,303.00	2,347.00
Other income	334.00	340.00	347.00
Grants, subsidies, contributions and donations	7,765.00	7,953.00	8,146.00
Total operating revenue	70,135.00	73,108.00	76,116.00
Capital revenue			
Grants, subsidies, contributions and donations	21,524.00	6,436.00	3,402.00
Total revenue	91,659.00	79,542.00	79,518.00
Expenses			
Operating expenses			
Employee benefits	21,543.00	22,088.00	22,556.00
Materials and services	27,652.00	28,799.00	29,899.00
Finance costs	1,676.00	1,595.00	1,515.00
Depreciation and amortisation	15,526.00	16,289.00	17,535.00
Other expenses	-	-	-
Total operating expenses	66,397.00	68,751.00	71,605.00
Capital expenses			
Total capital expenses	120.00	120.00	120.00
Total expenses	66,517.00	68,871.00	71,725.00
Net result	25,142.00	10,671.00	7,793.00
Operating result			
Operating revenue	70,135.00	73,108.00	76,116.00
Operating expenses	66,397.00	68,751.00	71,605.00
Operating result	3,738.00	4,355.00	4,511.00

Statement of Financial Position

	Jun-18B	Jun-18F	Jun-20F
Assets			
Current assets			
Cash and cash equivalents	36,393.00	29,457.00	29,832.00
Trade and other receivables	5,886.00	5,926.00	6,160.00
Inventories	783.00	783.00	783.00
	-	-	-
Total current assets	42,962.00	36,166.00	36,774.00
Non-current assets			
Investments	742.00	742.00	742.00
Property, plant & equipment	762,297.00	776,466.00	764,322.00
Other non-current assets	1,656.00	1,656.00	1,686.00
Total non-current assets	764,695.00	780,863.00	766,750.00
Total assets	807,557.00	817,029.00	823,524.00
Liabilities			
Current liabilities			
Trade and other payables	6,353.00	6,568.00	6,805.00
Borrowings	1,432.00	1,518.00	1,616.00
Provisions	4,215.00	4,215.00	4,215.00
Other current liabilities	408.00	408.00	408.00
Total current liabilities	12,408.00	12,728.00	13,044.00
Non-current liabilities			
Borrowings	20,809.00	19,292.00	17,676.00
Provisions	5,119.00	5,119.00	5,119.00
Total non-current liabilities	25,928.00	24,411.00	22,795.00
Total liabilities	38,336.00	37,137.00	35,839.00
Net community assets	769,221.00	779,892.00	787,685.00
Community equity			
Asset revaluation surplus	162,932.00	162,932.00	162,932.00
Retained surplus	596,298.00	596,960.00	604,753.00
Total community equity	769,221.00	779,892.00	787,685.00

Statement of Cash Flows

	Jun-18B	Jun-19F	Jun-20F
Cash flows from operating activities			
Receipts from customers	88,675.00	63,309.00	66,158.00
Payments to suppliers and employees	(52,808.00)	(50,970.00)	(52,678.00)
Interest received	1,055.00	1,111.00	1,076.00
Rental income	727.00	508.00	517.00
Non-capital grants and contributions	11,316.00	7,938.00	8,132.00
Borrowing costs	(1,346.00)	(1,259.00)	(1,173.00)
Net cash inflow from operating activities	47,619.00	20,637.00	22,032.00
Cash flows from investing activities			
Payments for property, plant and equipment	(40,346.00)	(32,167.00)	(23,042.00)
Payments for intangible assets	(374.00)	(290.00)	(380.00)
Grants, subsidies, contributions and donations	21,524.00	6,438.00	3,402.00
Other cash flows from investing activities	(120.00)	(120.00)	(120.00)
Net cash inflow from investing activities	(19,316.00)	(26,141.00)	(20,140.00)
Cash flows from financing activities			
Proceeds from borrowings	-	-	-
Repayment of borrowings	(1,512.00)	(1,432.00)	(1,518.00)
Repayments made on finance leases	-	-	-
Net cash inflow from financing activities	(1,512.00)	(1,432.00)	(1,518.00)
Total cash flows			
Net increase in cash and cash equivalent held	26,791.00	(6,936.00)	375.00
Opening cash and cash equivalents	9,602.00	36,393.00	29,457.00
Closing cash and cash equivalents	36,393.00	29,457.00	29,832.00

Statement of Changes in Equity			
	Jun-18B	Jun-19F	Jun-20F
Asset revaluation surplus			
Opening balance	182,932.00	182,932.00	182,932.00
Increase in asset revaluation surplus	-	-	-
Closing balance	182,932.00	182,932.00	182,932.00
Retained surplus			
Opening balance	581,147.00	588,289.00	596,980.00
Net result	25,142.00	10,671.00	7,793.00
Increase in asset revaluation surplus	na	na	na
Closing balance	586,289.00	596,960.00	604,753.00
Total			
Opening balance	744,079.00	769,221.00	779,892.00
Net result	25,142.00	10,671.00	7,793.00
Closing balance	769,221.00	779,892.00	787,685.00

Capital Works listing for 2017-18 including budget amendments from Qtr 3 review			Expenditure			Funding Sources					
Budget ID	Project No	Project Name	Adopted Budget \$	Requested Amendment \$	Revised Budget \$	Revenue Funded \$	Grants \$	Loans \$	Other \$	Sale Proceeds \$	Reserves \$
		Finance and Information Technology									
	100713	Capital Revenue							189,695		
140-092	101622	New T1 modules - eServices, Enterprise Cash Receipting, Scheduling	12,986		12,986	12,986					
	101714	Short St claspot movement	3,332		3,332	3,332					
	101829	Building Security System Upgrade Stanthorpe Depot	25,000		25,000	25,000					
140-036	101890	New Technology One modules	186,000	-26,100	159,900	159,900					
140-030	101891	Replace Production Host server and Storage Server	175,000		175,000	175,000					
140-001	101882	Warwick Salaysands Upgrade of Walkways	75,000	25,000	100,000	43,000			57,000		
	101948	TechOne BI Analytics for HRP	0	26,100	26,100	26,100					
		Expansion of Warwick CBD CCTV	0	30,000	30,000	30,000					
		Finance and Information Technology Total	477,318	55,000	532,318	475,318	0	0	246,695	0	0
		Engineering Services Directorate									
300-004	101623	Flood gauge Replacements	932		932		3,304				
	101821	Cover for PVC Water/Sewer pipes in Yangan Rd Depot	30,000		30,000	30,000					
300-016	101822	Rehabilitation of Works on Warwick Streetscape	30,000		30,000	30,000					
300-005	101823	Purchase land Easey street drainage	125,000		125,000	125,000					
	101879	Warwick SES Building extension	19,542		19,542		8,571		11,674		
		Engineering Services Directorate Total	205,474	0	205,474	185,000	12,475	0	11,674	0	0
		Water and Wastewater									
330-026	101231	Wallangarra Hale Haven Drive	197,500	-1,992	195,508	195,508					
330-026	101537	Water Reservoir Renewals	408	-408	0	0					
	101542	Wastewater Main Renewals - Northern	3,610	-333	3,277	3,277					
	101544	Filter Medium Replacement - Warwick Treatment plant	103		103	103					
	101545	Filter Medium Replacement - Killarney Treatment plant	12,600	-365	12,235	12,235					
	101549	Upgrade Chlorine Dosage System - Skye Wastewater Plant	2,568	-2,568	0	0					
	101626	Water Main Renewal Locke Street Warwick	5,369		5,369	5,369					
	101628	Wastewater CED Improvements - Wallangarra	62,280	-178	62,102	62,102					
	101632	Water trunk main design - Storm King to WTP	25,145		25,145	25,145					
	101633	Warwick WTP Upgrade Stage 1 - Clarifier	2,500,000	80,000	2,580,000	2,580,000					
	101634	Water main Extension - Rose St - Anzac St Stanthorpe	5,333	-906	4,427	4,427					
	101635	Water main Extension - Rifle Range - Hale Haven Drive Stanthorpe	147,432	-22,518	124,914	124,914					
	101636	Trunk Distribution Manifold Replacement Stage 1 -Warwick WTP	85,600		85,600	85,600					
	101640	Water Main extension - Darwent St - Stanthorpe St Stanthorpe	7,919	-1,203	6,716	6,716					
	101641	Wastewater pump station - Golf Links Warwick	53,000		53,000	53,000					
	101645	Wastewater CED Pond - Killarney	7,000	-7,000	0	0					
	101647	Stage 2 Water Main Extension to Applethorpe	52,145	-20,540	31,605	31,605					
	101648	Backflow Prevention Devices Renewal Northern & Southern	16,546		16,546	16,546					
	101650	SCADA-Telemetry & Electrical Renewals	2,000	2,092	4,092	4,092					
	101652	Raw Water Pump Upgrade - Wallangarra	13,714	-13,689	25				6,957		
	101653	Water Bore Well Renewal Wallangarra	355		355	355					
	101792	Raw water from Connolly Dam to Morgan Park and Ind Est	1,171,714	-20,146	1,151,568	272,591	434,000				
	101793	Sewer to Morgan Park	981,079	-14,782	966,297	54,850	400,000				
	101833	Bore wells rehabilitation	18,000		18,000	18,000					

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Budget ID	Project No	Project Name	Adopted Budget \$	Requested Amendment \$	Revised Budget \$	Revenue Funded \$	Grants \$	Loans \$	Other \$	Sale Proceeds \$	Reserves \$
330-094	101835	Stanthorpe WWTP Additional Emergency Storage	175,000	-175,000	0	0					
330-099	101836	Stanthorpe WWTP renewal of knife valve	25,000		25,000	25,000					
330-002	101838	Westwater Main Renewal - Slade Campus	90,000	-18,875	71,125	71,125					
330-017	101839	Wastewater pump station - Jackie Howe Drive Warwick	50,000		50,000	50,000					
330-089	101840	Wastewater pump station renewal - Tyrell St Stanthorpe	75,000		75,000	75,000					
330-091	101841	Wastewater pump station upgrade - Dragon St Warwick	75,000		75,000	75,000					
330-093	101842	Wastewater Renewals - Inflow and Infiltration rectifications	150,000	-150,000	0	0					
330-031	101843	Water main Replacement Wantley St - Patten St - Mogridge Warwick	87,500	-17,199	70,301	70,301					
330-004	101844	Water meter Renewals - Northern	150,000	-115,000	35,000	35,000					
330-005	101845	Water meter Renewals - Southern	25,000		25,000	25,000					
330-006	101846	Valve & Hydrant Renewals - Northern	200,000		200,000	200,000					
330-008	101847	Valve & Hydrant Renewals - Southern	103,500	-23,649	79,851	79,851					
330-105	101848	WWPS New Emergency storage	60,000	-60,000	0	0					
330-108	101849	Network New Emergency power generators	66,000	3,000	69,000	69,000					
330-139	101850	Wastewater Rising Main Replacement - O'Leary St - Wentworth St Warwick	40,000	-34,708	5,292	5,292					
230-009	101851	Water trunk main construction - Storm King to WTP	1,500,000		1,500,000	319,300	1,181,700				
330-058	101853	Warwick WTP Upgrade Reservoir	75,000	-75,000	0	0					
	101895	Wallangarra Water Treatment Plant	1,500,000		1,500,000	0					1,500,000
	101897	John Dee water main - 150mm Rosehill Rd	193,000		193,000	0					193,000
	101899	Electrical Works at Stanthorpe Wastewater Treatment Plant	250,000		250,000	250,000					
	101911	Two Underground Service Locators	16,700		16,700	16,700					
	101917	Southern Downs Water Management Plan	50,000		50,000	50,000					
	101921	Stanthorpe WTP power supply upgrade	50,000		50,000	50,000					
	101922	Stanthorpe WWTP replace chlorine dosing pump	5,460		5,460	5,460					
	101923	Warwick WWTP standby sludge thr pumps	13,000		13,000	13,000					
	101924	Victoria St Sewer Main bridge restriction of access	15,000	-6,045	8,955	8,955					
	101925	Stanthorpe WTP Raw water inlet actuator	7,000	-1,110	5,890	5,890					
	101926	Mt Tabor pump station control	17,700	-1,154	16,546	16,546					
	101927	Stanthorpe effluent urban users metering	35,000		35,000	35,000					
	101928	Sewer Main Relining	300,000	500,000	800,000	800,000					
	101929	Connolly Dam maintenance access	25,000		25,000	25,000					
	101930	Leslie Dam manifold	27,000		27,000	27,000					
	101931	Victoria street sewer main bridge removal of piers	35,000	-11,558	23,442	23,442					
	101932	Wallangarra Sunk removal of piers	35,000	-11,521	23,479	23,479					
	101933	Safe access to reservoirs	60,000		60,000	60,000					
	101934	Killarney Water - Hope street PS Control	10,000		10,000	10,000					
	101935	2 " Bubblers at Queen's park	12,000		12,000	12,000					
	101936	Replace Chlorine Analyser	9,000	-9,000	0	0					
	101937	New Davit arms anchor points	20,000		20,000	20,000					
	101938	UPS for SCADA and telemetry	6,000		6,000	6,000					
	101939	Jackie Howe SPS - Replace Pump	6,300	-6,300	0	0					
	101940	Allora Water Reservoir Repairs	150,000		150,000	150,000					
	101941	Layburn Bore Study	30,000		30,000	30,000					
		SCADA and Telemetry Renewals and Upgrades - Switchboard Production	0	300,000	300,000	300,000					
		Water and Wastewater Total	11,196,580	62,345	11,258,925	6,593,776	2,015,700	0	6,857	0	1,693,000
		Environmental Services									

Item 10.3 Third Quarter Budget Review 2017/2018
Attachment 3: Revised Capital Works Program for 2017-2018

Budget ID	Project No	Project Name	Adopted Budget \$	Requested Amendment \$	Revised Budget \$	Revenue Funded \$	Grants \$	Loans \$	Other \$	Sale Proceeds \$	Reserves \$
	101.655	Upgrade of one Waste Transfer Station	53,626		53,626	53,626					
	101.659	Warwick Waste Facility General Capital Replacement Program	364		364	364					
410-016	101.824	Expansion of Allora Stockpile area	7,000		7,000	7,000					
410-004	101.825	Minor Capital Works, Stanthorpe Waste Facility	50,000		50,000	50,000					
410-001	101.826	Replacement of 1.5km of Stanthorpe Wild Dog Check Fence	20,000		20,000	20,000					
410-002	101.827	Replacement of section of the Killarney Wild Dog Check Fence	11,000		11,000	11,000					
410-003	101.828	Warwick Waste Facility General Capital Replacement Program	56,500		56,500	56,500					
	101.900	Extend fence line Northern Granite Belt Waste Tfr Station	15,000		15,000	15,000					
	101.916	Geotechnical Investigations for Warwick and Stanthorpe Landfills	93,000		93,000	93,000					
	101.942	K9 Cube	20,000		20,000	20,000					
		Environmental Services Total	326,490	0	326,490	326,490	0	0	0	0	0
		Corporate Services									
130-003	101.817	Replacement of kitchens - four pensioner units	36,000	14,000	50,000	50,000					
130-002	101.818	Warwick aerodrome development	340,000		340,000	0				340,000	
130-004	101.819	Replacement of bathrooms - two pensioner units	22,000	82	22,082	22,082					
		Corporate Services Total	398,000	14,082	412,082	72,082	0	0	0	340,000	0
		Community Services & Major Projects									
	101.602	Stanthorpe Civic Centre Fire Restoration	41,268		41,268				522,766		
	101.798	Connolly Dam Toilets	193,246	906	194,152	78,490	48,000				
110-013	101.809	Building Fire Systems Upgrades	75,000		75,000	75,000					
110-069	101.813	Stanthorpe Lions Park Toilet Block - Repair Foundations	8,000		8,000	8,000					
110-015	101.814	Town Hall repairs to termite damage	60,318		60,318	60,318					
110-1291	101.816	Swanfels Shelter Contribution	26,100	400	26,500	26,500					
	101.883	Dungess Memorial	135,000		135,000	0	135,000				
	101.884	Killarney Multipurpose Facility & Will St Community	695,000		695,000	0	695,000				
	101.885	Rest area for visitors and travellers	150,000		150,000	0	150,000				
	101.886	Regions Art Gallery Upgrade	150,000		150,000	0	150,000				
	101.888	Recreation areas Connolly dam & small villages	150,000		150,000	0	150,000				
	101.890	Burial wall at Warwick cemetery	180,000		180,000	0	180,000				
	101.901	Quart Pot Creek Thermometer - pathway	30,000	63,918	93,918	93,918					
	101.902	Replace Heat Pumps - WIRAC	30,000		30,000	30,000					
	101.903	Warwick Library - replace air conditioners	60,000		60,000	60,000					
	101.904	Gates - Warwick Aerodrome	30,000		30,000	30,000					
	101.913	Stanthorpe Fitness Centre Building Compliance Rectification	181,042		181,042	181,042					
		Equestrian Sculpture - Site Works and Park Area Enhancement		60,000	60,000	60,000					
		Community Services & Major Projects Total	2,194,974	125,224	2,320,198	703,268	1,508,000	0	522,766	0	0
		Works Maintenance & Open Space									
	101.788	Rogers Street Carpark	569,366	-56,513	512,853	297,324	252,000				
	101.797	Promes Lane	310,717	-58,261	252,456	85,574	80,000				
	101.805	Cyclone Debbie NDFFRA Event March 2017	9,000,000		9,000,000	0	9,000,000				
320-011	101.865	Allora Cemetery Shelter Repairs	23,000		23,000	23,000					
	101.866	Christmas Decorations for Public Areas	20,000	-177	19,823	19,823					
320-001	101.867	Lawn Cemetery Beams	20,000		20,000	20,000					
320-002	101.868	Mitchner Shelter Warwick Cemetery Restoration	80,000		80,000	80,000					

Item 10.3 Third Quarter Budget Review 2017/2018
Attachment 3: Revised Capital Works Program for 2017-2018


Budget ID	Project No	Project Name	Adopted Budget \$	Requested Amendment \$	Revised Budget \$	Revenue Funded \$	Grants \$	Loans \$	Other \$	Sale Proceeds \$	Reserves \$
320-007	101.869	Parks - Gleeson Park Stanthorpe Weir	50,000		50,000	50,000					
320-015	101.870	Stanthorpe Outdoor Burial Wall	75,000	-75,000	0	0					
320-008	101.894	Complementary Works	750,000		750,000	750,000					
	101.905	Park Upgrade	30,000		30,000	30,000					
	101.943	New Playground Equipment at Wallangarra	149,000		149,000	149,000					
	101.944	Stormwater Drainage Upgrade Huston Street	195,000		195,000	195,000					
	101.945	Soliders Memorial Stanthorpe - Significant Maintenance	35,000		35,000	35,000					
	101.946	Bus Shelter - Stanthorpe State School	29,000		29,000	29,000					
	101.947	Extension of the lighting along Quart Pot Creek	30,000		30,000	30,000					
		Works Maintenance & Open Space Total	11,366,083	-189,951	11,176,132	1,733,721	9,332,000	0	0	0	0
		Works Construction, Workshops & Assets									
340-026	101.249	Plant Replacement Program	3,293,000	950,000	4,243,000	3,469,500	0			773,500	
	101.505	Lyndhurst Lane Bridge Replacement	0		0		9,258				
	101.664	Reseals	2,000		2,000	2,000					
	101.666	Connells Road Bridge Replacement	50,000	-24,560	25,440	12,720	407,832				
	101.668	Gravel Resheeting	4,400		4,400	4,400					
	101.669	Rangers Rd/ Oxenham Street Intersection	862		862	862					
	101.670	Goomburra Road Rehabilitation	9		9	9					
	101.673	Sycamore St reconstruction and Stormwater upgrade	450,000	-250,000	200,000	0	200,000				
	101.674	Old Stanthorpe Road Safety Improvements	140,000	-5,000	135,000		399,940				
	101.676	Boss Road Bridge Replacement	70,000	-24,760	45,240	22,620	474,041				
	101.677	Invernessy Rd Widening and Rehabilitation	0	2,117	2,117		7,342				
	101.678	Amiens Rd widening and rehabilitation	1,690		1,690	1,689	8,909				
	101.681	Aldred/Miller St Storm water Extension	350,000		350,000	350,000					
	101.682	Thomas Creek Culvert Reconstruction	300,000		300,000	300,000					
	101.686	Connolly Dam Road South East of Warwick	268,000	26,090	294,090	66,090	117,458				
	101.687	Eukey Road 4.2km Section from 1km East of Bellendean	0		0		102,500				
	101.688	Sugarloaf Road Mount Tully Road	3,000		3,000		91,500				
	101.689	Longs Lane (east of Wallangarra) East of Wallangarra	136,000	-6,382	129,618		61,618				
	101.690	Mount Tully Road 3km Section Approx 6km South East of Stanthorpe	25,000	-7,933	17,067		29,360				
	101.691	Old Stanthorpe Road 3km Section Approx 20.6km South of Warwick	74,853	710	75,563		36,500				
	101.692	Cannon Creek Road Amiens Road Stanthorpe	5,200	-485	4,715		60,813				
	101.693	Delcouth Road Gentle Road Stanthorpe	40,000	-17,829	22,171		11,879				
	101.694	Amiens Road Glenlyon Drive Stanthorpe	0		0		28,152				
	101.695	Dragon Street Patten Street Warwick	0		0		11,991				
	101.696	Wallace Street Percy Street Warwick	5,000	-2,020	2,980		18,016				
	101.967	Freestone Road Palmers Bridge Freestone		0	0		12,908				
	101.698	Britannia Street Railway Street Stanthorpe	21,000		21,000		4,419				
	101.699	Palmelin Street Warwick Between Fitzroy and Albert Streets Warwick	3,000	-996	2,004		4,351				
	101.700	Glen Road 3km Section Approx 6.5km West of Warwick	13,000	-4,890	8,110		2,420				
	101.709	Warwick CBD cycle lanes design and construction	31,000	-6,595	24,405	10,544	7,314				
	101.710	Stanthorpe CBD Cycle Facilities Design and Construction	46,000		46,000	29,920	11,694				
	101.789	Kerilworth Street Upgrade	918,000	-68,000	850,000		429,704	1,000,000			
	101.794	Killarney Streetscape	100,000	6,600	106,600		40,000				
	101.795	Allora Streetscape	197,000	13,657	210,657		80,000				
	101.796	Schmitzerling Street Upgrade	409,000	121,000	530,000	100,000	100,000		29,091		

Item 10.3 Third Quarter Budget Review 2017/2018
Attachment 3: Revised Capital Works Program for 2017-2018

Budget ID	Project No	Project Name	Adopted Budget \$	Requested Amendment \$	Revised Budget \$	Revenue Funded \$	Grants \$	Loans \$	Other \$	Sale Proceeds \$	Reserves \$
	101.855	Allora-Clifton Rd major pavement repairs (17-18 RTR)	100,000		100,000	0	100,000				
	101.856	Forest Plains Road major pavement repairs (17-18 RTR)	350,000		350,000	0	350,000				
	101.857	Goomburra Rd Widen and Rehabilitate (17-18 RTR)	500,000		500,000	0	500,000				
	101.858	Harslett Rd Widen and Rehabilitate (17-18 RTR)	300,000	-150,000	150,000		300,000				
	101.859	Jack Smith Gully Rd rehabilitation (17-18 RTR)	300,000	-150,000	150,000		300,000				
	101.860	Gravel Resheeting (17-18)	1,350,000	150,000	1,500,000	1,350,000	150,000				
	101.861	TIDS Inveramsay Road widening (17-18)	1,198,846		1,198,846	599,429	599,429				
	101.862	TIDS Ambers Road widening (17-18)	1,000,000		1,000,000	500,000	500,000				
	101.863	Rezeals (17-18)	960,000	-150,000	810,000	810,000					
	101.864	Freestone Bridge Planning and Design (BRP)	100,000	-50,000	50,000		0				
	101.872	Guy St (Ritroy-Grefton) Blackspot 17-18	76,000	-71,000	5,000	0	98,000				
	101.873	Numdubben ere Rd Blackspot 17-18	79,500		79,500		44,500				
	101.874	Sugarloaf Rd Blackspot 17-18	366,900		366,900	0	366,900				
	101.887	Condamine River, walk/cycle path	115,000	-110,000	5,000	0	57,500				
	101.889	Multi-purpose Vehicle fitout - Disaster Centre/library	75,000	-75,000	0	0	97,500				
	101.891	Killarney Streetscape stage 2	50,000	29,736	79,736	0	25,000				
	101.892	Industrial Land Development	30,000		30,000	0	350,000				
	101.893	Warwick CBD road & footpath improvements	500,000	-380,000	120,000	0	250,000				
	101.906	Cycleways	425,000	-300,000	125,000	18,750	106,250				
	101.907	Moving Stormwater at Defiance Mills	350,000	-150,000	200,000	200,000					
		Works Construction, Workshops & Assets Total	15,183,260	-705,540	14,477,720	7,842,527	6,839,022	0	1,029,091	773,500	0
		Economic Development & Tourism									
220-1017	101.920	Air-Conditioning - Stanthorpe Visitor Information Centre	10,000		10,000	10,000					
	101.918	Commonwealth Games Gym Equipment - All Materials	50,000	-50,000	0	0					
	101.919	New Project relating to Building Better Regions	100,000	-100,000	0	0					
		Economic Development & Tourism Total	160,000	-150,000	10,000	10,000	0	0	0	0	0
			41,508,179	-788,840	40,719,339	17,942,182	19,707,197	0	1,817,083	1,113,500	1,699,000

10.4 Policy Review - Procurement Policy PL-FS010 Delegation Limits

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Manager Finance & Information Technology	ECM Function No/s:

Recommendation

THAT Council adopt the attached updated Register of Delegations - Delegation Limits.

Report

Council adopted the Procurement Policy PL-FS010 and the Register of Delegations – Delegation Limits at its February 2018 General Meeting.

Upon further review of the Delegations Register it was identified that additional amendments were required.

Budget Implications

Nil

Policy Consideration

Corporate Plan 2014-2019 (revised edition) 'The Well-Governed Southern Downs'

Community Engagement

Nil

Legislation/Local Law

Nil

Options

1. Council adopt the updated Register of Delegations – Delegation Limits.
2. Council not adopt the updated Register of Delegations – Delegation Limits.

Attachments

1. Delegation Limits [View](#)

Schedule 5 – Delegation Limits

REGISTER OF DELEGATIONS
CEO TO EMPLOYEE OR CONTRACTOR
(Where power given or delegated directly to the CEO by the State or power previously delegated by Council to the CEO)

Local Government Regulation 2012

Purchasing			Purchase Cards		
Position	Expenditure Limit	Order	Purchase Card	Monthly Limit	Transaction Limit
Chief Executive Officer	5,000,000	✓	✓	20,000	10,000
Directors	1,000,000	✓	✓	20,000	10,000
Manager Finance & Information Technology	5,000,000	✓	✓	20,000	10,000
Manager Community Services & Major Projects	1,000,000	✓	✓	20,000	10,000
Managers	200,000	✓	✓	20,000	10,000
Contracts Coordinator	100,000	✓	✓	5,000	1,000
Major Projects Officer	100,000	✓	✓	10,000	5,000
Fleet & Workshop Coordinator	100,000	✓	✓	15,000	5,000
Depot Coordinator	100,000	✓	✓	10,000	2,000
Maintenance Engineering Coordinator	75,000	✓	✓	10,000	2,000
Construction Engineer Coordinator	75,000	✓	✓	10,000	2,000
Water & Wastewater Engineering Coordinator	75,000	✓	✓	10,000	2,000
Overseers	50,000	✓	✓	10,000	2,000
Library Services Coordinator	15,000	✓	✓	10,000	2,000
Workshop Supervisor	15,000	✓	✓	15,000	5,000
Procurement and Supply Officer	15,000	✓	✓	5,000	1,000
Sport and Recreation Officer	15,000	✓	✓	5,000	1,000
Administration Officer (Engineering)	15,000	✓	✓	5,000	1,000
Personal Assistant	10,000	✓	✓	3,000 <u>10,000</u>	500 <u>5,000</u>

REGISTER OF DELEGATIONS
CEO TO EMPLOYEE OR CONTRACTOR
(Where power given or delegated directly to the CEO by the State or power previously delegated by Council to the CEO)

Local Government Regulation 2012

Purchasing			Purchase Cards		
Position	Expenditure Limit	Order	Purchase Card	Monthly Limit	Transaction Limit
Fitness Centre Coordinator	15,000	✓	✓	10,000	2,000
Outside School Hours Care (OSHC) Coordinator		X	✓	10,000	2,000
Information Services Coordinator	50,000	✓	✓	10,000	2,000
Administration Officer (Planning , Environment	10,000	✓	✓	3,000	500
Facilities Maintenance Officer	5,000	✓	✓	7,000	1,000
Apprentice Diesel Fitter		X	✓	3,000	500
Events Officer	10,000	✓	✓	5,000	1,000
Senior Expenditure Officer		X	X		
Expenditure Officers		X	X		
Admin Level 8	25,000	✓	✓	10,000	2,000
Admin Levels 6 to 7	15,000	✓	✓	10,000	2,000
Admin Levels 3 to 5	10,000	✓	✓	5,000	1,000
Admin Levels 1 to 2		X	✓	3,000	500
Field Levels 5 to 9	10,000	✓	✓	5,000	1,000
Field Levels 1 to 4		X ✓	✓	3,000	500
Engineering C7 & C8	10,000	✓	✓	15,000	5,000
Engineering C9 & C10		X	✓	5,000	1,000
Mayor		X	✓	10,000	5,000
SES Local Controller		X	✓	5,000	1,000
Casual Employees		X	X		

Schedule 6 – Delegation Limits

REGISTER OF DELEGATIONS CEO TO EMPLOYEE OR CONTRACTOR

(Where power given or delegated directly to the CEO by the State or power previously delegated
by
Council to the CEO)


Local Government Regulation 2012

Purchasing			Purchase Cards		
Position	Expenditure Limit	Order	Purchase Card	Monthly Limit	Transaction Limit
Chief Executive Officer	\$5,000,000	✓	✓	\$20,000	\$10,000

11. ENGINEERING SERVICES DEPARTMENT REPORTS

11.1 Engineering Services Department Monthly Report

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Acting Director Engineering Services	ECM Function No/s: 04.15.01

Recommendation

THAT Council receive the Engineering Services Department Monthly Report.

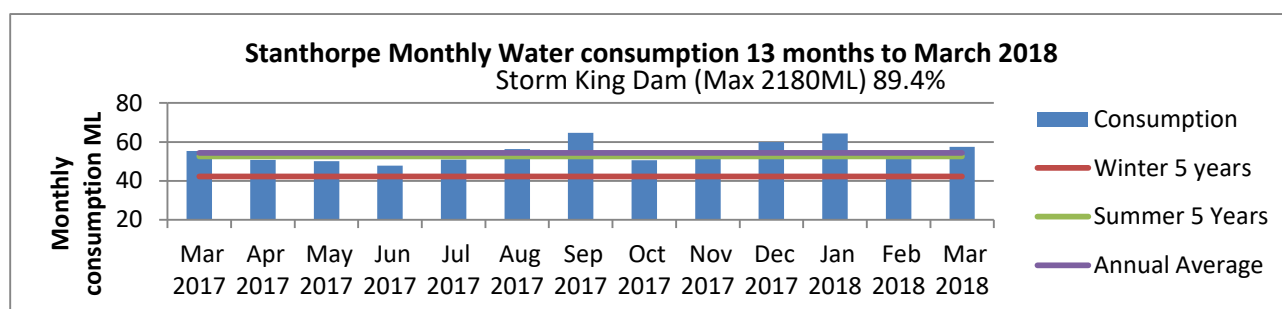
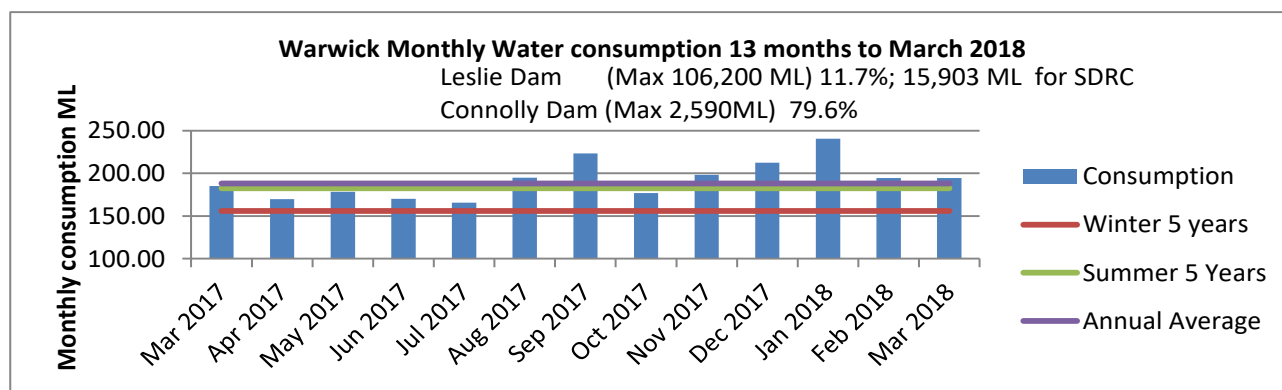
Report

2017/18 Project Status Report

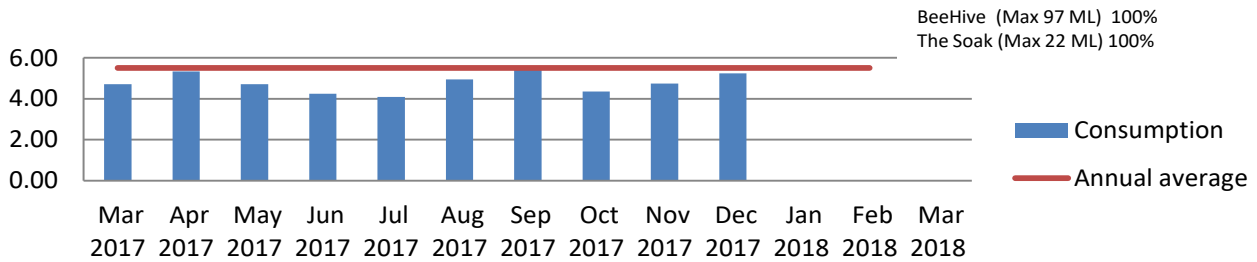
The information tables for the 2017/18 Project Status Report for Community Services & Major Projects, Works Construction and Water & Wastewater are attached.

Water & Wastewater Report as at 31 March 2018

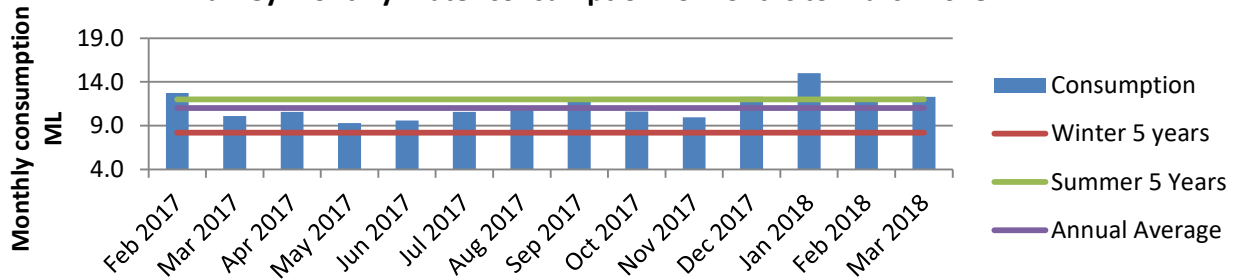
Monthly Water Consumptions Graphs



Wallangarra Monthly Water consumption 13 months to March 2018

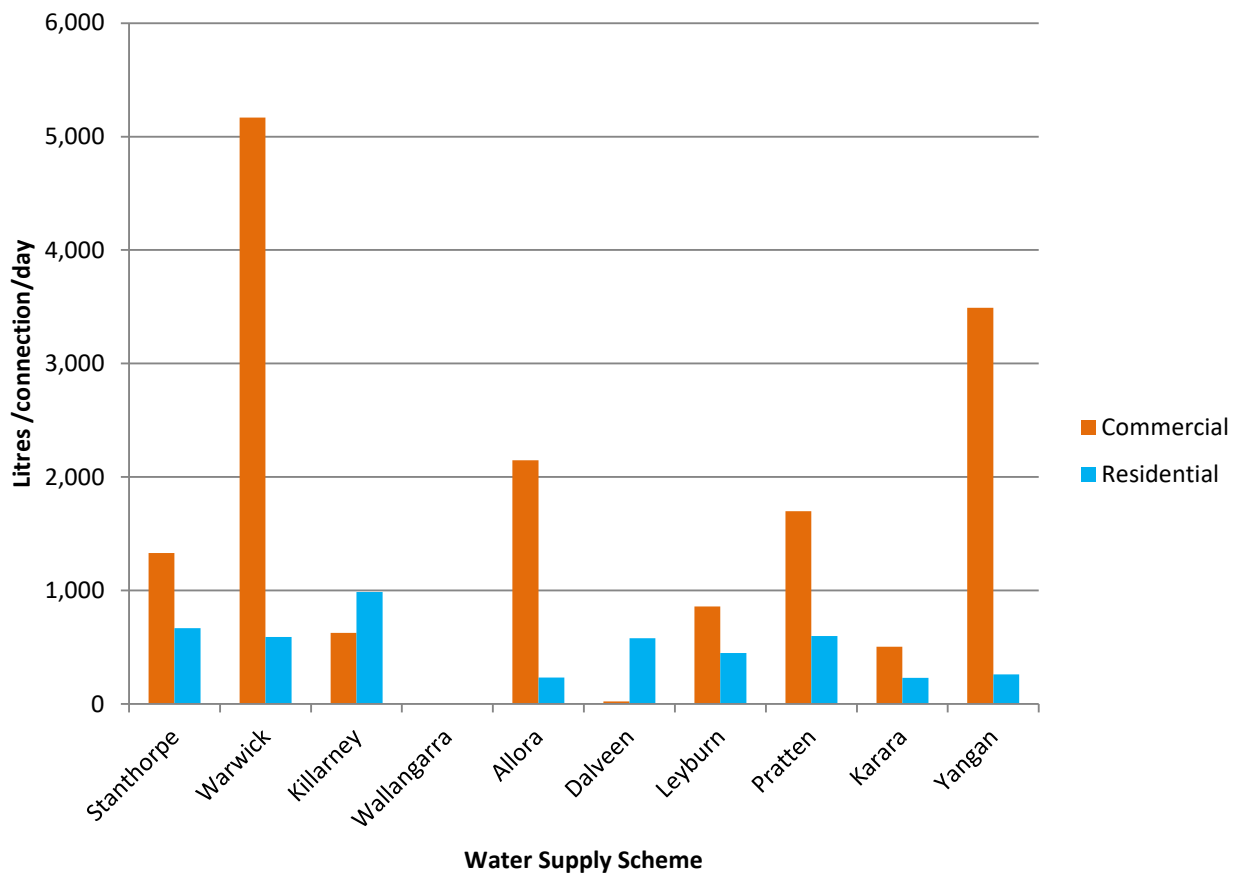


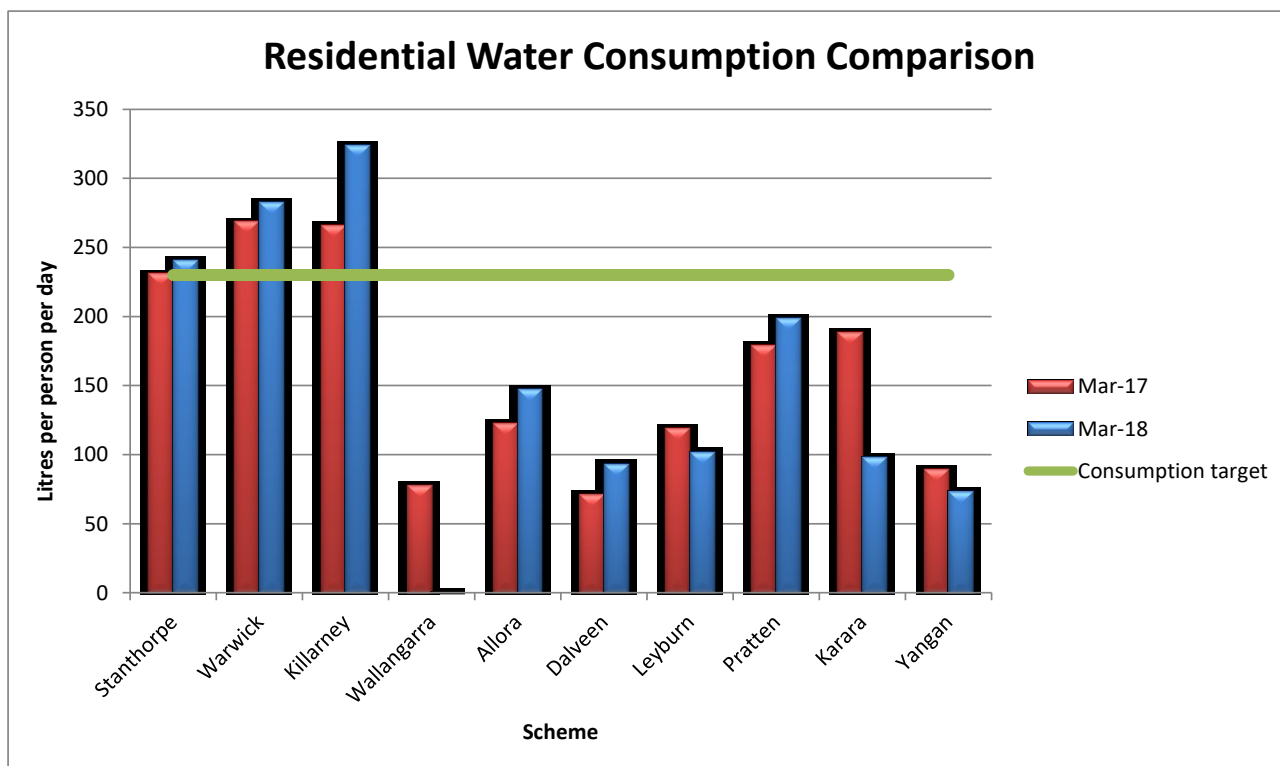
Killarney Monthly Water consumption 13 months to March 2018



Avg Daily Consumption per Connection March 2018

(based on October 2017 meter readings)





Budget Implications

Nil

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Nil

Options

1. Receive the Engineering Services Department Monthly Report; or
2. Do not receive the Engineering Services Department Monthly Report.

Attachments

1. Community Services & Major Projects 2017/18 Project Status Report [View](#)
2. Works Construction 2017/18 Project Status Report [View](#)
3. Water & Wastewater 2017/18 Project Status Report [View](#)

COMMUNITY SERVICES AND MAJOR PROJECTS

2017/18 PROJECT STATUS UPDATE

Communication Update No.: 39

Date of Issue: 6 April 2018

Community Services Projects	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking (Green – On Target) (Orange – Minor Slippage) (Red – Off Target)
Community Health & Wellbeing	<p>Report has been received by Council at October 17 Council meeting.</p> <p>Meeting held with Australian Drug Foundation community engagement officer regarding Good Sport program.</p> <p>Propose to add this to the project management plan (PMP).</p> <p>Draft PMP developed.</p> <p>Further develop PMP to include fitness programs at Stanthorpe Fitness Centre.</p> <p>Project Management Plan approved 7 Feb 2018.</p> <p>FFF program conducted at Stanthorpe Fitness Centre during the month of February.</p>	Coordinate broader program across LGA, with dates to be confirmed.	Jun 18			Community Development Officer has resigned. The resignation has impacted on this timeline.






Community Services Projects	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking (Green – On Target) (Orange – Minor Slippage) (Red – Off Target)
Say No to Violence	<p>Merchandise has been delivered 30 November 17.</p> <p>Say No to Violence Bumper Stickers circulated to be placed on Council vehicles. Project promoted at the Peace Walk and Candle Lighting ceremony 8 December 2017. Promotional coasters delivered to 8 licenced premises in Warwick and Stanthorpe 21 December 2017. Additional 2000 promotional coasters ordered 22 December 2017.</p> <p>Promotional coasters delivered to further 3 licenced premises 11 January 2018.</p> <p>Received additional coasters from supplier 23 January 2018.</p> <p>Additional coasters delivered 2 February 2018.</p> <p>Coffee cups and bumper stickers delivered to the identified outlets 15 & 16 March 2018.</p> <p>Vinyl banners placed on Warwick Town Hall and Stanthorpe Civic Centre 15 & 16 March 2018.</p> <p>Information day coincided with Mayor's launch of National Day of Action Against Bullying and Violence 16 March 2018.</p>	<p>Program review to occur and learnings identified for future actions.</p> <p>Remove banners from Town Hall and Civic Centre 13 April 2018.</p>	Jun 18			Community Development Officer has resigned. The resignation has impacted ability to deliver project.

Community Services Projects	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking (Green – On Target) (Orange – Minor Slippage) (Red – Off Target)
Stanthorpe Soldiers Memorial Restoration	Consultation with stakeholders to determine scope completed October 2017. Lasting Legacies grant funding application submitted January 2018	Ongoing consultation with stakeholders. Announcement of successful grant recipients May 2018.	Dec 18	\$46K		

Community Services Projects	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking (Green – On Target) (Orange – Minor Slippage) (Red – Off Target)
Youth Council	<p>New Youth Council model developed and approved 7 Feb 2018.</p> <p>Call for nominations from schools, extended to 20 March 2018.</p> <p>Received requests from some schools to nominate two (2) students. Under current ToR, it was indicated would accept 1 nomination per school. However it was agreed, that if a school was in a position to nominate 2 students, then both nominations would be welcomed.</p> <p>Council has received 13 student nominations from 8 schools, with the potential for 1 further nomination.</p> <p>Council approved appointment of Youth Council nominees at the General Meeting on 28 March 2018.</p> <p>Meeting schedule finalised.</p> <p>Appointment letters issued to student members on 29 March 2018.</p>	<p>Induction workshop to be held on 26 April 2018.</p> <p>SDYC meetings scheduled 3 May 2018, 2 August 2018 and 1 November 2018.</p>	Apr 18	\$15k	Reputation: Closely managed process by CDO-Y&E to ensure clear objectives and outcomes.	

Community Services Projects	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking (Green – On Target) (Orange – Minor Slippage) (Red – Off Target)
Youth Week	<p>Queensland Youth Week will be held from 6-15 April 2018.</p> <p>A temporary Project Officer has been appointed for a 4 – 5 week period to:</p> <ul style="list-style-type: none"> - Coordinate a calendar of events for the Southern Downs - a collation of all those events being run by organisations in support of this initiative. Call for listings closed 5pm, Wednesday, 28 March 2018. - Develop & deliver a Council Youth Event –during Youth week, which is planned to be held across multiple locations. <p>The Stanthorpe Fitness Centre is also proposing to hold free fitness classes for youth throughout Youth Week.</p> <p>Queensland Youth Week 2018 added to SDRC staff email signature block 29 March 2018</p> <p>Youth Week Calendar of Events collated and distributed 3 April 2018.</p> <p>Planning completed for SDRC Youth Week event 'Park Beats' 6 April 2018.</p>	<p>'Park Beats' music events conducted Stanthorpe Friday 6 April 2018,</p> <p>Allora Saturday 7 April 2018,</p> <p>Warwick Friday 13 April 2018, and Killarney Saturday 14 April 2018.</p> <p>Free fitness classes will be offered at SFC during Youth Week.</p> <p>Remove Queensland Youth Week 2018 from SDRC staff email signature block 16 April 2018.</p>	Apr 18	\$6k		

Community Services Projects	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking (Green – On Target) (Orange – Minor Slippage) (Red – Off Target)
Grants to Community	<p>G2C 17/18 Round 3 opened 22 February 2018, closed 22 March 2018.</p> <p>24 applications received requesting funding of \$173,842.85.</p> <p>Eligibility completed 3 April 2018. Information only Council report completed 11 April 2018.</p> <p>Fast Grant applications are being submitted.</p>	<p>G2C acquittals being received & processed for 16/17 & 17/18.</p> <p>G2C 17/18 Round 3, applications being assessed and scored by Assessment Panel 11 April 2018.</p> <p>Moderation meeting 13 April 2018.</p> <p>Full Council report to EMT meeting 18 April 2018.</p> <p>Processing Fast Grant applications.</p> <p>Reviewing all processes for 18/19 funding rounds.</p>	Jun 18	\$353k		
Regional Arts Development Fund	<p>Seven applications approved for funding totalling \$67,578. Funding agreements executed and grant payments made.</p> <p>Application to Arts Queensland for 2018/19 funding submitted 4 April 2018.</p> <p>Replacement of two (2) RADF Reference Group members underway.</p>	<p>Round 2 to allocate remaining funding for 2017/18 of \$37,422 closes 06/04/18</p> <p>Quarterly report for RADF 2017/18 due to Arts Queensland 30/04/18</p>	Jun 18	\$105k		

Community Services Projects	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking (Green – On Target) (Orange – Minor Slippage) (Red – Off Target)
NAIDOC Week 2018 	Events will be conducted 8 th to 15 th July 2018. Project management plan developed and distributed to stakeholders 27 March 2018.	Approval of project management plan April 2018. Planning underway.	Jul 18	\$3K		Community Development Officer has resigned. The resignation has impacted ability to deliver project.
Disability Action Week 2018 	Events will be conducted 16 th to 22 nd September 2018. Project management plan developed and distributed to stakeholders 21 March 2018.	Approval of project management plan April 2018. Planning underway.	Sep 18	\$3K		Community Development Officer has resigned. The resignation has impacted ability to deliver project.
Seniors Week/Month 2018 	Official Seniors Week 18 th to 26 th August 2018, but events will be conducted during the month of August 2018. Project management plan developed March 2018.	Approval of project management plan April 2018. Planning underway.	Aug 18	\$5K		Community Development Officer has resigned. The resignation has impacted ability to deliver project.
Warwick Interagency Group 	Three (3) meeting conducted per year to develop collaboration between participating organisations Project management plan developed March 2018.	Approval of project management plan April 2018. Planning underway.	Jul 18	\$3K		Community Development Officer has resigned. The resignation has impacted ability to deliver project.
Implementation of Council's community services strategic direction 	The suite of Community Services documents (Community Development Policy, Community Services Strategic Plan and Community Services Advisory Committee Action Plan) endorsed and adopted by Council 28 March 2018.	Implement actions as set out in adopted documents. PMP to be developed to track actions and milestones.	Jul 19			

Disaster Management	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
Risk Assessment Workshops– Development of Risk Management Plan	<p>Southern Downs LDMG Risk Assessment Action Plan has been received.</p> <p>Bushfire Risk Assessment has commenced – Complete mapping of all stakeholders relationships/arrangement and associated business continuity and/or disaster management plans.</p>	<p>Finalise Bushfire Risk Assessment as recommended – June 2018</p> <p>Stakeholder engagement workshops to be arranged.</p> <p>To be progressed – Severe Thunderstorm Event (Including large hail) leading to Localised Flash Flooding & landslides – October 2018</p> <p>Tropical Low or Large Inland Trough Event leading to Major Creek Line Flooding & Major Riverine Flooding (Condamine River) & Landslides - December 2018</p>	Dec 18	\$5k	<p>Current Risk Register requires updating.</p> <p>To ensure Agencies and stakeholders are aware of the identified risk in the region.</p> <p>Ensure that the DDMG are notified of residual risks in the region.</p>	

Disaster Management	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
LDMG Member Training	<p>QFES Training Needs Analysis issued.</p> <p>Training for LDMG Group members available through Face-to-Face sessions and /or online.</p>	<p>QFES Introduction to Business Continuity Planning (BCP) and Introduction to Exercise Management – booked in for 17 April 2018</p> <p>Meteorology Masterclass – BOM – DMO Booked In for Toowoomba, 8 May 2018</p> <p>Guardian – end user training to be conducted – June 2018</p> <p>LDMG Exercise – June 2018</p> <p>Additional Training to be booked in with QFES to conduct training in modules listed below (dated to be confirmed):</p> <p>Local Disaster Management Group Member Induction</p> <p>Module 1 - Introduction to Evacuation</p> <p>Module 1 - Introduction to Recovery</p> <p>Guardian Training - date to be confirmed.</p>	Jun 18	\$5k	<p>Risk of LDMG being under resourced in training areas.</p> <p>Ensure the LDMG and LDCC are trained and adequately resourced prior to an event occurring.</p> <p>LDMG/LDCC legislative compliance.</p>	Project slightly off track due to number of members on group requiring training.

Disaster Management	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
Recovery Sub-plan	DRAFT Sub-plan to be reviewed and stakeholder meeting to be arranged to progress this project.	Recovery Committee Meeting to be arranged – June 2018	Dec 18	\$1k	Risk of community recovery not being adequately addressed after an event.	
Community Engagement – Disaster Preparedness and Get Ready	<p>Community Engagement Events held Warwick and Allora.</p> <p>Stanthorpe State Primary School and SCOTS college delivered Get Ready messages</p>	<p>Community Engagement Events arranged throughout the year.</p> <p>Booked in:</p> <p>Pratten – 5 May 2018</p> <p>Maryvale – 7 July 2018</p> <p>Leyburn – 1 September 18</p> <p>Get Ready QLD – October 2018</p> <p>Wallangarra – 3 Nov 2018</p> <p>Emergency Services Day 2019 Warwick – 9 Feb 2019</p> <p>Contact with Maryvale Primary School Made – School Presentation to tie in with ESD before 7 July to be confirmed.</p> <p>Have also reach out to both Leyburn and Wheatvale schools to discuss possibility of school presentation.</p> <p>Will contact Wallangarra School closer to ESD in Nov 18.</p>	Dec 18	\$5k	<p>Community resilience is impacted by lack of communication of PPRR.</p> <p>Ensure engagement activities throughout the year Include varied demographics and smaller communities outside of Stanthorpe & Warwick.</p>	More engagement activities to be confirmed.

Disaster Management	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
Condamine River Road – Temporary Closure Gates.	<p>Procedure has been developed.</p> <p>Information Session held – Nov 2017</p> <p>Letter/Form sent to Property owners Nov 2017</p> <p>Follow-up letter to sent to property owners regarding keys.</p> <p>Update to be sent to Property owners who have responded.</p> <p>Keys to be issued in from April to June 18.</p> <p>Procedure Process to commence from 1 July 2018.</p> <p>50mm Alert can be set within Environon System. Contacted BOM Rep requesting Admin Training for Enviromon.</p>	<p>Administration Training to be Arranged with BOM for Enviromon.</p> <p>Contacted BMT WBM regarding access to Remote Cameras.</p>	30 April 2018	\$1k	<p>Condamine River Rd Community impacted by flooding and road damage.</p> <p>Communication of process to be utilised during a flood event impacting Condamine River Road.</p>	

Initiation/Procurement Phase	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
Leslie Park Cenotaph Dais	<p>6 Dec 17 Committee requested Council assistance to project manage work.</p> <p>7 Dec 17 Request approved by CEO</p> <p>8 Dec 17 Exemption Certificate for proposed work lodged with Dept. Environment and Science.</p> <p>7 Feb 18 Exemption Certificate Application refused. Manager contacted Department to seek review of decision.</p> <p>Grant Application made under Lasting Legacies program.</p> <p>Grant Application made under Queensland Anzac Centenary Spirit of Service</p> <p>16 March 18, email sent to Dept. Environment and Science to seek an update on review of decision.</p>	<p>Exemption Certificate January.</p> <p>Contract Specification Draft – late Mar 18, now overdue.</p> <p>Committee to confirm funding late Jan 18, now overdue.</p> <p>Awaiting outcome of Exemption Certificate refusal review. Meeting on site with DES (Heritage) 11 April 2018.</p>	Nov 18	\$80k Committee plus in-kind support in officer time.	Budget: Committee 50% of the way to the estimated figure. Project cannot proceed until budget confirmed.	Project currently progressing off track due to a number of uncertainties still left to resolve.
Connolly Dam Camping Reserve	<p>Draft Bushfire Management Plan implementation commenced: Works Maintenance Crews to clear area for fire break and assembly point at Connolly Dam.</p> <p>RFT for Caretaker closed. Negotiations commenced.</p> <p>Firefighting tank quote been awarded.</p>	<p>Develop Priority Actions from Bushfire Management Plan</p> <p>Fire break and assembly point works to be carried out mid-April 2018.</p> <p>Awaiting recommendation from RFQ about possible caretaker - April 2018.</p>	June 18	\$30k	Safety: Evacuation of Campers in area with only one entry/exit point	

Initiation/Procurement Phase	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
Killarney Multipurpose Facility and Willi Street Community Groups Relocation	Community Consultation session regarding Canning Park to be held in conjunction with Budget presentation on 10/04/18 Contract awarded for design of Yangan Road Depot buildings. Meeting held with designers.	Killarney community consultation 10/04/18 Draft Shared Community Facilities design 30/04/18	Jun 19	\$695k	Multiple risks and their mitigation strategies identified in the PMP.	Initial design for shared facilities returned, indicating a structure of at least 1500sqm. Concern that W4Q budget allocation will not cover project.
Rest Area for Visitors and Travellers Incorporating New Entrance Signage	Wallangarra Community Meeting outcomes to influence scope. Site visit 08/01/18 to inspect possible location for works. Final PMP signed off and distributed 18/01/18 Meeting with Wallangarra Community 27/02/18.	RFQ for design of signage currently being drafted.	Dec 18	\$150k	Multiple risks and their mitigation strategies identified in the PMP, particularly with funding amounts. Issue previously raised.	
Regions Art Gallery Upgrade	Project dependency: Awaiting results of Stanthorpe Library Feasibility Study before proceeding further with this project.	Decision on library feasibility April 2018.	Jun 19	\$150k	Time: Project dependent on library feasibility study being conducted by Corporate Services, which is not due until March 2018 Reputation: Media enquiry received about library feasibility.	Project dependent on Library Feasibility study being completed by Corporate Services.

Initiation/Procurement Phase	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
Recreation Areas at Connolly Dam and Small Villages (BBQs and covered seats)	Change request approved to replace Lions Park with Boston Park Wallangarra in PMP following community consultation meeting. Confirmed that shelters and seating are being installed in Boston Park Wallangarra as part of another project so amended RFQ to include a BBQ instead of a shelter. RFQ for procurement of BBQs and shelters issued via VendorPanel on 28/03/18.	RFQ for procurement of BBQs and shelters closes 18/04/18	Dec 18	\$150k	Multiple risks and their mitigation strategies identified in the PMP.	
Burial Wall at Warwick Cemetery	Contract awarded to design Warwick Cemetery Outdoor Burial Walls.	Preliminary onsite meeting 11/04/18	Jun 19	\$180k	Time and Cost: Warwick Cemetery is heritage listed. Need Heritage Exemption Certificate to construct building on the site	

Initiation/Procurement Phase	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
Dungaree Memorial Project	<p>Applied for Heritage Exemption Certificate from Department of Environment and Science as Leslie Park is State Heritage Listed. Construction drawings and further design information required before exemption certificate can be issued.</p> <p>Draft wording for plaques received from landscape architect.</p> <p>Meeting held with landscape architect to discuss project and synergies with Warwick Streetscape project.</p>	<p>Construction drawings from landscape architect 10/04/18</p> <p>Heritage Exemption Certificate April 2018</p>	Dec 18	\$135k	Multiple risks and their mitigation strategies identified in the PMP.	

Initiation/Procurement Phase	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
John Simpson - Equestrian Sculpture	<p>Preliminary meeting held with Mr Simpson, with further meeting arranged to understand scope of works.</p> <p>PMP Developed with a PC date in December 2017.</p> <p>John Simpson informed of non-budget allocation in first quarter, meaning until a budget is identified, Council is unable to proceed with the actions tasked to it.</p> <p>Meeting organised for mid-December with key stakeholders.</p> <p>Placed before Council Special Meeting 12 March 2018 for funding shortfall consideration approved. JS Informed.</p> <p>PMP amended and signed off 27 March 2018.</p>	<p>Council site preparation – May 2018</p> <p>Chute Relocation – June 2018</p> <p>Sculpture Installation – October 2018</p>	Dec 18	\$60k	<p>Budget: Unclear what funding is in place? Proponent requested to meet with all key stakeholders</p> <p>Reputation: Managed process closely and align to agreed PMP objectives and outcomes.</p> <p>Time: Likely to slip due to a lack of stakeholder engagement by proponent.</p>	

Initiation/Procurement Phase	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
Mini Golf (WIRAC Facility)	<p>RFQ Issued. Discussions held with submitters.</p> <p>Contacted WA LG to get a RFT that could be used to let this type of project.</p> <p>WA LG provided copy of their RFT.</p> <p>\$30K operational budget approved through the first quarter budget review.</p> <p>Meeting held between key stakeholders Nov 17 to discuss way forward.</p> <p>RFQ drafted and Issued.</p> <p>RFQ close mid December 17.</p> <p>Limited submissions received with focus on design and construct, with prices offered far in excess of budget allocation.</p>	<p>Negotiations with all invited submitters to identify appropriate outcome that meets LGA principles for contracting is underway.</p> <p>Awaiting recommendation.</p>	June 18	<p>Design - \$30k</p> <p>Construction - TBC</p>	<p>Budget: Quarterly review to pick up potential future capital works.</p>	<p>Whilst offers received by date, outcome still outstanding, meaning time imposed as set.</p> <p>Project at risk of contractor negotiations falling over with no outcome.</p>

Initiation/Procurement Phase	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
Warwick Library Air Conditioning Replacement	<p>RFQ drafted. Corporate Services requested additional asbestos testing to confirm the information contained in the Asbestos Register prior to releasing RFQ. If confirmed as asbestos, alternative style air con units may be considered to minimise the impact on Library service delivery.</p> <p>Further asbestos testing results received. Confirmed asbestos exists.</p> <p>Information obtained from building indicates:</p> <ul style="list-style-type: none"> • Sinking foundations • Box guttering in need of repair/ replacement • Plate glass windows on North East wall need replacing due to safety risk • Roof leaks condition caused by age and design • Ceiling insulation has possibly old style fibreglass matting • Doors on Northern side for electrical box need replacing 	Release RFQ (date to confirmed after additional asbestos test results are received). Director Planning, Environment and Corporate Services requested project to be placed on hold until discussions with CEO.	Jun 18	\$60k	<p>Safety: Asbestos control measures during installation of new system</p> <p>Time: Procurement delay</p> <p>Quality: Temporary air con units installed to ensure comfortable environment for staff and users</p> <p>Quality: Ensure sufficient air con system installed – Engineer's recommendations obtained</p> <p>Reputation: Media enquiry about potential impact on additional works on operations raised.</p>	<p>Additional asbestos testing has delayed the issuing of the RFQ.</p> <p>Findings from builder indicate potential for greater work required than that initially identified in report to Council by Corporate Services.</p>

Construction/Implementation Phase	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
Big Thermometer (Stanthorpe)	<p>Work continuing on the Big Thermometer.</p> <p>Paper placed before Council Special Meeting 12 March 2018 for funding shortfall consideration, which was approved.</p> <p>Parallel parking zone kerb and channel has been constructed.</p>	Stonework to be completed to façade.	Jun 18	\$95k	<p>Scope: Community Group involvement may have higher expectations of Council than previously agreed.</p> <p>Location: Footings of structure have been built in flood zone. Chamber of Commerce have been made aware of risk to structure from flooding. Chamber of Commerce are willing to accept this risk.</p>	Funding initially insufficient, with Council now the prime financial contributor for the overall works.
Stanthorpe Fitness Centre – Building Compliance Rectifications	<p>Building rectifications works continuing.</p> <p>Contract awarded for structural engineering of additional work to accommodate OSHC.</p>	<p>Accessible toilet/shower facility construction commencing after Easter break.</p> <p>Council requested briefing on OSHC 9 April 2018.</p> <p>Structural engineered designs by 13/04/2018.</p>	Feb 18	\$180K	Disruption to fitness activities – contractor aware of need to work with users	Timing for PC an issue.

Construction/Implementation Phase	Status	Next Milestone Target Date	PC Date	Cost	Risk & Mitigation	Project Tracking
Stanthorpe Lions Park Toilets – Underpinning	Site inspection with Manager Works Maintenance & Open Space on 12/01/18 to determine extent of drainage works recommended in Damage & Condition report. Works required exceed available budget. Earthworks for drainage deferred awaiting budget allocation. Scope reduced to fit within budget allocation. CCTV of sewer trunk main completed 27/03/18. A number of cracks and other issues identified. Awaiting further report from Water & Sewerage department regarding findings.	Water & Sewerage to provide further details of findings from sewer main CCTV 16/04/18	Jun 18	\$8k	Works in a public place – install temporary fencing to protect public Budget insufficient to carry out all recommended remediation works.	
Warwick Town Hall – Fire Detection System	Fire detection system rough-in completed. Awaiting Town Hall availability for remainder of works.	Practical completion 30/04/18	Jun 18	\$75k	Timing: schedule works around Town Hall bookings Quality: ensure works comply with Heritage Exemption Certificate	
Warwick Town Hall – Termite Damage Repairs	New backstage flooring to be sanded and oiled in accordance with request from Heritage Department.	Sand and oil backstage flooring booked for 30/04/18 to 13/05/18	Jun 18	\$60k	Heritage Listed Building – works to comply with Heritage conditions	

Completed Projects
Allora Streetscape
Building Asset and Services Management Plan
Child Safety Week

Completed Projects
Connolly Dam Toilets
Construction of Warwick Water Treatment Plant Clarifier
Disability Action Week
Emu Swamp Dam Feasibility (NWIDF)
Flood Mitigation Gauges
Girls Empowerment Project – Partnership project between SDRC & SDIEA
Karara Water Supply Community Engagement
Local Level Alliance – Southern Downs
Pioneer Park Swanfels Shelter Rebuild
Seniors Month and Seniors Expo
Short Street Shed Relocation
Southern Downs Water Security Options Business Case
Southern Downs Youth Network (SDYN)
Talc Street Facility Transition
Town Hall Toilets Decommissioning
Young Leaders Program
Building Asset and Services Management Plan Improvement Actions
Deferred Projects
Stanthorpe Admin Building – Equitable Access
Stanthorpe Admin Building – Underpinning
Warwick Aerodrome – Construct Glider Strip

Monthly Report Works Construction - 9 April 2018

Initiation/ Procurement Phase	Status	Next Milestone Target Date	PC date	Cost	Risks & Mitigation	Project Tracking (Green - On Target) (Orange - Minor Slippage) (Red - Off Target)
Thames Ck culvert reconstruction	Design finalised & draft tender documents received. Budget (\$300,000) allocated.	Complete design & tender documents by April 18.	Jun-18	\$300k	1) The culvert is currently propped & to be constructed urgently. 2) Delay & rework due to inclement weather.	Delay - Finalising tender documents not progressed well due to other priority projects.
Palmerin St footpath (W4Q2)	Funding received and scoping in progress.	Scoping including asset location/ relocation to be decided by March 18. Consultation with business owners to be commenced in March 18. Draft plans to be presented to get Council approval.	Aug-18	\$350k	1) Possible service relocation works could cost more & delay the works. 2) Work progress may be slowed to reduce impact on businesses. 3) Scope of works depends on shopping centre streetscape & Dugaree streetscape plans therefore to wait until completion of shopping centre streetscape & finalising Dugaree memorial plans. Designer carrying out Dugaree memorial plans to be consulted about Palmerin St streetscape.	
Condamine River walking & cyclepath (W4Q2)	Funding received.	Scoping including asset location/ relocation to be decided by April 18.	Sep-18	\$115k	1) Possible land resumption may delay the commencement of project.	Project can be completed by June 19.
Glen Aplin cycle path	Scoping expected to complete by April 18.	Design expected to complete by May 18.	Jun-18	\$125k	1) Scope may change due to TMR road works at MT Sterling Road Intersection. Consultation with TMR is required to finalise scope.	Project can be completed by July 2018.
Park Road shared user bridge	RFQ sent for investigation, environmental studies, design & preparation of tender documents.	Finalise D & C documents and advertise tender for construction by June 18.	Aug-18	\$300k	Possible delay in finalising design works.	Design can be completed by June 18 & construction can be completed by September 2018.
Stanthorpe cycleways	RFQ for investigation, environmental studies & design being finalised.	This is design only project for this financial year. Consultant to be engaged to carry out design of pedestrian bridge by March 18.	May-18	\$48k	1) Possible delay due to other priority projects.	Delay - Design consultant will be engaged in the near future.
Defiance (Churchill Drive) stormwater upgrade	RFQ for design closed on 28/3/18.	Consultation with Defiance Mill to be commenced to decide construction period. Design can be commenced in mid-April 18. Timeline for construction works has to be finalised to program construction works.	Jul-18	\$350k	1) Possible delay due to resourcing issues-Resources will be allocated to prioritise this project. 2) Construction works may interrupt mill operation-Frequent consultation with mill to be undertaken & additional resources will be sought if required.	
Reseal - North	Old Stanthorpe Rd will be sealed by April 2018.		Apr-18		1) No major risks other than working near energised power lines. Appropriate precautions (spotter etc) will be taken when working near power lines.	Minor delay in finalising works..
Construction Phase	Status	Next Milestone Target Date	PC Date	Cost	Risks & Mitigation	Project Tracking
Inverramsay Rd widening & rehabilitation	Sealing second section completed in mid-February 18. Delay in progressing third section due to wet weather & reworking of some pavement completed.	Works could be completed by late early May 2018.	May-18	\$1.2M	1) No major risks other than working near energised power lines. Appropriate precautions (spotter etc) will be taken when working near power lines. 2) Delay & rework due to inclement weather.	On target & progressing

Item 11.1 Engineering Services Department Monthly Report
Attachment 2: Works Construction 2017/18 Project Status Report

Amiens Rd widening	First coat sealing completed to all sections.	Second coat sealing & tidy up works could be completed by April 2018.	Apr-18	\$1M	1) No major risks other than working near energised power lines. Appropriate precautions (spotter etc) will be taken when working near power lines. 2) Delay & rework due to inclement weather.	On target & progressing
Goomburra Rd widening & rehabilitation	Works commenced on 5/3/18 & progressing.	Complete sealing of first section by April 2018.	Apr-18	\$500k	1) No major risks other than working near energised power lines. Appropriate precautions (spotter etc) will be taken when working near power lines. 2) Delay & rework due to inclement weather.	Minor delay due to Fitzroy St works & pavement repair works for resealing works.
Aldred St storm water upgrade	TMR approvals received to commence work. Works commenced on 9/4/18.	Complete Pipe/ pit works by May 18.	May-18	\$350k	1) WHS issues associated with deeper trench-geotechnical engineer's advice will be sought to decide stability of the trench; Working near energised powerlines-Services will be located, Ergon Energy will be advised when working near underground powerlines & potholing near power lines (not using machinery for excavation works without potholing). 2) Residents may request additional works to resolve ongoing erosion issues- Residents will be briefed about issues & solutions.	On target & progressing
Gymnastic Club interim drainage works	Works commenced in late March & completed on 9/4/18.		Apr-18	\$10k		Work completed
Completed Projects						
Boxes Rd bridge replacement						
Connells Rd bridge replacement						
Blackspot 16/17 - Mt Tully Rd, Eukey Rd/ Sugarloaf Rd/ Mt Tully Rd, Old Stanthorpe Rd, Longs Lane & Connolly Dam Rd						
R2R Old Stanthorpe safety improvements (CH 15.44-16.48 km)						
Kenilworth St upgrade (LGGS)						
Killarney Streetscape (\$100,000 grants from State - W4Q1)						
Killarney Streetscape- Stage 2 (\$50,000 grants from State - W4Q2)						
Reseal south						
Fitzroy St rehabilitation (W4Q2)						
Warwick cycleway network						
Schnitzlering St upgrade (\$250,000 grants from State - W4Q) - Commissioning street lighting will be delayed till April 2018 due to Ergon's schedule of works.						
Cancelled Projects						

Item 11.1 Engineering Services Department Monthly Report
Attachment 3: Water & Wastewater 2017/18 Project Status Report

	Status	Next Milestone Target Date	PC Date	Cost	Project Risks & Mitigation	Project Tracking (Green - On Track (Orange - Minor Slippage) Red - Off Track)
Water trunk main - Storm King to WTP	Grant funding has been announced. Tender drawings have been issued. Initial procurement meeting has been held	Tender for procurement of pipe and construction contractors to be advertised Monday 19 March 2018	30-Jun-19	\$6,565,000	Excavation in granite rock Inclement weather over an extended period of time Availability of a suitable contractor river crossings - permits required from Fisheries, DEHP, DERM to undertake works in Quat Pot Creek	
SCADA/Telemetry & Electrical Renewals	All sites have been assessed - Capital project concept approval prepared for upgrade of telemetry at SP5's for 2018/19 FY	additional 10 switchboards will be ordered this financial year. Installation 2018/19	Jun-18	\$308,000		
Wallangarra WTP renewal	***HIGH PRIORITY*** civil works complete Design 95% complete - Control system (PLC) - Electrical design Pre construction - O&M tank complete - internal fitout to be completed - switchboard construction in progress	Concrete tanks to be installed week commencing 23 April	Jun-18	\$1,508,000	Health based targets have not yet been prescribed. Scope and budget creep - clarification of exclusions prior to awarding tender	Some delays have been experienced due to availability of civil contractors and construction of concrete slab Project is expected to be delivered within two months of laying of concrete slab
Bore Wells Rehabilitation - Leyburn	Contractor scheduled to mobilise to site 10 April	OA for drilling new bore may be required	30-Jun	\$15,000 (inspection & relining) \$20,000 (drilling new bore if required)	pump maintenance required	
Leyburn bore (water quality) - Design: RFQ for design for increased treatment of water in progress	RFQ for improvements to Leyburn treatment process to be advertised	closes early May	Jun-18	\$20,000 (design)		
Trunk Distribution Main Replacement Stage 1 (Design) - Warwick WTP	Pump sizes to be determined - connection of magflow meter (to SCADA) to be undertaken - analysis of results	completion of design June 2018	Jun-18	\$78,000	no design risks identified - design only	
John Dee water main - 150mm Rosehill Rd	Stage 2 (final stage) to be completed by end of April		Jun-18	\$193,000	unexpected weather delays constructability	
Connelly Dam and Morgan Park - gates to access easement	correspondence to landowners regarding access has been drafted RFQ for supply and installation of gates has been advertised week commencing 09/04/18	install gates (qty 15) prior to June 2018	Jun-18	\$15,000		

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	80% design in progress	completion of design	Jun-18	\$70,000		
Press Rd Wastewater pump station - Giff Links Werrick (Design)						
Wastewater Pump Station - Jackie Howe Drive Werrick	Installation programmed for week commencing 30 April	Installation expected April 2019	Jun-18	\$70,000	Integration with SCADA - SCADA license required Pump station down time during commissioning	
Wastewater Pump Station Renewal - Tyrrell St Stanthorpe	Installation programmed for week commencing 30 April	Installation expected April 2018	Jun-18	\$75,000	Integration with SCADA - SCADA license required Pump station down time during commissioning	
Cell array microwave link to improve internet connection	Installation programmed for week commencing 30 April	Installation expected April 2019	Jun-18	\$15,000		
Stanthorpe wastewater station - improve communication quality for remote monitoring	Installation programmed for week commencing 30 April	Installation expected April 2018	Jul-18	\$20,000		
Wastewater Renewals - Inflow and Infiltration Redfishburn and DCHP cell renewal	Smalling of marshes to be undertaken by Stanthorpe water crew Roof stormwater discharge to be addressed by compliance team with assistance from W&WV team Investigate RV dump point and Stanthorpe Depot and truck wash for infiltration	Additional resources (Water and Wastewater Engineer) commenced in January 2018	Jun-18	\$150,000	Relocation of RV dump point - community consultation required Budget allocation for modification of depot infiltration issues	
Sewer main relining (0.5km Stanthorpe, 1.5km Werrick)	Tender has been awarded. Contractor to commence on 01 April 2018	contractor to mobilise to site April 2018	16-Jun-18	\$803,000	There are currently sewer gravity mains under buildings that pose a high risk to Council if they collapse	
Stanthorpe STP - switchboard renewal	Tender has been awarded.	Award Control Systems portion of contract	Jun-18	\$250,000	Scope creep Maintenance of OT process during switchboard installation	Due to delays in awarding contract, project is likely to be completed in early 2018/19 FY
Water Meter Renewals - Northern	In progress	Ongoing	Jun-18	\$150,000	Finalise tender	
Water Meter Renewals - Southern	In progress	Ongoing	Jun-18	\$75,000	Budget has been reduced - reallocation to other projects	
Valves & Hydrants Renewals - Northern - Albion St	Valves and hydrants along Albion St to be renewed. GTS pickup of existing valves to be undertaken. TMR to be prepared, MFI application, Police special application, final date to be confirmed	Albion St valve replacement planning in progress - anticipated May 2018	Mar-18	\$203,000	Final Road approvals Availability of staff and contractors	
Valves & Hydrants Renewals - Southern	In progress - budget amendment - reallocation of funds to other projects	Ongoing	Jun-18	\$70,000		
Werrick WTP Upgrade Stage 1 - Clarifier	dry commissioning completed	wet commissioning to be completed March 2018	Mar-18		project managed by Major Projects Team	
Cell array (Hope St) and MR Tabor pumps	MR Tabor pump controller commissioned	Hope St pump controller - May 2018	Jun-18			
Urban line flow meters - batteries and new flow meters	All meters have been installed SS boxes have been ordered	SS boxes to be installed by L&A crew	Jun-18			
Overflows and basins (confirm capacity)	tender has been awarded	equipment to be delivered Stewart to set up meeting with relevant operators to discuss basins and storage Need to consider installation and inclusion on register for regular certification	Jun-18			

Item 11.1 Engineering Services Department Monthly Report
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RFQ for certification fo lifting gantries						
Completed Projects						
Water Bore Well Renewal Wallangarra	complete					
Filter Medium Replacement - Warwick Water Treatment Plant	complete					
Everest St Reservoir - water mains relocation and demolition of small tank	complete September 2017					
Bracker Rd break tank demolition	complete September 2017					
Killarney WTP - reservoir demolition	complete September 2017					
Stanthorpe WWTP - W1	calibration complete September 2017					
Killarney WTP - pressure transducers in filters	completed					
on-line monitoring calibration Wallangarra WTP	completed					
Connolly Dam butterfly valve at Warwick WTP	completed. Serviced by Rotork					
Filter Medium Replacement - Killarney Water Treatment Plant	completed October 2017					
Stanthorpe WWTP Renewal of plug (turtle) valve	Complete					
Victoria St sewer main bridge - restriction of pedestrian access	Complete					
Victoria St sewer main bridge - piers	Complete					
Water Main Replacement Acacia Ave	Complete					
Wastewater Main Renewal - Slade Campus	Complete					
Stanthorpe WWTP Renewal of plug (turtle) valve	Complete					
Victoria St sewer main bridge - restriction of pedestrian access	Complete					
Network New Emergency Power Generators	Complete					
Wallangarra soak - piers removed and footvalve replaced	Complete					
Victoria St sewer main bridge - piers	Complete					
Wallangarra Hale Haven Drive (bore under railway)	Complete					
Water main Extension - Rifle Range - Hale Haven Drive Stanth	Complete					
Water Main extension - Derwent St - Stanthorpe St Stanthorpe	Complete					
Stage 2 Water Main Extension to Applethorpe	Complete					
Chemical disposal - WTP	Complete					
Pansey St Killarney - protection of actuator in Main Roads road reserve	completed					
Flowmeter (urban) in effluent dam pump house	completed					
Market Square air conditioning	completed					

11.2 Event, Sport and Recreation Advisory Committee Minutes

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Manager Community Services and Major Projects	ECM Function No/s: 26.37.01

Recommendation

THAT Council:

1. Receive the minutes of the Event, Sport & Recreation Advisory Committee Meeting held on 20 March 2018 including the recommendations; and
2. Approve the Event, Sport & Recreation Advisory Committee recommendation to adopt the Sport & Recreation Strategy.

Report

The Southern Downs Event, Sport & Recreation Advisory Committee met on 20 March 2018.

The following recommendations are for Council's consideration and approval:

1. That Council receive the minutes of the Event, Sport & Recreation Advisory Committee Meeting held on 20 March 2018 including the recommendation;
2. That Council adopt the Sport & Recreation Strategy.

Attached to this report are the minutes of that meeting and the Sport & Recreation Strategy.

Budget Implications

\$20,000

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Nil

Options

1. Receive the Minutes of the Event, Sport & Recreation Advisory Committee Meeting held on 20 March 2018, including the recommendations.

2. Do not receive the Minutes of the Event, Sport & Recreation Advisory Committee Meeting held on 20 March 2018, not including the recommendations.

Attachments

1. Minutes of the Event, Sport and Recreation Advisory Committee Meeting held on 20 March 2018 [View](#)
2. Sport and Recreation Strategy [View](#)



1. PRESENT

Cr Yve Stocks, Cr Cameron Gow, Craig Magnussen, Amy Walker, Michael Smail, Michael Dwan, Warwick Fraser, Susan Tyrrell (via teleconference)

OBSERVERS

Michael Bell (Manager of Community Services & Major Projects), Sue Organ (Minute Secretary), Cr Jo McNally, Cr Rod Kelly, Cr Neil Miekdejohn

2. APOLOGIES

Mayor Tracy Dobie, David Keenan (CEO), Cr Marika McNichol

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The Chair welcomed everyone to the meeting.

Recommendation

THAT the Minutes of the Event, Sport and Recreation Advisory Committee Meeting held on 31 October 2017 be confirmed.

Moved: Craig Magnussen

Seconded: Susan Tyrrell

Carried.

4. SPORT & RECREATION DEBRIEF (16 NOVEMBER 2017)

The Chair provided comments on the success of the second Forum held on 16 November 2017 and opened it up for discussion by the Committee.

It was agreed that getting people together in the same room and discussing similar issues was helpful for those present.

The format of the Forum, with an advisory Panel answering questions was viewed positively.

The Committee agreed it is worthy for clubs to hear directly from other clubs how they have been successful.

5. NEXT FORUM DATE & TOPIC

The key themes raised at both Forums for potential future topics include:

- Strategic Planning (how to put together a 5-10 year Strategic Plan)
- Grant writing (templates, tips and tricks)
- Sharing resources
- How to keep volunteers and combat volunteer fatigue

The Committee agreed to a Strategic Planning workshop, of which a component will be grant writing structure.

It was suggested that the workshop be run in conjunction with Sport & Recreation Services South West Region. The Committee sees a collaborative approach of benefit to Council and the Department.

The suggested date for the Strategic Planning Workshop is early to mid-June 2018 in the Stanthorpe Civic Centre.

Discussion also took place around a Grants Newsletter that could be sent out once a quarter providing clubs with information on what funding is available. Make it a one page document with annual grant information for people to refer back to.

6. COMMONWEALTH GAMES UPDATE

The Cameroon Team has arrived and are playing Badminton in Stanthorpe and basketball and wrestling in Warwick this week.

The flow on effect of the Commonwealth Games has been apparent this week with other international visitors staying in the Region.

7. RECOMMENDATION FOR COUNCIL TO ENDORSE SPORT & RECREATION STRATEGY

The Committee were informed that the draft Sport & Recreation Strategy must be endorsed by Council.

The Committee requested that they be emailed the draft Strategy again to make any final comments. The Committee recommended the draft Strategy be forwarded for Council consideration upon close of this comment period.

Please note any final comments on the Strategy are due back via return email to the Minute Secretary on Wednesday, 4 April 2018 by close of business.

8. GOOD SPORTS PROGRAM

A brief explanation of what the Good Sports Program entails was provided to the Committee. It was agreed to include them as guest speaker at the next workshop.

9. ESRAC COMMITTEE

The question was raised are there any other goals for this Committee to achieve, as the focus to date has been on forums and workshops.

The Chair reiterated that the Sport & Recreation Strategy was the first goal the Committee achieved and out of the Strategy it was agreed an Action Plan would be developed. The first item identified as an action was to plan a number of Sport & Recreation Forums.

10. POLOCROSSE WORLD CUP UPDATE

The launch of the Polocrosse World Cup will take place on 22 April 2018, twelve months prior to the event. Sponsorship, marketing and funding work is an ongoing process. The final negotiations of major supporters are currently taking place. All teams have been officially invited and attendance payments are coming in. The Polocrosse Committee are aiming for a crowd of 60,000 next year.

The Committee endorsed that they would like to see a Polocrosse World Cup update at each meeting.

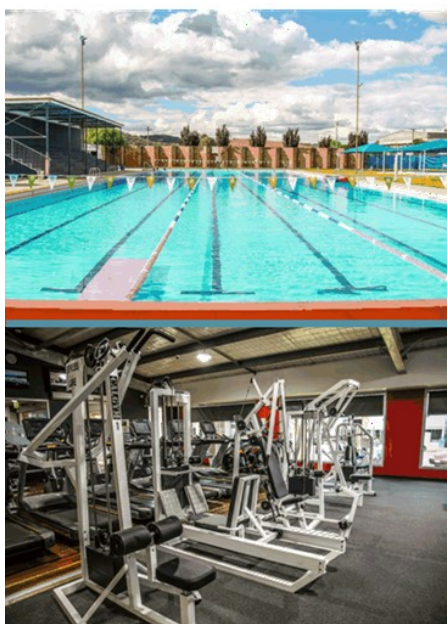
11. NEXT MEETING

It was suggested that the next ESRAC meeting would be held either in mid-April or towards the end of April, to structure the content of the June Strategic Planning Workshop.

The Minute Secretary to send an invitation for the meeting.

12. CLOSURE

The meeting closed at 10.52am



SPORT AND
RECREATION
STRATEGY
2016 - 2021

Document Change History

Document Control Sheet

Contact for enquiries and proposed changes. If you have any questions regarding this document or if you have a suggestion for improvements, please contact:

Project Manager Sue Organ – Sport and Recreation Officer

Phone 4681 5526

Version History

Version	Author	Issue Purpose	Date
1.0	S. Organ	First Draft for Comment	November 2016
2.0	M. Bell	First Draft Approval	December 2016
3.0	S. Organ	Committee Comments – Craig Magnussen Additional Information – Obesity	February 2017

Message from the Mayor

The Southern Downs Region Sport and Recreation history starts at the grassroots with our junior sporting clubs, right through to the recreation events that are held in our Region throughout the year. Our community is proud of our talent in sport and recreation and this Strategy aims to build on this and identify potential gaps in the market.

The Southern Downs Regional Council funds and supports a number of cultural events and festivals during the year. These festivals and events bring our communities together and also stimulate our local economy. This role is critical and aligns with our Community Plan *The Healthy & Active Southern Downs*.

Southern Downs Regional Council recognises the importance of sport and recreation and for this reason Council has produced the 2016-2021 Sport and Recreation Strategy. The Strategy will guide the work of Council over the next five years, identifying our current provision of physical activity, sport and active recreational pursuits and planning to meet the needs of our community in the future.

The Sport and Recreation Strategy will help us all to enjoy sport, be more healthy and active, and discover what our wonderful region has to offer.

Finally the Sport and Recreation Strategy aims to ensure that the Council's decision making and resourcing commitments are best placed to meet the recreation needs of the whole region.

Cr Tracy Dobie
Mayor

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1. Introduction

1.1 What is the Sport and Recreation strategy?

The Sport and Recreation Strategy 2016 - 2021 aims to provide the Southern Downs Regional Council with a five year strategy which conveys a targeted action plan for Council to deliver and provide for greater events, sport and recreation opportunities within the region.

The Sport and Recreation Strategy 2016-2021 will support the delivery of sport and recreation through:

- Delivery of a shared vision and direction for sport and recreation in the Southern Downs
- Encouraging collaborative action to achieve successful outcomes for its residents.
- Delivery of effective events, sport and recreation programs, facilities and services to the community
- Informing decisions, priorities and resources for events, sport and recreation in the region

Adopting and Implementing the Sport and Recreation Strategy 2016-2021, will enable the Southern Downs Regional Council to lead the way in providing its community access to a range of vibrant, diverse, innovative and inclusive events, sport, recreation and physical activity opportunities to help improve the community's health and wellbeing.

Sport and recreation spaces play a major role in building a vibrant, healthy and sustainable community. The Sport and Recreation Strategy will ensure this work is maintained and delivered to meet the needs of the community now and in the future.

2. Background

2.1 Why a Sport and Recreation Strategy?

The Sport and Recreation Strategy defines the infrastructure, environment, services and programs that enable people to participate in and benefit from events, sport and recreation within the region. It also describes Council's key goals and objectives in enabling higher levels of participation now and in the future.

The Strategy will support Council strategies and statutory planning documents such as the Community Plan 2030 (as amended) and the Corporate Plan.

The Strategy incorporates families, individuals and the whole community. It recognises the interaction that exists between people of all ages and backgrounds, and the community in which they live, work and play.

The Sport and Recreation Strategy provides key goals for Council to continue leading, facilitating, advocating for, and partnering with others in the delivery of quality infrastructure, services and programs that maintain and encourage greater levels of participation.

2.2 The Benefits of Physical Activity & Recreation

The Sport and Recreation Strategy will link directly with the Southern Downs Regional Council's Community Plan 2030 (as amended), that states *quality facilities, infrastructure, open space and programs will support health promotion, encouraging active and healthy lifestyles for all.*

Participation in sport and recreational pursuits can provide a number of benefits including:

- Management of obesity and related health issues
- Health outcomes through an improvement of mental and physical activity
- Building community cooperation
- A range of economic benefits for local businesses, clubs, community groups and the region as a whole; and
- Individual and team character building, team spirit, fair play and problem solving.
- Build and maintain social relationships

Participation can also have a deterrent effect on anti-social behaviour, including vandalism, drunken behaviour and lead to decreases in petty crime. This is in part due to more people using their time constructively and community facilities being used more often.

From an economic perspective, the involvement of more people in sport and recreational activities provides direct and indirect employment. Such employment can include the needs for officials to be trained, facilities to be constructed and maintained, and increased purchasing of sport and recreation related goods and services. Providing healthy options for passive and active recreation will decrease the risk of conditions such as cardiovascular disease, mental illness and diabetes.

The environment also benefits from an increase in physical activity as more people will utilise walking or cycling trails, therefore leading to a decrease in the use of motor vehicles.

The range of sport and recreation opportunities available within the region contribute to its liveability and enhances the region's economic sustainability through tourism, events and population growth. Sport and recreation play an important role in promoting a sense of community wellbeing. Sport and recreation facilities are recognised as important physical assets that contribute to providing a social focus and influencing people's perception of their community. Quality venues facilitate broad community connection and contribute to the overall health and economic sustainability of the communities in which they exist.

3. Goals & Objectives

3.1 Healthy & Active Southern Downs Goals

The Southern Downs Regional Council's Community Plan 2030 (as amended) outlines a number of goals and objectives that the Council will focus on in conjunction with strategic partners. These include:

- Develop an extensive network of walking and cycling infrastructure to support alternative, sustainable and accessible transport methods
- Advocate for corridors of open space between public and private land that support increased connectedness in recreation
- Promote the value of physical and social well-being by increasing provision of preventative health programs for target groups and diseases
- Promote an increase in physical activity, social connectedness and education about nutritional eating through programs such as the establishment of community gardens
- Maintain an appropriate level of provision for sport, active and passive recreation opportunities for all ages
- Lay the foundations for a healthy and active lifestyle by encouraging young families to exercise together from an early age
- Increase accessible, inclusive and diverse recreation activities through the provision of quality infrastructure and facilities across the region
- Ensure accessibility and affordability of recreation for all by maintaining community owned facilities for future generations
- Increase the sustainability of sporting organisations by building capacity of support volunteers and maximising their skills

3.3 Healthy & Active Southern Downs Objectives

The Southern Downs Regional Council's objectives are that the Sport and Recreation Strategy will:

- Increase participation in physical activity and recreation in the region
- Increase the opportunities for all people regardless of ability to participate in physical activity and recreational activities
- Provide diverse facilities for the people of the Southern Downs region to participate in sport and recreational activities
- Provide recreational facilities that meet the changing needs of residents and the wider population
- Provide facilities that will attract sporting and recreational events to the region
- Inspire the Southern Downs community to realise the importance of sport and recreation

3.4 Link between Council and other Government Departments

The Southern Downs Regional Council recognizes the importance of aligning the Sport and Recreation Strategy with the State and Federal Governments' Sport and Recreation's Policies and Frameworks. The two key documents include:

- Federal Government: National Sport and Active Recreation Policy Framework (June 2011).
- Queensland Government: Department of National Parks, Sport & Racing 2016-2020.

The following extract is taken from the National Parks, Sport and Racing Strategic Plan 2016-2020:

***Vision** – Queenslanders are enriched and connected through healthy parks and active lifestyles.*

***Objectives** – Queenslanders lead active and healthy lifestyles through participation in physical activity*

Strategies

1. *Engage young people to encourage lifelong participation in physical activity*
2. *Support a wide range of physical activities, including sport, fitness and other recreation based activities, encouraging all Queenslanders to become more active*
3. *Activate places and spaces for sport and recreation, including making the most of government owned facilities*
4. *Build strong partnerships across government, the community and commercial sector to boost participation in physical activity*
5. *Support and develop elite Queensland athletes through provision of coaching and related support services, and sport science research*

Performance Indicators

1. *Greater proportion of Queenslanders, particularly children and young people, involved in sport and active recreation*
2. *Efficiency of project management across our sport and recreation grants*
3. *Effectiveness of sport and recreation education and training programs*
4. *Increase sport and active recreation opportunities through management of facilities, including Queensland Recreation Centres*
5. *Provide funding for planning and delivery of fit-for-purpose sport and recreation infrastructure*
6. *Success of Queensland's elite athletes*
7. *Efficient funding of sport science research projects*

3.5 Council's Role

The Southern Downs Regional Council in conjunction with external agencies will be responsible for the following:

- Asset management, development and maintenance of facilities
- Planning authority
- Tourism and economic development
- Referral agency
- Leader / partner
- Advocacy in relation to sport and recreation activities in general and on behalf of sporting clubs
- Enforcing / compliance
- Service provision (programs and events)
- Education provider
- Marketing and communication – advocating for a healthy community through social marketing of healthy messages
- Promotion of healthy lifestyles, to address specific target issues including obesity, drugs and alcohol abuse and violence.

3.6 Other Sport & Recreation Providers

The Southern Downs Regional Council is not the sole provider of sport and recreation within the region. Council acknowledges many business operators and community groups that offer a variety of facilities and activities. Some of these include:

- Water sports / swimming
- Gyms and fitness centres
- Walking / hiking
- Park runs
- Triathlons / running events
- Equestrian / polocrosse
- Mountain biking / road cycling
- Motorsports
- Indoor sports (basketball, volleyball, netball, squash, dancing/acrobatics, gymnastics)
- Outdoor sports (rugby league, rugby union, AFL, soccer, hockey, cricket, athletics, lawn bowls, archery, croquet, clay targeting, lure coursing, tennis, orienteering)
- Recreation clubs (bridge, camera, book, drawing, U3A, garden, crafts, chess, quilting, car, scrapbooking, Toastmasters, pottery, music/bands)

This list is just a snippet of the many and varied activities conducted throughout the Southern Downs region. Council will continue to work with these and other groups within the region to develop funding opportunities and to help increase levels of participation in sport and recreation.

4. Importance of Sport & Recreation

The following information highlights the importance of sport and recreation in the Southern Downs region:

4.1 Why is providing sport and recreation important?

The Southern Downs Regional Council provides access to a range of sport and recreation opportunities throughout the region. These add to the culture and lifestyle of the community and are recognised as an important part of a well-balanced lifestyle.

The benefits associated with participating in sport and recreation include personal enjoyment, social interaction, physical and mental health, personal achievement, community involvement, community resilience and opportunities for expressing community pride and leadership.

The health benefits of participation in regular physical activity have been well documented and include:

- Reduced incidence of cardiovascular disease, stroke, obesity and other preventable illnesses;
- Increased life expectancy
- Reduced incidence of bowel cancer and certain other cancers
- Reduced incidence of stress, anxiety, depression and improved overall mental health; and
- Reduced incidence of chronic conditions such as diabetes, arthritis and asthma

Physical activity participation builds self-esteem and positive self-image, enhances life satisfaction and perceived quality of life. Evidence also suggests that regular group based participation can assist in reducing destructive behaviour and negative social activity, build understanding between diverse cultures and reduce isolation, loneliness and alienation.

Participation in various recreational activities has the potential to improve physiological and mental health, contribute to personal development, improve well-being and assist in social learning, such as teaching tolerance, respect, cooperation and leadership. Participation may also assist in the improvement of educational performance and promote a sense of community belonging.

Quality parks and recreation opportunities also provide safe developmental opportunities for children and young people to build social skills and participation within the community. Recreation facilities are recognized as important physical assets that contribute to providing a social focus and influencing people's perception of the community. Quality facilities broaden community use and contribute to economic sustainability.

The increasing incidence of obesity and sedentary lifestyles in all age groups, is an important consideration in the planning of sport and recreation spaces, that can cater for a diverse range of interests and ages.

4.2 Planning for sport and recreation

Consideration for future sport and recreation planning should include the following:

- Enhancement of informal recreation participation opportunities within open space areas, as these account for the largest proportion of overall physical activity participation by the community including walking, cycling and running. This reinforces the importance of quality walking paths, bicycle trails and open spaces for running.
- Increased use of parks and open spaces by personal trainers.
- Greater access to sport and recreation facilities and programs for people with a disability.
- Increased demand for organized sporting opportunities, especially for the youth (aged 5-15 years) and young adults (aged 15-24 years).
- The development of a strong and sustainable network of sport and recreation clubs that nurture the talent of our regional athletes.
- Future facility and infrastructure developments will need to consider an improved emphasis on quality, not just quantity of facilities.
- New and refurbished facilities should consider the opportunities to support social gathering spaces, multi-use and incorporating a high degree of environmental sustainability in design, development and operation.

5. Southern Downs Region Health Needs

The following information provides a summary of identified health needs in the Southern Downs community published by Primary Health Networks (Darling Downs and West Moreton):

5.1 Key Health Needs

- High proportion aged population.
- High proportion of Culturally & Linguistically Diverse Community (CALD)
- High prevalence of psychological distress.
- High prevalence of self-assessed poor health
- High prevalence of Type 2 Diabetes.
- High prevalence of drug offences
- Low GP after hours services claim rate.

The key issues facing the Southern Downs community is the high proportion of the population are aged 65 years and over and who identify as culturally and linguistically diverse, impacting the provision of culturally appropriate health services and health literacy.

Obesity, now considered a global pandemic, is rising in Queensland and on the Southern Downs, with 74% of people living in Warwick overweight or obese. Obesity is leading to significant consequences for the health of affected individuals, an increasing burden on health services and social supports, and potentially constraining economic productivity. It is a major risk factor for diabetes, cardiovascular disease and some cancers. It reduces quality of life and life expectancy.

A significant number of the social determinants of health in the community are higher than both the regional and state levels, and as a whole the community is one of the more disadvantaged in the Primary Health Network region.

Chronic disease prevalence rates in the community are generally below those in the region as a whole, with the exception of Type 2 Diabetes, which is higher than the regional average.

The health behaviours of the community are generally above the regional averages, however drug offences are above the regional and state average.

From a health services point of view, the community, both regional and rural, is adequately serviced. However the claim rate for GP after hours services is the lowest in the Primary Health Networks region.

6. Implications of Council's Sport & Recreation Strategy

A number of key elements must be considered by Council when the Strategy is implemented. These include:

- The link between sport and recreation and community wellbeing is embedded in the strategic planning.
- Ensuring sports and recreational infrastructure continue to be developed in line with the region's growth and population.
- The opportunities for sports and recreational tourism are recognised.
- The high quality of sport and recreational assets in the region can be leveraged to increase sport and recreation participation.
- Management of the relationship between open space and the provision of planning for recreation reserves and assets
- The region's sport and recreation assets can be further developed and enhanced to attract higher standard sport and recreation events
- Balance facility and infrastructure needs between growth areas and physical activity.
- Development of off-field sports and recreation amenities are considered in future planning.
- Co-ordination of the provision of sport and recreation infrastructure, facilities, programs and activities across relevant agencies and organisations.
- Collecting and assessing usage data throughout the region.
- Ensuring future sport and recreation spaces are identified as usage increases.

7. Recommendations

It is recommended that Council work towards achieving the following outcomes:


- Ensure new growth areas plan for sufficient and appropriately located sport and recreational assets
- Continue to strengthen the region's ability to work with other organisations, across all levels of government and within the community, in the planning, development and management of sporting and recreational activities.
- Work with tourism bodies to promote the region's recreational and sporting assets as a basis for attracting events to the region.
- Maximise usage and value of venues, where possible, for multi-purpose use.
- Support linking of junior and senior sports clubs to ensure a pathway for transition of younger participants into senior sport and recreational activities
- Ensure relevant Council departments (Sport & Recreation, Economic Development, Major Projects) work closely to successfully plan for and deliver major recreational projects.
- Design and promote sustainable recreational assets, and where feasible upgrade existing assets to improve sustainability outcomes.
- Work with relevant sporting associations, groups and peak bodies to support local club sustainability, encourage participation and to improve governance and asset management outcomes
- Where possible, undertake or facilitate analysis of facilities and resources sharing opportunities amongst clubs.
- Work closely with Council's Asset Management team to ensure sport and recreation facilities are safe, functional and fit for purpose.
- Actively promote the region's vast array of sport and recreational assets.
- Use contemporary and innovative approaches to sport and recreation information to sporting associations, clubs and community groups.
- Ensure programs are developed for sports clubs and community groups that continue to encourage healthy lifestyles, as well as address specific issues including obesity, drugs and alcohol abuse and violence.

- **Ensure recreational assets are designed to allow access and use by all residents.**
- **Work with local schools to promote physical activity participation opportunities, and links to existing sporting club, groups and activities.**
- **Involve all communities across the region in discussions as to the future needs and planning for recreation and open space assets.**
- **Encourage and support the development of elite sporting within the region.**
- **Formalise relationships with sporting and recreation clubs, including those of lesser known recreational pursuits.**
- **As new and emerging sports develop, ensure their needs are factored into future planning and Council activities.**

12. PLANNING, ENVIRONMENT & CORPORATE SERVICES DEPARTMENT REPORTS

12.1 Operational Plan Quarterly Report January to March 2018

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Governance and Grants Officer	ECM Function No/s: 12.1

Recommendation

THAT Council receive the contents of the Operational Plan Quarterly Review – January to March 2018.

Report

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.

Officer comments regarding the status and progress/completion of the 2017/2018 Operational Plan actions for the period 1 January 2018 to 31 March 2018 are attached.

Budget Implications

The Operational Plan is consistent with Council's 2017/2018 Budget.

Policy Consideration

The Operational Plan reflects the long term goals identified within the 2014-2019 Corporate Plan (Revised Edition).

Community Engagement

Nil

Legislation/Local Law

Section 174 of the *Local Government Regulation 2012* states that Council must prepare and adopt an annual operational plan for each financial year

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

Options


Council:-

1. Receive the contents of the Operational Plan Quarterly Review – January to March 2017.
2. Not receive the contents of the Operational Plan Quarterly Review – January to March 2017.





Attachments

1. Operational Plan Report January to March 2018. [View](#)

Engineering Services

Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome 1.1 Review levels of service delivery to our region</i>						
Review and update the Drought Management Plan.	Water and Wastewater	Manager Water and Wastewater		50%		<p>Council has engaged Qld Water Directorate to facilitate the preliminary community engagement to feed Council's Water Efficiency Plan. The plan will include Council's goals to improve water efficiency with our practices (potential capital works e.g. water renewals, automated water metering system) and the ongoing strategy to engage the community to improve their own efficient use of water - comprising of short, medium and long term objectives.</p> <p>The contract consists of 2 stages:</p> <p>Stage 1 : - Community Water Information Sessions – This will be run by QWRAP with a representative from DNRME promoting WaterWise practices. To draw people into the consultation a water taste test will be run with the winner to be entered into the regional 1xom taste test competition. (18 July)</p> <ul style="list-style-type: none"> - Session 1 – Apple and Grape Festival – 3 March - Completed - More than 150 people participated - Session 2 – Warwick Show – 23-25 – (note 22 is World Water Day) <p>Stage 2: - Workshop within Council - staff including Councillors and W&WW advisory committee - to explore options for further engagement with the community which will underpin our objectives within the Plan. Additionally a representative from Townsville City Council who has successfully developed their Water Demand Management Strategy will be assisting with this workshop.</p>




 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome 1.12 Develop and promote our unique artistic and cultural diversity.</i>						
Work with local community volunteers on delivering Civic events in Stanthorpe and Warwick.	Community Services	Manager Economic Development and Tourism		75%		Economic Development and Tourism Department are working with a number of community groups to deliver a range of Civic Events, including Queen's Baton Relay, Mayor's Leadership function and ANZAC Day.
<i>Key Outcome 1.12 Develop and promote our unique artistic and cultural diversity.</i>						
Review the regional Australia Day arrangements	Community Services	Manager Economic Development and Tourism		75%		Council officers have an engagement strategy in place to ensure the Australia Day Celebrations are successful. The Australia Day celebrations in 2018 were well supported. A briefing session will be arranged to discuss changes to the Australia Day Policy.
<i>Key Outcome 1.1 Review the Southern Downs Community Plan and Community Engagement Strategy in consultation with other key stakeholders including other levels of Government.</i>						
Review Councils achievements from the 2030 community plan.	Community Services	Manager Community Services and Major Projects		0%		On hold pending decision of Council around broader review.
<i>Key Outcome 1.3 Assist community groups to increase their sustainability and build social capacity.</i>						
Explore options for delivering project planning skills to further build capacity in the community.	Community Services	Manager Community Services and Major Projects		0%		Limited resources impacting on ability to deliver against this action.





 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome 1.9 Continue to develop and extend Council's public consultation processes.</i>						
Engage with a broad community base regarding youth issues identified through the Youth Action Plan process	Community Services	Manager Community Services and Major Projects	✓	100%		Youth Policy adopted by Council, which will see the introduction of a Youth Council. Nominations for new youth Council expected to be called February 2018. Staff have met with the nine (9) schools that provide Year 10. All schools keen to be involved, with first meeting scheduled for April 2018.
<i>Key Outcome 2.2 Continue to upgrade pathways throughout the region to encourage increased walking and cycling by residents and visitors in accordance with the Footway and Bikeway Master Plan.</i>						
Complete cycleway and footpath master plans for Warwick and Stanthorpe incorporating the principal cycle network.	Engineering Services	Manager Works Maintenance and Open Space	●	0%		Due to key staff departures this project has been postponed till next financial year.
<i>Key Outcome 4.12 Explore/review potential efficiencies and opportunities for Council's operations.</i>						
Actively seek external funding to deliver Community Service projects.	Community Services	Manager Community Services and Major Projects	●	75%		Council continues to actively seek community grants, having again been successful in securing \$55k in RADF. Further grants applied for in conjunction with Stanthorpe RSL and Warwick dais.




✓ Complete	● On Track	● On hold	● Not Started Yet	● Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome 6.7 Secure a sustainable, reliable water supply to support industry and population growth.</i>						
Deliver the 2017-18 Capital Works Program.	Water and Wastewater	Manager Water and Wastewater		75%		Council has completed 17 capital works projects, currently has 13 projects in construction phase, and 7 projects in procurement phase. Of these 7 projects, 4 have completed tender phase and 3 will be released for tender in the next couple of weeks. The number of Water and Wastewater capital projects has dramatically increased from the approved budget May 2017 due to reactive works including Leyburn Bore investigations, Wallangarra WTP, and a number of smaller projects to deal with risk to WHS and Stanthorpe WTP Environmental Evaluation. Additionally Council received funding for the Storm King Dam pipeline replacement.
<i>Key Outcome 6.7 Secure a sustainable, reliable water supply to support industry and population growth.</i>						
Complete Warwick Water treatment plant stage 1.	Water and Wastewater	Manager Water and Wastewater		85%		Dry commissioning of the Clarifier has been completed. The contractor is currently completing wet commissioning (March 2018).
<i>Key Outcome 6.7 Secure a sustainable, reliable water supply to support industry and population growth.</i>						
Review the Drinking Water Quality Management Plan.	Water and Wastewater	Manager Water and Wastewater		100%		Council received a second Information Requirement Notice 20 Dec 2017 which increased in items to address from the last IRN. Due to this Council met with DNRME representatives from the office of water planning and regulation (The Regulator) together with Council Consultants Bligh Tanner to finalise the issues. Council received an approval notice for the DWQMP on 8/3/2018. To ensure Council officers utilise this plan Bligh Tanner has been engaged to deliver a presentation on the DWQMP (18 April).





 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome 6.7 Secure a sustainable, reliable water supply to support industry and population growth</i>						
Review the Recycled Water Management Plan.	Water and Wastewater	Manager Water and Wastewater		95%		Council received an information requirement notice (IRN) for the submitted RWMP, 27 Dec 2018. Council met with DNRME officers 2 Feb together with Council's consultant Bligh Tanner. DNRME notified Council 8 March 2018 that the decision on the RWMP is pending advice from the Public Health Unit from Qld Health.
<i>Key Outcome 6.6 Develop and review current plans for Emu Swamp Dam including associated risk management strategies.</i>						
Progress Emu Swamp Dam project conditions of approval.	Water and Wastewater	Manager Water and Wastewater		100%		This item is complete.
<i>Key Outcome 7.1 Analyse current roads and other associated infrastructure to determine priorities.</i>						
Review and refine the 5 year Capital Works Program for Roads and Associated Infrastructure.	Works Construction, Workshops and Assets	Manager Works Construction, Workshops and Assets		90%	1/06/2018	Program refined for the submission of the proposed capital program for the 2018-19 Budget. Following the finalisation of the budget the program will have to be adjusted to reflect the budget decisions taken by Council.
<i>Key Outcome 7.3 Review and implement strategies to allow for the expansion of aviation activities at both aerodrome as funding permits.</i>						
Explore using the facilities for activities to bring in additional revenue.	Community Services	Manager Community Services and Major Projects		75%		Council has secured external funding from organisations who have hired Council's aerodromes. Council continues to explore ways to hire out Town Hall and the Stanthorpe Civic Centre. Council has now acquired the Stanthorpe Fitness Centre, with activities currently being explored to improve the revenue stream.



 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome 1.3 Review and implement strategies to allow for the expansion of aviation activities at both aerodrome as funding permits.</i>						
Manage and maintain aerodrome facilities at Warwick and Stanthorpe.	Community Services	Manager Community Services and Major Projects		75%		Annual Audit completed which identified a number of remedial actions that require completion.
<i>Key Outcome 7.3 Provide well maintained sealed and unsealed roads, including footpaths and stormwater drainage, to determined levels of service as defined in the Asset Management Plan.</i>						
Deliver the 2017/18 Works Construction Capital Works Program.	Works Construction, Workshops and Assets	Manager Works Construction, Workshops and Assets		58%	30/06/2018	Approx 58% of the Works Construction Capital Expenditure Budget has been spent. The current budget/ program was distorted in the first half of the year due to carryover projects and the inclusion of significant additional projects with a value of \$1.7 million including Works for Queensland 2 projects and others. A proposed adjustment in the 3rd quarter budget review will better reflect what actual work that will be able to be completed in the 17-18 year (reduction of approx \$1.6 million. If the proposed adjustments are made it will reflect that approximately 70% of the proposed adjusted expenditure budget
<i>Key Outcome 3.12 Develop and implement council land management strategies.</i>						
Manage and maintain Council buildings and facilities.	Community Services	Manager Community Services and Major Projects		95%		Maintenance of Council buildings continues. Building Asset and Services Management Plan adopted by Council, with the governance hierarchy, condition assessment manual and operations manual now in draft, with final versions to be in place in 2018. Awaiting Council decision March 2018.




 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i> 6.14 <i>Manage and develop SDRC's disaster management and recovery responsibilities.</i>						
Provide disaster recovery assistance to residents in the event of a disaster.	Engineering Services	Manager Works Maintenance and Open Space		75%		Continual works carried out. Works carried out for December storms by acting LDC.
<i>Key Outcome</i> 6.14 <i>Manage and develop SDRC's disaster management and recovery responsibilities.</i>						
Provide disaster emergency response training to volunteers to maintain competency and capacity to respond in a disaster situation.	Engineering Services	Manager Works Maintenance and Open Space		0%		Some evacuation centre training has been carried out
<i>Key Outcome</i> 6.14 <i>Manage and develop SDRC's disaster management and recovery responsibilities.</i>						
Develop Memorandums of Understanding with owners of identified evacuation centres.	Engineering Services	Manager Works Maintenance and Open Space		5%		Work yet to commence but will build on existing arrangements
<i>Key Outcome</i> 6.15 <i>Continue to review and expand Asset Management Plans.</i>						
Review and update the Asset Management Plan for Water Supply.	Water and Wastewater	Manager Water and Wastewater		75%		The working W&WW 10 year capital program was submitted 18 Jan 2018 which was to feed the AMP. Council has engaged a consultant under the auspices of the pilot Regional Capability Advancement Program (RCAP) of the Queensland Treasury Corporation (QTC) to deliver RCAP gap analysis report with an outcome to develop a comprehensive 'road map' to guide Council's asset management improvement program. As a result of this process the W&WW depart is changing focus with the aim to building a more robust capital program and produce a strategy in line with Shaping Southern Downs document and W&WW customer service standards.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i>						
5.15 Continue to review and expand Asset Management Plans.						
Review and update the Asset Management Plan for Wastewater.	Water and Wastewater	Manager Water and Wastewater		75%		The working W&WW 10 year capital program was submitted 18 Jan 2018 which was to feed the AMP. Council has engaged a consultant under the auspices of the pilot Regional Capability Advancement Program (RCAP) of the Queensland Treasury Corporation (QTC) to deliver RCAP gap analysis report with an outcome to develop a comprehensive 'road map' to guide Council's asset management improvement program. As a result of this process the W&WW depart is changing focus with the aim to building a more robust capital program and produce a strategy in line with Shaping Southern Downs document and W&WW customer service standards.
<i>Key Outcome</i>						
8.15 Continue to review and expand Asset Management Plans.						
Refine the Water & Wastewater 4 & 10 year Capital Works Program.	Water and Wastewater	Manager Water and Wastewater		85%		The working 10 year capital program was produced and submitted 18 Jan in the form of the bids spreadsheet. This program has been compiled from the existing AMP, recommendations from numerous reports, items identified by W&WW Council Officers, and details from the Asset Management Team. This program is continually updated as issues/risks are identified.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i>						
5.15 Continue to review and expand Asset Management Plans						
Further refine and develop the Corporate Asset Management approach and processes to ensure closer integration between the Asset Management Plans and Council's Long Term Financial Plan.	Works Construction, Workshops and Assets	Manager Works Construction, Workshops and Assets		40%	30/06/2018	Implementation of the SDRC Asset Management Strategy is progressing slowly. Implementation and development of the Asset Management Steering Committee is ongoing. Regular reporting on the actions relating to Asset Management are being provided to the Audit and Risk Management Committee. Several projects to advance Asset Management such as the Asset Hierarchy Review are ongoing. The QTC sponsored "Regional Capability Advancement Program Asset Management Pilot" has commenced and the outcome of the project will be a revised road map to progress Asset Management.
<i>Key Outcome</i>						
5.9 Continue to develop accurate flood mapping studies						
Implement IGEM REVIEW task actions for year one.	Engineering Services	Manager Works Maintenance and Open Space		70%		LDMP has undergone annual review. Tasks are currently being prioritised. Review has shown improvements in all areas
<i>Key Outcome</i>						
5.9 Continue to develop accurate flood mapping studies						
Complete all remaining required sub-plans for the Local Management Disaster Plan.	Engineering Services	Manager Works Maintenance and Open Space		45%		Sub-plans being progressively sent to LDMG

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Executive Office

Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome 1.3 Continue to monitor and stay informed about matters that affect the community.</i>						
Provision of timely and accurate Council information to the community.	Executive Office	Chief Executive Officer		50%		A range of initiatives are being undertaken including the Q&A sessions, Cuppa with the Councillors, a range of public forums, the monthly Council newsletter and through the Advisory Committees.
<i>Key Outcome 4.12 Explore/review potential efficiencies and opportunities for Council's operations.</i>						
Provide overall guidance and direction on Council's operations.	Executive Office	Chief Executive Officer		50%		Updates have been provided to Councillors on a regular basis at Council briefing and Council meetings.
<i>Key Outcome 4.12 Explore/review potential efficiencies and opportunities for Council's operations.</i>						
Support for Elected Members.	Executive Office	Chief Executive Officer		50%		Councillors are provided with fortnightly updates and receive information through formal Briefing Sessions
<i>Key Outcome 4.1 Apply the Planning Scheme to ensure consistent and balanced decisions are made in relation to lifestyle and growth opportunities</i>						
Continue to provide interest group forums including Tourism, Economic Development, and Agribusiness.	Economic Development and Tourism	Manager Economic Development and Tourism		75%		Economic Development Department has delivered a Jobs Expo, Agri-business Expo and back-packer welcome event. In the coming quarter, there will be, an employment services expo, a technology expo and a culinary skills workshop.



 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i> 5.3 <i>Review Council's role in Tourism</i>						
Review tourism, information and business signage in Southern Downs. Part one is to Investigate, review and recommend new welcome and tourist signage, including cluster signage in region. Part two is investigate removal of old / defunct business and tourism signage.	Economic Development and Tourism	Manager Economic Development and Tourism		75%		Council Officers are working with TMR and Consultants to deliver a new signage strategy
<i>Key Outcome</i> 5.1 <i>Reviews the Planning Scheme in accordance with State legislation.</i>						
Review, workshop and Implement Economic Development Strategy.	Economic Development and Tourism	Manager Economic Development and Tourism		100%		Economic Development Strategy adopted by Council at the February General Meeting. It is now on the Council website.
<i>Key Outcome</i> 5.12 <i>Develop and implement council land management strategies.</i>						
Rollout further safety improvements as identified by Saleyards Master Plan.	Finance and Information Technology	Manager Finance and Information Technology		50%	31/05/2018	The contract for the next stage of the walkways has been undertaken with the estimated completion date is the 31 May 2018.
<i>Key Outcome</i> 5.12 <i>Develop and implement council land management strategies.</i>						
Manage and maintain Warwick Saleyards.	Finance and Information Technology	Manager Finance and Information Technology		50%	30/06/2018	Ongoing management of saleyards continuing.
<i>Key Outcome</i> 5.16 <i>Implement an ongoing review of the rating system encompassing ponded rate areas.</i>						
Issue rates and utility charges for Council.	Finance and Information Technology	Manager Finance and Information Technology		75%	30/04/2018	The final Water and Waste Water charges are to be levied in March 2018. General rates and waste collection charges have already been levied.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i>						
5.16 Implement an ongoing review of the rating system encompassing benefited rate areas.						
Review Council's Rating Categories	Finance and Information Technology	Manager Finance and Information Technology		25%		The review of the general rating categories is currently being undertaken with estimated completion date being the 30 June 2018 ready for the 2018/2019 budget.
<i>Key Outcome</i>						
5.2 Develop and implement policies and procedures to effectively manage HR resources and practices across the entire Southern Downs Regional Council organisation.						
Negotiate new Certified Agreement.	Human Resources	Manager Human Resources		75%	30/06/2018	EB negotiations commenced. A number of meetings have been held. Challenges in finalising the Agreement due to significant changes in Union Organisers.
<i>Key Outcome</i>						
5.22 Provide and maintain strategies to ensure Council's long term financial sustainability.						
Review and update of the 10 year Financial Plan.	Finance and Information Technology	Manager Finance and Information Technology		50%		The 10 year financial plan has been updated with end of year results from 2016/17. This will be updated again through the budget cycle for 2018/19.
<i>Key Outcome</i>						
5.22 Provide and maintain strategies to ensure Council's long term financial sustainability.						
Annual review of Debt Policy, Procurement Policy, Revenue Policy and Investment Policy.	Finance and Information Technology	Manager Finance and Information Technology		0%		The review of the debt policy, procurement policy, revenue policy and investment policy will take place as part of the 2018/19 budget cycle.
<i>Key Outcome</i>						
5.3 Continue to promote and encourage a proactive approach to workplace health and safety.						
Review Council's safety management systems to ensure compliance with audit and legislative requirements.	Human Resources	Manager Human Resources		50%		Safety Audit completed. Safety Action Plan developed and currently being implemented. Continued implementation and review of Council's Safety Action Plan. Progress reported to Audit and Risk Management Committee on a quarterly basis.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i>						
5.7 <i>Become an employer of choice appropriate training, innovative leadership and improved career pathways.</i>						
Review current workforce profile and conduct skills audit across all Directorates for succession planning.	Human Resources	Manager Human Resources		20%		Workforce strategy completed. Performance and Development Plans currently being completed or distributed to employees. Increase in employee turnover rate. Review of structure required to be undertaken.
<i>Key Outcome</i>						
5.6 <i>Continue to upgrade and use most effective technology to provide best delivery of services to the region.</i>						
Undertake additional IT Security Testing	Finance and Information Technology	Manager Finance and Information Technology		75%	30/04/2018	Activity on this action has commenced with the first test undertaken of Council staff. Additional training is anticipated to be undertaken in April 2018.






 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Planning, Environment and Corporate Services


Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome 1.1 Review levels of service delivery to our region</i>						
Overall Direction of the Planning, Environment and Corporate Services Directorate and implementation of Operational Plan.	Planning, Environment and Corporate Services	Director Planning, Environment and Corporate Services		75%		Directorate activities are in accordance with Operational Plan and Budget.
<i>Key Outcome 1.1 Review levels of service delivery to our region</i>						
Ensure Planning and Environment Capital Works are constructed and completed generally in accordance with the Budget and Operational Plan.	Planning, Environment and Corporate Services	Director Planning, Environment and Corporate Services		75%		PECS Capital Works proceeding in accordance with Budget.
<i>Key Outcome 3.2 Further develop libraries to become active community hubs of learning and social inclusion.</i>						
Finalise the review of the Library Strategic Plan.	Corporate Services	Manager Corporate Services		65%		Council's Library Service Coordinator has submitted a draft strategy for feedback.
<i>Key Outcome 3.2 Further develop libraries to become active community hubs of learning and social inclusion.</i>						
Implement an internet management system for public internet access.	Corporate Services	Manager Corporate Services		75%		The software has been installed at Stanthorpe library for testing and will be implemented in other libraries if appropriate.
<i>Key Outcome 3.2 Further develop libraries to become active community hubs of learning and social inclusion.</i>						
Progress the decisions made by Council on future mobile library service alternatives.	Corporate Services	Manager Corporate Services		50%		The January 2018 Council meeting resolved to replace the existing mobile library vehicle with a new vehicle. Corporate Services staff are liaising with the Fleet Workshop Coordinator.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i>		4.4	<i>Apply the Planning Scheme to ensure consistent and balanced decisions are made in relation to lifestyle and growth opportunities.</i>			
Review development assessment procedures, factsheets and website content in line with the changes to accord with the amended Planning Scheme.	Planning and Development	Director Planning, Environment and Corporate Services		50%	30/06/2018	The work on this action will now proceed following adoption of the Planning Scheme amendments. The internal auditor has completed a review of the development application process and this has been presented to the Audit and Risk Management Committee.
<i>Key Outcome</i>		6.3	<i>Utilise 'best practice' waste management practices and further develop regional facilities in accordance with the Waste Management Plan.</i>			
Undertake Capital Works in accordance with the Waste Reduction and Recycling Plan 2014-2024.	Environmental Services	Acting Manager Environmental Services		85%		Minor Capital Works at the Warwick Waste facility has now been completed. The Minor Capital Works program for the Stanthorpe Waste facility has been allocated and work has commenced.
<i>Key Outcome</i>		6.3	<i>Utilise 'best practice' waste management practices and further develop regional facilities in accordance with the Waste Management Plan.</i>			
Review the Waste Reduction and Recycling Plan 2014-2024.	Environmental Services	Acting Manager Environmental Services		75%		Waste Reduction and Recycling Plan (WRRP) is currently under preparation. Additional information is currently under review that will inform the strategic directions in the WRRP. This has delayed finalising the plan, and will enable consultancy to respond and review the draft document under preparation. The draft WRRP is anticipated to be presented to Council in the 4th Quarter.
<i>Key Outcome</i>		6.3	<i>Utilise 'best practice' waste management practices and further develop regional facilities in accordance with the Waste Management Plan.</i>			
Develop and tender the documents and appoint a new Contractor for Waste Collection and disposal services for the next 10 years.	Environmental Services	Acting Manager Environmental Services		50%		Work on new Waste Management contract has been delayed due to resourcing issues.
<div>  Complete  On Track  On hold  Not Started Yet  Needs Attention </div>						

Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i>						
6.3 Continue to promote, educate and implement awareness and best practice waste collection, recycling, environmental health and environmental protection strategies.						
Continue to promote, educate and implement awareness and best practice waste collection, recycling.	Environmental Services	Acting Manager Environmental Services		75%		Several media articles were issued this quarter and published in local media about waste and recycling matters in the region.
<i>Key Outcome</i>						
6.3 Continue to promote, educate and implement awareness and best practice waste collection, recycling, environmental health and environmental protection strategies.						
Continue to promote, educate and implement awareness and best practice Environmental Health and Environmental Protection strategies.	Environmental Services	Acting Manager Environmental Services		75%		The food premises inspection regime continued this quarter. Council officers continued to respond to customer enquiries and concerns raised. New EHO commenced this quarter.
<i>Key Outcome</i>						
8.1 Review the Planning Scheme in accordance with State legislation.						
Complete the review of the Southern Downs Planning Scheme.	Planning and Development	Director Planning, Environment and Corporate Services		100%		Planning Scheme Amendments commenced.
<i>Key Outcome</i>						
8.1 Review the Planning Scheme in accordance with State legislation.						
Oversee review of the Planning Scheme including initiatives to streamline Development Assessment.	Planning, Environment and Corporate Services	Director Planning, Environment and Corporate Services		100%		Planning Scheme amendments commence 16 March 2018.
<i>Key Outcome</i>						
8.12 Develop and implement council land management strategies.						
Manage Council's land holdings to maximise return, particularly in relation to disposal of surplus freehold land and potential leasing of existing trustee land.	Corporate Services	Manager Corporate Services		75%		The emphasis during this financial year has been centred on sales of land at the Warwick Aerodrome. Sales at this site are continuing. Council land at Border Road, Applethorpe has been placed under contract of sale.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i> 5.12 <i>Develop and implement council land management strategies.</i>						
Review the future land requirements at the Warwick Aerodrome for use by the Department of Defence.	Corporate Services	Manager Corporate Services		75%		Council officers are liaising with the RAAF Cadets branch.
<i>Key Outcome</i> 5.12 <i>Develop and implement council land management strategies.</i>						
Develop a Local Government Infrastructure Plan for Southern Downs Regional Council	Planning and Development	Director Planning, Environment and Corporate Services		90%		LGIP on public consultation from 13/03/2018.
<i>Key Outcome</i> 5.12 <i>Develop and implement council land management strategies.</i>						
Review with aim to develop new criteria and requirements, as well as streamline and simplify all Short term accommodation Local Laws/subordinate local laws.	Planning and Development	Director Planning, Environment and Corporate Services		0%		This action is on hold pending resourcing.
<i>Key Outcome</i> 5.15 <i>Continue to review and expand Asset Management Plans.</i>						
Oversee the completion of an advanced Asset Management Plan for assets within the Environmental Services Department.	Environmental Services	Acting Manager Environmental Services		75%		The ES AMP review is currently being held in abeyance due to staff resource constraints, and awaiting directions from the corporate AMP project currently underway.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i> 8.1.7 <i>Review pest management services in accordance with legislative requirements, community expectations and to ensure the protection of the environment.</i>						
Review pest management services in accordance with legislative requirements, community expectations and to ensure protection of the environment, and construct related Capital Works.	Environmental Services	Acting Manager Environmental Services		75%		Improvements to the wild dog check fences are anticipated to be carried out in the 4th Quarter. Staff have continued to carry out aerial and ground based baiting to control wild dogs. A total of \$8450 was issued for Wild Dog Bounty program. Invasive Species Control Scheme - a total of 465 Supplementary rates notices letter were issued this quarter.
<i>Key Outcome</i> 8.1.7 <i>Review pest management services in accordance with legislative requirements, community expectations and to ensure the protection of the environment.</i>						
Implement an approved Environmental Enhancement program.	Environmental Services	Acting Manager Environmental Services		75%	30/06/2018	Site inspections continue to be performed. 465 Supplementary rates notices issued in March for those landowners who failed to submit a Control Works Form.
<i>Key Outcome</i> 8.1.7 <i>Review pest management services in accordance with legislative requirements, community expectations and to ensure the protection of the environment.</i>						
To continue to support the Pest Management Working Group and implement the recommendations of the committee.	Environmental Services	Acting Manager Environmental Services		75%		The Pest Management Advisory Committee met in 20 February 2018 and the minutes of the were presented to Council. Outcomes (re baiting program and tracking collars research) have been included in the third quarter budget review and the 2018/19 FY operational budget.
<i>Key Outcome</i> 8.1.8 <i>Continue to promote and encourage a proactive approach to risk management including business continuity</i>						
Manage the Insurance functions of Council.	Corporate Services	Manager Corporate Services		90%		All contracts are in place and remaining action relates to any insurance claims received.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i> 5.1.6 <i>Continue to promote and encourage a proactive approach to risk management including business continuity</i>						
Ensure the recommendations accepted by Council from the Audit and Risk Management committee are implemented.	Corporate Services	Manager Corporate Services		75%		Recommendations from the audit and risk management committee are submitted to Council on a quarterly basis as part of the meeting minutes. Council's contracted internal auditors (OCM) will conduct their yearly audit of the outstanding recommendations during the June quarter.
<i>Key Outcome</i> 5.1.6 <i>Continue to promote and encourage a proactive approach to risk management including business continuity</i>						
Develop procedures and review reporting functions for business continuity, risk management, corporate/operational planning and fraud control.	Corporate Services	Manager Corporate Services		80%		Draft fraud control procedures have been developed. All other requirements have been implemented.
<i>Key Outcome</i> 8.2 <i>Develop and implement policies and procedures to effectively manage HR resources and practices across the entire Southern Downs Regional Council organisation</i>						
Develop resource sharing capabilities within Community Contact and in partnership with other regional Councils.	Corporate Services	Manager Corporate Services		80%		Staff exchanges have occurred with Western Downs Regional Council and discussions are under way with Scenic Rim and Lockyer Regional Councils. Camden Council have provided their digitisation strategy for consideration by SDRC.
<i>Key Outcome</i> 8.2 <i>Develop and implement policies and procedures to effectively manage HR resources and practices across the entire Southern Downs Regional Council organisation</i>						
Digitalisation of former Stanthorpe Shire and Warwick Shire employee files.	Corporate Services	Manager Corporate Services		50%		Due to staff resources, this has been given a lower priority.
<i>Key Outcome</i> 8.2 <i>Develop and implement policies and procedures to effectively manage HR resources and practices across the entire Southern Downs Regional Council organisation</i>						
Review all processes and practices within Council's Community Contact Centres.	Corporate Services	Manager Corporate Services		75%		This review is being undertaken in conjunction with other Council departments and is reliant upon availability of staff resources.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan – Quarterly Progress Updates

January - March 2018


Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
<i>Key Outcome</i>						
S.6 Continue to upgrade and use most effective technology to provide best delivery of services to the region.						
Scanning and registering old development files.	Corporate Services	Manager Corporate Services		60%		This project will continue for the remainder of 2017/18.
<i>Key Outcome</i>						
S.6 Continue to upgrade and use most effective technology to provide best delivery of services to the region.						
Scanning and registration of old Council's minutes.	Corporate Services	Manager Corporate Services		60%		This project will continue for the remainder of 2017/18.

	Complete		On Track		On hold		Not Started Yet		Needs Attention
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12.2 Application for a Deed of Grant - Lot 224 on BNT1580, Broadwater

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Manager Corporate Services Land Management Officer	ECM Function No/s: 25.06.06

Recommendation

THAT Council advise Department of Natural Resources Mines and Energy that it objects to the Deed of Grant over the Reserve on Lot 224 on BNT1580 and in accordance with the wishes of the original Trustees, the Reserve remains for the community purpose of recreation.

Report

The Department of Natural Resources, Mines and Energy (DNRME) has received an application from the Department of Education and Training (DETE) for the issue of a deed of grant over Lot 224 on BNT1580 – Reserve for Recreation purposes to purchase the Reserve adjoining the Broadwater State School.

DETE were appointed Trustees in 2001, prior to this the Trustees were three individuals: Bevan Gow, Loreto Giacomantonio and Ronald Furness.

At the time of relinquishing their Trusteeship in favour of DETE, Bevan Gow expressed his concern about what would happen to the Reserve if the school ever closed. A public meeting was held at the Broadwater State School on 8 March 2001 where the Senior Land Officer of DNRME at the time guaranteed that if this should ever be the case, the land would be handed back to the community as a recreation reserve, perhaps with the local Council as Trustees.

This was also recorded: "It was therefore moved By Ruth Bott and seconded by Bevan Gow that the resignation of the three trustees be accepted and that Education Queensland be appointed as Trustees provided that the land be handed back to the community if the school should ever close in the future." This was a unanimous decision.

There is also a letter from Education Queensland dated 8 March 2001 on the file with the DNRME whereby Education Queensland stated that it "is also prepared to agree to revert the land in question to community use if the school closes and the site is declared surplus and offered for sale at some future date."

If the application for the purchase of state land is approved, DETE will become the freehold owners of the land and if the school is ever closed, DETE will further deal with the land according to their own disposal policies.

The area of the Reserve is 2.21ha.

The Broadwater State School has approximately 20 students and the school currently utilises the Reserve.

The Director of Planning, Environment and Corporate Services has advised that the wishes of the original Trustees of the land, Bevan Gow, Loreto Giacomantonio and Ronald Furness should be adhered to.

Budget Implications

Nil

Policy Consideration

Corporate Plan 2014 - 2019

Community Engagement

A public meeting was held at the Broadwater State School on 8 March 2001.

Legislation/Local Law

Land Act 1994

Options

Council:

1. Advise DNRME that it objects to the Deed of Grant over the Reserve on Lot 224 on BNT1580 and in accordance with the wishes of the original Trustees, the Reserve remains for the community purpose of recreation;
2. Advise DNRME that it has no objection to the Deed of Grant over Lot 224 on BNT1580, Reserve for Recreation.

Attachments

1. Aerial map of Lot 224 BNT1580 - Reserve for Recreation [View](#)

Lot 224 on BNT1580,, Texas Road, Broadwater (Reserve for Recreation)



Disclaimer: Southern Downs Regional Council does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that SD RC shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Based on or contains data provided by the Department of Natural Resources and Mines Queensland 2017 which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data.


Scale (A4): 1:2260
Projection: GDA84 / MGA zone 58

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Date: 9/04/2018



12.3 Amendment to Delegation in relation to Land Disposal

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Manager Corporate Services Land Management Officer	ECM Function No/s: 05.13

Recommendation

THAT Council grant delegated authority to the Chief Executive Officer to approve the disposal of land, with exemption from tendering or auction, in the following instances, where the land is disposed of to a person who owns adjoining land if:

- (a) The land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land; and
- (b) There is not another person who owns other adjoining land who wishes to acquire the land; and
- (c) It is in the public interest to dispose of the land without a tender or auction; and
- (d) The disposal is otherwise in accordance with sound contracting principles.

Report

At its General meeting held on 27 July 2016 Council resolved the following:

THAT Council grants delegated authority to the Chief Executive Officer to approve the disposal of land, with exemption from tendering or auction, in the following instances where the land was:

- 1. Previously offered for sale by tender or auction but was not sold;
- 2. Disposed of to (i) a government agency or (ii) a community organisation;
- 3. For the purpose of renewing the lease of land to the existing tenant of the land;
- 4. For the purpose of a lease for a telecommunication tower;
- 5. To be utilised as an airport or for related purposes; and
- 6. For the purpose of a lease where the lease had been previously offered by tender or auction, but a lease has not been entered into.

This delegated authority satisfies the requirements under Section 236 (2) of the Local Government Regulation 2012 as follows:

An exception mentioned in subsection (1)(a) to (e) applies to a local government disposing of a valuable non-current asset only if, before the disposal, the local government has decided, by resolution, that the exception may apply to the local government on the disposal of a valuable non-current asset other than by tender or auction.

Currently, if Council wishes to dispose of land (either by sale or lease) to an adjoining landowner Council Officers are required to put a recommendation before Council. Realistically this constitutes a waste of Council resources in preparing these reports and additionally Councilors' considering non-strategic operational matters, particularly in relation to leasing of this land where the annual return on these leases are minimal.

The one proviso on the use of these exemptions is that, prior to the disposal, the local government has decided, by resolution that the exemption may apply.

Therefore, it will be recommended that Council grant an additional delegated authority to the Chief Executive Officer to approve the disposal of land to the adjoining landowner in accordance with the following exemption:

Local Government Regulations 2012 Section 236 (1)(c)(iv)(A-D) Exceptions for valuable non-current asset contracts, a Local Government may dispose of a valuable non-current asset other than by tender or auction if for the disposal of land or an interest in the land is disposed of to a person who owns adjoining land if:

- (a) *The land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land; and*
- (b) *There is not another person who owns other adjoining land who wishes to acquire the land; and*
- (b) *It is in the public interest to dispose of the land without a tender or auction; and*
- (d) *The disposal is otherwise in accordance with sound contracting principles*

Council's Chief Executive Officer still retains the discretionary authority to not use the delegation in all instances and instead, refer the matter to Council.

Budget Implications

Nil

Policy Consideration

Corporate Plan 2014-2019 - 8.12 Develop and Implement council land management strategies
Operational Plan 2016-2017 – Manage Council's land holdings to maximise return.

Community Engagement

Nil

Legislation/Local Law

Local Government Regulation 2012

Options

Council:


1. Grant delegated authority to the Chief Executive Officer to approve the disposal of land, with exemption from tendering or auction, in the following instances:, where the land is disposed of to a person who owns adjoining land if:
 - (a) The land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land; and
 - (b) There is not another person who owns other adjoining land who wishes to acquire the land; and
 - (c) It is in the public interest to dispose of the land without a tender or auction; and
 - (d) The disposal is otherwise in accordance with sound contracting principles
2. Does not grant delegated authority to allow the Chief Executive Officer to approve the disposal of land, with exemption from tendering or auction, as listed above.

Attachments

Nil

12.4 Material Change of Use – Consideration of Change Representations –All Weapons Shooting Incorporated, 396 Keoghs Road, Elbow Valley

Document Information

 Southern Downs <small>REGIONAL COUNCIL</small>	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Development Assessment Coordinator	ECM Function No/s: MCU\01897

APPLICANT:	All Weapons Shooting Incorporated
OWNER:	Joyful View Garden Real Estate Development Resort Co. Pty Ltd
ADDRESS:	396 Keoghs Road, Elbow Valley
RPD:	Lot 1000 on SP 268215 (Incl Emt Z), Parish of Wildash
ZONE:	Rural - Granite Hills Precinct
PROPOSAL:	Outdoor sport and recreation
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	8 Submissions (1 Withdrawn Submission)
REFERRALS:	Department of Infrastructure, Local Government and Planning
FILE NUMBER:	MCU\01897

Recommendation Summary

THAT Council refuse the change representations made in relation to the application for a Material Change of Use for Outdoor sport and recreation on land at 396 Keoghs Road ELBOW VALLEY QLD 4370 described as Lot 1000 on SP 268215 (Incl Emt Z), Parish of Wildash, for the following reasons:

Report

A decision was made by Council on 31 January 2018 for a Material Change of Use for the purpose of Outdoor Sport and Recreation (Long Rifle Range and Handgun Range). The application was lodged requesting for five (5) shooting stands to form part of the application. The Noise Impact Assessment Report dated 23 November 2017 provided by the applicant only made reference to two (2) shooting stands and therefore a condition of the approval was imposed as follows:

3. *This approval allows for the use of the site for the following uses only A maximum of two (2) shooting stands are permitted to be used at any one time at the Long Rifle Range and Handgun Range*

On 9 February 2018 the applicant requested to negotiate the number of shooting stands from two (2) to five (5) and submitted an update Noise Impact Assessment Report dated 6 February 2018.



Applicant's Representation

"In the REVISED NOISE ASSESSMENT, it is clearly mentioned even based upon the worst case scenario, the use of the two ranges with all 17 stands (12 clay target, 5 centre fire stands) at same time is predicted to impact at levels 15 dB below the noise limit criteria as set under Section 440ZC of the Environmental Protection Act 1994.

In the consideration of location,

The pistol/rifle range is located further than shot gun range from the boundary and Dwelling 1.

The distance from pistol/rifle range to the east boundary is almost same distance from the shotgun range to Dwelling 1

According to the report, gunshot noise was most audible (and measurable) at Dwelling 1, and just audible at dwellings 2 and 3, but not measurable. That means the noise from the pistol/rifle range has less impact to the surrounding areas than shot gun range

To ensure the impact on environment to minimum about running the shooting range, we accept the restriction of only use one range at a same time, but we do need to have five shooting stand for pistol/rifle range.

In need to operate the business properly we need to have higher capacity to serve certain volume of shooters.

There is no need to put restriction to reduce the numbers of shooting stands to make this project more difficult to survive.

Please take your consideration to increase the numbers of shooting stand from 2 to 5".

Council's Comment

It was raised with the applicant that the update Noise Impact Assessment Report dated 6 February 2018 did not adequately demonstrate that five (5) shooting stands for the Big Bore Rifle and Handgun range was acceptable. The basis of this was that the report showed an increase in the noise levels of the clay target shotguns when the number of stands for the Clay Shooting range (Separate Application MCU\01889) was not increasing as part of this request. It would be assumed that to increase the number of Big Bore Rifle Range shooting stands from two (2) to five (5) that the noises levels within the report would remain the same for the Clay Shooting range and increase for the Big Bore Rifle Range.

The applicant requested the opportunity to submit another Noise Impact Assessment Report before Council made the final decision. The updated Noise Impact Assessment Report dated 23 March 2018 has indicated a worse case scenario should there be 5 simultaneous gunshots fired at the same time by the loudest weapon being a .308. The noise level at the closest property boundary show a worst case being 91dB(Z) Peak Hold which is 4dB below the criteria specified in section 440ZC – Outdoor Shooting Ranges of the Environmental Protection Act 1994.

Council's Environmental Health Officer reviewed the latest Noise Impact Assessment Report dated 28 March 2018 and provided the following comment:

"Whilst the report provides information on background noise levels, it has not assessed the proposal's capacity to achieve the acoustic quality objectives in Schedule 1 to the Environmental Protection (Noise) Policy 2008.

Although the measured noise level has been indicated in the report, verifying the data is somewhat limited as it does not fully present the methodology and limitations of the noise impact assessment".

Therefore if the application be approved, the following conditions are to be imposed:

1. *"The operator is to implement operational compliance assessment during ongoing operations to validate the submitted impact assessment report. The measurements should be carried out, or supervised by, a suitably qualified and experienced person from the boundary of the sensitive receptors and reporting of the compliance assessment to be provided to Council upon request.*

The operational compliance assessment report at a minimum should indicate compliance with the requirements of Section 440ZC of the Environmental Protection Act 1994. A further assessment whether and how the acoustic quality objectives in Schedule 1 to the Environmental Protection (Noise) Policy 2008 is met at sensitive receptors will also be required if the Council receives complaint about noise from the shooting range".

Based on the advice above provided by Council's Environmental Health Officer that additional conditions should be imposed to validate the submitted Noise Impact Assessment Report, it is recommended that the request to increase the number of stands from two (2) to (5) for the Big Bore Rifle and Handgun rifle range should be refused.

There is a condition of approval (Condition 5) already imposed on the development which states the following:

5. *The development shall generally operate only between the hours of 800am to 6.00pm and no more than 5 days a week. A registered is to be kept onsite of the days the range is open and made available to Council upon request*

An increase in shooting stand numbers or the hours and days of operation may be acceptable if an updated Environmental Noise Impact Assessment Report is submitted to the satisfaction of the Director Planning, Environment and Corporate Services

demonstrating that the increase in shooting stands or hours and days of operation does not create a noise nuisance.

With Condition 5 imposed on the development, there is always an opportunity to submit at a later date an updated Noise Impact Assessment Report through a 'request to change a development approval' application.

STATEMENT OF REASONS

Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development
<p>The following codes of the Southern Downs Planning Scheme:</p> <ul style="list-style-type: none"> – 6.2.10 Rural zone code – 8.2.2 Biodiversity areas overlay code – 8.2.3 Bushfire hazard overlay code – 9.3.11 Sport and recreation facility code – 9.4.2 Carparking and loading code – 9.4.3 Healthy Waters Code – 9.4.4 Landscaping code – 9.4.6 Outdoor lighting Code – 9.4.7 Physical infrastructure code <p>Darling Downs Regional Plan State Planning Policy Local Government Infrastructure Plan <i>Environmental Protection Act 1994</i></p>

Reasons for the decision

Notwithstanding the details that have been provided, not all benchmarks have been complied with, but by imposing conditions, compliance with the Southern Downs Planning Scheme is achieved.

Reasons for Approval Despite Non-Compliance with Assessment Benchmarks

The development has been assessed against the relevant benchmarks specified above, and has been approved despite non-compliance with the specific benchmarks listed below for the reasons noted.

Benchmark	Reasons for the approval despite non-compliance with benchmark
<p>Rural Zone Code</p> <p>AO1 - <i>There is no acceptable outcome identified.</i></p> <p>PO1 - <i>The rural or natural environment character of the land is retained. Uses established in the Rural zone do not conflict with rural land uses or the natural, scenic and community values of the area.</i></p>	<p>The shooting range is located within an area where the terrain is quite hilly and therefore is constrained for rural uses. In addition, the distance the range is located from the property boundaries will also ensure that rural uses within the locality are not compromised. The shooting range is not removing any significant vegetation from the subject property which will maintain the natural and scenic values of the area. There will only be one (1) permanent structure as part of the development that will be of the same scale and appearance to a rural farm structure.</p>

	A rotary hoe can be used to collect the bullets from the pistols and rifles to reduce any contamination to the soil.
<p>AO2 - No acceptable outcome identified.</p> <p>PO2 - Rural activity on land is protected from conflict with other uses that are not rural uses.</p>	The proposed Long Rifle Range and Handgun Range is not considered a rural use but an outdoor sport and recreation use. The shooting range is located a significant distance from all property boundaries which will ensure that rural activities within the locality are not compromised. Regardless of this, the shooting range will not compromise any future rural activities that may occur on the subject land should the shooting range be closed in the future.
<p>AO5 - There is no acceptable outcome identified.</p> <p>PO5 - There are no significant adverse impacts on public health and safety with regard to:</p> <ul style="list-style-type: none"> (a) the siting scale and design of buildings or other works; (b) waste water disposal; (c) the permanent or temporary occupation of or access to areas subject to natural hazards. 	<p>The proposed Long Rifle Range and Handgun Range will have a permanent structure that will be partly open for the two (2) shooting stands. The structure will be of a scale and appearance to a rural structure and will have no adverse impacts on the scenic amenity of the area. This recreational activity is utilising the existing facilities located at the Cherrabah Resort.</p> <p>The range will have a shooting mound/wall (Stop butts) at the end to the range to capture all bullets which will contain any waste generated by the bullets and make it is easier for the bullets to be collected with the use of a rotary hoe.</p> <p>The location of the rifle range is located within a bushfire hazard area however the range would not be used during a bushfire event and the access to exit the subject property is outside of this hazard area.</p> <p>All shooting ranges are subject to Weapons Licencing approval which also has separate requirements to the planning scheme criteria, in particular safety zones to maintain public safety.</p>
<p>AO6 - There is no acceptable outcome identified</p> <p>PO6 - All uses are located, designed, oriented and constructed to minimise noise, dust, odour or other nuisance from existing lawful uses including rural and industry uses.</p>	The subject property is 1988 hectares in size and the closest distance from the shooting area to a boundary is the northern boundary which is approximately 1200m. The range will require a shooting mound/wall (Stop butts) at the end to reduce the distance in which the bullets would travel from the firing line to further ensure safety is maintained. There is no dust or odour that would go beyond the shooting area, with noise being the greatest nuisance generated from the proposed development. The applicant has

	<p>provided a noise report to demonstrate the noise levels generated by the proposal.</p> <p>The shooting range has been reduced from five (5) shooting stands to two (2) shooting stands based on the noise report provided.</p> <p>As the development has sufficient setbacks from boundaries and the noise generated is at a reason level in accordance with the <i>Environmental Protection Act</i>, the development is not considered to impact on existing rural uses.</p>
<p>A08 - There is no acceptable outcome identified.</p> <p>PO8 - Development is sensitive and responsive to the scenic amenity of the area. The appearance and siting of buildings, other structures, carparking areas or signage is compatible with the scenic character of the area, the design of any nearby structures and is respectful and sympathetic to any Local heritage place.</p>	<p>The proposed development does involve a minor new structure for the shooting stands but will utilising the existing facilities at the Cherrabah Resort. As the proposed Long Rifle Range and Handgun Range is a recreational activity provided to guest staying at the resort there is no requirement for additional car parking to be provided.</p> <p>A condition can be imposed on the proposed development advising that only guests staying at the existing resort can use the proposed Long Rifle Range and Handgun Range.</p> <p>The range will only take up a small section (approximately 2.7 hectares) of the 1988 hectare subject property which ensures the development is compatible with the scenic character of the area. There is limited to no significant vegetation being removed as part of the shooting range which will maintain the existing scenic character of the area.</p> <p>With the shortest setbacks from boundaries being approximately 1200m, the development is being respectful to nearby properties and therefore compliance with the performance outcome is achieved.</p>
<p>Granite Hills Precinct</p> <p>A01- Granite hills - There is no acceptable outcome identified.</p> <p>PO1 - Granite hills - Uses are limited to uses that do not compromise the natural environment character or scenic value of the land, are safe from environmental hazards and are located on sites that have adequate and appropriate access.</p>	<p>The area dedicated for the range is not located within the Biodiversity Overlay or identified within a remnant vegetation area. The development is not removing any significant vegetation as part of the proposal, ensuring that the character or scenic value of the land is not compromise. The subject property is not located near any highways, main roads or</p>

<p><i>In particular –</i></p> <p>(a) <i>The development does not result in the clearing of any remnant vegetation either for site works or protection from hazards;</i></p> <p>(b) <i>The use is located, designed and constructed so that it is not likely to cause conflict with agricultural practices;</i></p> <p>(c) <i>The use has low visual impact particularly where located on highways, main roads or tourist routes.</i></p>	<p>tourist routes. There are sufficient setbacks from boundaries and with the subject property having a hilly terrain, the location of the shooting range is at a low point to maintain a low visual impact from nearby areas. The main access route to the subject property is via bitumen sealed roads with appropriate access to the subject property.</p>				
<p>Outdoor Sport and Recreation Code</p> <p>AO12 - <i>No acceptable outcome identified</i></p> <p>PO12 - <i>The use does not result in unacceptable impact on the amenity of the surrounding area.</i></p>	<p>The applicant has provided a noise report that demonstrates the noise levels that are generated by the shooting range are at an acceptable level. The shooting range is located in an area with appropriate distances from property boundaries to ensure the use does not result in unacceptable impact on the amenity of the surrounding area. The subject property is not located near any major townships</p>				
<p>Bushfire Hazard Overlay Code</p> <p>AO3.1 - <i>Development is not located on land that is subject to bushfire hazard as shown on the overlay map.</i></p> <p>PO3 - <i>Any proposed use does not compromise the safety of people or property from bushfire.</i></p>	<p>It is acknowledged that the range is located within the Bushfire hazard however the shooting range will not be in use when there is a bushfire event. Should a bushfire event occur, the resort would have an Evacuation Plan in place and as the guests using the range would be guests at the resort, the Evacuation Plan would be made available to everyone. The access to the subject property is located outside of this hazard area and there is substantial water storage on-site to fight a fire during a bushfire event.</p>				
<p>Carparking and Loading Code</p> <p>AO1.1 - <i>The number of parking and loading spaces is not less than the minimum number specified in Table 9.4.2.4 or Council may accept an alternative to providing the required spaces on the development site in accordance with Planning Scheme Policy –Off Street Carparking.</i></p> <p>Table 9.4.2.4</p> <table border="1" data-bbox="165 1832 707 2056"> <tr> <th>Development</th><th>Minimum number of spaces</th></tr> <tr> <td>Outdoor Sport and Recreation</td><td>(a) 20 spaces per playing field or 6 spaces per court whichever is</td></tr> </table>	Development	Minimum number of spaces	Outdoor Sport and Recreation	(a) 20 spaces per playing field or 6 spaces per court whichever is	<p>The car parking rate specified within table 9.4.2.4 above makes reference to playing fields and court which is different to shooting stands for this application. Bicycle parking is not considered reasonable in this instance given the location of the subject property and it is unlikely that guests will ride a bike to the resort.</p> <p>In regards to car parking, the shooting range intend on utilising the existing car parking on-site as this range is to provide an additional activity for the guest that are staying at the existing Cherrabah Resort.</p> <p>In addition to the above, the site access and driveways leading to the resort are of a bitumen standard and is considered sufficient for the proposed development.</p>
Development	Minimum number of spaces				
Outdoor Sport and Recreation	(a) 20 spaces per playing field or 6 spaces per court whichever is				

	<p><i>applicable; plus</i></p> <p><i>(b) Bicycle parking racks a rate of one space per 10 car parks provided in accordance with (a) above.</i></p>	
<p>PO1 - Sufficient carparking is provided to accommodate the number and type of vehicles likely to be generated by the development having regard to the following:</p> <p>(a) The nature and operation of the use;</p> <p>(b) The likely number of users including residents and employees;</p> <p>(c) The hours of operation and the peak parking demand periods;</p> <p>(d) The availability of alternative parking in the vicinity including on street car parking;</p> <p>(e) In the case of residential development, the proximity to the Principal centre zone and the facilities contained within that zone or the availability of public transport;</p> <p>(f) The feasibility of physically providing parking on site including access restrictions and size of the site; and</p> <p>(g) The provisions of Planning Scheme Policy –Off Street Carparking.</p>		

Additional Relevant Matters for Impact Assessable Development

The following matters were given regard to, or assessment carried out against, in undertaking the assessment of this development application.

Other relevant matters under s 45(5)(b)	Benchmark reference
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Other relevant matters under s 45(5)(b)	Benchmark reference	
<ul style="list-style-type: none"> <i>Opportunities for sustainable tourist attractions, leisure activities and destinations that are complementary to the Southern Downs Region's character are provided.</i> <i>The tourist industry is an increasingly important component of the economic base of the Southern Downs. The strategy for strengthening the tourist industry and development for tourists is based on providing adequate land in appropriate settings within the urban and rural landscape as well as opportunities for various forms of tourist entertainment, recreation and accommodation facilities.</i> 	Southern Downs Planning Scheme - Part 3 Strategic Framework – Strategic Intent – Element – Tourism and Events, Specific Outcome 3.9.5.1 point (1) and Land use Strategies 3.9.5.2 point (1)	assessed against
Section 440ZC Outdoor Shooting Ranges (Noise Assessment Criteria)	<i>Environmental Protection Act 1994</i>	assessed against

Matters Raised in Submissions

Matters raised in any submissions	Description of how matters were dealt with in reaching the decision
<i>Granite Mine Application</i>	The Granite Mine application does not form part of this application. The decision of the mine is up to the State Government and therefore is not applicable to the assessment of this application. No comments can be made by Council in relation to the affects the mine will have on noise, dust, land contamination, vibrations occurring, traffic generated, fuel storage, road closure, etc.

<i>Animal welfare will be compromised from shoots being fired. The noise creates stress amongst cattle, working dogs and native animals</i>	The shooting range has provided sufficient setbacks from the boundaries. The noise level generated by the proposal are considered appropriate under the Environmental Protection Act and therefore should not have any major effects on the surrounding rural livestock and animals in the locality. In addition the shooting range will not be in use every day with the hours of operation conditioned as part of the development.
<i>All the current clubs in Warwick district have fully met the requirements under the Weapons Act 1990; Weapons Categories Regulation 1997; Weapons Amendment Act 2011; The Weapons and Other Legislation Amendment Act 2012 and Weapons Regulation 2016, as well as the Associations Act.</i>	The proposed Long Rifle Range and Handgun Range will need to comply with all applicable legislation that other rifle ranges also need to comply with. As part of the application to Weapons Licencing Queensland, the applicant needs to provide a copy of the decision issued by Council. A condition of approval is for a copy of the Weapon's Licencing approval under the Weapons Act 1990 to be given to Council prior to the commencement of the use.
<i>The noise generated by the granite mine and the 2 shooting range applications would have an a cumulative effect on noise levels</i>	The Granite mine application does not form part of this application. The applicant has provided an Acoustic Report as part of the application which indicated that the noise levels generated by the shooting range are in accordance with the Environmental Protect Act. In addition, a condition of approval is that only one shooting range can be in use at one time on the subject property.
<i>The noise report is misleading and incomplete account of the noise impacts</i>	Council's Environmental Health Officer has reviewed the Noise Report provided and recommended conditions such as, reducing the shooting stands for the range, limiting the hours of operation and only allowing one shooting range in use at any one time. With the conditions imposed any discrepancies within the noise report have been minimised.
<i>The noise from the shooting range can be heard kilometres from the subject property.</i>	It is acknowledged that noise will be generated by the shooting range but it needs to be determined if the noise is at an unacceptable level. In this instance, the noise levels provided are in accordance with the Environmental Protection Act and therefore are considered acceptable.

<i>The shooting range will have impacts on native wildlife in the area</i>	It is acknowledged that there is wildlife in the area. The development is not proposing to remove any vegetation for the shooting range and a condition has been imposed for a fauna spotter to be present at each shoot and in the event that wildlife is spotted, the shooting must stop immediately until the animal has moved safely away from the area. In addition, as part of the weapons licencing requirements, if a shooter accidentally harms wildlife, they can be suspended from shooting for a year and therefore it is in the shooters best interest to be mindful of wildlife.
<i>The use of the current shooting range is in breach of their approval.</i>	If the existing shooting range is in breach of the conditions of approval, a compliant should be made directly to Council and the Cherrabah Resort to ensure an appropriate compliance investigation is carried out. Each approval requires the conditions of any approval to be complied with.
<i>Signage has not been restricted to the subject property only with the range widely advertising to the public.</i>	This condition relates to a physical signage and not advertising on public media. The physical signage is only allowed to be shown on the subject property and not on any other land but it does not restrict advertising on websites etc.
<i>The proposal is inconsistent with the Southern Downs Planning Scheme, in particular the biodiversity and rural zone code</i>	The application has been assessed against the applicable benchmarks identified in the Southern Downs Planning Scheme. With conditions imposed the development is considered to comply and justification against the criteria is listed in the Statement of Reason that is attached to this report and will be available in the decision notice. It should be noted that the area of the shooting range is not identified within any Biodiversity Overlay Area and is not considered to contain any remanent vegetation.
<i>There is no need to additional shooting ranges within the Southern Downs Region</i>	The Southern Downs Planning Scheme does not take into consideration other shooting ranges in the region. The application process is to allow applicants to apply to Council for a particular use on any given site. If the development complies with the applicable criteria, it is considered to be acceptable.

<i>Hours to operate 7 days a week 9am to 5pm is unacceptable</i>	The noise report provided by the applicant has specified that the shooting range is to be available between the hours of 8am and 6pm. While the shooting range is to be available for patrons of the Cherrabah Resort, it does not mean that the shooting range will be in use the entire time. A condition has been imposed for the hours of operation and limiting the use to 5 days a week.
<i>The noise report does not take into account all properties within the locality</i>	A noise report is required to identify all sensitive receptors such as existing dwelling. If a lot is vacant, it is not considered a sensitive receptor and does not need to form part of the noise report. The noise report provided for the application does identify the nearby sensitive receptors i.e. approved dwelling houses.
<i>The range will contaminate the land</i>	All land contamination is to be reported immediately to the Department of Environment and Heritage Protection. The operators of the range are also required to comply with the Environmental Protection Act. A condition of approval is that should the shooting range use cease, rehabilitation is to occur to the area to the satisfaction of Council.
<i>There are inappropriate safety zones around the range</i>	There are a number of elements that are considered in the assessment of the application against the Southern Downs Planning Scheme. However before a range can operate they are still required to obtain an approval from Weapons Licencing Queensland who will also impose conditions relating to safety zones, noise and how the range is to operate. The safety zones of a range are determined by Weapons Licencing and not Council. A copy of the current weapons licencing approval for the Long Rifle Range and Handgun Range is to be provided to Council.
<i>The shooting range will have an effect on the local tourism</i>	The range is to not just to provide a facility but also to bring people to the local area. There has been no information provided to suggest that the range will have a negative effect on the local tourism. Council would be unable to rely upon this ground as a reason to refuse this application.

<i>The spotted quoll in the area is reliant on the protection of the existing habitat</i>	The shooting range is only operating during daylight hours when the quoll would be generally inactive as it is a nocturnal animal. In addition, there is no removal of significant vegetation as part of the proposal and therefore the use would have minimal effects on existing habitat. A fauna spotter is to be present at each shoot and shooting must stop immediately if wildlife is seen in the danger zone.
<i>The shooting range will create acceptable noise and devalue my property</i>	No evidence or market related verification has been supplied validating the claim that the proposed development devalues adjoining properties. Council would be unable to rely upon this ground as a reason to refuse this application.

Matters Prescribed by the *Planning Regulation 2017*

Not applicable

Options

Council:

1. Agrees with the change representations as recommended.
2. Agrees with the change representation other than as recommended.
3. Refuses the change representation and gives reasons for the refusal.

Recommendation

THAT Council refuse the change representations made in relation to the application for a Material Change of Use for Outdoor sport and recreation on land at 396 Keoghs Road ELBOW VALLEY QLD 4370, described as Lot 1000 on SP 268215 (Incl Emt Z), Parish of Wildash, for the following reasons:

- 1) The Noise Impact Assessment Report submitted on the 23 November 2017 (initial application), the 6 February 2018 (initial Negotiated Decision Request) and 23 March 2018 lacks the relevant information required to demonstrate compliance with the *Environmental Protection Act 1994* and the *Environmental Protection (Noise) Policy 2008* for Council to considered supporting the five (5) shooting stands for the Big Bore Rifle and Handgun Range.

Attachments

1. Submissions [View](#)

**Submission in regard to application for Development Permit for a
Material Change of Use
Shooting Club – rifle long range, and hand gun**

Applicant's details—

Name:

All Weapon Shooting Incorporated

Application reference:

MCU/01897

Material Change of Use:

Development Permit for Material Change of Use: Shooting Club – rifle long range and hand gun

Landowner:

Joyful View Garden Real Estate Development Resort Co. Pty. Ltd.
PO Box 304, Warwick Q 4370

Location:

396 Keoghs Road, Elbow Valley, Warwick Q 4370

Property description:

Lot 1000 SP268215, Parish of Wildash, County of Merivale

Details of person making submission—

Name and address:

Darrel William and Maureen Ann USHER
9 Cressey Street
WAVELL HEIGHTS Q 4012
Phone: (07) 3266 3073
Email: duwirri@aanet.com.au

Property details:

Lot 1 on RP36825, lot 2 on M34649, lot 1686 on M34646, Parish of Wildash, County of Merivale.

Grounds of the submission and facts and circumstances relied on—

Our son, BD (Ben) Usher has also made a submission on this. To save repetition, I ask that his comments on the matters addressed below also be attributed to me in conjunction with this submission.

Care of the land

We own the area of land detailed above which shares a common boundary on the north-west and north of the Cherrabah property.

This family, my husband and myself, and now our son, has taken on the responsibility for the care of this land for a long period of time. The property on the north-west, lot 1686 on M34646, was transferred to my father from his father, my grandfather, in 1917, 100 years ago this year. It was passed from my father's care to mine in 1978, and continuing the value of heritage it will continue to be passed down to his descendants.

Lot 2 on M34649, was dealt with by my grandfather in a similar manner, transferring it to another son. We have taken on the responsibility of the heritage of this land since 1978 and similarly it too will continue to be passed down to his descendants.

The land now known as Cherrabah was dealt with in the same way with another son. One could only guess, that if he was able, that son would rue the day that the land passed from his hands.

I have written the above, in an effort to explain how important the land, and the care of it, is to us. I grew up knowing that the land had to be respected, to be worked, looked after, and left in at least as good a condition as we found it. My outline is relevant to how we feel about our property being negatively impacted from what goes on at Cherrabah. We can strive all we can to look after our own land, but are limited by how much as we can to do to protect it from the actions of others.

Our property has remained true to the well-established character of district, that of a quiet, peaceful rural district. We would like it to remain that way.

The past—how it has affected us and our property

When the then Cherribah Resort was set up, what the local community accepted into the district was a quiet rural resort providing an escape to peace and tranquility away from the noise and pressure of urban living. This was something that could co-exist with the neighbouring rural landholdings.

Many schemes to change this have come and gone at Cherrabah. One to mention would be the unwelcome proposal for a Mega Resort which if it had proceeded would have affected our property, our business and our lives in many ways.

Our property has suffered water shortages in previous reliable creeks which coincided with the development of a large dam on Cherrabah built with no consideration for the needs of landowners downstream.

What is happening right now

We will mention the other current applications awaiting decisions as they are relevant to the shooting range applications. The noise generated by the proposed granite mine

combined with the noise resulting from gunfire on the same portion of land at the same time would have to be taken note of. This combination of the 2 sources of noise occurring concurrently would have a cumulative effect on the noise level.

Application for a granite mine – awaiting decision:

The Development Application for a granite mine, has the planned location in the north-west corner of the Cherrabah property, inside the common boundaries of our properties and the Cherrabah property. This is metres from our property, but 3.5 km from the Cherrabah Homestead.

Application for the Permanent Road Closure – awaiting decision:

As part of their Granite Mine project, Cherrabah has applied for the permanent closure a section of road which provides the eastern access to our property, and to buy the road reserve.

Application for Outdoor Recreation – clay target and small bore range- notification period: submission made.

Application for Sporting Club – rifle long range, and hand gun – notification period: this submission.

The future—we must not let the land and the environment down

We will mention some of the difficulties the proposed granite mine would bring. It does relate to the proposed shooting range application, as the shooting range application would double the noise problem with which we have already been presented with the proposed granite mine on the same portion of land. It also reiterates our statements on Cherrabah's failure in the areas of communication, consideration of others and being a good neighbour.

Cherrabah chose a location for the granite mine as far as it could from their own infrastructure and located it close to our property. A mine site could have been chosen from many others investigated and available.

Our property lies immediately north of Cherrabah and is used as an operational cattle property which uses dogs extensively for cattle management.

Cherrabah has 'offered up' our property, without our knowledge, to provide a buffer zone for dust, noise and vibration, odour, sediment and stormwater-run-off. There was absolutely no communication or information provided about plans to develop a granite mine.

This mine carries with it a multitude of possible dangers. Some are—

Contamination of watercourse, soil and pastures by silica dust:

Latest research suggests that silica dust created from the cutting of stone or stone-like products carries a high cancer risk, believed to be higher than asbestosis. This dust is precisely what will be produced here and carried onto our property, when cutting the granite outcrops.

A proposed ore/overburden stockpile lies between the mining resource site and our property. There is a high danger of winds carrying this silica dust to our property contaminating the watercourse, soil and pastures as well as brought in through

sediment and stormwater run-off from the mining operations and from the mining dam spillway.

The water from these watercourses is used in beef cattle production on our property and those downstream. In addition to the harm that could be caused to humans we are very mindful of the animal welfare issue and the harm that could be caused to these animals and the Australian beef cattle industry through contaminated water, soil and pastures and the desecration of the land for the future.

Noise and vibration:

As a working cattle property, dogs are used in property management. It is well known that dogs have ultra-sensitive hearing and gunshots or thunder has a catastrophic effect on them. Many dogs are lost this way. Cattle also are affected by noise making them unsettled and property management more difficult.

The cumulative effect of gunfire noise and the mining operation noise being carried out at the same time on the same portion of land, would be an unacceptable animal welfare issue. We cannot stress enough the irresponsibility of introducing gunfire into a quiet rural area where cattle are unaccustomed to such noise. Working or domestic dogs, could not cope with such cumulative noise.

Flammable fuel:

Flammable fuel will be stored at this remote mine site, remote from the Cherrabah Homestead, but not from our property. It shows a total disregard for us, their neighbours, and for the local firefighters who will have to deal with any bushfire on Cherrabah knowing that they must keep such fires away from the mine site and fuel.

Application for the Permanent Road Closure awaiting decision:

Cherrabah has applied for the Permanent Road Closure on a road reserve which provides the eastern access to our property, and wishes to buy the road reserve taking away access to our property. If approved, the Permanent Road Closure would place an impossible property management burden on us.

This closure would pose an unacceptable risk to the community as it would greatly hinder emergency services, ambulance, fire brigade and police from gaining entry to our property. Cherrabah experiences many bushfires, and the community are relied upon to deal with these fires. They need the current access.

Demonstrated Behaviour – Lack of communication, consideration of others and being a good neighbour

The development application for the granite mine demonstrates a culture of inconsideration and secrecy towards the community and particularly neighbours. It seems that almost a year was spent on the planning and application process for this mine, and not a word was communicated about it to us, or other neighbours.

We were not notified, as an adjoining landowner, of the Development Application for a granite mine and were unable to submit an informed submission. This failure to notify was admitted to me verbally. Cherrabah went on to sign a Statutory Declaration that we had been notified. We had not.

We reported this failure to the Government Departments concerned, and they addressed it. The application was readvertised and we were able to provide a submission/objection. We are awaiting a decision on this Development Application.

The application for a Permanent Road Closure to close the access to our property as part of the mining plan was never divulged to ourselves or neighbours who they are aware depend on and use the road on a regular basis.

These issues demonstrate a lack of respect for others and of an understanding for the need to be a good neighbour and member of the local community. They seem not to understand that they have a legal obligation not to interfere with the quiet enjoyment of another's property.

***Our response to the Application for Shooting Club – rifle long range and hand gun
MCU01897***

Noise

Cherrabah operates as a rural resort on a secluded property where peace and tranquillity are meant to be found and enjoyed. This is the reason for which it was established.

Cherrabah are seeking approval to impose the following noise on us—

For the mine—

- (a) all the noise related to the actual mining, including that of machinery; and
- (b) that of increased traffic both inside the property and on nearby roads, including general work vehicles and 19 m flat top semi-trailers with an average net payload of 20 tonnes carrying large slabs of granite; and

For the shooting ranges—

- (a) the continuity of gunfire over a long period of time having a catastrophic effect on animals, particularly dogs (working or domestic).
- (b) extra traffic into the area both inside and on nearby roads.

As this noise would be generated at the same time on the same portion of land, the level of noise would be cumulative.

Weapons

Firearms are a necessary part of the rural industry, and their use must be treated with the utmost respect. It would be generally accepted the rural landowners abide by this and firearms are used on a needs basis. They do not generate unnecessary noise.

Where firearms are concerned, we as neighbours, and the community in general, are entitled to feel safe in the knowledge that we know what is going on relation to firearms on this property.

Former Prime Minister John Howard did a good job of ridding Australia of a large proportion of unnecessary firearms in Australia. We should be ensuring his legacy continues by building on his success and not encouraging a gun culture in Australia. Statistics have shown that an extremely high percentage of Australians would support the banning of firearms for all but those with a genuine need. They would not support more shooting ranges.

Summary

Approval of the application for the shooting range, along with that for the granite mine, would result in the creation of a cumulative level of noise being created concurrently on the same portion of land (lot 1000 SP26815). This would intrude on our property and affect the operation of the business of grazing, and the welfare of the animals on our land and is an example of a lack of communication, consideration of others and being a good neighbour being demonstrated by Cherrabah.

The secretive, underhanded behaviour demonstrated causes concern about what might be carried out on the property, unseen and unknown about by neighbours and the community.

Our concerns demonstrated in this submission have lead us to consider it an unacceptable risk to allow a shooting range to be approved on the Cherrabah property.

We therefore submit that application MCU/01897 submitted by All Weapon Shooting Incorporated (Joyful View Garden Real Estate Development Resort Co. Pty. Ltd.) be refused.

DW Usher
Darrel William Usher

MA Usher
Maureen Ann Usher

From: Kiam Kelly [mailto:kiamk@bigpond.com]
Sent: Saturday, 16 December 2017 12:28 PM
To: General Enquiries
Cc: Tonya.Collier@srdc.qld.gov.au
Subject: Objection to applications applications MCU/01889 and MCU/01897: Shooting range at Cherrabah

Dear Sir/Madam

Re applications applications MCU/01889 and MCU/01897: Shooting range at Cherrabah

I am writing to register my objection to applications MCU/01889 and MCU/01897.

Please note:

I did not receive any written advice of the current proposed further development of the firing range at Cherrabah, which I understand was posted to several of my neighbours and received by them on or about November 2017.

I received no notification of this firing range further development: I only became aware of it when a neighbour mentioned this to me in discussion yesterday.

I strongly object to these applications on several grounds as below:

Noise level

Despite the reports received, which indicate relatively low levels of noise transmission from shooting, the noise levels on our adjoining rural property are excessive. The noise from shooting at Cherrabah is at a level that normal conversation is not possible at the time of firing

due to the volume of the shots and the percussion. The rate of firing is also often very regular and repetitive, and is extremely intrusive, preventing our reasonable enjoyable use of our rural property. It is also producing significant human stress due to constant and regular high levels of noise.

I therefore can only conclude that the acoustic reports provided do not account for the transmission of sound in the direction of our block, and/or do not allow for the topography of the area. The crack of the rifle fire is very significant from a position in line with and ahead of the firing points, which seems to be our situation.

The acoustic report of December 2015 has several possible concerns: there are inconsistencies in statements about shooting direction and noise receptor location; the report states that the instrument could not be calibrated; the report states that noise levels were estimated using regulations not applicable to the topography of the region. Testing also appears to have been conducted by committee members of the shooting club wishing to use the site, which is a significant conflict of interest. I suggest for this reason that recommendations from this report should not be considered.

The acoustic report of November 2017 appears more rigorous, although it seems that the appropriate criteria have not been applied. As SRDC recognizes this area as a significant conservation area (SDRC Planning Scheme) and it is a critical habitat for vulnerable (Nature Conservation Act 1992) and endangered (Environmental Protection and Biodiversity Conservation Act 1999) species, I believe the criteria for protected areas from Schedule 1 of the Environmental Protection (Noise) Policy 2008 should be applied.

Noise impact re dwellings: The zoning of our rural property is such that a building permit can be obtained. We are currently investigating options to build on our property. It is not acceptable for the acoustic reports to therefore only consider the existing houses which are much further away from the proposed site than where we are planning to build. Therefore the noise reports should have considered the impact on all surrounding land holdings, not just the current dwellings.

Noise impact on stock: We are considering running a small number of cattle and/or horses on our rural property. My past rural experience (on a 2000 acres cattle property in northern NSW and also a 350 acre cattle property at Silverdale in SE QLD) indicates that the stock will be significantly disturbed by the noise levels currently from Cherrabah, at least initially when they are not used to this noise. In my previous experience, noise from gunshots can and has resulted in cattle and horses going through fences, and racing through rough country and gullies, resulting in significant injury and/or death.

Noise impact on humans: The regular rate of firing, combined with the noise, is stressful to myself and prevents reasonable enjoyable use of our rural property. From discussions, I believe other landholders at the southern end of Hopgood Road are also experiencing similar

disturbance. Any proposal to increase in the calibre of rifles, and potentially increase noise levels, and/or increase frequency of use, is totally unacceptable.

Apparent current non-compliance with existing firing range restrictions

I am not expert on this area, but I would like to express my concerns for your consideration.

I understand MCU\01479 contains the following statements, which should currently be adhered to:

- The range will be used by in-house guests
- The shooting range will be restricted to 0.22 calibre rifles and shotguns
- The shooting range may only be used between the hours of 8.00am to 6.00pm.;0#
- The maximum number of shooters.....using the rangemust not exceed five shooters
- Advertising devices relating to the rifle range may **only** be erected on the subject land

From my observation this has not been the situation. I am aware of the following, which appear to indicate non-compliance with the current conditions:

- The range is widely advertised to the public inviting them to participate in shooting events, apparently breaching the condition that the range be used by in-house guests.
- The shooting range and competitions have been advertised on multiple club and association websites and news publications, drawing large numbers of people, and apparently contradicting the requirements re advertising.
- I understand that the range has been used by over 200 shooters on a single day, which is far in excess of the approved maximum of five shooters
- I have heard gun fire before 8am and after 6pm, which appears to contradict the requirements for use of the shooting range between 8am and 6pm
- The range also appears to be regularly for large calibre, or full bore shooting, as the noise level is much louder than that from a 0.22 calibre. I have some limited experience with rifles, as I have a current gun licence for a 0.22 calibre rifle. In the past, my father had a larger rifle, and I have been with friends who also discharged larger rifles, so I have experienced the sound of higher calibre gun fire. Often the sound of the gunshots from Cherrabah sound nothing like a 0.22 calibre, and sound to be from much higher calibre rifles.

The apparent non-compliance with the current conditions give me little faith that further development with also be complied with.

Effect on wildlife

I have observed wildlife being disturbed when shooting commences at Cherrabah. I have seen wallabies stop their peaceful feeding and jump away rapidly. I have observed birds take flight suddenly and in large numbers. I have observed wallabies drinking at the dam race away in apparent agitation. Therefore I am very concerned for the impact on the wildlife in the area from the current and proposed shooting range.

Cherrabah and the surrounding heavily vegetated rural properties, including ours, are home to numerous echidnas, various wallaby species, numerous bird species, koalas and numerous other native fauna. A research report several years ago identified Cherrabah as home to the last remaining significant quoll population in Queensland.

The restrictions on the current land use regarding clearing of vegetation are designed to protect the native environment. However, I am concerned that the ecology of this peaceful native environment will be significantly altered, with some of the fauna departing due to the regular and excessive noise from the firing range. Numerous ecological studies have shown that the removal of only one animal species can have a very significant effect on the other fauna population levels and also on the vegetation, and even waterways – in short, the ecological balance, when disturbed, has far-reaching and significant damaging effects. I can reference some of these studies if you wish.

As referred to above, SRDC already recognises this area as a significant area for native species protection, so I believe this is another significant reason to not allow any further firing ranges to be developed on Cherrabah and to restrict the current firing range.

Lead Contamination

Firing ranges generate significant amounts of lead, which is a significant risk to the ecosystem. This area currently has very low to minimal levels of contamination and pollution, with small amounts in limited areas from past rural activities and small amounts generally from widespread air pollution (*pollution can even be found in the ice of un-inhabited South Pole*). Research shows that lead contamination of the soil on shooting ranges is far in excess of safe levels and cannot adequately be remedied – although some of the lead can be collected, it is not possible to remove all (or possibly even most) of the lead. It is not possible to fully contain the run-off of lead residues. This proposed firing range would produce significant amounts of lead. Therefore, this risk to the natural environment of the area should not be permitted.

I believe that the firing range proposal is inconsistent with the current SRDC planning scheme regarding biodiversity and rural zone codes. It has been pointed out to me that, ironically, the proposal even conflicts with Cherrabah's own marketing material which espouses a peaceful and quiet natural environment!

Requirement for another shooting range

I understand that shooting ranges are an enjoyable recreational and social pursuit for many people. However, there is no social requirement for another shooting range in the Warwick area. I understand this social pursuit is more than adequately catered to through three existing shooting ranges in the local area, with another two nearby at Toowoomba. Discussions with some members of the shooting clubs indicate they already have limited numbers and would like more members, so it certainly appears that the existing shooting ranges are not at peak capacity and that the area does not require another shooting range.

I admire Cherrabah's initiatives to develop their resort and bring more activities and business to the local area. However, I believe this development should be possible through enhancing their rural business and developing rural pursuits and an ecological experience for visitors, where visitors can experience "true Australian bush". This development should be done without unnecessary pollution, and without significant negative impact on wildlife and the ecological balance of the natural ecosystems in this area. The shooting range, in its current state and the proposed further shooting range development, does not do this.

Therefore, for the reasons above, I have significant objections to the Cherrabah firing range, both as it is currently operating with significant noise and pollution, and to the proposed further firing range development.

Regards

Kiam Kelly

Mailing address: 62 London Street Nundah QLD 4012
Phone: 0408 060 710

On behalf of Kiam Kelly and Ian Wood, Cullenden Heights Trust

17/12/17

To SDRC

RE: DA No: MCU\01897

Objection to proposed development application.

Cherrabah is not an isolated property. What they do effects those who own properties around them. There are now a number of small holdings surrounding them as larger properties have been sold in their smaller lots. Purchasing these properties for quiet, seclusion, plans to build and move to.

We object to the shooting range on Cherrabah. And to any increase of use. Due to the valleys and placement of the range the noise coming from the shooting range effects our area of neighbours on the end of Hopgoods Rd. It is loud and disturbs the peace, for both humans and the native animals, that we were seeking with the purchase of our property (before the addition of the shooting range to Cherrabah we were unable to object to original application due to finding out the day before via text message and not in a place with internet).

7 day a week 9am – 5pm shooting is ridiculous!! It means no quiet during the day at all. And for us it means that our property now becomes unusable by us. A veteran with Post Traumatic Stress Disorder with gun fire being a trigger a shooting range next door firing at any time becomes a massive problem. And use of .308 ammunition is a huge calibre and very loud. Increasing the current issues of sound.

We also don't trust that they will comply with any approval. They currently have approval for shooting for guests and have had approval to have competitions. For both of these they have breached the conditions numerous times. Disrespecting their neighbours.

With the last competition we received the notification less than a week before the competition (council informed me it was supposed to be a minimum of 14 days notice), we had been out for a day trip the week before. Then according to the approval paperwork they were not allowed to start before 8am. On the last day they started at 7 am and that earlier hour meant the noise levels were substantially louder and a breach of their conditions. Let alone a rare weekend visit with no notification of non stop shooting when we needed quite.

We visit our property occasionally but we have experienced on numerous occasions shooting happening on the range both day and night (another breach) and also with higher calibre rifles than the 22 & shot guns they are currently allowed (husband is a veteran can tell from sound).

They have also been advertising club meetings on the internet (another breach).

I believe when the shooting range was originally approved it was only supposed to be temporary and was to be moved to another location on the approval of the subdivision they were in the process of getting approval for. Which they have since stopped seeking.

I hope council really considers the impact on neighbouring properties.

Jason & Julia Hamilton-Smith

7 Hirst St Greenmount QLD 4359

Owner Lot 46 Hopgoods Rd Elbow Vally

SOUTHERN DOWNS REGIONAL COUNCIL			
WARWICK BRANCH			
RECEIVED			
13 DEC 2017			
	Action Officer	✓	File
Tsk			
Dst			
From			

Letter of Opposition
to the
Proposal by All Weapons Shooting Incorporated
(MC/01897)

by
Stuart Bell
Cullendore High Country Campgrounds



I am writing to object to an application by **All Weapons Shooting Incorporated (MC /01897)** to construct an outdoor sport and recreation club that caters for all weapons within the category A, B and H, as outlined in the QLD Weapons Act, on lot 1000 on SP268215.

I am objecting on the grounds of:

- Noise
- Contamination
- Land Clearing
- Need
- Safety
- The veracity and adequacy of information provided
- The effect on local tourist businesses
- Legal Ramifications
- Ownership

In compiling this objection, I have used the following documents:

- Southern Downs Regional Council Planning Scheme
- Southern Downs Regional Council Biodiversity Areas Map
- Southern Downs Regional Council Online Map
- Qld Environmental Protection (Noise) Policy 2008
- Department of Environment and Heritage Protection– Noise, odour and Dust – making a complaint
- Qld Department of National Parks, Sport and Racing – Planning for Shooting and Motor Sports Facilities
- Qld Nature Conservation Act 1992
- Qld Vegetation Management Act 1999
- Qld Planning Act 2016 Queensland Government – Notifiable Activities
- Queensland Government – Notifiable Activities
- Commonwealth Environment Protection and Biodiversity Conservation Act 1999
- Commonwealth Department of the Environment and Energy – (Information Sheet) National Recovery Plans for the Spotted-tailed Quoll
- Commonwealth Department Environment, Land, Water and Planning – National Recovery Plan for the Spotted-tailed Quoll
- Queensland Police – Applying for a Range Approval
- Ecology and Conservation of the Spotted-tailed Quoll in Southern Queensland by Dr Stephanie Meyer-Gleaves.

1 NOISE

1.1 Inappropriate noise testing

The application that I am asked to consider is for an outdoor sport and recreation club that caters for all weapons within the category A, B and H as outlined in the **QLD Weapons Act**. This application does not signify an upper limit on calibres and includes all weapons classed as concealable firearms under 75cms in length. I find it unacceptable that the attached Environmental Noise Impact Assessment has made a determination that the loudest firearm that will be used on the range will be

a .308 calibre rifle. This is clearly inaccurate as other firearms listed in the report namely .45 automatic pistols and .357 calibre pistols are louder. Furthermore, it should be a minimum requirement that the accompanying test be carried out on the loudest firearm that can be used under the Development Application (a .375 calibre is 170 dB). It is unacceptable that we are expected to take it as fact that the applicant will only use up to a .308 calibre rifle, as this was the one tested. We have a right to assume that the applicant may use all and any firearms that the DA has asked for and we should be presented with test data on the loudest of these. Furthermore, the test fails to indicate the load used in the .308 that was tested, without this information the current test lacks the authenticity to be considered in this application.

1.2 Noise effecting the environment

The Information Sheet produced by the **Qld Department of National Parks, Sport and Racing – Planning for Shooting and Motor Sports Facilities** states '*while QPS considerations have a strong focus on safety, local government planners need to consider the potential for noise to create a nuisance for nearby residents or OTHER SENSITIVE LAND USES.*' I consider that the proposal to construct a shooting range for centrefire weapons and handguns at Cherrabah Homestead Resort to have obvious effects on land that provides habitat for endangered and vulnerable animals. The existence of these animals within the forest surrounding this development qualify this as sensitive land. Included in these animals is the Spotted-tailed Quoll which is listed by the Commonwealth of Australia as an endangered animal. It is clear in various comments made in the **Southern Downs Regional Council Planning Scheme** that Council are aware of and endorse these obligations. Among these is the following statement - *The Southern Downs will actively work towards expanding and supporting environmentally sustainable practices. The impacts of population and industry growth (assuming this includes the tourist industry) will be well balanced to preserve the environment that is so valued by our community.* A Strategic Outcome outlined in the Planning Scheme states - *The quality of the natural environment, its assets, ecological processes and biodiversity values are conserved, enhanced and restored. The existing natural capital of the Southern Downs is maintained. This protects the integrity of areas of ecological significance, their life supporting capacities and contribution to biodiversity for present and future generations.* These outcomes are enacted by the requirement that - *Development proposals on land identified in the Biodiversity areas overlay will not be approved unless they incorporate adequate and appropriate environmental safeguards and buffers.* **Overlay map region 1** shows that Cherrabah is included as a Significant Conservation Area. The information provided to the public does not adequately address the requirements outlined in the SDRC Planning Scheme.

Under the **EPBC act (section 18 and 18A)** a person commits an offence if a person takes an action and the action results or will result in a significant impact on a species listed as threatened or endangered. If a developer or local government planners feel that a development MIGHT have a significant impact on any matters of environmental significance, then the developer would need to apply for approval through the EPBC act. This approval process under the EPBC act would be in addition to any state or local government approval that may be required. This requires the developer to refer the project to the Department of Environment. It is clear that this development may have an effect on the quolls in the area. It is therefore imperative that the Commonwealth Government is informed that this is a controlled action under the EPBC act. The minister or the minister's delegate would then decide if the project should be assessed under the EPBC act. Under

section 34D the minister must, among other things, consider if the action is inconsistent with any recovery plans for the species.

The National Recovery Plan for the Spotted-tailed Quoll *Dasyurus maculatus* lists the Cherrabah Homestead Resort as the location of an important population of the Spotted-tail Quoll. This plan also states – *‘The recovery of the Spotted-tail quoll is primarily dependant on the protection of its existing habitat. Practices or developments that destroy this habitat, or alter it to the extent that the species density is reduced, may be detrimental to the conservation of the species.’* In addition, the plan also states – *‘Practices that directly or indirectly reduce the prey within a habitat patch also have the ability to effect the density of Spotted-tail Quolls and the ability of the habitat to support breeding females.’* It would seem reasonable to assume that a proposed large bore centrefire and pistol range that intends to operate for 7 days a week from 8am to 6pm would have impacts on the habitat of the Spotted-tailed Quoll and reduce prey in the area. The fact that the applicant has not even provided an environmental impact statement, showing that they have at least considered this, demonstrates a disregard for their obligations under the EPBC act. This is particularly concerning when it is considered that the owners of Cherrabah have previously recognised the importance of this area to the future of the Spotted-tail Quoll when they agreed to have this land placed under an environmental covenant when applying for past developments. This previous experience in which they dealt with the EPBC act should have given the developers a clear understanding of their obligations. Additionally, the work carried out by Dr Stephanie Meyer-Gleaves at Cherrabah during her research for her doctorate **“Ecology and Conservation of the Spotted-tailed Quoll in Southern Queensland”** should have flagged the importance of avoiding high-impact developments on the property. Particularly when in her discussion of the Cherrabah population of quolls Dr Meyer-Gleaves states (page 147) *‘Any action undertaken on the property, be it disturbance activities, the alteration of habitat, the removal of prey species will influence the survival of individual quolls and thus the survival of the entire population’.*

The EPBC act does not prevent development in areas of quoll habitat. It does however restrict actions that are of high negative impact on quolls. It is hard to understand why the owners of Cherrabah Homestead Resort would support, what could only be one of the most noise intense developments that could possibly be put forward in an area that is clearly important to one of our endangered native animals. I ask that SDRC consider not only the EPBC act in their deliberations but also their stated responsibilities in this matter. I believe that this development should be stopped at the local level before any need for assessment under the EPBC act is necessary. 3.4.4.1 of the SDRC Planning Scheme states – *New development is located, designed, operated and managed so that it does not result in pollution of air, land and water and adverse environmental impacts are avoided or effective mitigation measures are implemented.* I note that there appears to be no explanation given by the developer or requested by council that deals with this outcome. I cannot imagine what could possibly be done to allow tourists to shoot .45 automatic pistols, 7 days a week from 8am to 6pm, that would adhere to this outcome. If one is not forthcoming, then the development should be denied.

1.3 Noise effecting amenity

A key aspect of the SDRC Strategic Plan is that the Southern Down’s natural and scenic landscapes are valued by the community and will be protected. As stated in element 3.6.1 *The region’s*

landscapes and natural areas contribute to tourism as well as the quality of life and the recreational and scenic opportunities for residents. Landscapes that have aesthetic and amenity values are conserved and protected from development that diminishes their values. This statement, made by SDRC, is a clear 'call to arms' in protecting the quality of life of residents. It must be recognised by SDRC that part of the amenity of the area around Cherrabah is the quiet of the bush setting. It must also be understood by Council that quality of life is closely linked to a sense of safety and well-being. As is outlined in the **information sheet Planning for Shooting and Motor Sports Facilities (Department of National Parks, Sport and Racing)** the effect of noise on individuals has a subjective element. There are some noises that effect people's ability to relax and feel safe, some noises that completely destroy the amenity of a place. The noise of firearms discharging, particularly in the modern era, is one of those noises. Furthermore, the fact that the application is asking for the right to use automatic pistols makes the subjective quality of this noise far worse.

As is outlined in the information sheet **Noise, Odour, Dust – Making a complaint (Department of Environment and Heritage Protection)** - *In Queensland, local Governments are responsible for administering those parts of the Environmental Protection Act 1994 that manage environmental nuisance.* This document goes on to state that *environmental nuisance is the unreasonable interference (or likely interference) with an environmental value caused by noise, Environmental values include the amenity of a place that make it suitable for anyone to sleep, study or RELAX. These values can be affected by noise.* Something as intrusive as a centrefire rifle and pistol range in the district, especially when considered in conjunction with a shotgun range, will undoubtedly affect the amenity of the area. This is clearly demonstrated by the reaction of our community to earlier gun shoots held at Cherrabah that resulted in multiple calls to police and to SDRC. People, who had not been given the consideration by organisers to be informed of the shoot, were panicked by what can only be described as the sound of a firefight taking place in the area. I can confirm that these events sounded far worse from our property than the 'soft popping' that was subjectively described in the **CRG Acoustics** report included in the information provided by council. Visitors to our campground expressed to us that they were affected by this noise and that it was destroying their experience. As we have set up this campground in good faith that SDRC would live up to their stated responsibilities in the SDRC Planning Scheme regarding the protection of amenity and tourism we were worried by this event. If such activities were to continue it would have a negative impact on our business. As it was a 'Special Event' we assumed that we would not need to worry in the future. We have since discovered that this event was a 'trojan horse' that has led to regular special events and now applications for multiple shooting ranges to be used 7 days per week. Every time Council has allowed these shoots to proceed under yet another 'Special Event' authorisation the amenity of our area has been destroyed by the clear and present sound of multiple gun fire. As it stands these 'special' events held, on a regular basis, are in apparent contravention of SDRC guidelines and the EPBC act as well as having a negative impact on our business. As stated in the **QPS Information Sheet – Applying for Range Approval** – *Council should provide to the QPS an approval for the club to conduct activities at the proposed range site.* I ask in relation to the lead-up to the current application if this was done by Council before any shooting (except small bore) proceeded at the Cherrabah Homestead Resort.

2. Contamination

The scant nature of the information in this application gives no information on what the applicants intend to do about lead contamination caused by the gun range. There are clear obligations under various legislation that ensures that the applicants need to prevent contamination. Under **Queensland legislation- gun, pistol and rifle ranges are notifiable activities as they are activities that have the potential to cause contamination.** The very fact that the applicant has not explained the protocols they intend to put in place to deal with potential contamination is of a real concern to me. It seems to indicate an ill-considered application that has not been adequately prepared. The fact that the location of the gun range is on a resort that collects water from a dam whose catchment includes the range, makes this even more worrying.

It is totally inappropriate that such details as contamination can be sorted out at some time in the future. People have a right to know how this will be dealt with at the front end of the process. Why this has not been included shows a disregard for due process. I don't believe that it is appropriate that we have been forced to consider an application that will have such an enormous impact on our lives when the application fails to explain such important details. All of this may be unimportant to the applicant or the Council but it is part of the missing information that is highly relevant to the people that will be directly affected by this development.

It is also noted that the only information provided on what will be built on the site of the range is a quadrilateral on a satellite image which roughly depicts the size of the range. This shows the range to be at least one kilometre from existing buildings. The DA information indicates that no buildings will be constructed at the site of the range. As a public facility with no toilets how will contamination from human waste be dealt with? Why hasn't this information been provided for us to consider?

3. Land Clearing

The applicant has answered no to the question regarding tree clearing under the **Vegetation Management Act 1999**. It is noted that the satellite image depicting the location of the rifle range shows that the range will be located in a forest area. I am confused as to how the range will be made usable without clearing.

4. Safety

It is impossible to ascertain from the information provided exactly how this range will be utilised. From information received from Council it appears that the range will be used by tourists who wish to shoot holes in paper. It is reasonable to assume that the facility will either provide them with weapons or that they will bring their own. Either way appropriate storage such as an armoury will be required. Firearms to be used include H Category firearms and multiple firearms will need to be stored on site. It is astounding to me that no explanation has been included in this application that indicates that a suitable armoury exists or that one is to be constructed. The very fact that this is not a core consideration in the application leaves me as a nearby resident in no doubt that safety is not a priority in this application.

5. Need

It is understood that shooting is an appropriate pastime. However, because of the noise generated by outdoor ranges their location needs to be carefully considered. In addition, due to the effect of an outdoor range on the local community, they should not be built on a whim. If our community is

already well serviced by existing ranges, it is not appropriate to keep building more. Not only do these new ranges effect the lifestyle of residents and impact on native animals and existing businesses, they place constraints on future development in the area. If an applicant wants to financially benefit from such an invasive development, they should show real need for the development as well as a considered attempt to mitigate any issues. The developer, who is not a local resident and thus will only receive the benefits of this development while not having to live with the ramifications of this range, has not shown need or indicated that they are interested in any mitigation of issues associated with this development.

Cherrabah Homestead Resort already has the right to use a small-bore range which allows visitors to shoot holes in paper. If visitors feel it necessary to shoot larger calibre rifles or handguns, they can access other ranges found nearby. The facilities found in the Southern Downs more than cater to the needs of shooters. These ranges have existed for years and people living nearby or running businesses have made the decision to locate to the area with the knowledge that these shooting facilities already exist. The residents of Cullendore and Elbow Valley have come to the area in the knowledge that it is unaffected by such a range.

6. Effect on local tourism

SDRC is clearly committed to sustainable tourist developments. They have a well-articulated vision for tourism and see its importance to the future viability of the region. In section 3.9.5.2 of the SDRC Planning Scheme states – *new tourist developments will be considered on their merits having regard to the impacts of the use on:*

- *The existing and proposed character of the area;*
- *The Natural environment;*
- *The scenic beauty of the area;*
- *The existing and required infrastructure*
- *The road network leading to the site;*
- *The residential amenity of the area.*

This section also states – *Existing tourist facilities and event locations are protected from incompatible uses.*

It is clear that the effects of this development are not in keeping with the area or its existing tourism ventures and it is expected that SDRC in keeping with its written commitments will not allow this development to pass. If the SDRC decide to allow this development to proceed, it will have a long term negative effect on local tourism. We as owner/operators of an environmental campground will be severely affected by this development. The effect on our clients from shooting events that have recently taken place, with Council approval, on Cherrabah Homestead Resort have negatively impacted on our business. This can only get worse if a development that allows a range for big bore rifles and handguns to operate 7 days a week.

7. The veracity and adequacy of the information provided.

This application clearly lacks the depth of information needed for the public to make an accurate assessment of the impact of the development. It appears that the applicants have misunderstood the effects of this project and feel that the scant application information is adequate for 'the locals'.

In the light of the potential impacts of this proposal it is disrespectful to the people that are going to have to live in the district that so little information has been provided. This is not an application for a carport and should not be treated as such. The only partly comprehensive information that has been provided in the Environmental Noise Impact Statement is inaccurate and does not discuss the environment in any shape or form.

8. Legal Ramifications

It is clear that multiple Legislative Acts will impact on this development and on Council's decision on its future. In particular, the EPBC Act is likely to play a key role in the future of this development. It is incumbent on Council to look at all the ramifications of various Parliamentary Acts that effect the approval process of this development. On face value, this development also challenges much of the SDRC Planning Scheme. I believe that it is also incumbent upon Council to ensure that the decision made reflects both the words and ethos of their planning document. There are also sure to be negative outcomes for local residents and businesses if this development is approved. Individuals and/or groups have the right to seek recourse for loss of amenity or damage to business. Already the shooting activities at Cherrabah have had tangible ramifications on my community. Their 'special event' shoots, on a range that does not seem to have been authorised by Council and therefore does not appear to be compliant with QPS rules, has negatively impacted on residents. It has given us a window into what life will be like if this proposed centrefire range opens for business. Make no mistake this development will impact significantly on our lives and our businesses. Residents are not gaining anything from this and their rights should be considered paramount when Council makes its decision.

9. Ownership

It is clear that the proponent of this development is not the owner of the land. The owner of this land operates a resort on this property. As the needs of a gun club run contrary to the needs of a homestead resort it seems difficult to justify this arrangement. If the owner of the land does not allow the lease with All Weapons Shooting Incorporated to continue who will take control of this facility? If the noise created by the centrefire club turns out to be incompatible with the needs of Cherrabah what would be the outcome for both Cherrabah Homestead Resort and All Weapons Shooting Incorporated?

**Submission in regard to application for Development Permit for a
Material Change of Use
Shooting Club – rifle long range, and hand gun**

Applicant's details—

Name:

All Weapon Shooting Incorporated

Application reference:

MCU/01897

Material Change of Use:

Development Permit for Material Change of Use: Shooting Club – rifle long range and hand gun

Landowner:

Joyful View Garden Real Estate Development Resort Co. Pty. Ltd.
PO Box 304, Warwick Q 4370

Location:

396 Keoghs Road, Elbow Valley, Warwick Q 4370

Property description:

Lot 1000 SP268215, Parish of Wildash, County of Merivale

Details of person making submission—

Name and address:

Benjamin Darrel USHER

'Avoca'

150 O'Deas Road

ELBOW VALLEY Q 4370

Phone: (07) 4667 9124 Mob: 0427 679 124

Email: duwirri@aanet.com.au

Property details:

Lot 2 on RP70536, and others, Parish of Wildash, County of Merivale.

Grounds of the submission and facts and circumstances relied on—

My parents, DW & MA Usher have also made a submission on this. To save repetition, I ask that their comments on the matters I will address below also be attributed to me in conjunction with this submission.

Care of the land

I own the area of land detailed above which shares a common boundary on the north-east with Cherrabah along with other landholdings in the area.

Also included in my grazing operation is my parents' property, lot 1686 on M34646, and lot 2 on M34649, which share a common boundary on the north-west and north with Cherrabah.

Our property has remained true to the well-established character of district, that of a quiet, peaceful rural district. Previous generations of my family have been committed to this and I have now taken on the responsibility for this.

My full time occupation is as a grazier, operating a beef production business on all of the land mentioned above.

The past—how it has affected me and my property

When the then Cherribah Resort was set up, what the local community, among them my grandfather, accepted into the district was a quiet rural resort providing an escape to peace and tranquility away from the noise and pressure of urban living. What the founder Mr Barber proposed was something that could co-exist with the neighbouring rural landholdings and his project was welcomed.

Many schemes to change this have come and gone at Cherrabah. I will touch on those which have occurred in the past 19 years since I have taken over the ownership of my own landholdings from the family and the management of those of my parents.

The proposal for a Mega Resort would have impacted on the grazing business on my parents and my adjoining property and my landholdings downstream from Cherrabah in many ways.

In addition, the water shortages suffered in previous reliable creeks which coincided with the development of a large dam have been a physical and financial burden for me. I have had to provide alternative water infrastructure since the Cherrabah dam was built with no consideration for the needs of landowners downstream.

It is my firm belief that lack of flow downstream from Cherrabah is affecting the natural ecosystems. However, this has all been allowed to happen. I tried all I could to be heard but this was allowed to happen to my detriment.

For a period Cherrabah was known as an EcoResort and did not allow shooting on the property. It is now supporting the efforts of the local landowners by being part of the wild dog baiting program, which lessens the threat to the endangered Quoll population on Cherrabah.

What is happening right now

All the following must be considered together, each being relevant to the other in that the granite mine and the 2 shooting range proposals would produce noise concurrently and on the same portion of land, lot 1000 SP268215, with a cumulative level of noise.

The current applications are—

Application for a granite mine - awaiting decision:

Application for the Permanent Road Closure - awaiting decision:

Application for Outdoor Recreation – clay target and small bore range - notification period:

Application for Shooting Club – rifle long range, and hand gun - notification period.

The future—we must not let the land and the environment down

There is almost constant wind of some level on this property. Have studies on wind direction been undertaken on this portion of land for the shooting range applications? Claims put forward for the application for the mining lease on prevailing winds on this same portion of land were incorrect – claiming they came to the property from the north-east, when official BOM readings confirm that they come from the south-east.

These winds would carry the following to the northerly properties, and we cannot allow that to happen—

Silica dust:

I would like to stress the possible contamination of watercourses, soil and pastures by silica dust on our properties, animals and humans and those downstream. The belief that it contains properties that carry a higher cancer producing risk than that which produces asbestosis, must be taken very seriously.

Noise and vibration:

The issue of noise is very important to me and the operation of my grazing business.

The proposed granite mine will produce noise and vibration from the operation of the mine, the use of machinery and the increase in traffic on roads around and on the Cherrabah property. Large semi-trailers will be introduced to the area for the transportation of granite slabs from the property.

The proposed shooting ranges would produce repetitive gunfire. Introducing both of these noise sources to the same portion of land concurrently will have a cumulative noise effect in a habitat on the mine site which contains the endangered Quoll.

I am not aware if studies have been undertaken on the local Quoll population and their susceptibility to dispersal from their current habitat at the mine site due to the double threat of noise.

Noise is a big issue for me as I operate the working cattle property on both my parents and my own land. My dogs are a vital part of property management. We all know that dogs have highly sensitive hearing and that noise, particularly gunshots or thunder, have

a disastrous effect on them. I invest a lot of time in training good cattle dogs and I cannot have them become lost through an attempt to escape the noise.

I cannot be expected to put off my cattle work to protect my dogs because Cherrabah is producing this cumulative level of noise. Cattle are affected by noise making them unsettled. We have lost cattle before, due to Cherrabah's noise. Having to deal with 2 sources of noise concurrently, at the same location, on Cherrabah makes property management more difficult.

The hours of operation of the 2 shooting ranges being put forward covers the time 8.00 am to 6 pm, 7 days a week with the granite mine operating similar hours. This would make it impossible to find a time during daylight hours when noise would not be produced.

Noise impact assessments for the shooting ranges carried out for Cherrabah without the effect of wind being taken into account, would prove to be different in a normal everyday situation. I can only work on fact. Through my knowledge and experience I know that gunshots at Cherrabah will affect dogs and cattle on adjoining properties. The prevailing winds in this area come from the south-east and carry any noise, including gunfire onto the northern properties.

Flammable fuel:

The winds coming from the south-east would bring fires to the proposed mining site and shooting ranges and then on to our property.

I am heavily involved in protecting Cherrabah in times of bushfire and would be one of the front line people keeping fire from flammable fuel at the mine site. I probably understand the fire situation on Cherrabah better than they do, having had more personal experience.

It seems inconsiderate that would now apply to add 2 shooting ranges in addition to the unacceptable granite mine proposal to the difficulties of fighting fires on Cherrabah, and then rely on local landowners to deal with bushfires.

Application for the Permanent Road Closure awaiting decision:

Taking this access away, in addition to having the noise effect on livestock to deal with, would take away my ability to fit in all I have to do in the hours available in a day in the future. No thought towards neighbours was put into the decision to apply for this.

Demonstrated Behaviour – Lack of communication, consideration of others and being a good neighbour

While I am well known at Cherrabah and have reason to go there from time to time, particularly when fighting their fires, they never in the 12 months the granite mine was being planned mentioned it or their plans to take away my road access. Similarly, this shooting range application was never mentioned.

***My response to the Application for Shooting Club – rifle long range and hand gun
MCU01897***

Noise

My statements on noise demonstrate compelling reasons why I cannot have the cumulative effect of the granite mine and the shooting clubs intrude on my property.

Weapons

Where firearms are concerned rural landowners use them in the right place at the right time. They are not something to be taken lightly. Their use needs to be limited to necessary uses which do not cause a nuisance to neighbours, and allows them the right to quiet enjoyment of their land. Continuous gunfire such as that produced at a shooting range is not conducive to that.

There is already an established Shooting Club and Rifle Range in Warwick, and so the need for another one to be established cannot be a priority.

Summary

Cherrabah is applying to have 2 extra sources of noise intrude on my property concurrently, that of the granite mine and of the 2 shooting ranges.

In considering this application it should be noted that these 2 additional sources of noise will originate from the same portion of land, lot 1000 on SP268215 and occur concurrently, producing a cumulative effect. That the effect on my business of grazing, and the welfare of the animals (including working dogs) has not been considered by the applicant, is an example of a lack of communication, consideration of others and being a good neighbour being demonstrated by Cherrabah.

I have set out my concerns in this submission, and combined with those submitted by my parents, consider it unacceptable to allow this shooting range for rifle, long range, and hand guns to be established on the Cherrabah property.

I therefore submit that application MCU/01897 submitted by All Weapon Shooting Incorporated (Joyful View Garden Real Estate Development Resort Co. Pty. Ltd.) be refused.

BD Usher
Benjamin Darrel Usher

14 December 2017

Southern Downs Regional Council
PO Box 26
WARWICK QLD 4370

Attention: Mandy May
Planning Technical Officer
mall@sdrc.qld.gov.au

Dear Mandy,

Open letter to the Southern Downs Council Environment and Planning Officers, Councillors and Mayor.

I am writing this letter as an objection to new gun ranges being proposed at Cherrabah Mountain Resort, Keoghs Road, Elbow Valley Warwick.

I live just South of the QLD-NSW border and can clearly hear all practice and events being held at the shotgun venue. Indeed, the noise can be heard a couple of kilometres south of my home as well. Any upgrade to more powerful weapons and more consistent shooting will be disturbing to all in this area. We have enough shooting areas in the Southern Downs anyway.

The mountains here in this area will carry and distribute the noise further than audio tests will indicate. Cool, crisp mornings and wind direction are also factors.

Cherrabah Resort and Maryland National Park are the home of numerous rare and endangered forms of wildlife and botanical specimens as well. All are protected under various relevant local, State and Commonwealth Environmental Protection bodies. Strict protection has been afforded to some species.

Regional Council Management Plans need to be upheld and the lifestyle which draws people and investment to this area is a council responsibility. Indeed, a large and successful eco-tourism camping area at Cullendore is now advancing and becoming popular and profitable. The flow-on effect for Warwick, Stanthorpe and Killarney is tangible.

My concerns are for the impact on the immediate areas of Cherrabah (Elbow Valley in particular), Maryland National Park and surrounds.

If my concerns fall on deaf ears, I will have no choice but to pursue with vigour all areas of State and Commonwealth environment legislation. Again, the stewardship of the environment is the sole responsibility of all of us. The ecology of this area of Trap Rock country has shown reasonable tolerance of traditional farming methods and the pastoral industries, but huge gun ranges, granite quarries and mega-structures! What next?

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A M Kelly'.

A. M. (Tony) Kelly

Address: 459 Maryland-Cullendore Road
Maryland NSW 4377
Phone: 0459 399 971
Email: tonykelly52@hotmail.com

We are writing to register our objection to applications MCU/01889 and MCU/01897. We strongly object to these applications as the proposed uses are invasive, inappropriate, and highly inconsiderate choices for the land in question. They are inconsistent with multiple elements of the SDRC planning scheme, will negatively impact the health and wellbeing of surrounding property owners, will pollute the environment and interrupt wildlife patterns, and will provide negligible value for the broader community. Further, we disagree with findings of the included acoustic reports and believe they provide a misleading and incomplete account of the noise impact.

The impact of the current shooting activities at Cherrabah upon our nearby land use and enjoyment cannot be understated. There appears to have been absolutely no effort to mitigate noise impacts in either current or proposed arrangements. The constant and relentless rate of firing, combined with the unpredictable and often very early and very late shooting sessions, is a major source of stress and distraction for us and the other landholders in the area. The volume and the percussive shock associated with individual shots is extremely intrusive. The crack of the rifle fire is stupendous when heard from positions in the direction of shooting. The effect of hearing it while performing any task is jarring and sickening. Quite simply, the present shooting noise from Cherrabah is preventing any attempt at peaceful enjoyment of the land by other residents.

There is a very rich and diverse array of fauna in the area. From a subjective perspective, it is very difficult to enjoy the natural sounds, including bird calls, when they are punctuated by rifle shots and shotgun blasts. We understand existing shooting arrangements were to be temporary so to think that the applicants instead wish to expand upon the already excessive and unauthorised shooting arrangements is outrageous, and has become a source of considerable stress for us.

Based on advice provided by Council, it seems that shooting arrangements at Cherrabah are in breach of their current land use conditions. In correspondence related to MCU\01479 in September 2014 Council advised that “The range will be used by in-house guests”, “The shooting range will be restricted to 0.22 calibre rifles and shotguns”, “The shooting range may only be used between the hours of 8.00am to 6.00pm”, “The maximum number of shooters....using the rangemust not exceed five shooters”, and “Advertising devices relating to the rifle range may **only** be erected on the subject land”

The range is widely advertised to the public inviting them to participate in shooting events, breaching the condition that the range not be advertised and be for use by in-house guests. Research indicates that the range has been used by up to 280 shooters on a single day, a ridiculous amount of shooting for such a secluded and small firing range. This is a gross violation of the land use conditions, and a blatant disregard of their neighbor's right to peaceful enjoyment of their land. The appears that range is also used regularly for large calibre, full bore shooting, the noise level of which is much louder than 0.22 calibre. Finally, the shooting range and competitions are widely advertised on multiple club and association websites, facebook pages and news publications, drawing large numbers of people. In short, if Cherrabah will not comply with current conditions,

how can the nearby community and council be convinced that they won't breach any future conditions on a new range?

The noise report of December 2015 is of questionable scientific rigor. There are inconsistencies in statements about shooting direction and noise receptor locations. The report states that the instrument could not be calibrated and that noise levels were estimated using laws not applicable to the topography of the region. Furthermore, testing appears to have been conducted by committee members of the shooting club wanting to utilise the site rather than by an independent or government agent. This suggests an extreme level of bias, and cannot be considered to be impartial. Any recommendation from such a report should not be considered.

The acoustic reports of November 2017 appear more rigorous, although it appears that the appropriate criteria have not been applied in making a recommendation. Council recognizes the area as a significant conservation area in their planning scheme and it is a critical habitat for vulnerable and endangered species under both the Nature Conservation Act 1992 and the Environmental Protection and Biodiversity Conservation Act 1999. For this reason we believe the criteria for protected areas from Schedule 1 of the Environmental Protection (Noise) Policy 2008 are applicable. There are over 650 species of flora and fauna identified in this biodiverse area, and the stress the noise causes to us has been observed to influence the wildlife also.

In addition to noise and vibration, the introduction of large quantities of lead into the ecosystem needs to be considered. A shooting club in Toowoomba recently collected 54 tonnes of lead from their range: how much more lead was missed, and how much had already entered the ecosystem? This is not an acceptable level of risk in an otherwise uncontaminated environment. Research has shown that lead contamination of the soil on shooting ranges is far in excess of safe levels and can't adequately be remedied. Protection of wildlife and groundwater aquifers must be prioritised; if groundwater is being used onsite or on adjoining properties sharing the same aquifer, then there are obviously human health and broader environmental considerations.

The proposal is inconsistent with the planning scheme currently in place within SDRC, particularly the biodiversity and rural zone codes, and ironically it even conflicts with Cherrabah's own marketing material which espouses peaceful and quiet natural environment. We think there is great capacity for Cherrabah to continue rebuilding the resort with farming and environmental style experiences and provide a real draw card for visitors to this special part of the Southern Downs. However, it needs to be done in a way that doesn't unnecessarily pollute the environment and impact the biodiversity for which it is renowned. Any development needs to focus on enhancing rather than degrading the peaceful and scenic location for neighbours, visitors, and future generations alike.


There is no need for additional shooting ranges within the Southern Downs area. The three existing shooting ranges exceed the requirements of the small population of the area. Rather than starting new clubs in new locations and negatively impacting new areas, the applicants should be encouraged to collaborate and provide support for the existing

clubs. By their own admission shooting clubs are supposed to have a social element and are often struggling for members so stretching potential members across even more clubs and locations seems counterintuitive to this community spirit. This approach would also consolidate noise and environmental impacts into existing, suitably identified land use zones. For comparison, over 2.6 million people within Brisbane, plus a large proportion of the Gold Coast are serviced by a single shooting complex. For the approximately 35000 population of Southern Downs to have at least five sites in the same geographical range (three locations in the region and plus at least two more in nearby Toowoomba region) is excessive. There is no need for council to approve any more ranges in the area, certainly not for applicants who are proposing travel away from closer ranges or past existing ranges in order to get to this location.

Shooting activities at Cherribah are having a serious impact on the land use by their all of their immediate neighbors. We have had discussions with several of the neighbors who agree that on days with very heavy firing, the sound and percussion is so intrusive that one cannot even think, let alone work. When we purchased our property we worked closely with council to ensure that it was zoned appropriately for building and eventually residing there. This type of development at Cherrabah jeopardizes that. We were quite open about the fact that we were excited at the prospect of one day living in such an unspoiled and beautiful piece of Australian bushland protected by the planning scheme zoning. We work hard on our land and off, and were looking forward to the day when we could build a house on our land and enjoy it more permanently. We cannot begin to describe how disappointed we are at having the peace and quiet shattered by gunfire, the environmental values of the area put at risk, and we strongly object to a change of use or any other approvals which enable shooting activities to continue.

12.5 Negotiated Decision Notice - United Petroleum Pty Ltd, 86 Wallace Street, Warwick

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Development Assessment Coordinator	ECM Function No/s: MCU\01791

APPLICANT:	United Petroleum Pty Ltd C/- Saunders Havill Group
OWNER:	Redcarstle Pty Ltd
ADDRESS:	86 Wallace Street WARWICK QLD 4370
RPD:	Lot 1 on RP 75570, Parish of Warwick, County of Merivale
ZONE:	Low Density Residential
LAND USE AREA:	4055m2
PROPOSAL:	Service station
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	One (1)
REFERRALS:	Department of Infrastructure, Local Government and Planning
FILE NUMBER:	MCU\01791

Recommendation Summary

THAT the application for a Negotiated Decision for a Material Change of Use for a Service Station (Redevelopment of existing service station) on land at 86 Wallace, Warwick, described as Lots 1-4 RP75570, Parish of Warwick, County of Merivale, be approved in part for the conditions as amended below:

Report

Council granted an approval for a Service Station (Redevelopment of Existing Service Station) on 31 January 2018.

The applicant suspended the Appeal Period under section 75 of the *Planning Act 2016* on 16 February 2018 to allow for representation to be made in regard to the Conditions of Approval.

On 13 March 2018 the applicant provided representation on Conditions 4 and 6 as follows:

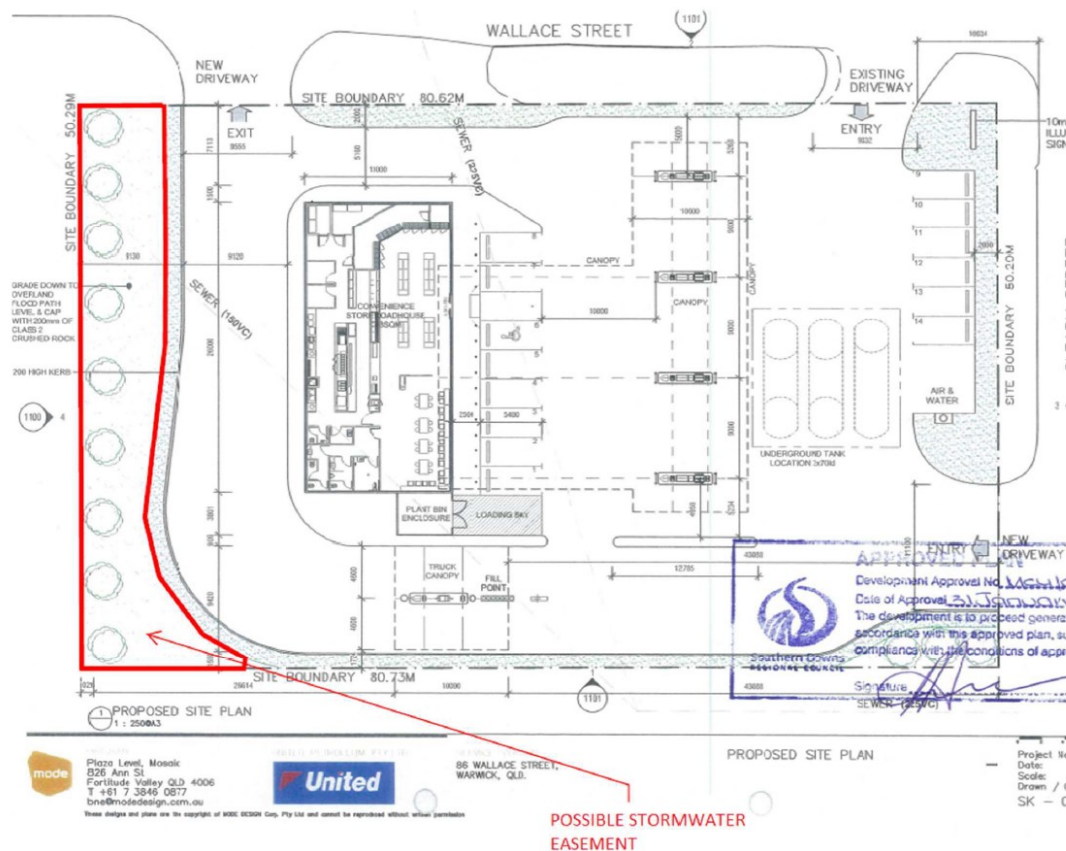
Original Condition 4

- Prior to the use commencing, the land located within the stormwater overland flow channel is to be subdivided from the remainder of the site and dedicated to Council as freehold Public Land for Stormwater. The land must be dedicated to Council after all works within the overland flow channel are completed and accepted on maintenance.*

Applicant's Representation

"a) requires an easement over the suggested stormwater overland flow channel to be provided in lieu of dedication of land to Council. The use of an easement will secure any Council's interests over that land by way of reference within the easement documentation and reference to the physical bounds of the easement area. This will not lessen the Council's interests about the overland flow channel, but maintains our client's ownership of the land, thereby providing more surety for our client. Ongoing Council maintenance liabilities for the otherwise dedicated land is also reduced by use of an easement.

b) includes reference to the plan provided below (and attached) to generally identify the area likely to be subject of the easement. In its current format, the condition lacks clarity in that the extent of the easement / dedication is unknown”.



We therefore request Condition 4 be amended to read-

“Prior to the use commencing, grant an easement in favour of Southern Downs Regional Council for underground drainage, overland flow, overland flow conveyance and access purposes over the land located within the stormwater overland flow channel and as generally identified within Plan A of this approval. Submit for the approval of the Department of Planning, Environment and Corporate Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition. The easement is to be registered after all works within the overland flow channel are completed.”

Council's comment

It is acknowledged that by providing an easement instead of land dedication will give Council access rights to the overland flow path. However, the difficulty with the easement arrangement is who will be responsible for the on-going maintenance of the area. The overland flow path forms part of a large catchment area from the west which feeds into Rosenthal Creek to the east (Figure 1). While the applicant has adequately demonstrated that the proposed development will not impact upon the existing catchment area, it is Council's responsibility to ensure that the overland flow area can cater for future development that may occur to the west, therefore to ensure that appropriate maintenance to the overland flow area can occur, the land should be dedicated to Council to avoid any unnecessary implication at a later date. The applicant has raised the issue of the condition lacking clarity and therefore amendments to the Condition should occur.

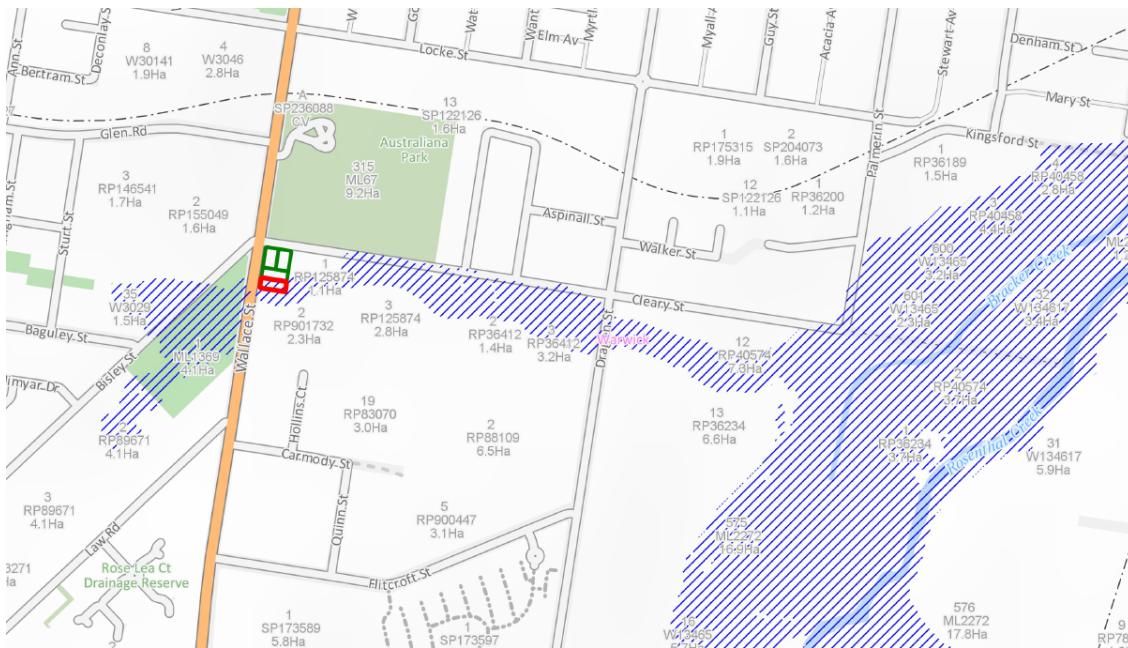


Figure 1: Overland Flow Path

Recommended Amendment to the condition

4. Prior to the use commencing, ~~the land located within the stormwater overland flow channel is to be subdivided from the remainder of the site and dedicated to Council as freehold Public Land for Stormwater.~~ the land required to convey the flows from the contributing catchment through the site, for all events up to and including the 1% AEP storm event, is to be subdivided from the remainder of the site and dedicated to Council as freehold Public Land for Stormwater. The land must be dedicated to Council after all works within the overland flow channel are completed and accepted on maintenance. The extent of the required dedication is to be determined from catchment analysis and drainage design, and is to take into account any proposed changes to the site and channel cross section.

Original Condition 6

6. Prior to the use commencing, the operator is to apply to the National Heavy Vehicle Regulator to obtain approval for the section of Cleary Street from the New England Highway to the access to the site to be added to the approved B-Double Network

Applicant's Representation

"The condition is more appropriately contained as an Advisory Note within the approval rather than as a condition of the approval. We therefore request that current Condition 6 be deleted and a note reflecting the same wording be included as an advisory note".

Council's Comment

Cleary Street is identified as being an Urban Access Road where approval from the National Heavy Vehicle Regulator is required for B-Doubles to be able access the road. The proposed development does provide an access point on the eastern side of the subject property which is approximately 45m from the intersection of the New England Highway (Wallace Street) and Cleary Street. Without obtaining the relevant approvals from the National Heavy Vehicle Regulator for Cleary Street, the eastern access point becomes redundant to B-Doubles and therefore only Wallace Street can be used by B-Doubles when trucks need to fuel up their vehicle at the service station. It is acknowledge that the condition could be reworded but it is not considered appropriate for the condition to be provided as an advisory note.

Recommended amendments to the Condition

6. ~~Prior to the use commencing, the operator is to apply to the National Heavy Vehicle Regulator to obtain approval for the section of Cleary Street from the New England Highway to the access to the site to be added to the approved B-Double Network~~

~~Provide Council a copy of the approval/permit obtained from the National Heavy Vehicle Regulator to allow the section of Cleary Street from the New England Highway intersection to be used by B-Doubles. Until the relevant approvals/permits are obtained, a sign is to be placed at the eastern access along Cleary Street advising that there is 'No B-Double Access at this Entrance to the Service Station'.~~

Conclusion

The request was approved in part for the following reasons:

Condition 4 –

The overland flow path forms part of a large catchment area from the west which feeds into Rosenthal Creek to the east. While it has adequately demonstrated that the proposed development will not impact upon the existing catchment area, it is Council's responsibility to ensure that the overland flow area can cater for future development that may occur to the west, therefore to ensure that appropriate maintenance to the overland flow area can occur, the land should be dedicated to Council to avoid any unnecessary implication at a later date.

Condition 6 –

Cleary Street currently does not have approval from the National Heavy Vehicle Regulator to be accessed by B-Double vehicles. The proposed development does provide an access point on the eastern side of the subject property which is approximately 45m from the intersection of the New England Highway (Wallace Street) and Cleary Street. Without obtaining the relevant approvals from the National Heavy Vehicle Regulator for Cleary Street, the eastern access point becomes redundant to B-Double vehicles. The condition should therefore remain.

Options

THAT Council:

1. Adopt the officer's recommendation.
2. Adopt an alternative recommendation.
3. Refuse the application with reasons.

Recommendation

THAT the application for a Negotiated Decision for a Material Change of Use for a Service Station (Redevelopment of existing service station) on land at 86 Wallace, Warwick, described as Lots 1-4 RP75570, Parish of Warwick, County of Merivale, be approved in part to the conditions as amended below:

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 and documents submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan/Doc No.	Date
Proposed Site Plan	SK-0001 REV 7	21 November 2017
Proposed Elevations – North and South	SK-1100 REV 6	7 March 2017
Proposed Elevations – East and West	SK-1101 REV 6	7 March 2017
Signage Design	SK-2001 REV 2	17 November 2016
Site Based Stormwater Management Plan and Code Compliance Report	N/A	8 March 2017
Flood impact report – Revision B	N/A	30 November 2017
Environmental Noise Assessment Report – Revision O	16BRA0008-R01-0	11 November 2016

2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

Reconfiguration of a Lot

3. The existing allotments are to be amalgamated into one allotment and a new Certificate of Title issued to cover the newly created allotment prior to the use of the site commencing.
4. Prior to the use commencing, ~~the land located within the stormwater overland flow channel is to be subdivided from the remainder of the site and dedicated to Council as freehold Public Land for Stormwater.~~ the land required to convey the flows from the contributing catchment through the site, for all events up to and including the 1% AEP storm event, is to be subdivided from the remainder of the site and dedicated to Council as freehold Public Land for Stormwater. The land must be dedicated to Council after all works within the overland flow channel are completed and accepted on maintenance. The extent of the required dedication is to be determined from catchment analysis and drainage design, and is to take into account any proposed changes to the site and channel cross section.

Easements and Covenants

5. Three (3) metre wide easements must be provided over all sewerage infrastructure located within private property.

Road Classification

6. ~~Prior to the use commencing, the operator is to apply to the National Heavy Vehicle Regulator to obtain approval for the section of Cleary Street from the New England Highway to the access to the site to be added to the approved B-Double Network~~

Provide Council a copy of the approval/permit obtained from the National Heavy Vehicle Regulator to allow the section of Cleary Street from the New England Highway intersection to be used by B-Doubles. Until the relevant approvals/permits are obtained, a sign is to be

placed at the eastern access along Cleary Street advising that there is '*No B-Double Access at this Entrance to the Service Station*'.

7. Prior to the use commencing, the operator is to apply to the National Heavy Vehicle Regulator to obtain approval for the section of Cleary Street from the New England Highway to the access to the site to be added to the approved B-Double Network.

Building and Site Design

8. The colours and materials of the building are to be in accordance with the character of the area. **Details of the colours and materials of the building and pavement are to be submitted to and approved by the Director Planning, Environment and Corporate Services prior to the issue of any Development Permit for Building Work.** The building is to be constructed in the approved design, colours and materials.
9. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
10. 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.)
11. A detail design of any cut or fill greater than occurring within the waterway to be provided and approved as Operational Works.

Amenity and Environmental Controls

12. During the construction phase of the development, all wastes must be separated into recyclables (where possible) and landfill wastes, and disposed of at the Warwick waste facility.
13. Any fixed noise emitting device (eg. air conditioning unit, refrigeration unit, compressor, generator, etc.) located outside must be placed within an appropriate acoustic enclosure.
14. Noise levels emitted from the activity must not exceed the noise levels specified in the Environmental Noise Assessment Report, document number16BRA0008 R01_0, prepared by TTM and dated 11 November 2016.
15. A sufficient number of suitable waste receptacles must be provided on site at all times. Waste receptacles must be regularly serviced to prevent unsightly accumulations of waste or environmental harm being caused. A waste collection contractor must be engaged to supply suitable waste and recycling receptacles and service waste and recycling receptacles.
16. All regulated waste must be removed from the site by a regulated waste removal contractor. The records for this disposal must be kept on site and be available for viewing by an authorised officer. Waste collection must occur between the hours of 7am and 10pm as per the Environmental Noise Assessment Report, document number16BRA0008 R01_0, prepared by TTM and dated 11 November 2016.
17. 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.
18. Any hazardous materials (e.g. oil and fuel) must be stored in a covered and bunded area.
19. Any liquid spills must be cleaned up immediately and disposed of in an appropriate manner that ensures environmental harm does not occur. Appropriate spill kits for the management of wastes and hazardous liquids associated with the activity must be readily available at the site. Anyone operating under this approval must be trained in the use of the spill kits.
20. The registered operator of the activity to which this approval relates must contact Council as soon as practicable after becoming aware of any release of contaminants, or any event where environmental harm has been caused or may be threatened.
21. The operator must investigate and address all environmental nuisance and/or environmental harm complaints. The following details must be recorded and provided to Council upon request:

- a) time, date, name and contact details of the complainant;
- b) reasons for the complaint; any investigations undertaken;
- c) conclusions formed; and
- d) any actions taken.

When requested by Council, an assessment, including monitoring and/or sampling must be undertaken by a suitably qualified person(s) to investigate any complaint of environmental nuisance and/or environmental harm (which in the opinion of an authorised person is not frivolous, vexatious nor based on mistaken belief). Upon completion of the assessment, the results must be submitted to Council within 10 business days. This must be undertaken in accordance with any direction given by Council at the time. If the results of the assessment indicate, or where it is determined by an authorised person, that environmental nuisance and/or environmental harm is being caused, abatement or control measures must be implemented as recommended by a suitably qualified person and/or Council.

- 22. The cleaning of plant equipment and vehicles must be carried out in an area where wastewater can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths. There must be no release that has been in contact with any contaminants at the site to any waters, watercourse, roadside gutter, storm water drain or land.

Wash down of the forecourt, work shop and any other area or item that generate contaminated water, is not permitted unless the contaminated water is directed to an approved separator or treatment system.

- 23. Advertising Devices relating to the Service Station may **only** be erected on the subject land. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the 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.
- 24. Any external lighting must be installed so that light shines down and away from adjacent properties and roads, and does not exceed 8 lux at the property boundary.

Fencing, Landscaping and Buffers

- 25. A screen fence 1.8 metres high shall be erected along the sites eastern boundary, from the Cleary Street frontage to the edge of the overland flow channel, to provide visual screening. This screen fencing is to be provided at the developer's cost. This fencing shall reduce in height to be no more than 1.2 metres high within 6.0 metres of the road boundary. The fence shall be of acoustic materials, so as to minimise noise impacts upon adjoining lots.
- 26. **Details of the proposed fencing are to be submitted to and approved by the Director Planning, Environment and Corporate Services prior to the issue of a Development Permit for Building Work.** Fencing is to be provided and maintained in accordance with the approved details.
- 27. All earthworks, including batters must be fully contained within the site.
- 28. The street trees within the road reserve of Wallace Street are to be retained. These trees are to be protected during construction. If it is not possible to design the development to preserve all the trees in their current locations, the tree/s must be relocated at the developer's cost. The relocation of the tree/s is to be carried out by a suitably qualified and experienced person. If the tree/s die within 12 months of the relocation, the dead tree must be replaced with an advanced tree of the same species.
- 29. Landscaped areas are to be provided on the site in accordance with Plan No. SK-0001 REV 7 dated 21 November 2017 prepared by Mode Design.
- 30. **A new Landscaping Plan is to be submitted to and approved by the Director Planning, Environment and Corporate Services prior to the issue of any Development Permit for**

Building Work. The Landscaping Plan is to be prepared by an appropriately qualified person, and 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.

Car Parking and Vehicle Access

31. A concrete industrial crossing is to be constructed at the Cleary Street and Wallace Street crossovers to the site in accordance with Council's standard. (Council's Engineering Services Department can provide details regarding Council's standard.)
32. Car parking shall be provided on site in accordance Plan No SK-0001 REV 7 dated 21 November 2017 prepared by Mode Design. All car parking, driveway and loading areas shall be constructed sealed, line marked, drained, laid out and regularly maintained.
33. All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"* and *Australian Standard AS2890.1 "Parking facilities – Off-street car parking"*.
34. Road signage and pavement markings must be installed in accordance with *Australian Standard AS1742.1 "Manual of uniform traffic control devices"*.
35. Adequate sight distances must be provided for all ingress and egress movements at the access driveways in accordance with *Australian Standard AS2890.2 "Parking facilities - Off street commercial vehicle facilities"*.
36. All loading and unloading of goods related to the development 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

37. A 2.0 metre wide concrete pedestrian footpath is to be constructed along the Wallace Street and Cleary Street frontages of the site, in a location suitable to the Director Engineering Services.

Any part of the Wallace Street and Cleary Street road reserves (between the property boundary and the kerb) that are not used for the vehicle crossover or footpath must be returned to a grassed verge. Operational Work approval is required for the works to the road reserve.
38. Mountable kerbing and channelling and stormwater drainage, is to be constructed along the Cleary Street and Wallace Street frontages of the site. Operational Works approval will be required from Council for the road works.
39. 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.

Stormwater Drainage

40. The location of the proposed building and associated fuel bowzers are to be flood free. Any filling within the identified Flood Hazard Overlay Area is to be certified by a Registered Professional Engineer in Queensland (RPEQ). Operational works approval is required for any filling in the flood hazard area. Any works cannot change the existing design flood levels and effects. Particular attention is required regarding drainage impacts on the adjoining properties and the New England Highway.
41. A stormwater drainage system serving the development is to be constructed in accordance with the *Site Based Stormwater Management Plan and Code Compliance Report (Revision D)*, and the stormwater disposed of to a lawful point of discharge, in accordance with the Queensland Urban Drainage Manual (QUDM). All drainage works should meet the

requirements of the Queensland Urban Drainage Manual (QUDM). Operational Works approval will be required from Council for the stormwater drainage system.

Water Supply and Waste water

42. A reticulated water supply system, up to and including water meters, is to be provided to service the building. This system is to be connected to Council's water supply system.

The connection to Council's reticulated water supply must be a combined fire and domestic metered connection located at a point nominated by Council.

43. A sewerage reticulation system is to be provided to service the building. This system is to be connected to Council's wastewater sewerage system.
44. 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.

Electricity, Street Lighting and Telecommunications

45. Electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.

Operational Works

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

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning, Environment and Corporate Services, 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) It is encouraged that you arrange for a free compliance inspection to be carried out prior to the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if compliance with the conditions has been achieved.
- (iv) Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Workplace Health and Safety* legislation and *Public Health Act 2005*.
- (v) The operator must at all times comply with the Environmental Protection Act 1994. The General Environmental Duty under the *Environmental Protection Act* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (vi) Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*. All other activities relevant to this Standard, including but not limited to fuel dispensing must also comply with the provisions of this Standard.
- (vii) Activities relevant to AS 4897-2008 *The design, installation and operation of underground petroleum storage systems*, must comply with the provisions of this Standard.
- (viii) Applications for licence under the *Food Act 2006* are to be submitted to Council prior to the commencement of the kitchen within the new service station.

- (ix) **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.
- (x) **Building Approval is to be obtained** in accordance with the *Planning Act 2016* for the demolition of the existing service station building. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application.
- (xi) **Building Approval is to be obtained** for a Class 6 building in accordance with the *Planning Act 2016* 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**.
- (xii) The disposal of waste classified as Trade Waste under the *Plumbing and Drainage Act 2002* is to be in accordance with Council's Trade Waste Policy.
- (xiii) The supply of water for human consumption, food preparation, food utensil washing or personal hygiene, including the supply of water for drinking water, showers, baths, hand basin and kitchen sinks, must be connected to a drinking water supply, in accordance with the *Plumbing Code of Australia* and the *Australian Drinking Water Quality Guidelines* produced by the *National Health and Medical Research*.
- (xiv) The Flood hazard overlay is based on a 1% Annual Exceedance Probability (AEP) flood event and therefore doesn't guarantee flood immunity.
- (xv) 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;
 - Detailed design drawings, schedules and specifications for all Operational Works, certified by a Registered Professional Engineer in Queensland (RPEQ);
 - A car parking plan showing the location and dimension of all parking areas, details of the proposed pavement treatment, and full engineering specifications of layout, construction, sealing, drainage and line marking;
 - A plan showing ingress and egress wheel and swept turning paths;
 - A Stormwater Management Plan;
 - A geotechnical report addressing the filling of the site and make recommendations as to how it will be possible for such filling to achieve compliance with AS3798-2007 (as amended) "*Guidelines on Earthworks for Commercial and Residential Developments*".

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.
- (xvi) An Erosion and Sediment Control Plan (ESCP) must be submitted for approval with the application for Operational Works. The ESCP must demonstrate that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing the objectives in Table A (Construction phase - stormwater management design objectives) in Appendix 3 of the State Planning Policy for drainage control, erosion control, sediment control and water quality outcomes.

- (xvii) Site works must be constructed such that they do not, at any time, in any way restrict or impair the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- (xviii) All Development Permits for Operational Works and Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.
- (xix) All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

Aboriginal Cultural Heritage

- (xx) 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.qld.gov.au

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

Attachment 1—Amended conditions to be imposed

No.	Conditions	Condition timing
Development Permit – Material Change of Use (Service Station)		
7.3.1 —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
In accordance with approved plans		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <p>— Proposed Site Plan prepared by Mode Design dated 27 February 2017, reference 16039BNE and revision 6, as amended in red to include 'No Entry' signs and access removal.</p> <p>Replace with</p> <p>The development must be carried out generally in accordance with the following plans:</p> <p>- Proposed Site Plan prepared by Mode Design dated 27 February 2017, reference 16039BNE and revision 6, as amended in red to include 'No Entry' signs.</p>	Prior to the commencement of use and to be maintained at all times.
Roadworks on a state-controlled road		
2.	<p>(a) Road works comprising Channelised Right Turn Treatment with a short turn slot (CHR(S)) must be provided at Wallace Street/Cleary Street intersection.</p> <p>(b) The road works must be designed and constructed in accordance with Transport and Main Roads' Road Planning and Design Manual, Manual of Uniform Traffic Control Devices and any other relevant manuals/standards/technical publications referenced therein.</p> <p>Replace with</p> <p>(a) Road works comprising a northbound Channelised Right Turn Treatment with a short turn slot (CHR(S)) must be provided at Wallace Street/Cleary Street intersection.</p> <p>(b) The road works must be designed and constructed in accordance with Transport and Main Roads' Road Planning and Design Manual, Manual of Uniform Traffic Control Devices and any other relevant</p>	Prior to the commencement of use.

No.	Conditions	Condition timing
	<p>manuals/standards/technical publications referenced therein.</p> <p>(c) Linemarking to the New England Highway is to be carried out generally in accordance with the attached concept plan "Linemarking Plan – New England Highway", in accordance with the relevant DTMR provisions/standards.</p>	
Vehicular access to the state-controlled road		
3.	<p>(a) The road access location, is to be located generally in accordance with Proposed Site Plan prepared by Mode Design dated 27 February 2017, reference 16039BNE and revision 6, as amended in red to include 'No Entry' signs and access removal.</p> <p>(b) Road access works comprising the installation of 'No Entry' signage, (at the road access location) must be provided generally in accordance with Proposed Site Plan prepared by Mode Design dated 27 February 2017, reference 16039BNE and revision 6, as amended in red to include 'No Entry' signs and access removal.</p> <p>(c) The road access works must be designed and constructed in accordance with Transport and Main Roads' Road Planning and Design Manual, Manual of Uniform Traffic Control Devices and any other relevant manuals/standards/technical publications referenced therein.</p> <p>Replace with</p> <p>(a) The road access locations are to be located generally in accordance with proposed Site Plan prepared by Mode Design dated 27 February 2017, reference 16039BNE and revision 6, as amended in red to include 'No Entry' signs.</p> <p>(b) Road access works comprising the installation of 'No Entry' signage, (at the road access location) must be provided generally in accordance with Proposed Site Plan prepared by Mode Design dated 27 February 2017, reference 16039BNE and revision 6, as amended in red to include 'No Entry' signs.</p> <p>(c) The road access works must be designed and constructed in accordance with Transport and Main Roads' Road Planning and Design Manual, Manual of Uniform Traffic Control Devices and any other relevant</p>	<p>(a) At all times.</p> <p>(b) and (c): Prior to the commencement of use and to be maintained at all times.</p>

No.	Conditions	Condition timing
	manuals/standards/technical publications referenced therein.	
Removal of redundant road access works		
4.	<p>(a) The existing northern vehicular property access located between Lot 1RP75570 and New England Highway must be permanently closed and removed.</p> <p>(b) The kerbing and channelling between the pavement edge and the property boundary must be reinstated in accordance with Transport and Main Roads' Road Planning and Design Manual.</p>	Prior to the commencement of use.

Attachment 2—Amended reasons for decision to impose conditions

The reasons for this decision are:

Condition 1 is to ensure the development is carried out generally in accordance with the plans of development submitted with the application.

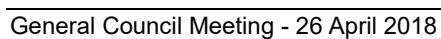
Condition 2 is to ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road direct access to the state-controlled road is prohibited were not required.

Condition 3(a) is to ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.

Condition 3(b) is to ensure the design of any road access maintains the safety and efficiency of the state-controlled road.

Further development permits, compliance permits or compliance certificates
State-controlled Roads
<p>Road access works approval: Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads on 07 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>
<p>Road corridor permit: An application for a Road Corridor Permit is required for any ancillary works and encroachments on the state-controlled road under section 50(2) and Schedule 6 of the <i>Transport Infrastructure Act 1994</i> and Part 5 and Schedule 1 of the <i>Transport Infrastructure (State-Controlled Roads) Regulation 2006</i>. Please contact the Department of Transport and Main Roads to make an application for a Road Corridor Permit. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting.</p>

Approved Site Plan



Copy of Linemarking Plan (referred to in Condition 1 (c))



Attachments

1. Submission [View](#)

14th April 2017

98 Wallace St

Warwick.Qld.4370

The Assessment Manager

Southern Downs Regional Council

PO Box 26

Warwick.Qld.4370

Dear Sir,

Re: Proposed Redevelopment: United Service Station Wallace St Warwick.

As the operator of a major tourism facility whose guests have endured environmental issues with dust, noise, a general lack of who cares and damage to fencing from the users of the United Service Station and operators we ask that the Southern Downs Regional Council ensures that the following are included in the conditions that are applied to the Redevelopment of the Existing United Service Station.

- **All Driveways are sealed.**
- **Screen Fencing and Landscaping side and rear of the property are included and SDRC ensures that it is maintained at no cost to the neighbouring properties.**
- **Storm water and all other run off are directed away from our property.**
- **The watercourse has no further fill added to it.**


Regards

Tony & Majella Kahler

Kahlers Oasis Caravan Park

12.6 Material Change of Use - I R Grice and L R Bell, 50 Oak Street, Tannymorel

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 26 April 2018
	Planning Technical Officer	ECM Function No/s: MCU\01922

APPLICANT:	Ian R Grice and Leanne R Bell
OWNER:	Ian R Grice and Leanne R Bell
ADDRESS:	50 Oak Street, Tannymorel
RPD:	Lot 84 SP182428, Parish of Cunningham, County of Merivale
ZONE:	Rural (Alluvial Plains)
PROPOSAL:	Rural industry (packing and storing rural products not produced on the same land)
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	Three (3) and One (1) late submission
REFERRALS:	Nil

Recommendation Summary

THAT the application for Material change of use for a Rural industry on land at 50 Oak Street, Tannymorel, described as Lot 84 SP182428, Parish of Cunningham, County of Merivale, be approved subject to conditions.

Report

Background

On 25 January 2017, Council issued a Decision Notice for a Dwelling house (not in accordance with building setbacks and within the flood hazard overlay) on the subject land. The applicant has constructed the residential building and the applicant now resides at the property.

On 22 May 2017, Council issued a letter to the applicant in response to complaints concerning noise and traffic associated with a business being operated on the subject land. The letter advised the applicant to cease using the land for the storing and processing of products, unless approval was obtained from Council.

On 29 May 2017, the applicant confirmed in writing that a business was being carried out at the property. The applicant was advised that an application was required to be submitted and approved to continue the use of the land.

On 29 November 2017, an application for Material Change of Use was received to carry out a Rural industry use on the subject land.

Proposal

The subject land is within the centre of the Tannymorel township. The lot contains a large existing shed, dwelling and associated outbuildings, two silos and water tanks. The lot has frontage to Oak Street and Tannymorel-Mt Colliery Road, which are bitumen sealed roads. There is an existing access via Oak Street.

The adjoining land is a reserve for drainage purposes. The drainage reserve collects stormwater overflow and drains toward Farm Creek located north-west of the site. The proportion of the

drainage reserve adjoining the northern boundary of the subject land is leased by Leanne Bell, one of the owners of the subject land. The proportion of the drainage reserve adjoining the western boundary of the subject land is leased by the Swan and Emu Creek Rural Fire Brigade.

The lot is within the Rural zone (Alluvial plains precinct) and is adjoined by land included in the Community facilities zone. The lot is surrounded by land in the Township zone.

The applicant wishes to use the existing shed to carry out packing and storing of rural products not produced on the same land, i.e. hay and straw bales, grains, fertiliser and other rural products.

'As we are share farmers, most of our produce is sold directly from the farm, however, if there is an excess of produce, we wish to store this in the existing shed to be sold at a later date. It is not intended to use the existing shed as a produce store, where there would be a number of customers visiting regularly and purchasing small amounts of produce.

Any excess hay and straw is sold in bulk to maybe two or three customers. We will not be employing any staff to operate this activity as we reside on the property and will load hay and straw in and out ourselves. The existing shed will not contain an office as all arrangements are done via phone calls.

We have a seed grader in the shed and would like to be able to use it to grade our grain, if needed to get a premium price on the odd occasion. By having this option this would reduce our need to send grain off-site for grading.

At baling time, we would have approximately two body trucks a day delivering hay from the farm to the shed. Upon sale of the straw and hay it could be expected that one to two trucks movements every two to three weeks to take from shed. The truck will access the site via Oak Street and loading of the truck will be carried out by tractor and or forklift.

How noise and dust impacts will be mitigated

Noise – If a truck comes to shed it is only between hours of 7.00am and 5.00pm. Any noise if any will be kept to as little as possible.

Dust – Our driveway is part bitumen. As we only have a short driveway vehicles can only go slow to come in. If there is any dust, we have a water truck and can dampen down, if needed.

An information request was issued requiring the applicant to provide details of the measures implemented to minimise dust and noise impacts. The response was as follows:

- All vehicle movements – Vehicles drive slow when entering and exiting the property to make least amount of noise and no dust*
- Produce movements in the silos and on-site – Once grain is cleaned by grader, there is only minimal dust on it in silos.*
- Grain grading equipment – We have had grader fitted with dust extractor by electrician to keep dust levels down.*

Southern and Eastern Elevations of Existing Shed



Southern Elevation of Existing Shed



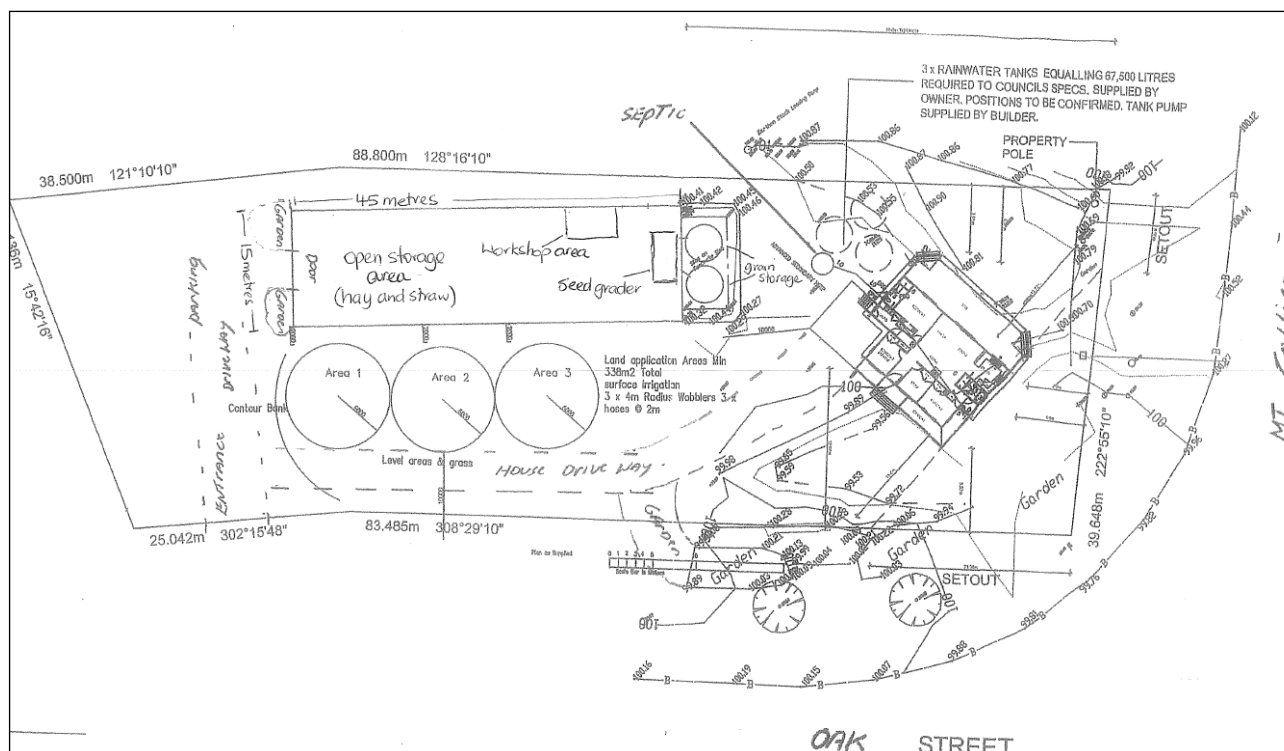
Western and Southern Elevations of Existing Shed



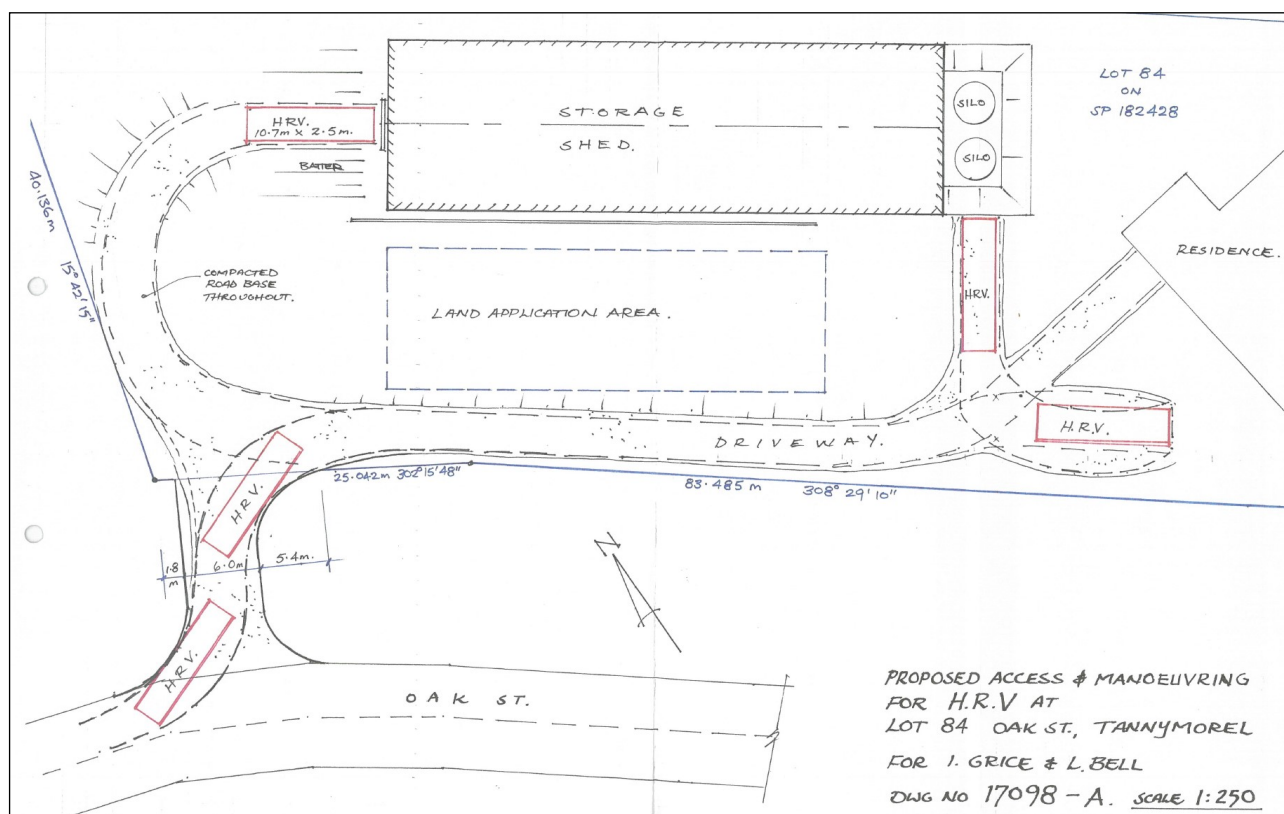
Northern and Western Elevations of Existing Shed



The shed is approximately 45 metres long and 15 metres wide, i.e. gross floor area of 675 square metres. The floor plan of the shed indicates an open storage area for hay and straw in the western end of the shed and a seed grader located at the eastern end of the shed. A workshop area is located along the northern wall. There are two silos for grain storage located outside, on the eastern end of the shed.



The applicant provided the following plan to demonstrate that a heavy rigid vehicle can safely enter and exit the site in forward gear from Oak Street only, and within the boundaries of the subject land.



The days and hours of operation are:

- Monday to Friday - 7.00am to 5.00pm
- Saturday - 8.00am to 1.00pm
- Sunday - Nil

The waste from the grain grader are put into a separate bin and fed to animals, and hay and straw sweepings are put onto the gardens for mulch.

Public Notification

The application underwent Public Notification from 6 March to 29 March 2018. The Public Notification period was 17 business days.

The applicant submitted a Notice of Compliance with public notification requirements in accordance with Section 18.1 of the *Development Assessment Rules*. The applicant noted that there were no adjoining landowners; however, Southern Downs Regional Council (SDRC) is an adjoining landowner. It is noted that the applicant did not formally advise Council, however, SDRC is the assessment manager and it is acknowledged that the Council was made aware of the development.

Submissions

There were three (3) properly made submissions received and one (1) late submission received in response to the public notification of the proposed development. The issues raised in the submission are described in the table below:

Matters raised in any submissions	Description of how matters were dealt with in reaching the decision
<p><u>Increased heavy vehicle traffic</u></p> <p><i>Accessing and leaving the property, creating safety concerns for local traffic and pedestrians. With a school bus stop located outside the property and a community hall directly opposite movements of vehicles and machinery could seriously endanger children using school bus transport, and people attending functions at the hall.</i></p> <p><i>We are also concerned that giving the green light to further development will cause even more deterioration of the road that has already been made by the extra truck movement that goes to and from the premises.</i></p>	<p>All vehicle access to the site is to be restricted to Oak Street only. The access already exists and there will be a requirement for the access and internal driveways to be sealed. The access to the subject property has been conditioned to achieve appropriate site distances which will ensure safety is maintained.</p> <p>It has been adequately demonstrated that all vehicles entering the subject property can manoeuvre within the subject property and leave in a forward gear which will maintain safety when entering and existing the site.</p> <p>Any increase to the Rural Industry use on the subject property will trigger an application to Council which will require further assessment.</p> <p>It is acknowledged that there is a school bus route and community hall nearby, but all patrons visiting the facility are required to abide by all traffic rules.</p>
<p><u>Noise and dust impacts</u></p> <p><i>Noise and dust from machinery used to handle, grade and pack produce could create health risk for the local community.</i></p> <p><i>Tannymorel is a quiet residential village, increased traffic, noise and dust is already being experienced from this property and if proposed development succeeds this will get worse.</i></p> <p><i>The heavy machine and truck movement throughout the day and night has been noisy and also dusty which is causing health issues within our young family.</i></p>	<p>The subject site is separated from any residential properties to the south and west by a sealed road. Any residential properties to the east and north are separated by a drainage reserve, which used to be the site of the rail line.</p> <p>A dust extractor has been installed to the grain grading machine to reduce dust.</p> <p>The vehicle access and all internal driveways within the site are to be sealed to reduce the impacts of dust. In addition, a 1.8 metre high solid fence is to be erected along the western boundary and those portions of the northern and southern boundaries adjacent to the existing shed. Additional landscaping to be provided to assist in reducing dust and noise nuisance.</p> <p>The hours of operation for the business are restricted to 7:00am to 5:00pm.</p>
<p><u>Disposal of waste and chemicals</u></p> <p><i>We have issue with the fact that farm equipment that uses chemicals is being washed straight onto the ground. Empty chemical drums are left lying around until they decide to remove them in a large bin on adjacent land and then burn them. This poses major health issues as well as environmental issues.</i></p>	<p>Any hazardous materials on-site must be stored in a covered and bunded area to minimise potential risk is regard to contamination.</p> <p>A sufficient number of suitable waste receptacles must be provided, and must be collected and emptied so as not to adversely impact on the environment. Through mitigation measures the risk of environmental harm can be reduced.</p>

Matters raised in any submissions	Description of how matters were dealt with in reaching the decision
<u>Hours of operation</u> <i>This type of development will need to operate at all hours of the day and night as with most rural industry weather will play a major part in how this business operates. This is not in keeping with the atmosphere and lifestyle of this village.</i>	<p>The hours of operation for the development have been restricted to the following:</p> <ul style="list-style-type: none"> Monday to Friday - 7.00am to 5.00pm Saturday - 8.00am to 1.00pm Sunday - Nil <p>These hours are considered appropriate for the location.</p>
<u>Attraction of vermin</u> <i>The likelihood of this type of operation attracting large numbers of rats, mice and other vermin.</i>	<p>The grain is to be stored within silos, and appropriate maintenance carried out by the operator will reduce issues with vermin. Suitable waste receptacles must be provided, and must be collected and emptied so as not to adversely impact on the environment.</p>
<u>Compliance with workplace health and safety</u> <i>Serious concerns are held for the ability of this development to comply with Health and Safety Regulations.</i>	<p>All businesses are required to operate in accordance with the <i>Workplace, Health and Safety Act 2011</i>.</p>

Assessment against the Planning Scheme

This application required assessment against the following benchmarks:

- Rural zone code
- Industry uses code
- Carparking and loading code
- Landscaping code
- Outdoor lighting code
- Physical infrastructure code
- Flood hazard overlay code

Rural zone code

The purpose of the Rural zone code is to:

- *Provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;*
- *Provide opportunities for non-rural uses that are compatible with agriculture, the environment and the landscape character of the rural area where they do not compromise the long term use of the land for rural purposes; and*
- *Protect or manage significant natural features, resources and processes, including the capacity for primary production.*

The proposed development will provide an opportunity for diversification and an industry associated with rural production. The proposed development will have minimal impact on other rural activities. The code seeks to minimise the potential for conflict between rural uses and other uses and protect areas subject to flooding from development that could impact on flood plain functions or could be harmed by rising flood waters.

The proposed development must comply with the following:

Amenity, public health and safety

PO5 *There are no significant adverse impacts on public health and safety with regard to:*
(a) the siting, scale and design of buildings or other works;

- (b) waste water disposal;*
- (c) the permanent or temporary occupation of or access to areas subject to natural hazards.*

The existing shed is located in the Flood hazard overlay (refer to Flood hazard overlay code). The site contains some existing vegetation that is being retained as part of the proposal, creating a visual screen from adjoining properties. Any approval will be conditioned to require additional landscaping and screen fencing to reduce the impacts associated with the proposed use. Therefore compliance with the performance outcome can be achieved.

Industry uses code

The purpose of the Industry uses code is to ensure that industry, and warehouse uses are located on suitable sites having regard to site characteristics and access and are consistent with the built form and character and amenity of the locality and the environment of the area including water quality, air quality, soil quality, vegetation and wildlife. The purpose of the code will be achieved through the following overall outcomes.

All industry and warehouse uses:

- (a) Occur only on land that is suited to the development and operation of industrial uses;*
- (b) Are located, designed and operated in a manner that prevents unacceptable environmental and amenity impacts on adjoining land uses;*
- (c) Are sited and designed in a manner that is appropriate to the character, including heritage character and environmental values of the locality;*
- (d) Have adequate and safe vehicle access;*
- (e) Generate traffic on access roads that is within the capacity of the road and consistent with the types of traffic and frequency of traffic movement existing on the access roads;*
- (f) Have adequate infrastructure for the use including water supply, waste water disposal, stormwater control, telecommunications and electricity;*
- (g) Do not impact in a negative manner on the natural environment;*
- (h) Are responsive to and contribute positively to the local streetscape character;*
- (i) Provide for industrial development that meets the needs of the Region.*

The subject site has frontage to a constructed sealed road, and is separated from all nearby residential lots by sealed roads and a drainage reserve. The closest dwelling is located approximately 40 metres south of the property boundary. The Rural industry is to provide for the processing and packaging of product from a rural use in an area that is surrounded by rural activities. The traffic generated from the development is expected to be similar to nearby farms/land that is used for cropping and require the harvest of material.

Although it has been indicated on the plans provided that the internal driveway is to consist of compact road base, any approval should require the vehicle access and internal drive to be sealed. The access to the subject property is restricted to Oak Street only and it has been adequately demonstrated that all vehicles utilising the facility can manoeuvre through the site safely and leave in a forward gear. The access to the subject land will be of a width to allow for two-way traffic. The Rural industry is to utilise an existing farm shed and therefore is not considered to negatively impact of the existing streetscape. By imposing conditions, the purpose of the code can be achieved.

It is recommended that a noise report, recommending noise mitigation measures and prepared by a suitably qualified person, is to be submitted to Council for approval.

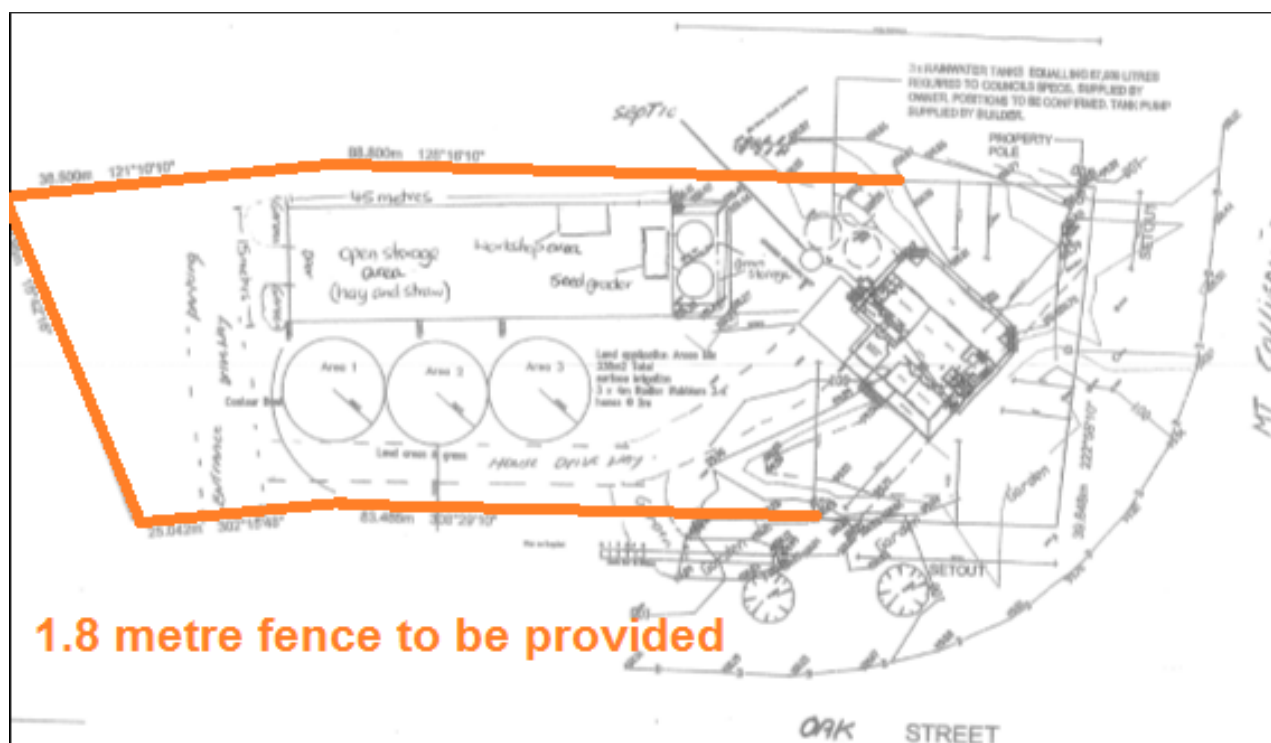
The applicant will need to ensure that appropriate measures are implemented to reduce all impacts associated with the various aspects of the development.

Appropriate conditions can be included in any approval to minimise environmental and amenity impacts on nearby land uses.

The associated Performance outcome is:

PO7 Uses are located and designed that the visual impact of the use is minimised.

The proposed use is to utilise an existing farm shed and therefore the built form is consistent with the locality. To further reduce the visual impacts of activities occurring outside of the existing shed, any approval should be conditioned to include fencing along the western boundary and along the portions of the northern and southern boundaries adjacent to the existing shed (see plan below), and for additional landscaping to be provided.



Carparking and loading code

The proposed development includes an existing shed with an area of 675 square metres. The plan submitted by the applicant shows the vehicle manoeuvring and loading areas. The applicant does not intend to provide any on-site car parking spaces.

The applicable Performance outcome is:

PO1 *Sufficient carparking is provided to accommodate the number and type of vehicles likely to be generated by the development having regard to the following:*

- (a) *The nature and operation of the use;*
- (b) *The likely number of users including residents and employees;*
- (c) *The hours of operation and the peak parking demand periods;*
- (d) *The availability of alternative parking in the vicinity including on street car parking;*
- (e) *In the case of residential development, the proximity to the Principal centre zone and the facilities contained within that zone or the availability of public transport;*
- (f) *The feasibility of physically providing parking on site including access restrictions and size of the site; and*
- (g) *The provisions of Planning Scheme Policy –Off Street Carparking.*

The applicant has advised that there are no employees and the customers to the subject property will only arrive via trucks. There are two loading areas available for truck parking at each end of the shed. It has been indicated that only about three (3) customers will be accessing the site to pick up the materials stored on site. These customers will be arriving in a truck, collecting the stored produce and leaving the site. As the proposed development does not include any use where customers are required to park at the site, it is considered acceptable that no car parking spaces are provided.

Landscaping code

The site contains some existing landscaping along the Oak Street frontage of the site and there are three advanced trees located within the road reserve area.

Photograph from Oak Street of Existing Shed and Dwelling



The applicant has stated:

We intend to erect a sign to recognise the historical significance of the structure and this will be located along the Oak Street frontage of the property and landscaping will be provided around it. The sign will say 'Tannymorel Grain Shed'.

Further landscaping will be required to comply with the Industry uses code along all boundaries of the subject land. Any approval can be conditioned to require additional landscaping to provide a visual screen, and that a Landscaping Plan is to be submitted to and approved prior to any building approvals being issued.

Outdoor lighting code

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

Physical infrastructure code

The proposed development complies with the code with regards to Water supply, Waste water disposal, Energy, Roads and Rail, Development near underground utility services, and Crime prevention and safety.

Flood hazard overlay code

All of the land, except for a small area at the northern end of the shed, is included within the Flood hazard overlay.

The subject land is subject to flooding, however, the proposed development will not result in the construction of additional buildings within the flood hazard area.

Infrastructure Charges

Development Type	Network	Charge Rate	Proposed	Credit	Charge
Industry	30% of network (Road and Parks)	\$50/m ² GFA	30% of 675m ² @ \$50/m ² GFA	Nil	\$10,125
TOTAL:					\$10,125

Office use only			
Network	Proportion of Charge	Charge/ Network	Receipt Code
Roads	20%	\$6,750	RC241
Parks	10%	\$3,375	RC243
Water	35%	NA	RC244
Sewerage	35%	NA	RC245

STATEMENT OF REASONS

Reasons for the decision

Notwithstanding the details that have been provided, not all benchmarks have been complied with, but by imposing conditions, compliance with the Southern Downs Planning Scheme is achieved.

Reasons for Approval Despite Non-Compliance with Assessment Benchmarks

The development has been assessed against the relevant benchmarks specified above, and has been approved despite non-compliance with the specific benchmarks listed below for the reasons noted.

Benchmark	Reasons for the approval despite non-compliance with benchmark
<p><u>Rural zone code</u></p> <p><i>PO5 There are no significant adverse impacts on public health and safety with regard to:</i></p> <p><i>(a) the siting, scale and design of buildings or other works;</i></p> <p><i>(b) waste water disposal;</i></p> <p><i>(c) the permanent or temporary occupation of or access to areas subject to natural hazards.</i></p>	<p>The existing shed is located in the Flood hazard overlay and no extensions to the shed are proposed. The site contains some existing vegetation that is being retained which creates a visual screen from adjoining properties. To reduce the impacts associated with the proposed use, conditions have been imposed regarding additional landscaping and screened fencing to be provided.</p>
<p><u>Industry uses code</u></p> <p><i>AO7.3 Buildings, structures or land used for industry are screened from any dwelling other than a dwelling on the same site. The screening shall include at least:</i></p> <p><i>(a) a 1.8 m high screen fence between the industry use and the dwelling in a location that screens the dwelling from the industry use; and</i></p> <p><i>(b) a landscaped buffer at least 3m wide located on the same site as the industry use.</i></p> <p><i>PO7 Uses are located and designed that the visual impact of the use is minimised.</i></p>	<p>The proposed use is to utilise an existing farm shed already located on the subject property and therefore the built form is consistent with the locality. To further reduce the visual impacts of activities occurring outside of the existing shed, conditions have been imposed on the development to include fencing along the western boundary and those portions of the northern and southern boundaries adjacent to the existing shed, and for additional landscaping to be provided.</p>
<p><u>Car parking and loading code</u></p> <p><i>AO1.1 The number of parking and loading spaces is not less than the minimum number specified in Table 9.4.2.4 or Council may accept an alternative to providing the required spaces on the development site in accordance with Planning Scheme Policy –Off Street Carparking.</i></p> <p><i>PO1 Sufficient carparking is provided to accommodate the number and type of vehicles likely to be generated by the development having regard to the following:</i></p> <p><i>(a) The nature and operation of the use;</i></p> <p><i>(b) The likely number of users including residents and employees;</i></p> <p><i>(c) The hours of operation and the peak parking demand periods;</i></p> <p><i>(d) The availability of alternative parking in the vicinity including on street car parking;</i></p> <p><i>(f) The feasibility of physically providing parking on site including access restrictions and size of the site; and</i></p> <p><i>(g) The provisions of Planning Scheme Policy</i></p>	<p>The applicant has advised that there are no employees, other than the residents of the site, and that customers will arrive via truck. There are two loading areas available for truck parking at each end of the shed. It has been indicated that only about three (3) customers will be accessing the site to pick up the materials stored on site. These customers will be arriving in a truck, collecting the stored produce and leaving the site.</p> <p>As the proposed development does not include any use where customers are required to park at the site, it is considered acceptable that no car parking spaces are provided.</p>

–Off Street Carparking.	
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Options

Council:

1. Approve the application subject to conditions as recommended.
2. Approve the application subject to conditions other than as recommended.
3. Refuse the application giving reasons for the refusal.

Recommendation

THAT the application for a Material Change of Use for the purpose of a Rural industry (Packing and storing rural produce not produced on the same land), on land at 50 Oak Street, Tannymorel, described as Lot 84 SP182428, Parish of Cunningham, County of Merivale, be approved subject to 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
Proposed Access and Manoeuvring for HRV	17098-A	Submitted 21 February 2018
Site Plan – Drainage Plan (Amended to include Shed Floor Plan)	16/211	29 November 2017

2. Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

Land Use and Planning Controls

3. This approval allows for the use of the existing shed building for the following uses only:
 - Rural industry (Packing and storing rural produce not produced on the same land)
4. The development shall generally operate only between the hours of 7.00am to 5.00pm, Mondays to Fridays, and 8.00am to 1.00pm, Saturdays and not at all on Sundays and public holidays.

These hours may be altered with the submission of a noise report to be **approved by the Director Planning, Environment and Corporate Services** with all recommendations of the noise report to be implemented on site, prior to the change of hours commencing.
5. Only residences of the Dwelling House located on the land are to operate the Rural Industry use.
6. This approval does not allow for the subject property to be used as an agricultural supplies store.

Building and Site Design

7. A copy of the Form 11 (Certificate of Classification) issued for the shed building is to be provided to Council prior to the use commencing. (See advisory note below.)

Amenity and Environmental Controls

8. Within 3 months of this approval, a report on noise emissions (when measured at the boundary of the property of an affected residential dwelling) and sound attenuation measures, is to be submitted to and approved by the **Director Planning, Environment and Corporate Services. The report is to be carried out in accordance with the Environmental Protection Act 1994 and the Environmental Protection (Noise) Policy 2008.** Any measures recommended in the approved report to overcome potential noise impacts associated with the development are to be implemented in accordance with the approved report.
9. If complaints are received about the Rural industry use (which in the opinion of an authorised officer are not frivolous, vexatious nor based on mistaken belief), the following measures may need to be implemented:

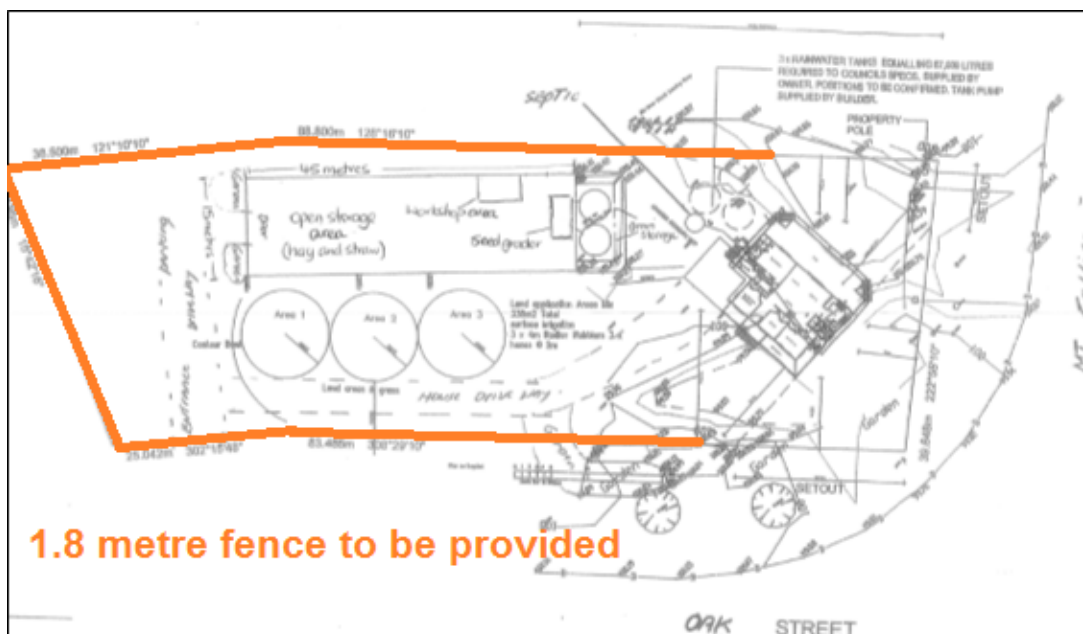
- (a) structural changes to the design of the shed; and/or
- (b) the use is carried out in an acoustically design building.

The structural changes and building are to be acoustically designed and submitted to the Manager Environmental Services for approval prior to construction.

10. A sufficient number of suitable waste receptacles must be provided on site at all times. Waste receptacles must be regularly serviced to prevent unsightly accumulations of waste or environmental harm being caused. A waste collection contractor must be engaged to supply suitable waste and recycling receptacles and service waste and recycling receptacles. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.
11. The Rural industry must be managed and operated in such a manner as to provide for the effective control of rodents, pests and odour, or other deleterious matter or thing.
12. The loading and/or unloading of delivery and other service vehicles may only be undertaken during the approved the hours of operation. No heavy vehicles must enter the development site outside these times to wait for unloading/loading.
13. The number of heavy vehicle movements to and from the site, are to be limited to no more than thirty (30) truck movements per week. (One truck entering and leaving the site is equivalent to two truck movements.)
14. No materials or goods associated with the development are to be displayed or stored within the driveway or landscaped areas, or outside the boundaries of the site.
15. The cleaning of plant equipment and vehicles must be carried out in an area where wastewater can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.
16. Any hazardous materials (e. g. oil, fuel, chemicals) must be stored in a covered and bunded area.
17. Advertising Devices relating to the Rural industry may **only** be erected on the subject land, i.e. Lot 84 SP182428. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the 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.
18. All equipment, goods and materials must be located in a building or screened from view from all roads, other public places and adjoining land by fencing and/or dense landscaping.
19. Any external lighting is to be installed and maintain the lighting fixtures so that they do not emit glare or light above the levels stated in Australian Standard AS:4282-1997 Control of Obtrusive Effects of Outdoor Lighting.

Fencing, Landscaping and Buffers

20. A 1.8 metres high solid screen fence is to be erected along the western boundary of the land, and along those portions of the northern and southern boundaries adjacent to the existing shed (as shown on the plan below), to provide visual screening. The fencing is to be slightly raised above ground level to allow for the free flow of water during a flood event. This screen fencing is to be provided at the developer's cost.



1.8 metre fence to be provided

21. **Details of the proposed fencing are to be submitted to and approved by the Director Planning, Environment and Corporate Services within 30 days of this approval being issued.** Fencing is to be provided and maintained in accordance with the approved details.
22. Dense tree planting is to be provided adjacent to the acoustic fence so as to enhance the appearance of the fence and to provide an effective visual screen. A 3.0 metre wide landscaped strip is to be provided adjacent to the all boundaries of the site. This area is to be densely planted with trees and shrubs suitable to grow to heights of between 1.5 metres and 15.0 metres at maturity.
23. The street trees within the road reserve of Oak Street are to be retained. If it is not possible to preserve all the trees in their current locations, the tree/s must be relocated at the developer's cost. The relocation of the tree/s is to be carried out by a suitably qualified and experienced person. If the tree/s die within 12 months of the relocation, the dead tree must be replaced with an advanced tree of the same species and height.
24. **A Landscaping Plan is to be submitted to and approved by the Director Planning, Environment and Corporate Services prior to the commencement of the use.** 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.

Car Parking and Vehicle Access

25. The sealed industrial crossing at the Oak Street entrance of the site, is to be maintained.
26. All vehicular access to and from the site must be via Oak Street only.
27. The internal driveways are to be designed in accordance with the Proposed Access and Manoeuvring for HRV, Drawing No. 17098-A, **but constructed to a sealed standard.** The sealed driveway must be a minimum 3.0 metre wide and is to be constructed from Oak Street to the areas associated within the development i.e. silos and storage shed.
28. All vehicles entering and exiting the site, must do so in forward gear.
29. All loading and unloading of goods related to the development 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

30. 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.

Stormwater Drainage

31. A stormwater drainage system serving the development is to be constructed and the stormwater disposed of to a lawful 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).

Infrastructure Charges Notice

32. Payment of \$10,125 is to be made to Council in accordance with the Infrastructure Charges Notice attached to the decision notice. If payment is made more than two years after the date of the Infrastructure Charges Notice, the charge will increase in line with the Road and Bridge Construction Index for Queensland.

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Planning, Environment and Corporate Services, 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 *Planning Act 2016* and would have to comply with the requirements of the Planning Scheme.
- (iii) It is encouraged that you arrange for a free compliance inspection to be carried out prior to the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if compliance with the conditions has been achieved.
- (iv) The General Environmental Duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (v) Any storage of flammable and/or combustible liquids must comply with the minor storage provision of Australian Standard AS1940 *The Storage and Handling of Flammable and Combustible Liquids*.
- (vi) **Plumbing and Drainage Approval is to be obtained** in accordance with the *Plumbing and Drainage Act 2002* for any 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 a Change of Classification of Building to Class 8, to allow the use of the existing building for Rural industry purposes. The application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. **Building works and modification of the existing building may be required to be undertaken** as part of the approval so as to accord with the requirements of the *Building Act 1975*.
- (viii) The Flood hazard overlay is based on a 1% Annual Exceedance Probability (AEP) flood event.
- (ix) An application must be submitted and approved by Council for a permit under Southern

Downs Regional Council's Subordinate Local Law No. 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation).

- (x) Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- (xi) All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

Aboriginal Cultural Heritage

- (xii) 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.qld.gov.au

Attachments

1. Submissions [View](#)

From: Emma & James Wright [mailto:emjames@bigpond.com]
Sent: Wednesday, 28 March 2018 2:18 PM
To: General Enquiries
Subject: Proposed Development No: MCU\01922

To Whom It May Concern,

I am writing to object to the proposal of development at 50 Oak St, Tannymorel.

I am a resident and home owner at 6 Kurrajong st Tannymorel who is unhappy with the proposal of extra development at 50 Oak St, Tannymorel. The disruption that has already been caused within our little town over the last couple of years from the above premises has been difficult to live with. The heavy machine and truck movement throughout the day and night has been noisy and also dusty which is causing health issues within our young family. We are also concerned that giving the green light to further development will cause even more road deterioration to the road that has already been made by the extra truck movement that goes to and from that premises. We have also had enough of all the power outages caused by the movements of the high machinery and high trucks as they hit the power lines that cross the road. One nearly blew up all our appliances from the power surge that it has caused and this is concerning if this increases with opening up the development even further. The location of where the shed is also concerns me as the driveway is so close to the corner where there is a lot of traffic movement occurring through the day and night. We have no idea how an accident has not already occurred with trucks backing out onto that blind corner. I am also a member of the fire brigade and we have had to, many times, request flammable items such as hay bales, drums of chemicals and large wooden crates away from the fire shed. Not only restricting access but also causing fire and health hazards.

I am sorry but am out of time, but if you would like any more information or want to ask any questions please ring 0427690369.

Thank you for your time

Kind Regards
Emma Wright

From: chick21 chick21 [mailto:chick21@bigpond.com]
Sent: Tuesday, 27 March 2018 8:33 PM
To: General Enquiries
Subject: Proposed Development No: MCU\01922

This email is to express our objection to the above proposed development at 50 Oak St, Tannymorel.

We purchased our property at 19 Kurrajong St, Tannymorel in 2011 because it was a quiet residential village. At that time there was only the big shed on the property at 50 Oak St, and at the back of it was a public loading ramp. Over the last 5 years there has been increased usage in that the owner started to store hay in the shed. This was not a major problem at the time, however silos were then erected on the land and grain was also being stored and graded there. This then became a major problem because of the increased heavy vehicle traffic, dust and noise at all hours of the day and night including weekends. We notified council of our concerns at the time. We also have issue with the fact that farm equipment that uses chemicals is being washed down straight onto the ground. Empty chemical drums are left laying around until they decide to remove them to a large bin on adjacent land and then burn them. This poses major health issues as well as environmental issues. Since the activities increased at the property both my husband and myself have had health issues with migraines and sinus problems which we did not have when we first moved here. It seems to us that there has been no regard by the owner for the community as to the impact of this industry in our little village.

Our major concerns are-

Increased heavy vehicle traffic entering and leaving
Safety concerns regarding the public (locals and tourists), school children at the bus stop outside the property, and the community hall directly opposite

Hours of operation
Noise and dust pollution
Chemical Safety
Workplace Health and Safety Compliance
Potential impact on property values

We feel that this is a rural residential village not an industrial area and would like to register our objection to the proposed development

S & B Morris
19 Kurrajong St
Tannymorel 4372

PH: 07 4664 4149
email: chick21@bigpond.com

From: k nelson [mailto:azeknek@gmail.com]
Sent: Sunday, 25 March 2018 6:22 PM
To: General Enquiries
Subject: Proposed Development No: MCU\01922

We are writing to express opposition to the above proposed development at 50 Oak St Tannymorel, for the following reasons:-

Increased Heavy Vehicle Traffic - accessing and leaving the property, creating safety concerns for local traffic and pedestrians. With a school bus stop located outside the property and a community hall directly opposite movement of vehicles and machinery could seriously endanger children using school bus transport, and people attending functions at the hall.
Noise and dust from machinery used to handle, grade, and pack produce could create health risks for the local community.

Tannymorel is a quiet residential village, Increased traffic noise and dust is already being experienced from this property and if proposed development succeeds this will get worse

This type of development will need to operate at all hours of day and night as with most rural industry weather will play a major part in how this business operates. This is not in keeping with atmosphere and lifestyle of this village.

The likelihood of this type of operation attracting large numbers of Rats, Mice and other Vermin is also of concern.

Serious concerns are held for the ability of this development to comply with Health and Safety Regulations.

We can see no benefit to the community to allow this proposed development to go ahead with reduced property values also a possible outcome.

K Nelson
24 Kurrajong St
Tannymorel, 4372

PH: 0428313308
email: azeknek@gmail.com

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 Tender - Production and DR Virtualisation Upgrade

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 2017/18 - Grants to Community - Round Three (3)

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.

16.3 Management of Camping Area at Connolly Dam and Washpool Reserve

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.

16.4 March 2018 Monthly Report from Warwick Indoor Recreation and Aquatic Centre from YMCA Brisbane

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 Sale of Council owned land

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.

16.6 Lease of part of Cemetery Reserve

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.

16.7 Request to Purchase Council Owned Land

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.

16.8 Invasive Pests Control Scheme

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.

16.9 Consultant for Yangan Landfill

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.