



SOUTHERN DOWNS REGIONAL COUNCIL GENERAL MEETING OF COUNCIL

Dear Councillors

Your attendance is hereby requested at the General Meeting of Council to be held in the Council Chambers, Southern Downs Regional Council, 64 Fitzroy Street, Warwick on **Wednesday, 12 December 2018 at 9:00AM**.

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

David Keenan

CHIEF EXECUTIVE OFFICER

7 December 2018

Attendance

- 10.30am Presentation of Casual for a Cause donation to Youngcare
- 10.30am Town Crier Bob Townshend - acknowledgement of National Town Crier Championships Award
- 12.00pm Lunch with Queensland Treasury Commission
- 12.30pm Credit Review Presentation for Queensland Treasury Commission

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1. PRAYER & CONDOLENCES

2. ATTENDANCE

3. APOLOGIES

4. READING AND CONFIRMATION OF MINUTES

4.1 General Council Meeting - 21 November 2018

Recommendation

THAT the minutes of the General Council Meeting held on Wednesday 21 November 2018 be adopted.

4.2 Special Council Meeting - 3 December 2018


Recommendation

THAT the minutes of the Special Council Meeting held on Monday 3 December 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: 12 December 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 November 2018 General Council Meeting.


A copy of the Actions report is attached.

Attachments

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

	ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING	Date From: 21/11/2018 Date To: 21/11/2018
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MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
21 November 2018	5.1	Actions from Previous Council Meeting	David Keenan	28 Nov 2018 - 3:00 PM - Marion Seymour Noted	28/11/2018
21 November 2018	7.1	Mayoral Minute - September 2018	Tracy Dobie	28 Nov 2018 - 3:00 PM - Marion Seymour Noted	28/11/2018
21 November 2018	8.1	Correspondence	David Keenan	28 Nov 2018 - 3:01 PM - Marion Seymour Noted	28/11/2018
21 November 2018	10.1	Finance Report as at 31 October 2018	Andrew Page	28 Nov 2018 - 3:02 PM - Marion Seymour Noted	28/11/2018
21 November 2018	10.2	Calendar for Council Meetings 2017	David Keenan	28 Nov 2018 - 3:06 PM - Marion Seymour Calendars Updated	28/11/2018
21 November 2018	10.3	Asset Management Roadmap Update	Elle Pembroke	28 Nov 2018 - 3:06 PM - Marion Seymour Noted	28/11/2018
21 November 2018	11.1	Engineering Services Monthly Report	Chris Whitaker	30 Nov 2018 - 8:47 AM - Barb Fegan Noted	30/11/2018
21 November 2018	11.2	Grants to Community Policy Review (PL-ES075)	Sue Harrold	30 Nov 2018 - 8:47 AM - Barb Fegan Noted	30/11/2018
21 November 2018	11.3	Youth Council Meeting Minutes	Michael Bell	30 Nov 2018 - 8:48 AM - Barb Fegan Noted	30/11/2018
21 November 2018	11.4	Stanthorpe Fitness Centre - Amendment to Fees and Charges	Michael Bell	30 Nov 2018 - 8:48 AM - Barb Fegan Noted	30/11/2018
21 November 2018	12.1	Libraries First 5 Forever Program	Samantha Shelbourn	28 Nov 2018 - 5:24 PM - Alison Bilbrough Noted	22/11/2018
21 November 2018	13.1	Reports from Delegates	David Keenan	28 Nov 2018 - 3:07 PM - Marion Seymour Noted	28/11/2018
21 November 2018	13.2	Reports from Delegates - Cr Meldejohn attendance at BROC Meeting	David Keenan	28 Nov 2018 - 3:07 PM - Marion Seymour Noted	28/11/2018


 ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING <div> Date From: 21/11/2018 Date To: 21/11/2018 </div>					
21 November 2018	15.1	Portfolio Report - Cr Kelly	David Keenan	28 Nov 2018 - 3:08 PM - Marion Seymour Noted	28/11/2018
21 November 2018	15.2	Report from Cr McNichol - Attendance at Transport and Public Works Inquiry into Transport Technology	David Keenan	28 Nov 2018 - 3:08 PM - Marion Seymour Noted	28/11/2018
21 November 2018	16.1	RFT 19_019 Bitumen Pre-Qualified Supplier Arrangement	Andrew Page	28 Nov 2018 - 3:08 PM - Marion Seymour Noted	28/11/2018
21 November 2018	16.3	RFT 19_022 Supply of One Multi Tyred Roller	Andrew Page	28 Nov 2018 - 3:09 PM - Marion Seymour Tenderers notified	28/11/2018
21 November 2018	16.5	RFT 19_024 Supply and Delivery of Two Backhoes	Andrew Page	28 Nov 2018 - 3:09 PM - Marion Seymour Tenderers notified	28/11/2018
21 November 2018	16.6	October 2018 Monthly Report from Warwick Indoor Recreation and Aquatic Centre from YMCA Brisbane	Chris Whitaker	30 Nov 2018 - 8:49 AM - Barb Fagan Noted	30/11/2018
21 November 2018	16.2	RFT 19_021 Supply of One Steel Drum Roller	Andrew Page	28 Nov 2018 - 3:10 PM - Marion Seymour Tenderers notified	28/11/2018
21 November 2018	16.4	RFT 19-023 Supply of One Excavator - Revised Evaluation	David Fletcher	28 Nov 2018 - 3:10 PM - Marion Seymour Tenderers notified	28/11/2018

6. DECLARATIONS OF CONFLICTS OF INTEREST

7. MAYORAL MINUTE

7.1 Mayoral Minute - November 2018

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Mayor	ECM Function No/s:

Recommendation

THAT Council receive the Mayoral Minute for October 2018.

Report

The highlight of the last month has been attending the many school speech and awards nights that have been conducted across our region. We have great schools in our region and each has its own personality. From the largest school to the smallest, our schools are well served by the high quality principals, teachers and teacher aides, as well as the strong P & C organisations that support and raise the valuable funds for the students to have the extra-curricular activities so necessary to expanding their horizons. The performances at the speech and award nights have shown the depth of quality in academics, sport and culture in our youth.

The 50th anniversary of the Killarney storm was commemorated in November 2018, recalling the devastation that was left behind in the town back in 1968. While in 2018 there are better Bureau of Meteorology systems in place to provide prior warning of such events so that residents have some time to prepare, and while there are agencies established now such as SES and QFES to respond immediately; none-the-less these disastrous weather events, be they caused by wind or rain, cannot be prevented. All we can do is prepare and respond.

By being prepared and ready to respond is imperative at the moment when we are being impacted by bushfires. The weather conditions that have been affecting Queensland are unprecedented and made worse by the drought. Once again it is our Emergency Services staff and volunteers who are called upon to assist and they have done this in the Southern Downs in the most efficient and professional manner.

One of our region's past volunteers who has recently been recognised is Mrs Helena Grace White, MBE; wife of the well-known C.F. White of Stanthorpe. Mrs White gave tirelessly during the both world wars to support returned soldiers and was awarded the MBE as well as a Certificate of Appreciation and a Gold Badge of Merit from the Returned Sailors and Soldiers Imperial League, now known as the RSL. In recognition of her service to Stanthorpe and returned soldiers, the Stanthorpe RSL has been named in honour of this remarkable woman.

For 16 days over the last month Council has supported "Orange the World" to raise awareness of gender based violence against women and girls. This campaign is a timely reminder to people to be considerate of others and to seek help if they are victims of violence or perpetrators of violence against others.

Meanwhile it is almost the end of another year. Christmas Carol events have been conducted in Warwick with Stanthorpe, Allora and Killarney to be held soon. These are wonderful occasions to join with friends and family in a relaxed environment and to acknowledge the many talented performers we have in the region.

I would like to wish everyone a Merry Christmas and a Happy New Year.


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: 12 December 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. **Office of Industrial Relations** confirming show holidays for the Region for 2019 (copy attached).

Action: Noted.

2. **Killarney P-10 State School** thanking Council for its support for the 2018 Border Ranges Trail Bike Ride (copy attached).

Action: Noted.

3. **Bravehearts Foundation** thanking Council for its support for White Balloon Day for 2018, which raised \$1,396 for Bravehearts (copy attached).

Action: Noted.

4. **Office of the Independent Assessor** advising that the office has officially commenced operations. As part of the state government's councillor complaints reform process, the OIA has been created to facilitate a simpler and more streamlined system for making, investigating and determining complaints about councillor conduct (copy attached).

Action: Noted.

5. **Warwick Show & Rodeo Society Inc.** thanking Council for sponsorship and support for the 2018 Warwick Rodeo and Campdraft (copy attached).

Action: Noted.

6. **Warwick District Recreational Fish Stocking Assn. Inc.** requesting funding in its forthcoming budget to assist with stocking native fish in the Condamine Rive, its tributaries and Dalrymple Creek at Allora (copy attached).

Action: Referred for budget consideration.

Attachments

1. Office of Industrial Relations [View](#)
2. Killarney State School [View](#)
3. Bravehearts Foundation [View](#)
4. Office of Independent Assessor [View](#)
5. Warwick Show & Rodeo Society [View](#)
6. Warwick District Recreational Fish Stocking Assn. Inc. [View](#)



16 November 2018

Mr David Keenan
Chief Executive Officer
Southern Downs Regional Council
Via Email: david.keenan@sdrc.qld.gov.au

Dear Mr Keenan

I refer to your nomination for special holidays for 2019.

Pursuant to Section 4 of the *Holidays Act 1983*, the Minister for Education and Minister for Industrial Relations has appointed:

- 1 February 2019 a holiday for the Southern Downs Region - the area of the former Stanthorpe Shire and the area of the village of Dalveen for the purpose of the Stanthorpe Annual Show
- 8 February 2019 a holiday for the Southern Downs Region - the area of the former Warwick Shire - Division 1 for the purpose of the Allora Annual Show
- 22 February 2019 a holiday for the Southern Downs Region - the area of the former Warwick Shire - Division 3 (excluding the urban area of Warwick City and the locality of Murray's Bridge) for the purpose of the Killarney Annual Show
- 22 March 2019 a holiday for the Southern Downs Region - the area of the former Warwick Shire - Divisions 2, 5 & 6, Division 3 (being the urban area of Warwick City and the locality of Murray's Bridge), Division 4 (excluding the village of Dalveen) for the purpose of the Warwick Annual Show

Notification of the appointment of the 2019 special holidays was published in the Queensland Government Gazette on 16 November 2018. A copy of the gazette can be accessed on the [Queensland Government's publications website](#), the special holidays notifications commence on page 327 of the gazette.

Should you require further information, please contact Ms Jacqui McGuire, Senior Industrial Officer on telephone (07) 3406 9854.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'AJ' followed by a stylized surname.

AJ (Tony) James
Executive Director
Industrial Relations Policy and Regulation
Office of Industrial Relations

16 November 2018]

QUEENSLAND GOVERNMENT GAZETTE No. 63

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Education Queensland
Brisbane, 7 November 2018

Holidays Act 1983

NOTIFICATION

I, the Honourable Grace Grace MP, Minister for Education and Minister for Industrial Relations in pursuance of the provisions of the *Holidays Act 1983*, hereby appoint the day specified in Column 1 of the Schedule, hereto as a public holiday within the District set opposite that day in Column 2 of the schedule, being a holiday in respect of the annual agricultural, horticultural or industrial show set opposite that day in Column 3 of the schedule.

Column 1 Date of Holiday 2019	Column 2 District	Column 3 Name of Show
1 February 2019	Southern Downs Region – the area of the former Stanthorpe Shire and the area of the village of Dalveen	Stanthorpe Annual Show
8 February 2019	Southern Downs Region – the area of the former Warwick Shire – Division 1	Allora Annual Show
22 February 2019	Southern Downs Region – the area of the former Warwick Shire – Division 3 (excluding the urban area of Warwick City and the locality of Murray's Bridge)	Killarney Annual Show
15 March 2019	Goondiwindi Region – that area covered by the former Shire of Inglewood excluding that part of the former shire within the boundaries of the parishes of Wyemo, Beebo, Texas, Silverspur, Arcot, Gunyan, Bonshaw, Maiden Head, Aitkin's Flat and the town of Texas	Inglewood Annual Show
22 March 2019	Southern Downs Region – the area of the former Warwick Shire – Divisions 2, 5 and 6, Division 3 (being the urban area of Warwick City and the locality of Murray's Bridge), Division 4 (excluding the village of Dalveen)	Warwick Annual Show
28 March 2019	Toowoomba Region – Toowoomba Regional Council area excluding the Yarraman, Upper Yarraman and Cooyar areas	Toowoomba Royal Agricultural Show
5 April 2019	Western Downs Region – Wandoan	Wandoan Show Festival
12 April 2019	Western Downs Region – Dalby	Dalby and District Annual Show
3 May 2019	Goondiwindi Region – for that area covered by the former Goondiwindi Town Council and the former Waggamba Shire	Goondiwindi Annual Show
7 May 2019	Shire of Banana – that part of the shire formerly known as Division 1 of Taroom Shire (includes township of Taroom)	Taroom Annual Show
10 May 2019	Maranoa Region – from the eastern boundary of the Council area including the towns of Jackson, Yuleba, Wallumbilla, Roma, Hodgson and Muckadilla. North of Roma to the northern boundary of the Council area including the town of Injune and the area known as Bymount and south of Roma to the southern boundary of the Council area including the township of Surat and the area East and South of Surat Township	Roma Agricultural Show
10 May 2019	North Burnett Region – Mundubbera Area	Mundubbera Annual Show
14 May 2019	Maranoa Region – west of Amby to the western boundary of the Council area including the towns of Mitchell and Mungallala. South of Amby to the southern boundary of the Council area including the area known as Dunkeld and north of Amby to the northern boundary of the Council area	Mitchell Agricultural Show
14 May 2019	Shire of Banana – That part of the Shire covered by the parishes of Mayne, Quakit, Gibber Gunyah, Martin, Highworth, Southend, Coteeda, Blackman, Cracow, Dresden, Mungungal, Camboon, Okangal, Walloon, Woolton, Woolthorpe, Warnoah, Belmont, Colombo, Tarramba, Barfield, Rhydding, Roundstone, Capayan, and that part of the parish of Banana described as L110/FN261, L109/FN261, L48/FN283, L53/FN423, L1&2/RP892597, L1/RP612740, L1-6/RP613366, L2/RP612740, L127/FN470, and Pt L13/FN469 (includes townships of Theodore and Cracow)	Theodore Annual Show
17 May 2019	City of Ipswich	Ipswich Annual Show
17 May 2019	Gympie Region excluding Goomeri Township, Parish of Goomeribong	Gympie Annual Show
17 May 2019	Shire of Banana – that part of the shire covering the parishes of Annandale, Craiglands, Dumgree, Earlsfield, Greycliffe, Spier, Thalberg, Callide, Prairie, Coreen, Kooingal, Scoria, Kroombit, Clifford, Kariboe, Grevillea, Prospect, Tiamby, Moura and Kianga (includes townships/areas of Biloela, Jambin, Goovigen, Thangool, Banana, Moura, Prospect Creek, Mt Murchison)	Callide Valley Agricultural and Pastoral Show
17 May 2019	Shire of Murweh	Charleville and District Annual Show
21 May 2019	Western Downs Region – Miles	Miles and District Show
22 May 2019	Barcaldine Region – Alpha and Jericho townships	Alpha Annual Show
24 May 2019	Central Highlands Region – Capella and Tieri	Capella and District Agricultural Show
24 May 2019	Fraser Coast Region	Fraser Coast Agriculture Show
24 May 2019	Shire of Paroo	Cunnamulla Show
24 May 2019	Western Downs Region – Chinchilla	Chinchilla Annual Show
29 May 2019	Isaac Region – Moranbah, Clermont, Middlemount, Dysart, Kilcummin and rural areas	Clermont Show Day
30 May 2019	Bundaberg Region – within the post codes of 4660 and 4670	Bundaberg Annual Show

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Column 1 Date of Holiday 2019	Column 2 District	Column 3 Name of Show
31 May 2019	Central Highlands Region – Townships of Springsure and Rolleston	Springsure and District Agricultural Show
31 May 2019	Shire of Flinders – Hughenden, Stamford, Prairie and Torrens Creek	Hughenden Show
31 May 2019	Sunshine Coast Region – the area of the former Caloundra City Council	Maleny Annual Show
5 June 2019	Central Highlands Region – Townships of Emerald, Comet, Gemfields, Blackwater, Bluff, Dingo, Duaringa	Emerald and District Agricultural Show
7 June 2019	Shire of Bulloo	Hungerford Field Day
7 June 2019	Shire of Carpentaria	Normanton Show Day
10 June 2019	Weipa Town Area	Weipa Fishing Classic
13 June 2019	Isaac Region – St Lawrence, South of Clairview and rural areas	Rockhampton Agricultural Show
13 June 2019	Rockhampton Region	Rockhampton Agricultural Show
14 June 2019	Shire of Banana – that part of the shire covering the parishes of Thuriba, Olinda, Rannes, Benleith, Granville, Woolein, Fairview, Cottenham, Wright, Perch, Neimen and the parish of Banana excluding L110/FN261, L109/FN261, L48/FN283, L53/FN423, L1&2/RP892597, L1/RP612740, L1-6/RP613366, L2/RP612740, L127/FN470, and Pt L13/FN469 (includes township of Baralaba)	Rockhampton Agricultural Show
14 June 2019	Shire of Banana – that part of the shire covering the parishes of Westwood, Fleetwood, Moongan, Dundee, Bunerba, Ulogie, Manton, Don and Bundalba (includes townships of Wowan and Dululu)	Rockhampton Agricultural Show
14 June 2019	Shire of Cloncurry	Cloncurry and District Annual Show
14 June 2019	Shire of Livingstone	Rockhampton Agricultural Show
14 June 2019	Shire of Richmond	Richmond Annual Field Day
14 June 2019	Shire of Woorabinda	Rockhampton Agricultural Show
14 June 2019	Sunshine Coast Region – the area of the former Maroochy Shire	Sunshine Coast (Nambour) Show
20 June 2019	Isaac Region – Nebo, Glenden, Coppabella, Coastal Region, Clairview and Clairview North	Mackay Agricultural Show
20 June 2019	Mackay Region	Mackay Agricultural Show
21 June 2019	City of Mount Isa	Mount Isa Agricultural Show
21 June 2019	Whitsunday Region – the area formerly known as Shire of Whitsunday	Whitsunday Show
21 June 2019	Shire of Mornington	Mount Isa Agricultural Show
25 June 2019	Whitsunday Region – the area formerly known as Divisions 1 and 2 of the Shire of Bowen and that part of Division 3 north of the Bogie River from its confluence with the Burdekin River to its source and then easterly by the Clark Range to the eastern boundary of the Shire	Bowen Annual Show
26 June 2019	Shire of Burdekin	Burdekin Annual Show
1 July 2019	City of Townsville	Townsville Annual Show
1 July 2019	Shire of Palm Island	Townsville Annual Show
5 July 2019	Shire of Hinchinbrook	Ingham Annual Show
9 July 2019	Mareeba Shire – That part of the Mareeba Shire included within the Parishes of Irvinebank, Myosotis and Western.	Atherton Annual Show
9 July 2019	Tablelands Region	Atherton Annual Show
12 July 2019	Cassowary Coast Region – Divisions 4, 5 and 6 and those parts of Divisions 2 and 3 generally north of the Walter Hill Range	Innisfail and District Annual Show
19 July 2019	Cairns Region	Cairns Annual Show
19 July 2019	Shire of Aurukun	Cairns Annual Show
19 July 2019	Mareeba Shire excluding the Parishes of Irvinebank, Myosotis, Western, Mowbray, Salisbury, Riflemead and that part of the Parish of Garioch located north of Hunter and Rifle Creeks	Cairns Annual Show
19 July 2019	Shire of Cook	Cairns Annual Show
19 July 2019	Shire of Hope Vale	Cairns Annual Show
19 July 2019	Shire of Kowanyama	Cairns Annual Show
19 July 2019	Shire of Mapoon	Cairns Annual Show
19 July 2019	Shire of Napranum	Cairns Annual Show
19 July 2019	Shire of Wujal Wujal	Cairns Annual Show
19 July 2019	Shire of Yarrabah	Cairns Annual Show
22 July 2019	Mareeba Shire – That part of Mareeba Shire included within the Parishes of Mowbray, Salisbury, Riflemead and that part of the Parish of Garioch located north of Hunter and Rifle Creeks	Mossman Annual Show
22 July 2019	Shire of Douglas	Mossman Annual Show
26 July 2019	Cassowary Coast Region – Division 1 and those parts of Divisions 2 and 3 generally south of the Walter Hill Range	Tully and District Annual Show
30 July 2019	Charters Towers Region	Charters Towers Annual Show
12 August 2019	Gladstone Region	Royal Queensland Show
12 August 2019	Bundaberg Region – within the postcode of 4671	Royal Queensland Show

16 November 2018]

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Column 1 Date of Holiday 2019	Column 2 District	Column 3 Name of Show
12 August 2019	City of Redland	Royal Queensland Show
12 August 2019	Goondiwindi Region – for that area covered by the former Shire of Inglewood within the boundaries of the parishes of Wyemo, Beebo, Texas, Silverspur, Arcot, Gunyan, Bonshaw, Maiden Head, Aitkin's Flat and the town of Texas	Royal Queensland Show
12 August 2019	Gympie Region – Goomeri Township, Parish of Goomeribong	Royal Queensland Show
12 August 2019	Lockyer Valley Region	Royal Queensland Show
12 August 2019	Logan City	Royal Queensland Show
12 August 2019	Moreton Bay Region	Royal Queensland Show
12 August 2019	Scenic Rim Region	Royal Queensland Show
12 August 2019	Shire of Balonne	Royal Queensland Show
12 August 2019	Shire of Cherbourg	Royal Queensland Show
12 August 2019	Somerset Region	Royal Queensland Show
12 August 2019	South Burnett Region	Royal Queensland Show
12 August 2019	Toowoomba Region – that part of the Toowoomba Regional Council area covered by Yarraman, Upper Yarraman and Cooyar	Royal Queensland Show
12 August 2019	Western Downs Region – Tara	Royal Queensland Show
14 August 2019	City of Brisbane	Royal Queensland Show
14 August 2019	North Burnett Region – Biggenden, Eidsvold, Gayndah, Mount Perry and Monto Areas	Royal Queensland Show
23 August 2019	Northern Peninsula Area Region	Northern Peninsula Area Show
30 August 2019	City of Gold Coast	Gold Coast Annual Show
6 September 2019	Shire of Noosa	Noosa Show
20 September 2019	Shire of Pormpuraaw	Pormpuraaw Show Day
20 September 2019	Shire of Torres	Torres Strait Multi-Cultural Festival Show Day
20 September 2019	Torres Strait Island Region (whole region)	Torres Strait Multi-Cultural Festival Show Day
5 November 2019	Whitsunday Region – that area formerly known as that part of Division 3 of the Shire of Bowen south of the Bogie River from its confluence with the Burdekin River to its source and then easterly by the Clark Range to the eastern boundary of the Shire	Collinsville Annual Show
27 September 2019	Shire of Winton	Winton Outback Festival

GRACE GRACE MP
Minister for Education
Minister for Industrial Relations

Education Queensland
Brisbane, 7 November 2018

Holidays Act 1983

NOTIFICATION

I, the Honourable Grace Grace MP, Minister for Education and Minister for Industrial Relations in pursuance of the provisions of the *Holidays Act 1983*, hereby appoint the day specified in Column 1 of the Schedule, hereto as a special holiday within the District set opposite that day in Column 2 of the schedule, being a special holiday in respect of the event set opposite that day in Column 3 of the schedule.

Note 1: The following holidays are special holidays pursuant to Section 4 of the *Holidays Act 1983* and are bank holidays not public holidays.

Note 2: Pursuant to a directive issued under the *Public Service Act 2008*, they are holidays for public service employees unless otherwise determined by a chief executive.

Column 1 Date of Holiday 2019	Column 2 District	Column 3 Event
25 January 2019	Torres Strait Island Region – St Pauls, Mua Island	St Pauls Anglican Church Day
1 February 2019	Torres Strait Island Region – Badu	Deed of Grant in Trust Hand Over Day
4 February 2019	Torres Strait Island Region – Mabuag	St. Mary's Church Day
12 February 2019	Torres Strait Island Region – Kubin and St Pauls, Mua Island	Mualgal Native Title Determination Day
13 February 2019	Torres Strait Island Region – Saibai	Saibai Native Title Determination Day
23 February 2019	Shire of Lockhart River	Foundation Day
28 February 2019	Torres Strait Island Region – Boigu	United Pentecostal Church Day (Church of Rock)
14 March 2019	Torres Strait Island Region (whole region)	Torres Strait Amalgamation Day
18 April 2019	Shire of Croydon	Normanton Barra Classic

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Column 1 Date of Holiday 2019	Column 2 District	Column 3 Event
18 April 2019	Torres Strait Island Region – St Pauls, Mua Island	Kozan Outreach Church Day
29 April 2019	Torres Strait Island Region – Badu	St. Marks Church Day
2 May 2019	Torres Strait Island Region – Hammond	Patron Saint Joseph Day
8 May 2019	Torres Strait Island Region – Dauan	Ascension Day (Church Day of Parish of Ascension)
17 May 2019	Shire of Pormpuraaw	National Sorry Day
20 May 2019	Torres Strait Island Region – St Pauls, Mua Island	Florence Buchanan Day (Coming of the Light)
31 May 2019	Torres Strait Island Region (whole region)	Community Services (Torres Strait) Act Day
31 May 2019	Shire of Palm Island	Strike 57 Commemoration Day
3 June 2019	Shire of Doomadgee	Mabo Day
3 June 2019	Shire of Torres	Mabo Day
3 June 2019	Torres Strait Island Region (whole region)	Mabo Day
3 June 2019	Northern Peninsula Area Region	Mabo Day
7 June 2019	Shire of Palm Island	Bwgcolman Day
14 June 2019	Torres Strait Island Region – Mer	Dauar Waier Observation Festival
17 June 2019	Shire of Yarrabah	Yarrabah Foundation Day
17 June 2019	Torres Strait Island Region – Saibai	Holy Trinity Church Day
19 June 2019	Torres Strait Island Region – Boigu	St Saviour Church Day – Torres Strait Church
19 June 2019	Torres Strait Island Region – Iama	St John Divine Church Day
19 June 2019	Torres Strait Island Region – Poruma	Halfway Island Native Title Determination Day
24 June 2019	Torres Strait Island Region – Masig	Parish of Loane, Independent Church of Torres Strait
1 July 2019	Shire of Torres	Coming of the Light Day
1 July 2019	Torres Strait Island Region (whole region)	Coming of the Light
2 July 2019	Torres Strait Island Region – Erub and Ugar	Coming of the Light Celebrations (Service and Re-enactment at Dabad)
2 July 2019	Torres Strait Island Region – Kubin and Mua	St Peter's Church Day
2 July 2019	Torres Strait Island Region – Mabuag	Wagadagam Tribal Chief Initiation Day
2 July 2019	Torres Strait Island Region – Mer	Coming of the Light Celebrations
5 July 2019	Shire of Mapoon	NAIDOC Day
8 July 2019	Torres Strait Island Region – Boigu	Coming of the Light
8 July 2019	Torres Strait Island Region – Dauan	Native Title Determination Day
8 July 2019	Torres Strait Island Region – Mabuag	Native Title Determination Day
8 July 2019	Torres Strait Island Region – Masig Island	Native Title Determination Aureed Island Claim Day
10 July 2019	Torres Strait Island Region – Warraber	Coming of the Light
12 July 2019	Shire of Cherbourg	NAIDOC Day
12 July 2019	Shire of Pormpuraaw	Pormpuraaw Fishing Competition
12 July 2019	Shire of Palm Island	NAIDOC Day
12 July 2019	Shire of Yarrabah	NAIDOC Day
18 July 2019	Torres Strait Island Region – Poruma and Warraber	Indigenous Protected Area Celebration
22 July 2019	Shire of Boulia	Boulia Camel Races
25 July 2019	Shire of Lockhart River	St. James' Day
1 August 2019	Torres Strait Island Region – Mabuag	St Mary's Church Dedication Day
1 August 2019	Torres Strait Island Region – Saibai	Annexure Day
2 August 2019	Shire of Etheridge	Etheridge Show/Forsayth Turnout
5 August 2019	Shire of Kowanyama	Kowanyama Annual Rodeo
6 August 2019	Shire of Aurukun	Aurukun Day
6 August 2019	Torres Strait Island Region – Erub and Ugar	The Ark of Transfiguration (Church Day)

16 November 2018]

QUEENSLAND GOVERNMENT GAZETTE No. 63

331

Column 1 Date of Holiday 2019	Column 2 District	Column 3 Event
9 August 2019	Shire of Mornington	Mount Isa Rodeo Day
15 August 2019	Torres Strait Island Region – Mer	Yam Festival
19 August 2019	Shire of Kowanyama	Kowanyama DOGIT Day
23 August 2019	Torres Strait Island Region (whole region)	Anniversary of First Councillors Meeting
23 August 2019	Shire of Doomadgee	Doomadgee Day
26 August 2019	Torres Strait Island Region – Warraber	Native Title Determination Day
3 September 2019	Torres Strait Island Region – Mabuiag	Coming of the Light to Mabuiag
6 September 2019	Shire of Palm Island	Spring Festival Day
16 September 2019	Torres Strait Island Region – Dauan	Church of the Holy Cross Day
16 September 2019	Torres Strait Island Region – Hammond	Hammond Island Church Opening Day
16 September 2019	Torres Strait Island Region – Iama	Turan Tabernacle Church Day Iama UPC
25 September 2019	Torres Strait Island Region – Erub	Native Title Determination Day
27 September 2019	Shire of Mapoon	Mapoon Day
18 October 2019	Shire of Cherbourg	Cherbourg Day
25 October 2019	Northern Peninsula Area Region	NPA Carnival (Ropeyarn Cup)
25 October 2019	Shire of Wujal Wujal	Wujal Wujal Foundation Day
27 October 2019	Shire of Yarrabah	DOGIT Day
28 October 2019	Shire of Napranum	Napranum DOGIT Day
29 October 2019	Shire of Lockhart River	DOGIT Day
30 October 2019	Torres Strait Island Region – Badu	Coming of the Light to Badu
1 November 2019	Torres Strait Island Region – Erub and Ugar	All Saints Church Day
5 November 2019	Barcaldine Region – Aramac, Barcaldine and Muttaborra townships	Melbourne Cup Day
5 November 2019	Blackall-Tambo Region	Melbourne Cup Day
5 November 2019	Longreach Region	Melbourne Cup Day
5 November 2019	Shire of Barcoo	Melbourne Cup Day
5 November 2019	Shire of Burke	Melbourne Cup Day
5 November 2019	Shire of Murweh	Central Warrego Race Club Inc. Annual Melbourne Cup Race Meeting (Afternoon Only)
5 November 2019	Shire of Quilpie	Melbourne Cup Day
5 November 2019	Shire of Richmond	Richmond Melbourne Cup Races (Afternoon Only)
25 November 2019	Shire of Mornington	Mornington Island Memorial Day
2 December 2019	Torres Strait Island Region – Poruma	St Andrews Church Day
4 December 2019	Torres Strait Island Region – Saibai	Church Dedication Day
9 December 2019	Torres Strait Island Region – Ugar	Native Title Determination Day
10 December 2019	Torres Strait Island Region – Boigu	Native Title Determination Day
12 December 2019	Torres Strait Island Region – Badu	Native Title Determination Day
13 December 2019	Torres Strait Island Region – Iama	Native Title Determination Day
27 December 2019	Torres Strait Island Region – Masig	St John the Evangelist Church Day

GRACE GRACE MP
Minister for Education
Minister for Industrial Relations



Killarney P-10 State School Border Ranges Trail Bike Ride

Acacia Street, Killarney Qld 4373
Telephone: 07 4664 6333
Fax: 07 4664 6300
Email: trailride@killarness.eq.edu.au



19th November 2018

Southern Downs Regional Council
Albion Street
Warwick Qld 4370

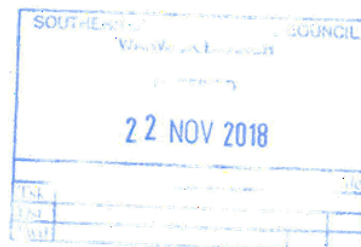
Dear Sir/Madam

I would like to take this opportunity to thank you for your support of the 2018 Killarney P-10 State School P&C Border Ranges Trail Bike Ride. The event raised \$93 000 for the Killarney State School and community, and without your support this would not have been possible.

The event for 2019 will be held on 30th & 31st March 2019 and we again look forward to your support for this very important fundraising event. Without your continued support this event would not be possible. We are hoping that your services will be available to us for the above weekend.

Yours faithfully

Natalie McCauley
Event Manager



Southern Downs Regional Council
DOC0307315



Dear Southern Downs Regional Council,

We want to say a heartfelt THANK YOU for participating in White Balloon Day 2018 and giving your time and effort to raise \$1396 for Bravehearts.

Over 814 events were registered throughout Australia including 83 schools, 190 childcare centre and 129 councils. Fundraising continued throughout September & October so we are excited to finally announce that over \$159,000 was raised from a combination of our White Balloon Day Gala Dinner in Brisbane and amazing supporter events held by wonderful people such as yourself.

We are so grateful to you, and those who supported your efforts, for raising the funds needed to assist children through a range of services including:

Personal safety education through Ditto's Keep Safe Adventure program:

- \$12 educates one child
- \$300 educates a whole junior primary school class
- \$3,500 educates a schools entire Prep – Year 3 cohort

Counselling sessions for children harmed by child sexual assault:

- \$150 will provide a one hour session

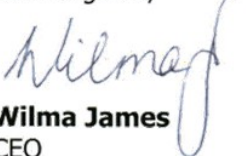
We would also like to thank our major supporters; *Nova Press Print & Mail, WIN Network, Ooh Media, Shopper Media, Telstra and the Department of Social Services.*

We hope you can save the date for next year's White Balloon Day which will be on **FRIDAY 6th SEPTEMBER 2019**. Keep an eye out for more information early next year.

By participating in White Balloon Day, you have taken a significant step towards making Australia the safest place in the world to raise kids. You are a true champion!

Thank you again for supporting Aussie kids and making White Balloon Day 2018 a great success.

Kind Regards,


Wilma James
CEO

Southern Downs Regional Council



DOC0301084

SOUTHERN DOWNS REGIONAL COUNCIL	
WARWICK BRANCH	
RECEIVED	
30 NOV 2018	
<input checked="" type="checkbox"/>	File

P.S. Our Christmas Appeal is now in full swing! To donate please visit bravehearts.org.au/donate today or to get involved in other ways please call (07) 5552 3000 and speak to the Community Engagement & Fundraising Team.

Bravehearts Foundation Limited bravehearts.org.au | p: (07) 5552 3000 | f: (07) 5552 3008
PO Box 575, ARUNDEL BC, QLD 4214 | Bravehearts Information & Support Line 1800 272 831
ABN 41 496 913 890 | ACN 607 315 917

WHITE BALLOON DAY



BRAVEHEARTS



CERTIFICATE OF APPRECIATION

Southern Downs Regional Council

Thank you for fundraising for Bravehearts on White Balloon Day
Friday September 7th 2018. Your hard work protects Australian
children and supports the work of Bravehearts.

Office of the Independent Assessor



Our ref: OUT18/8609

3 December 2018

Councillor Tracy Dobie
Mayor
Southern Downs Regional Council
tracy.dobie@sdr.c.qld.gov.au

Dear Councillor Dobie

I am pleased to advise you that the Office of the Independent Assessor (OIA) officially commenced operations today.

As part of the state government's councillor complaints reform process, the OIA is here to facilitate a simpler and more streamlined system for making, investigating and determining complaints about councillor conduct.

I recognise and value the significant role that councillors play in the lives of all Queenslanders and the important services and initiatives that you provide. I also recognise how important it is to you that the OIA understand your business and the unique challenges you face as councillors across a diverse local government landscape. In the next week I will make contact with all the Regional Organisation of Councils to book in a time to come to speak to you in more detail about the work of the OIA and the challenges that you face.

The OIA has 10 legal, investigative and administrative staff who bring a diverse range of skills and backgrounds.

From today approximately 60 existing complaints and investigations will transition to the OIA.

It will be my priority to resolve and or progress these transition matters and ensure that ongoing - the councillor conduct system is effective, timely and balanced.

I invite you to take a look at the OIA's new website. It allows complainants to submit an electronic complaint which prompts complainants to provide the information necessary for the OIA to undertake a timely assessment of the matter. The website also contains detailed information about:

- what you can expect when a complaint is being assessed
- what you can expect if the OIA is undertaking an investigation (from the perspective of both a complainant and a subject councillor)
- how the OIA will engage with a public interest discloser
- how you can seek review of a decision of the OIA; and
- how you can provide feedback to the OIA.

While the *Local Government Act 2009* does not set timeframes in which assessment of complaints and investigations should be completed the OIA will set and publish timeliness indicators and report against them ongoing.

To start with we propose trialling completing all assessments within 10 working days, provided sufficient information is included in a complaint. We will also set a timeliness indicator for investigations once we get a better sense of volume of complaints received and number of investigations to be undertaken.

What I can say at this point is that with new powers to address early - complaints that are vexatious, frivolous or not in good faith – the focus of the OIA will be on complaints of more serious allegations of misconduct.

I have also had discussions with Mr John Boyd the new President of the Councillor Conduct Tribunal and in circumstances where a subject councillor does not dispute an allegation of misconduct a mechanism has been agreed to fast track such matters to the Councillor Conduct Tribunal from an early stage, if the councillor consents.

Receiving, investigating and prosecuting councillor misconduct is not our only role. The OIA will be providing councils and the Department of Local Government, Racing and Multicultural Affairs with high level analysis around complaints and issues to inform where targeted training or advice is most needed.

We will be in contact again early next year asking you to subscribe to our quarterly newsletter which will include high-level trend analysis, training opportunities and pro-active measures as well as education, legal and policy reforms.

Finally, I recognise that managing conflicts of interest is an area of concern for many elected officials. Our office is working closely with the Department, the Integrity Commission and the Crime and Corruption Commission to ensure that Councils have a practical decision making framework around conflict of interest, but the message remains - when in doubt, declare it and follow the decision of other councillors in relation to how that conflict should be managed.

In the meantime, for further assistance in any matter related to councillor conduct, please contact us:

Address: Level 3, 53 Albert Street, Brisbane
Postal: PO Box 15009, City East Qld 4002
Telephone: 1300 620 722
Email: OIAcomplaints@oia.qld.gov.au

Your sincerely



Kathleen Florian
Independent Assessor
Office of the Independent Assessor





Warwick Show & Rodeo Society Inc.

ABN 24 941 826 882
PO Box 190, Warwick Qld 4370

Telephone: 07 4661 9060
Facsimile: 07 4661 7517
Email: info@warwickrodeo.com.au
www.warwickshowandrodeo.com

12 November 2018

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

SOUTHERN DOWNS REGIONAL COUNCIL WARWICK BRANCH	
RECEIVED	
- 4 DEC 2018	
Ask	✓ File
Dist	
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Dear Tracy,

On behalf of the Warwick Show and Rodeo Society Inc, I would like to extend our sincere thanks for your sponsorship and support of the 2018 Great Northern Brewing Co Warwick Rodeo APRA National Finals and Pryde's EasiFeed Gold Cup Campdraft.

This year's event, the Pryde's EasiFeed Warwick Gold Cup Campdraft and the Warwick Rodeo APRA National Finals, was a great success. We have worked hard to create an event that people want to return to annually. This year we have once again received great reviews on the atmosphere and the high standard of the event. We understand that this year was hard for many with the drought taking its toll, but with great adversity it's wonderful to see the country spirit shining through with strong attendance and competitor numbers. Australia's Most Famous Warwick Rodeo and Campdraft lives on thanks to generous businesses such as yourselves.

We thank you for your support of the 2018 Pryde's EasiFeed Warwick Gold Cup Campdraft and the Great Northern Brewing Co APRA National Finals. Without the support of the Southern Downs Regional Council, we could not continue to produce such an outstanding event.

To enable us to continually deliver such a high quality and accessible event each year, financial support is needed from sponsors such as yourself. The Warwick Show and Rodeo Society Inc are pleased to be associated with Southern Downs Regional Council and it is hoped that our association will continue into the future. Our committee will be in contact with you in the coming weeks in preparation for the 2019 event.

We wish you a happy and safe festive season and a prosperous New Year. We look forward to working with you and your team again in 2019.

Kind regards

Gerard O'Leary
President
Warwick Show & Rodeo Society

Southern Downs Regional Council



DOC0300993

Warwick District Recreational Fish Stocking Assn. Inc.



Member of Freshwater Fishing and Stocking Association of Queensland (FFSAQ)
Stocking Leslie Dam, Connolly Dam, Condamine River and Tributaries in Warwick Shire

"Putting the Fish Back Into Freshwater Fishing"



ABN No 35870931482

SOUTHERN DOWNS REGIONAL COUNCIL		
WARWICK BRANCH		
RECEIVED		
03 DEC 2018		
Action Officer	<input checked="" type="checkbox"/>	File
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Dst		
Fwd		

2/12/2018

The CEO,
Southern Downs Regional Council,
Mr David Keenan,

Dear David,

On behalf of the above association, I wish to ask if the Southern Downs Regional Council would consider in its forthcoming budget, a \$3000 donation to stock native fish in the Condamine River, its tributaries and Dalrymple Creek at Allora.

The association would like to stock 2000 Murray Cod, 1500 Silver Perch and 20,000 Golden Perch this stocking year and this donation from SDRC, if successful, would reach that goal with money that has already been raised and some from club funds.

To date, the association has stocked 457,744 native fingerlings into streams in the greater Warwick area and it is pleasing to see families out and about utilising our riverbanks going fishing.

Earlier this year, the association commissioned a statue of a male and female Murray Cod in the mating position and it is now proudly standing on the riverbank at the entrance to Warwick from the north welcoming people to Warwick. Images of this carving have circulated all over the world publicising the area thanks to the internet and social media.

Warwick District Recreational Fish stocking Association Inc is trying to make the Warwick area a tourist destination for fishermen with over 165 pieces of structure already in place for fish to shelter and breed.

Also, it is imperative to keep putting native fish into the river system to combat pest fish such as European Carp which burrow into the river banks causing turbidity, bank instability and native trees to fall into the river.

Warwick Fish Stocking Association appreciates your considering this request.

Yours faithfully,

ED KEMP,
Secretary-Treasurer
Warwick District Recreational Fish Stocking Assn Inc

Southern Downs Regional Council



DOC0300983

Letter SDRC \$3000 donation


9. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

Nil

10. EXECUTIVE

10.1 Finance Report as at 30 November 2018

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Manager Finance & Information Technology	ECM Function No/s: 12.13

Recommendation

THAT Council receive and note the Financial Report as at 30 November 2018.

Report

Council's operating performance against forecast shows that the net operating position (before capital items) is \$24.6m.

The general rates, fire levy and waste utility charges have been raised for all of the financial year. The water consumption and water and sewerage utility charges were due to be paid on 9 November 2018.

Income Statement

Total operating revenue of \$50.9m has been recognised for the financial year and capital revenue of \$3.5m has been received for the year.

Overall operating expenditure of \$26.3m is \$4.9m under the year to date estimate of \$31.2m with materials and services being \$4.2m under the year to date estimate.

Balance Sheet

As at 30 November 2018 Council had \$65.9m in cash at bank and investments. Total loans owing (including the current and non-current portions) amount to \$21.9m. The next loan payments are due to be made in December 2018.

Capital Works in Progress

Capital works expenditure to 30 November 2018 is \$6.9m which is 16.9% of the capital works budget of \$40.6m. A further \$8.0m has been committed meaning \$14.9m has been spent and committed; this represents 36.7% of the budget.

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	-	-	-	6,349	-	4,770	11,119	-
Buildings	1,439,086	162,354	1,601,440	184,177	11.5%	92,658	276,835	17.3%
Plant & Equipment	3,800,000	328,367	4,128,367	363,157	8.8%	1,596,601	1,959,758	47.5%
Roads, Drains & Bridges	18,727,171	1,194,019	19,921,190	5,181,795	26.0%	3,944,340	9,126,135	45.8%
Water	8,060,000	1,313,959	9,373,959	581,504	6.2%	605,861	1,187,365	12.7%
Wastewater	1,070,000	401,265	1,471,265	220,835	15.0%	130,288	351,123	23.9%
Other Assets	3,362,230	738,823	4,101,053	326,290	8.0%	1,653,282	1,979,572	48.3%
Total	36,458,487	4,138,787	40,597,274	6,864,106	16.9%	8,027,801	14,891,907	36.7%

Budget Implications

The second quarter budget review will be undertaken in December.

Policy Consideration

Operational Plan 2018/19

Deliver the 2018-19 budget

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 30 November 2018.
2. Council not receive and note the Financial Report as at 30 November 2018.

Attachments

1. Finance Report as at 30 November 2018 [View](#)



Performance Report

November 2018

Southern Downs Regional Council

Income Statement

As At 30 November 2018

Audited 2018 Actual \$		Annual 2019 Budget \$	Phased 2019 YTD Budget \$	Phased 2019 YTD Actual \$
	Revenue from ordinary activities			
30,539,997	General Rates	32,096,968	32,140,829	31,706,562
285,382	Rural fire brigade levy	286,832	286,832	286,928
25,118,447	Utility Rates and Charges	25,345,056	14,904,713	15,166,759
(1,805,644)	Less Discounts	(1,813,500)	(1,813,500)	(1,805,300)
(602,154)	Rates on Council properties	(603,479)	(329,946)	(350,130)
53,536,028		55,311,877	45,188,928	45,004,819
4,858,801	Fees and Charges	4,281,048	1,783,770	2,237,771
1,574,039	Interest	1,401,994	582,165	772,541
3,605,084	Contract & Sales Revenue	3,252,797	1,355,332	244,192
960,627	Rent and Other Income	865,848	368,274	542,048
7,760,239	Government Grants and Subsidies	8,615,441	1,927,187	2,083,337
72,294,818	Total Operating Revenue	73,729,005	51,205,656	50,884,707
	Expenses from ordinary activities			
21,510,968	Employee Costs	23,272,002	9,869,378	9,457,199
27,370,070	Materials and Services	33,216,864	14,316,196	10,131,507
16,094,398	Depreciation and Amortisation	15,530,081	6,529,760	6,349,801
1,705,529	Finance Costs	1,587,371	442,425	360,261
66,680,965	Total Operating Expenses	73,606,318	31,157,759	26,298,768
5,613,853	Operating Surplus/(Deficit) before capital items	122,687	20,047,897	24,585,939
	Other Capital Amounts			
15,258,589	Capital Grants, Contributions and Donations	16,196,895	256,250	3,931,443
(713,406)	Other capital income and (expenses)	929,000	(50,000)	(474,034)
20,159,036	Net Result Surplus/(Deficit)	17,248,582	20,254,147	28,043,348

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

As At 30 November 2018

Audited 2018 Actual \$		Annual 2019 Budget \$	Phased 2019 YTD Actual \$
Current Assets			
50,270,960	Cash assets & Investments	37,261,999	65,909,076
7,781,732	Receivables (includes Rates & Utilities receivable)	5,999,001	13,780,518
10,500	Assets held for sale	636,215	413,500
890,778	Inventories	263,785	521,549
<u>58,953,970</u>		<u>44,161,000</u>	<u>80,624,643</u>
Non-Current Assets			
-	Investment Property	742,000	742,000
719,597,107	Property, plant and equipment	792,217,266	734,130,564
147,690	Other Financial Assets	286,394	120,158
30,414,390	Capital works in progress	-	32,047,655
1,124,884	Intangible Assets	1,416,340	997,351
<u>751,284,071</u>		<u>794,662,000</u>	<u>768,037,728</u>
<u>810,238,041</u>	TOTAL ASSETS	<u>838,823,000</u>	<u>848,662,371</u>
Current Liabilities			
8,643,857	Creditors and other payables	7,817,000	2,665,817
6,474,969	Provisions	4,215,000	6,476,448
1,469,729	Interest bearing liabilities	1,505,000	1,469,729
<u>16,588,555</u>		<u>13,537,000</u>	<u>10,611,994</u>
Non-Current Liabilities			
20,782,859	Interest bearing liabilities	19,328,998	20,452,567
4,566,373	Provisions	4,417,000	4,629,675
-	Other Payables	-	-
<u>25,349,232</u>		<u>23,745,998</u>	<u>25,082,242</u>
<u>41,937,787</u>	TOTAL LIABILITIES	<u>37,282,998</u>	<u>35,694,236</u>
<u>768,300,254</u>	NET COMMUNITY ASSETS	<u>801,540,002</u>	<u>812,968,135</u>
Community Equity			
183,477,525	Asset Revaluation Reserve	203,599,002	203,613,642
584,822,729	Retained surplus	597,941,000	609,354,492
<u>768,300,254</u>	TOTAL COMMUNITY EQUITY	<u>801,540,002</u>	<u>812,968,135</u>

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				Key Ratios			
	Budget	YTD Actual	On Target?		Budget	YTD Actual	On Target?
Working Capital Ratio (Current Assets / Current Liabilities) 3.26 : 1 7.6 : 1 ✓ Target Ratio > 1:1 > 1:1 <p>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.</p>				Interest Coverage Ratio (Net Interest Expense / Total Operating Revenue) (%) 0.25% -0.27% ✓ Target Ratio Upper Limit (%) 10.0% 10.0% <p>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.</p>			
Operating Surplus Ratio (Net Operating Surplus / Total Operating Revenue) (%) 23.4% 55.1% ✓ Target Ratio 0.0% to 15.0% > 0.0% to 15.0% <p>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes.</p> <p>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.</p>				Asset Sustainability Ratio 261.4% 166.9% ✓ (Capital Expenditure on the Replacement of Assets (renewals) / Depreciation Expense) Target Ratio Lower Limit (%) > 90% > 90% <p>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.</p>			
Net Financial Liabilities Ratio -13.5% -88.3% ✓ ((Total Liabilities - Current Assets) / Total Operating Revenue) Target Ratio Upper Limit (%) <=60% <=60% <p>This is an indicator of the extent to which the net financial liabilities of a Council can be serviced by its operating revenues.</p> <p>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.</p> <p>A ratio less than zero (negative) indicates that current assets exceed total liabilities and, therefore, Council has the capacity to increase its loan borrowings.</p>				Comments on Ratio Results. <p>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.</p> <p>Whilst changes to the legislation have amended the required ratios, the ratios listed will continue to be reported on.</p> <p>The Asset Sustainability Ratio is under the target lower limit as there has not been a full year of activity for assets.</p>			

Executive Services Operating Statement			
	FY Budget \$	YTD Budget \$	YTD Actual \$
Operating Revenue			
Rates and Utility Charges	30,443,440	30,445,219	30,243,476
Fees and Charges	952,138	396,724	540,233
Operating Grants and Subsidies	4,608,804	596,094	1,306,104
Interest Received	1,401,994	582,165	772,541
Leasing and Rent	1,400	583	1,225
Recoverable Works	2,797	1,165	12,647
Sundry Revenue	26,600	9,000	22,137
Total Operating Revenue	37,437,173	32,030,950	32,898,363
Operating Expenditure			
Employee Costs	4,524,942	1,944,967	2,008,175
Materials	2,638,084	1,052,019	1,356,417
Contracts and Services	1,548,980	639,550	206,738
Finance Costs	312,500	130,208	40,381
Depreciation and Amortisation	393,724	169,143	186,703
Plant Hire	186,260	77,608	76,226
Other Expenses	1,239,169	514,653	410,490
Rates on Council Properties	19,763	10,465	28,796
Total Operating Expenses	10,863,422	4,538,613	4,313,926
Operating Surplus/(Deficit)	26,573,751	27,492,337	28,584,437

Engineering Services Operating Statement			
	FY Budget \$	YTD Budget \$	YTD Actual \$
Operating Revenue			
Fees and Charges	756,254	315,106	420,929
Operating Grants and Subsidies	2,534,051	717,516	707,111
Leasing and Rent	22,150	19,233	20,210
Recoverable Works	3,250,000	1,354,167	231,545
Sundry Revenue	155,000	64,583	99,745
Total Operating Revenue	6,717,455	2,470,605	1,479,540
Operating Expenditure			
Employee Costs	9,860,488	4,174,728	3,729,465
Materials	6,454,110	2,746,955	2,299,442
Contracts and Services	5,089,580	2,120,658	1,388,801
Finance Costs	386,202	96,551	98,848
Depreciation and Amortisation	9,397,013	3,952,741	3,802,977
Plant Hire	(2,782,304)	(1,159,293)	(1,590,054)
Other Expenses	1,011,815	526,506	449,189
Rates on Council Properties	471,321	249,303	235,171
Total Operating Expenses	29,888,225	12,708,149	10,413,839
Operating Surplus/(Deficit)	(23,170,770)	(10,237,544)	(8,934,299)

Planning, Environment and Corporate Services Operating Statement			
	FY Budget \$	YTD Budget \$	YTD Actual \$
Operating Revenue			
Rates and Utility Charges	200,000	200,000	(8,011)
Fees and Charges	1,322,030	550,846	581,734
Operating Grants and Subsidies	472,586	196,911	70,123
Leasing and Rent	463,148	192,978	218,691
Sundry Revenue	80,000	33,333	57,374
Total Operating Revenue	2,537,764	1,174,068	919,911
Operating Expenditure			
Employee Costs	5,801,841	2,445,763	2,283,768
Materials	1,850,578	1,116,117	933,099
Contracts and Services	1,235,494	514,791	400,087
Finance Costs	3,125	781	796
Depreciation and Amortisation	174,172	73,334	75,276
Plant Hire	503,604	209,835	293,058
Rates on Council Properties	59,769	40,827	61,761
Total Operating Expenses	9,628,583	4,401,448	4,047,845
Operating Surplus/(Deficit)	(7,090,819)	(3,227,380)	(3,127,934)

Water Services Operating Statement			
	FY Budget \$	YTD Budget \$	YTD Actual \$
Operating Revenue			
Rates and Utility Charges	12,046,909	6,028,621	6,231,365
Fees and Charges	528,541	220,226	194,268
Operating Grants and Subsidies	1,000,000	416,667	-
Sundry Revenue	15,000	6,250	11,845
Total Operating Revenue	13,590,450	6,671,764	6,437,478
Operating Expenditure			
Employee Costs	1,528,296	645,885	798,570
Materials	3,383,350	1,409,462	621,751
Contracts and Services	926,447	409,190	245,398
Finance Costs	313,162	78,291	79,807
Depreciation and Amortisation	2,848,921	1,194,426	1,217,857
Plant Hire	290,604	121,085	156,397
Rates on Council Properties	10,177	6,998	6,548
Total Operating Expenses	9,300,957	3,865,337	3,126,328
Operating Surplus/(Deficit)	4,289,493	2,806,427	3,311,150

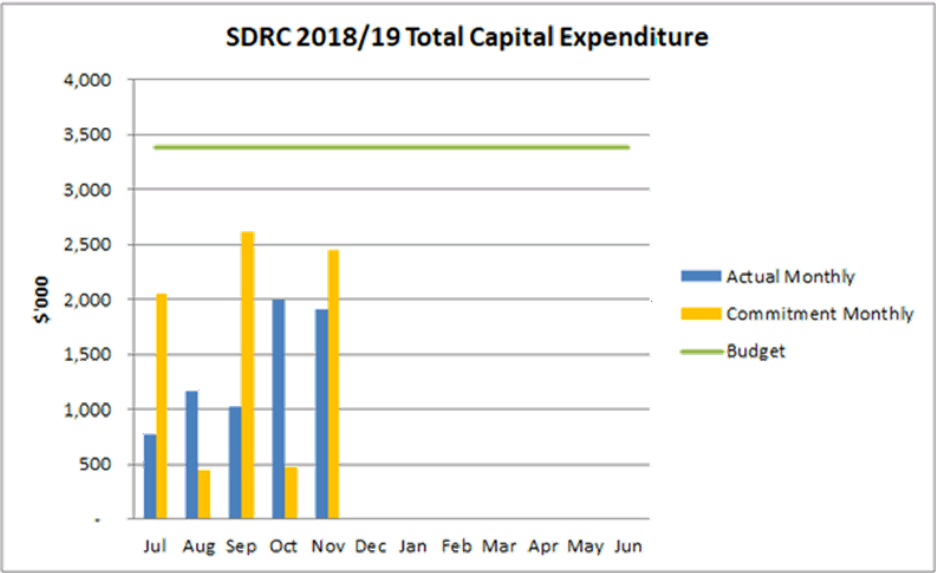
Wastewater Services Operating Statement			
	FY Budget	YTD Budget	YTD Actual
	\$	\$	\$
Operating Revenue			
Rates and Utility Charges	8,760,637	4,380,664	4,419,827
Fees and Charges	160,785	66,994	55,683
Total Operating Revenue	8,921,422	4,447,658	4,475,510
Operating Expenditure			
Employee Costs	1,234,140	521,750	552,019
Materials	1,273,485	530,555	511,194
Contracts and Services	1,303,621	543,176	271,344
Finance Costs	440,987	103,745	106,748
Depreciation and Amortisation	2,606,787	1,094,397	1,027,814
Plant Hire	196,456	81,857	114,850
Rates on Council Properties	32,069	16,930	12,377
Total Operating Expenses	7,087,545	2,892,410	2,596,346
Operating Surplus/(Deficit)	1,833,877	1,555,248	1,879,164

Waste Services Operating Statement			
	FY Budget	YTD Budget	YTD Actual
	\$	\$	\$
Operating Revenue			
Rates and Utility Charges	4,464,370	4,464,370	4,468,293
Fees and Charges	561,300	233,875	444,924
Sundry Revenue	102,550	42,313	110,821
Total Operating Revenue	5,128,220	4,740,558	5,024,038
Operating Expenditure			
Employee Costs	322,295	136,285	85,203
Materials	110,110	45,879	22,738
Contracts and Services	6,585,500	2,743,961	1,914,164
Finance Costs	131,395	32,849	33,681
Depreciation and Amortisation	109,465	45,720	39,175
Plant Hire	171,920	71,633	50,179
Rates on Council Properties	10,381	5,423	5,478
Total Operating Expenses	7,441,066	3,081,750	2,150,618
Operating Surplus/(Deficit)	(2,312,846)	1,658,808	2,873,420

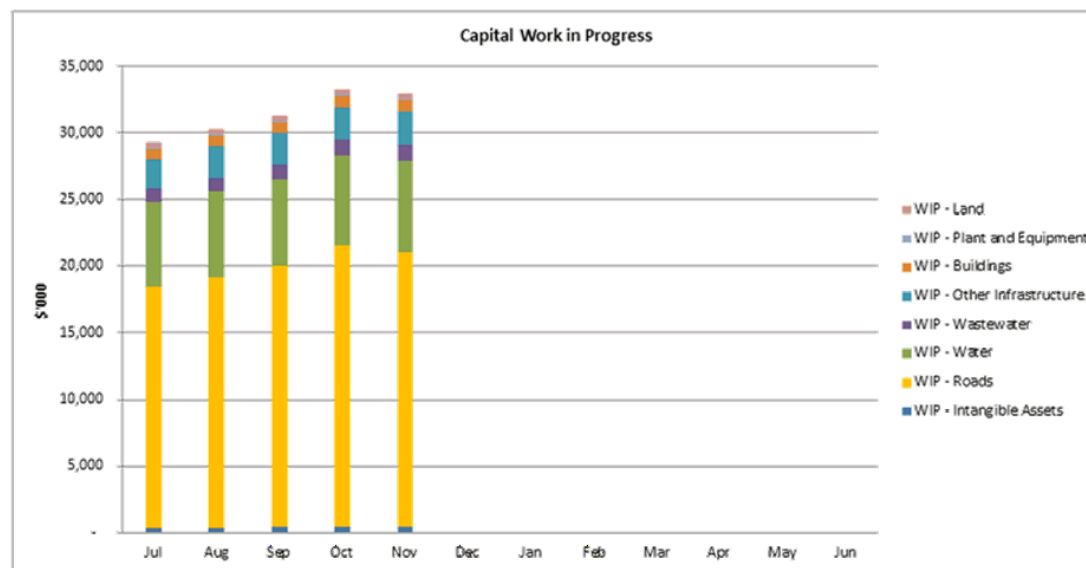
Southern Downs Regional Council
Capital Works Projects by Asset Class
As At 30 November 2018

	Approved Annual Budget	Current Budget	Carryover & Amendments	Total Budget	YTD Expenditure	% Spent	Committed	Spent & Committed	% Spent & Committed
Land & Land Improvements	-	-	-	-	6,349	-	4,770	11,119	-
Buildings	1,439,086	1,601,440	162,354	1,601,440	184,177	11.5%	92,658	276,835	17.3%
Plant & Equipment	3,800,000	4,128,367	328,367	4,128,367	363,157	8.8%	1,596,601	1,959,758	47.5%
Roads, Drains & Bridges	18,727,171	19,921,190	1,194,019	19,921,190	5,181,795	26.0%	3,944,340	9,126,135	45.8%
Water	8,060,000	9,373,959	1,313,959	9,373,959	581,504	6.2%	605,861	1,187,365	12.7%
Wastewater	1,070,000	1,471,265	401,265	1,471,265	220,835	15.0%	130,288	351,123	23.9%
Other Assets	3,362,230	4,101,053	738,823	4,101,053	326,290	8.0%	1,653,282	1,979,572	48.3%
Total	36,458,487	40,597,274	4,138,787	40,597,274	6,864,106	16.9%	8,027,801	14,891,907	36.7%

Southern Downs Regional Council
Capital Expenditure
As At 30 November 2018

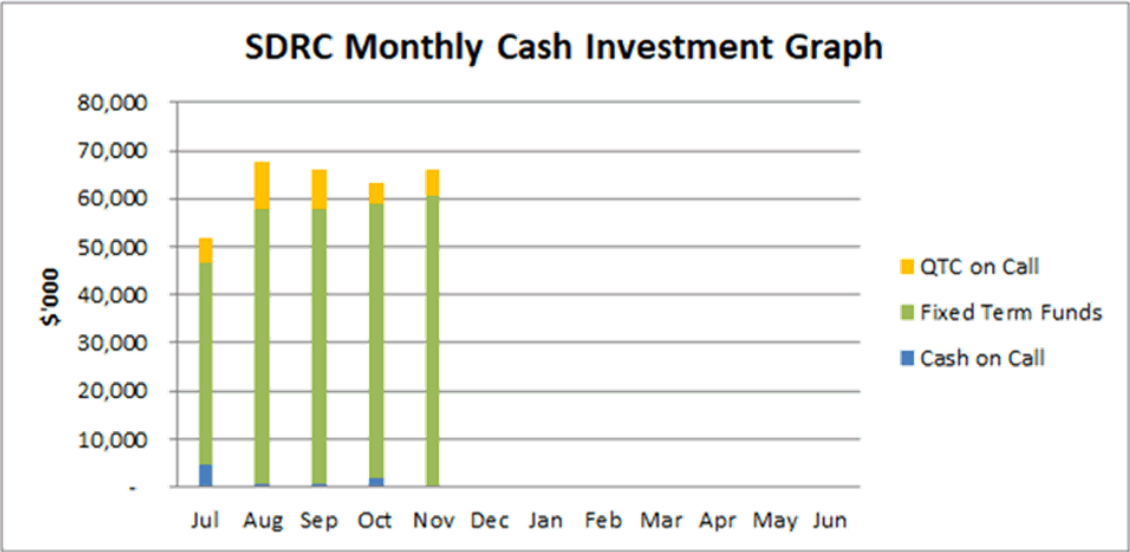


Southern Downs Regional Council
Total Work in Progress (WIP) Report
As At 30 November 2018



	Jul-18 \$'000	Aug-18 \$'000	Sep-18 \$'000	Oct-18 \$'000	Nov-18 \$'000	Dec-18 \$'000	Jan-19 \$'000	Feb-19 \$'000	Mar-19 \$'000	Apr-19 \$'000	May-19 \$'000	Jun-19 \$'000
Intangible Assets	402	415	451	468	499	-	-	-	-	-	-	-
Roads	18,028	18,785	19,563	21,105	20,505	-	-	-	-	-	-	-
Water	6,381	6,428	6,510	6,722	6,898	-	-	-	-	-	-	-
Wastewater	1,002	1,027	1,104	1,194	1,200	-	-	-	-	-	-	-
Other Infrastructure	2,210	2,325	2,351	2,389	2,459	-	-	-	-	-	-	-
Buildings	775	815	835	938	959	-	-	-	-	-	-	-
Plant and Equipment	79	79	79	79	79	-	-	-	-	-	-	-
Land	421	421	421	421	373	-	-	-	-	-	-	-
	29,297	30,294	31,314	33,316	32,972	-	-	-	-	-	-	-

Southern Downs Regional Council
Total Monthly Cash Investment Register
As At 30 November 2018




**Southern Downs Regional Council
Borrowings Report
As At 30 November 2018**

QTC Loan Account Balances:

	\$
Fund Name: Southern Downs Regional Council	
CBD Redevelopment Stage 2	941,913.34
Market Square Pump Station	439,559.56
General	3,180,787.84
General 2009	1,506,169.18
General 2009/10	228,888.82
General 2010/11	3,459,382.14
General 2011/12	916,426.48
General 2012/13	4,204,154.10
Warwick Sewerage Treatment Plant	2,374,665.58
Allora Water Main	4,256,246.40
Stanthorpe Sewerage	414,102.78
Total Loan Balance	<u>21,922,296.22</u>

10.2 Review of Advisory Committee Policy, Adoption of Terms of Reference for Shaping Southern Downs Advisory Committee and Economic Development and Regional Promotion Advisory Committee and Appointment of Representatives

Document Information

 Southern Downs <small>REGIONAL COUNCIL</small>	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Chief Executive Officer	ECM Function No/s:

Recommendation

THAT Council:-

1. Adopt the attached revised Advisory Committee Policy.
2. Adopt the attached Terms of Reference for:
 - a. Shaping Southern Downs Advisory Committee
 - b. Economic Development and Regional Promotion Advisory Committee
3. Appoint the following community representatives to the Shaping Southern Downs Advisory Committee:-
 - Cynthia McDonald
 - Desmond Neijens
 - Rohan Keogh (under 25)
 - Jacqueline Wedge
 - Richard Humphries.
4. Appoint the following community representatives to the Economic Development and Regional Promotion Advisory Committee:-
 - Paul McMahon
 - Ray Taylor
 - Lyndall McCormack
 - Rachel Perkins (under 25)
 - David Martin (Warwick Chamber of Commerce)
 - Scott Bradburn (Stanthorpe Chamber of Commerce)
5. Write to the community representatives of the former Economic Development Advisory Committee and the Regional Promotion, Tourism and the Arts Advisory Committee thanking them for their involvement and contribution to each of the Advisory Committees.

Report

Council recently undertook a review of its Advisory Committees and the Advisory Committee Policy. At the Special Meeting held on 5 September 2018, Council resolved to appoint a new Advisory Committee, Shaping Southern Downs Advisory Committee, and to merge two former

Advisory Committees to form the Economic Development and Regional Promotion Advisory Committee.

Attached is Council's Advisory Committee Policy with suggested changes. These changes remove the requirement for interested community representatives to address selection criteria, and the section related to External Organisations.

Also attached are draft Terms of Reference for both the Shaping Southern Downs Advisory Committee and the Economic Development and Regional Promotion for adoption by Council. These Terms of Reference are based on the existing Terms of Reference template for Council's Advisory Committees.

Expressions of Interest were called for community members for the Shaping Southern Downs Advisory Committee, Economic Development and Regional Promotion Advisory Committee, as well as additional members for the Events, Sport and Recreation Advisory Committee, with nominations closing on 31 October 2018.

Portfolio Councillors have considered the nominations and the following community members are proposed:-

Shaping Southern Downs Advisory Committee:

- Cynthia McDonald
- Desmond Neijens
- Rohan Keogh (under 25)
- Jacqueline Wedge
- Richard Humphries.

Economic Development and Regional Promotion Advisory Committee:

- Paul McMahon
- Ray Taylor
- Lyndall McCormack
- Rachel Perkins (under 25)
- David Martin (Warwick Chamber of Commerce)
- Scott Bradburn (Stanthorpe Chamber of Commerce)

Events, Sport and Recreation Advisory Committee:

- The additional vacancies on the Events, Sport and Recreation Advisory Committee are yet to be filled.

It is also appropriate that Council write to the community representatives of the former Economic Development Advisory Committee and the Regional Promotion, Tourism and the Arts Advisory Committee thanking them for their involvement and contribution to each of those Advisory Committees.

Budget Implications

Nil

Policy Consideration

Advisory Committee Policy PL-EX021

Community Engagement

Expressions of Interests were called for community representatives for each of these Advisory Committees through the media and on Council's Website.

Legislation/Local Law

Local Government Regulation 2012

Options

A. Council:

1. Adopt the attached revised Advisory Committee Policy.
2. Adopt the attached Terms of Reference for:
 - a. Shaping Southern Downs Advisory Committee
 - b. Economic Development and Regional Promotion Advisory Committee
3. Appoint the following community representatives to the Shaping Southern Downs Advisory Committee:-
 - Cynthia McDonald
 - Desmond Neijens
 - Rohan Keogh (under 25)
 - Jacqueline Wedge
 - Richard Humphries.
4. Appoint the following community representatives to the Economic Development and Regional Promotion Advisory Committee:-
 - Paul McMahon
 - Ray Taylor
 - Lyndall McCormack
 - Rachel Perkins (under 25)
 - David Martin (Warwick Chamber of Commerce)
 - Scott Bradburn (Stanthorpe Chamber of Commerce)
5. Write to the community representatives of the former Economic Development Advisory Committee and the Regional Promotion, Tourism and the Arts Advisory Committee thanking them for their involvement and contribution to each of the Advisory Committees.

B. Council:

1. Not adopt or amend the attached revised Advisory Committee Policy.
2. Not adopt or amend the attached Terms of Reference for:
 - a. Shaping Southern Downs Advisory Committee
 - b. Economic Development and Regional Promotion Advisory Committee
3. Not appoint the following community representatives to the Shaping Southern Downs Advisory Committee or appoint alternate community representatives:-
 - Cynthia McDonald
 - Desmond Neijens

- Rohan Keogh (under 25)
 - Jacqueline Wedge
 - Richard Humphries.
4. Not appoint the following community representatives to the Economic Development and Regional Promotion Advisory Committee or appoint alternate community representatives:-
- Paul McMahon
 - Ray Taylor
 - Lyndall McCormack
 - Rachel Perkins (under 25)
 - David Martin (Warwick Chamber of Commerce)
 - Scott Bradburn (Stanthorpe Chamber of Commerce)
5. Not write to the community representatives of the former Economic Development Advisory Committee and the Regional Promotion, Tourism and the Arts Advisory Committee thanking them for their involvement and contribution to each of the Advisory Committees.

Attachments

1. Advisory Committee Policy PL-EX021 [View](#)
2. Shaping Southern Downs Advisory Committee Terms of Reference [View](#)
3. Economic Development and Regional Promotion Advisory Committee Terms of Reference [View](#)



Advisory Committees Policy

Policy Number:	PL-EX021
Department:	Executive Services
Section:	Governance
Responsible Manager:	Chief Executive Officer
Date Adopted:	27 July 2016
Date to be Reviewed:	Within 6 months following of the quadrennial election
Date Reviewed:	N/A 29 November 2018
Date Rescinded:	N/A

REVISION RECORD

Date	Version	Revision description

Advisory Committees Policy

Policy no: *PL-EX021*

Updated: ~~12 December 2018~~ 27 July 2018

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Advisory Committees Policy

Policy no: *PL-EX021*

Updated: 13 December 2018 27 July 2016

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1 Policy Background

Advisory Committees are appointed to provide input, an overview or advice to Council on a specific topic or the strategic management of a facility on an ongoing basis.

Advisory Committees:

- promote the awareness of a specific topic or the strategic management of a facility within Council and the community;
- advise Council on current and emerging issues;
- provide a process for input into the planning and provision of services and facilities; and
- provide a process for feedback from the community to Council.

This policy provides guidelines for consistent practice in the way Advisory Committees are formed and operate.

2 Purpose

It is in the best interests of Council and the community that consistent practice is followed for the establishment, operation and administration of Advisory Committees.

This policy will ensure:-

- Advisory Committees are properly constituted in accordance with the Local Government Regulation 2012; and
- A consistent Council wide approach for the operation and administration of Advisory Committees.

3 Scope

This policy applies to all Advisory Committees appointed by SDRC.

4 Legislative Context

Local Government Act 2009

Local Government Regulation 2012

5 Policy Details

5.1 Establishment of an Advisory Committee

- 5.1.1) Council may appoint an Advisory Committee to address a specific topic or the strategic management of a facility for a maximum term that is equal to the current term of Council.
- 5.1.2) Advisory Committees must be appointed in accordance with the Local Government Regulation 2012 (Chapter 8, Part 2, Division 2 – Local Government Meetings and Committees).
- 5.1.3) Advisory Committees:-
- (a) may only be appointed by Council resolution;
 - (b) must not be appointed as a standing committee; and
 - (c) may include in its members persons who are not Councillors.

Advisory Committees Policy

Policy no: PL-EX021

Updated: ~~13 December 2018~~ 27 July 2016

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- 5.1.4) The Chairperson, and Deputy Chairperson, of an Advisory Committee may be a Councillor or other member of the Committee by the members' majority vote.
- 5.1.5) Each year on the twelve month anniversary of the establishment of an Advisory Committee, Council may resolve to provide the opportunity to rotate the existing Councillor/s of that Advisory Committee with other Councillor/s.
- 5.1.6) Advisory Committees will be resourced by Council Officers of the relevant Council directorate.
- 5.1.7) Council will by resolution approve the:-
 - (a) Terms of Reference for the Advisory Committee;
 - (b) Tenure of the Committee and Membership;
 - (c) Structure of the Membership of the Advisory Committee;
 - (d) Appointment of Councillor/s from within the relevant Portfolio area;
 - (e) Number of members which shall constitute a quorum;
 - (f) Duties proposed to be entrusted to the Advisory Committee.
- 5.1.8) Advisory Committees will meet a minimum of four (4) times per year or as otherwise deemed necessary.
- 5.1.9) Subject to any resolution to the contrary, if an Advisory Committee is appointed for a particular purpose or for a limited time, the Advisory Committee is abolished and appointment of members to the Advisory Committee is terminated upon the fulfilment of that purpose or the expiration of that time.

5.2 Membership of Advisory Committees

- 5.2.1) Membership of Council Advisory Committees will be representative of the diversity of needs and issues relating to the specific topic of the Committee and include at least one member aged 25 years or less.
- 5.2.2) Council will endeavour to constitute Council Advisory Committees with members who have skills and/or a knowledge base relevant to the Committee.
- 5.2.3) Membership of Advisory Committees will be as stated in the Advisory Committee Terms of Reference.
- 5.2.4) Membership of Advisory Committees will include Councillors and members of the community (both individual members and/or member organisations). Members of Advisory Committees may also include representatives from relevant State or Federal Government agencies, other Local Governments, professional or industry bodies or other parties as determined by Council.
- 5.2.5) Member organisation, agency, professional or industry bodies represented on the Advisory Committee may nominate one (1) delegate from the organisation they are representing.
- 5.2.6) Members of the Advisory Committee are not authorised to make public or media comment on behalf of Council, unless the Member is an authorised officer in accordance with Council's Media Policy.
- 5.2.7) If any Member of the Committee is absent for three (3) consecutive meetings without having obtained leave of absence from the Committee, the Member's continued membership of that Committee will be referred to Council for determination.
- 5.2.8) Members of Advisory Committees must agree to abide by the Terms of Reference for the Committee.

5.3 Formation of Advisory Committees

- 5.3.1) The Mayor, Portfolio Manager and Council personnel of the relevant Council Directorate will determine the most appropriate representation, skill set and knowledge base required for an Advisory Committee.
- 5.3.2) Expressions of Interest for membership of a Council Advisory Committee will be called through a range of channels as decided by Council personnel of the relevant Directorate and be in accordance with Council's Community Engagement Policy.
- ~~5.3.3) Selection criteria to be addressed by potential members will be developed by the Portfolio Manager and Council personnel of the relevant Directorate.~~
- ~~5.3.4) Separate selection criteria will be set for Individual Members and Member Organisations.~~
- ~~5.3.5) Applicants for potential membership on an Advisory Committee must address the selection criteria.~~
- ~~5.3.6) 5.3.3) Assessment and selection of potential members will be made by the Portfolio Manager and Council personnel of the relevant Directorate with an Agenda Report presented to Council that is written in an open and transparent manner.~~
- ~~5.3.7) 5.3.4) Recommendations for appointment as members of an Advisory Committee will be provided to Council for approval.~~

5.4 Powers of Advisory Committees

- 5.4.1) An Advisory Committee is a consultative committee to Council that is designed to discuss key issues, consult the community and make recommendations to Council as it pertains to the stated purpose of the Advisory Committee.
- 5.4.2) Final decisions will be made by Southern Downs Regional Council.
- 5.4.3) An Advisory Committee and members of the Committee may provide input on a specific topic or the strategic management of a facility but does not hold decision making powers concerning operations of Council.
- 5.4.4) Advisory Committees must not commit Council resources.
- 5.4.5) No powers of delegation may be conferred to an Advisory Committee.

5.5 Advisory Committees Administration and Operation

- 5.5.1) Meeting administration and protocols for an Advisory Committee will be in accordance with the requirements of the Local Government Regulation 2012 and as stated in the Terms of Reference for the Advisory Committee.
- 5.5.2) Appointed Chairpersons of Advisory Committees and Council personnel of the relevant Directorate for each Council Advisory Committee are responsible for ensuring the Terms of Reference and this policy is adhered to.
- 5.5.3) A quorum for an Advisory Committee meeting shall be half the number of members of the Committee plus one.
- 5.5.4) Minutes of each Advisory Committee meeting must be submitted to Council and will be publicly available unless Council has exempted the Advisory Committee to keep minutes of its proceedings in accordance with section 272(6) of the Local Government Regulation 2012.
- 5.5.5) An Advisory Committee will report to Council as detailed in the Terms of Reference.
- 5.5.6) Recommendations of Advisory Committees will be by majority voting.

Advisory Committees Policy

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- 5.5.7) The Director of the relevant Directorate, or nominee, will provide appropriate advice and administrative support to assist the Advisory Committee to meet its obligations.
- 5.5.8) An Advisory Committee may determine the dates, times and places for its meetings.
- 5.5.9) The Chairperson will preside at an Advisory Committee meeting. However, if the Chairperson is absent or unavailable to preside, a member of the Advisory Committee chosen by the members present at the Advisory Committee meeting will preside.
- 5.5.10) A member of an Advisory Committee (whether or not they are a Councillor) may vote on business before the Advisory Committee except Council Officers are not allowed to Move, Second or Vote on decisions.
- 5.5.11) A non-member may attend an Advisory Committee meeting and, with the permission of the Chairperson, address the Advisory Committee on any item of business listed on the agenda.
- 5.5.12) A non-member will not vote on any matter at an Advisory Committee meeting.
- 5.5.13) A member of an Advisory Committee must ensure that there is no conflict or possible conflict between the member's private interests and the honest performance of the member's role of advising or making a recommendation to Council.
- 5.5.14) A member of an Advisory Committee will not:-
 - (a) Make improper use of information acquired as a member of the Advisory Committee to gain, directly or indirectly, a financial advantage for that person or someone else.
 - (b) Make improper use of information acquired as a member of the Advisory Committee to harm Council.
 - (c) Release information that the person knows or should reasonably know is information that is confidential to Council.
 - (d) Release information that the person knows or should reasonably know is information that Council wishes to keep confidential.

5.6 External Organisations

- ~~5.6.1) External Organisations may include, for example, Government Agencies, Statutory Organisations or Community Organisations/Groups.~~
- ~~5.6.2) For an External Organisation to form part of SDRC's Register of Councillor Portfolios, Advisory Committees and External Organisations, Council must be in possession of a formal document requesting the nomination of either a Councillor and/or Council Officer to be an SDRC representative at their organisation's meetings.~~
- ~~5.6.3) A formal document may be a -~~
 - ~~(a) Memorandum of Understanding;~~
 - ~~(b) Terms of Reference;~~
 - ~~(c) Constitution;~~
 - ~~(d) Agreement;~~
 - ~~(e) Rules of Association;~~
 - ~~(f) Act, Regulation or Legislation;~~
 - ~~(g) Partnership Agreement;~~
 - ~~(h) Model Rules Associations Incorporation Act 1981;~~
 - ~~(i) Lease Document;~~
 - ~~(j) Management Plan;~~

- ~~(c) Correspondence from the External Organisation stating specifically a Councillor and/or Council Officer as a representative, the tenure of the nomination, regularity of its meetings, obligation to provide SDRC with the formal minutes of its meetings and a commitment to make a request in writing to SDRC for the nomination of a representative at the end of each tenure if so required; and/or~~
- ~~(f) Recognised formal document not already noted above and approved by Council as a "formal document".~~
- ~~5.6.4) The inclusion of an External Organisation into the Register of Councillor Portfolios, Advisory Committees and External Organisations must be by Council resolution.~~
- ~~5.6.5) Upon Council resolution of a Councillor and/or Council Officer being nominated to an External Organisation -~~
 - ~~(a) The External Organisation is to be allocated to an SDRC Advisory Committee and related Councillor Portfolio;~~
 - ~~(b) The Register of Councillor Portfolios, Advisory Committees and External Organisations needs to be updated and registered in ECM;~~
 - ~~(c) SDRC's Records Management Department needs to be asked to create a new Function Number for the External Organisation; and~~
 - ~~(d) The "Formal Document" must be registered in ECM under that new ECM function number.~~
- ~~5.6.6) In the event an External Organisation does not take formal minutes of its meetings, it will be the responsibility of the Councillor and/or Council Officer to submit to Council a memorandum and/or file note outlining in as much detail as possible the content and/or requests to Council from the meetings which is to be attached to an Agenda Report for the relevant Advisory Committee and presented to the next General Council Meeting.~~
- ~~5.6.7) SDRC Councillor and/or Council Officer representatives to an External Organisation are not to verbally provide the content and/or requests to Council from any External Organisation's meetings to Council, it must be in writing.~~
- ~~5.6.8) When an External Organisation has been adopted by Council and included in the Register of Councillor Portfolios, Advisory Committees and External Organisations, it is considered Core Council Business and Councillors are at liberty to claim expenses in line with Council's "Reimbursement of Expenses Provision of Facilities for Councillors" Policy.~~

5.75.6 Remuneration of Advisory Committee Members

- 5.7.1)** External Advisory Committee Members do not receive any form of remuneration except as approved by Council Resolution.

5.85.7 Review Trigger

- 5.8.1)** List of factors which require this Policy to be reviewed, and subsequently adopted by Council resolution, include:-
 - (a) Periodic Review – Post Election etc; and/or
 - (b) Change in Legislation affecting this Policy.

5.95.8 Terms of Reference of Advisory Committees

- 5.9.1)** Terms of Reference for each Advisory Committee will be finalised and adopted by Council.
- 5.9.2)** The Terms of Reference Template to use for each Advisory Committee is attached to this Policy.

Advisory Committees Policy

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6 Definitions

Term	Meaning
Council Advisory Committee	Means a Council Advisory Committee appointed by the Local Government pursuant to section 284 of the Local Government Regulation 2012.
Committee Member	An individual or organisation represented by a delegated person who is appointed for the term of the Council Advisory Committee.
Individual Member	A Committee Member independent of an organisation who has a skill set or knowledge base relevant to the specific topic of the Committee.
Member Organisation	An organisation appointed as a Committee Member represented by a delegated person. The organisation provides a skill set or knowledge base relevant to the specific topic of the Committee.
Member Organisation Representative	A person representing a Member Organisation with delegated authority to represent the organisation in decision making.
External Organisation	An External Organisations may include, for example, Government Agencies, Statutory Organisations or Community Organisations/Groups.

7 Related Documents

- Advisory Committees Terms of Reference
- Council Code of Meeting Practice Policy
- Community Engagement Policy
- Information Privacy Policy
- Media Relations Policy

8 Attachment

- Advisory Committees Terms of Reference

9 References

- City of Townsville
- Livingstone Shire Council
- Western Downs Regional Council



SHAPING SOUTHERN DOWNS ADVISORY COMMITTEE

(SSDAC)

TERMS OF REFERENCE

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3. TENURE OF THE SSDAC.....	2
4. STRUCTURE OF MEMBERSHIP	2
5. APPOINTMENT OF COUNCILLORS TO THE SSDAC	2
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7. DUTIES ENTRUSTED TO THE SSDAC	2
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10. REPORTING TO COUNCIL.....	3

Shaping Southern Downs Advisory Committee Terms of Reference

Version Date: 12/12/2018

Page 1 of 3

1. Terms of Reference

The Terms of Reference for the Shaping Southern Downs Advisory Committee (SSDAC) need to be read in conjunction with Council's Advisory Committee Policy.

2. Purpose

The purpose of the SSDAC is to provide Council with strategic guidance and/or recommendations in relation to its Shaping Southern Downs strategy focussing on the future of the Southern Downs region.

3. Tenure of the SSDAC

The SSDAC will remain operational for the current term of Council and will be reviewed at the commencement of the next term of Council.

4. Structure of Membership

The SSDAC shall comprise seven (7) members in total made up of:

- Five (5) - Individual community and/or community organisation representatives (one of whom is under the age of 25)
- Two (2) - Councillors
- Council personnel as required, for example, Director, Manager and Council officers. (Council officers are not allowed to move, second or vote on decisions).

Membership of the SSDAC shall continue until the end of the current term of Council (April 2020) unless a recommendation to the contrary is adopted by Council at a General or Special Council Meeting.

An increase or decrease in the SSDAC membership must be approved by resolution of Council at a General or Special Council Meeting.

5. Appointment of Councillors to the SSDAC

Councillors will be appointed to the SSDAC by resolution at a General or Special Council Meeting.

6. Quorum

The quorum for the SSDAC shall be half the number of members of the SSDAC, plus one.

7. Duties Entrusted to the SSDAC

The duties entrusted to the SSDAC are as follows:

- Oversight of the implementation of the Shaping Southern Downs Strategy.
- Review, recommend and promote the Shaping Southern Downs Strategy.
- Provide input into the review of the Southern Downs Regional Council Planning Scheme.
- Provide feedback on Southern Downs Regional Council's Corporate Plan.

Shaping Southern Downs Advisory Committee Terms of Reference

8. Administrative Support

SDRC will provide administrative support to the SSDAC by way of distributing the Notice of Meetings, creating and circulating to the members an agenda, taking the minutes of each meeting, circulating to members the minutes of each meeting, writing an agenda report and attaching the SSDAC minutes and including recommendations made by the SSDAC to Council for inclusion in the General Council Meeting Agenda. SDRC will provide appropriate advice and administrative support to assist the SSDAC to meet its obligations.

9. Meetings

The SSDAC shall meet a minimum of four (4) times per annum.

A schedule of SSDAC meetings shall be developed and agreed to by the members and additional meetings shall be convened at the discretion of Council.

Meetings shall be chaired by one of the SSDAC members. The Chairperson may be a Councillor or other member of the SSDAC determined by the members' majority vote. In the event the Chairperson is unable to attend a meeting, the Chairperson shall nominate an Acting Chair for that meeting.

Council staff are not permitted to vote or move or second recommendations, but can contribute advice during discussions on any subject.

10. Reporting to Council

The SSDAC shall report regularly on its activities, provide Council with its guidance and/or make recommendations to Council through the provision of the SSDAC meeting minutes to Council.

The minutes of each SSDAC meeting shall be attached to an agenda report to be dealt with accordingly at the General Council Meeting following the SSDAC meeting.



ECONOMIC DEVELOPMENT AND REGIONAL PROMOTION ADVISORY COMMITTEE (EDRPAC) TERMS OF REFERENCE

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4. Structure of Membership	2
5. Appointment of Councillors to the EDRPAC	2
6. Quorum	2
7. Duties Entrusted to the EDRPAC	2
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9. Meetings	3
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Economic Development and Regional Promotion Advisory Committee Terms of Reference

Version Date: 12/12/2018

Page 1 of 3

1. Terms of Reference

The Terms of Reference for the Economic Development and Regional Promotion Advisory Committee (EDRPAC) needs to be read in conjunction with Council's Advisory Committee Policy.

2. Purpose

The purpose of the EDRPAC is to provide Council with strategic guidance and/or recommendations in relation to its regional economic development, regional promotion and tourism activities on an ongoing basis.

3. Tenure of the EDRPAC

The EDRPAC will remain operational for the current term of Council, ie four (4) years, to be reviewed at the commencement of the next term of Council.

4. Structure of Membership

The EDRPAC shall comprise eight (8) members in total made up of:

- Four (4) - Individual community and/or community organisation representatives (one of whom is under the age of 25)
- One (1) – Representative each from the Warwick and Stanthorpe Chamber of Commerce.
- Two (2) - Councillors
- Council personnel as required, for example, Director, Manager and council officers. (Council officers are not allowed to Move, Second or Vote on decisions).

Membership of the EDRPAC shall continue until the end of the current term of Council unless a recommendation to the contrary is adopted by Council at a General or Special Council Meeting.

An increase or decrease in the EDRPAC membership must be approved by resolution of Council at a General or Special Council Meeting.

5. Appointment of Councillors to the EDRPAC

Councillors will be appointed to the EDRPAC by resolution at a General or Special Council Meeting.

6. Quorum

The quorum for the EDRPAC shall be half the number of members of the EDRPAC, plus one.

7. Duties Entrusted to the EDRPAC

The duties entrusted to the EDRPAC are as follows:

- Review, recommend and promote the Economic Development and Tourism Strategies
- Consider Regional and State issues impacting on economic development, business and industry and consider the need for changes to the Economic Development and Tourism Strategies

Economic Development and Regional Promotion Advisory Committee Terms of Reference

- Review annual business population and visitor statistical data, and, where relevant, recommend updates of the Economic Development and Tourism Strategies
- Review and make recommendations to Council on Regional policy strategies or papers from the Federal or State Government or from business or economic organisations.
- Provide information from the committee members' industries that may impact on the Council's Economic Development and Tourism Strategies

8. Administrative Support

SDRC will provide administrative support to the EDRPAC by way of distributing the Notice of Meetings, creating and circulating to the members an agenda, taking the minutes of each meeting, circulating to members the minutes of each meeting, writing an agenda report and attaching the EDRPAC minutes and including recommendations made by the EDRPAC to Council for inclusion in the General Council Meeting Agenda. SDRC will provide appropriate advice and administrative support to assist the EDRPAC to meet its obligations.

9. Meetings

The EDRPAC shall meet a minimum of six (6) times per annum.

A schedule of EDRPAC meetings shall be developed and agreed to by the members and additional meetings shall be convened at the discretion of Council.

The meetings will be an opportunity for Councillors to interact with the Group and receive views and opinions on matters relevant to the EDRPAC.

Meetings shall be Chaired by one of the EDRPAC members. The Chairperson may be a Councillor or other member of the EDRPAC determined by the members' majority vote. In the event the Chairperson is unable to attend a meeting, the Chairperson shall nominate an acting chair for that meeting.

Council staff are not permitted to vote or move or second recommendations, but can contribute advice during discussions on any subject.

10. Reporting to Council

The EDRPAC shall report regularly on its activities, provide Council with its guidance and/or make recommendations to Council through the provision of the EDRPAC meeting minutes to Council.

The minutes of each EDRPAC meeting shall be attached to an agenda report to be dealt with accordingly at the General Council Meeting following the EDRPAC meeting.


Economic Development and Regional Promotion Advisory Committee Terms of Reference

Version Date: 12/12/2018

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10.3 Saleyards Advisory Committee Minutes 15 November 2018

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Manager Finance & Information Technology	ECM Function No/s: 12.13

Recommendation

THAT Council:

1. Receive the minutes of the Saleyards Advisory Committee Meeting held on 15 November 2018.
2. Invite Matthew Grayson to be a member of the Southern Downs Saleyards Advisory Committee.

Report

The Southern Downs Saleyards Advisory Committee met on 15 November 2018. Attached to this report are the minutes of that meeting.

A request was made by Matthew Grayson to become a member of the Saleyards Advisory Committee which has been endorsed by the committee members.

Budget Implications

Nil

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Nil

Options

1. Council receive the Minutes of the Saleyards Advisory Committee meeting held on 15 November 2018 and endorse the new member.
2. Council does not receive the Minutes of the Saleyards Advisory Committee meeting held on 15 November 2018 and does not endorse the new member.

Attachments

1. Minutes Saleyards Advisory Committee 15 November 2018 [View](#)



MINUTES OF THE SALEYARDS ADVISORY COMMITTEE

Held in the Warwick Committee Room on

Thursday 15 November at 8.30am

15 NOVEMBER 2018

ORDER OF BUSINESS:

1. PRESENT.....	3
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3. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS.....	3
4. ELECTION OF NEW CHAIRMAN	3
5. MATTERS ARISING FROM PREVIOUS MINUTES	3
6. INTRODUCTION OF NEW SALEYARDS COORDINATOR – BERNIE BROSNAN.....	3
7. POSSIBLE NEW COMMITTEE MEMBER	3
8. IN HOUSE SALEYARD TV OPPORTUNITY.....	4
9. PRESENTATION OF FINANCIAL REPORT	4
10. UPDATE – GRANTS – BUILDING BETTER REGIONS FUND (BBRF).....	4
11. GENERAL BUSINESS.....	4
12. FUTURE MEETINGS.....	4
13. CLOSURE	4

1. PRESENT

Cr Jo McNally, Cr Marika McNichol, Les Fraser, Graham Kirkland, Fran Thompson.

Observers

Cr Rod Kelly, Cr Sheryl Windle, Andrew Page (Manager Finance and Information Technology), Bernie Brosnan (Saleyards Coordinator), John Bourke (Saleyards Maintenance Officer), Leanne Limacher (Minute Secretary).

2. APOLOGIES

Andrew Williams

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Moved Graham Kirkland

Seconded Fran Thompson

THAT the minutes of the Warwick Saleyards Advisory Committee held on 31 May 2018 be adopted.

Carried

4. ELECTION OF NEW CHAIRMAN

The election of a new Chairman was postponed until the next meeting. Cr McNally conducted the remainder of the meeting as interim Chair.

5. MATTERS ARISING FROM PREVIOUS MINUTES

The European Union (EU) Certificate has been received and one sale has been successfully conducted.

Congratulations were offered by the Committee.

6. INTRODUCTION OF NEW SALEYARDS COORDINATOR – BERNIE BROSAN

The new Saleyards Coordinator introduced himself.

Committee Members introduced themselves to Bernie, welcomed him to the SDRC and expressed hopes for the future of the Saleyards.

7. POSSIBLE NEW COMMITTEE MEMBER

An application has been received from Matthew Grayson who would like to join the Saleyards Advisory Committee.

A discussion took place regarding the acceptance of a new committee member.

ACCEPTANCE OF NEW COMMITTEE MEMBER

Moved Fran Thompson **Seconded** Graham Kirkland

THAT the Committee accept Matthew Grayson as a new Committee member, subject to Council Approval.

Carried

8. IN HOUSE SALEYARD TV OPPORTUNITY

After discussion it was proposed to postpone this item to the next meeting.
At that time a report comparing different options will be presented.

9. PRESENTATION OF FINANCIAL REPORT

A copy of a spreadsheet detailing the Warwick Saleyards' Income and Expenses as at 31 October 2018 was presented to the Committee.

10. UPDATE – GRANTS – BUILDING BETTER REGIONS FUND (BBRF)

A grant application for funding has been lodged.
The results will be known in several months.

11. GENERAL BUSINESS

A general discussion took place regarding future plans for the Saleyards, and the possibilities of increasing revenue.

12. FUTURE MEETINGS

The next meeting is proposed for February 2019.


13. CLOSURE

As there was no further business the meeting closed at 10.22 am.

11. ENGINEERING SERVICES DEPARTMENT REPORTS

11.1 Infrastructure Services Department Monthly Report

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Director Infrastructure Services	ECM Function No/s: 04.15.01

Recommendation

THAT Council receive the Infrastructure Services Department Monthly Report.

Report

The following is provided for the information of Councillors.

2018/19 PROJECT STATUS REPORT

The information table 2018/19 Project Status Report for Community Services & Major Projects is attached.

WORKS CONSTRUCTION, WORKSHOPS & ASSETS

Capital Program as at 30 November 2018 is attached

Design

Works Construction Section

Intersection of Amiens Road, Bapaume Road and Minuti Lane, Amiens

Reconstruction of intersections. Design is complete. Signoff complete. Construction commenced.

Condamine River Path Extension, Churchill Drive, Warwick

Footpath. Concept revised. Construction target Jan 2019

Yangan State Primary School, Yangan

Parking/drop-off area. Concept design commenced.

Cycle Path, Glen Aplin

Drawings for TMR approval. Construction commenced.

Rangers Road / Oxenham Street Intersection, Warwick

Design review in progress. Amendments progressing.

Jimmy Mann Road, Broadwater

Floodway design.

Shared Bikeway, Guy St and Pratten St, Warwick
2018-19 CNLGGP. Preliminary concept development.

Other

Council infrastructure on Private Land, Stanthorpe

Design & construction of pump station access to New England Highway.
TMR response received. Awaiting budget amendment. Construction target Feb 2019.

Review of SDRC Traffic Management System

MUTCD Part 3 update and review of Traffic Management Procedure, Traffic Guidance Schemes and Risk Assessments is progressing.

Asset Management/Geographical Information System

- GIS Coordinator compiled GIS data for consultant for flood investigation at Bradfields Lane, Allora
- Hosted two IntraMaps training sessions in Warwick and one in Stanthorpe for newer employees.
- Created a GIS layer of works requests from Merit for 2017/2018
- Grants commission statistic for road network were compiled and errors found in asset data were updated. Grants commission engineering section "other" was delivered to Finance Department.
- GIS data for Massie Aerodrome subdivision was complied
- A Heavy vehicles layer for IntraMaps from DTMR data was created.
- We continued adding historical traffic count data to current system
- The road segment data for flood ways and bridges were updated and carparks & car parking lanes found were updated in the database while checking it over in preparation of tender documentation for the Road Condition Survey. Roads to be videoed only, videoed & assessed have been marked up for the tender.
- Maps were created for waste collection tender
- Stormwater drainage easements were investigated to derive which ones are in favour of Council or private.
- The stormwater asset data hierarchy for Structures in Tech One was addressed with Management.
- The Stormwater Data base was checked and updating of database tables has been finalised. The data will have final checks and then split up into the formats required for Tech One imports and handed over to Finance for revaluation.
- GPS survey and Data processing for the Hawker Road subdivision as constructed information is underway.
- GIS officer provided mapping of council lease areas forming part of the lease agreement and registration with DNRME ongoing.
- A fire hydrants map in Stanthorpe was provided to Stanthorpe Fire Captain.
- Sewer and Water network maps of Warwick and Stanthorpe were prepared for new Director of Infrastructure Services touring of the regions facilities.
- The service of rural addressing is ongoing.
- Water, Wastewater & Road project's as constructed information processing is ongoing.
- Asset staff supported the Electrical Vehicle charger project of the University of Queensland with input into their tender document, to align it with Councils contribution in terms of construction.
- Capital Works Road staff were trained in as constructed information processing
- The Bridge register was updated
- The Fleet Management Procedure is continually worked on with workshop staff.
- A list of Water & Wastewater facilities was prepared for Finance Department imports into Tech One.

- GIS/AM Technical officer supported Water & Waste Water Hierarchy development for Tech One.
- Staff members received training in First Aid and Aerodrome Safety

Plant

Passenger Vehicles Due for Replacement for Next Three Months

Nil

Passenger Vehicles Replace this Month

Nil

WATER & WASTEWATER

Water & Wastewater Report as at 30 November 2018

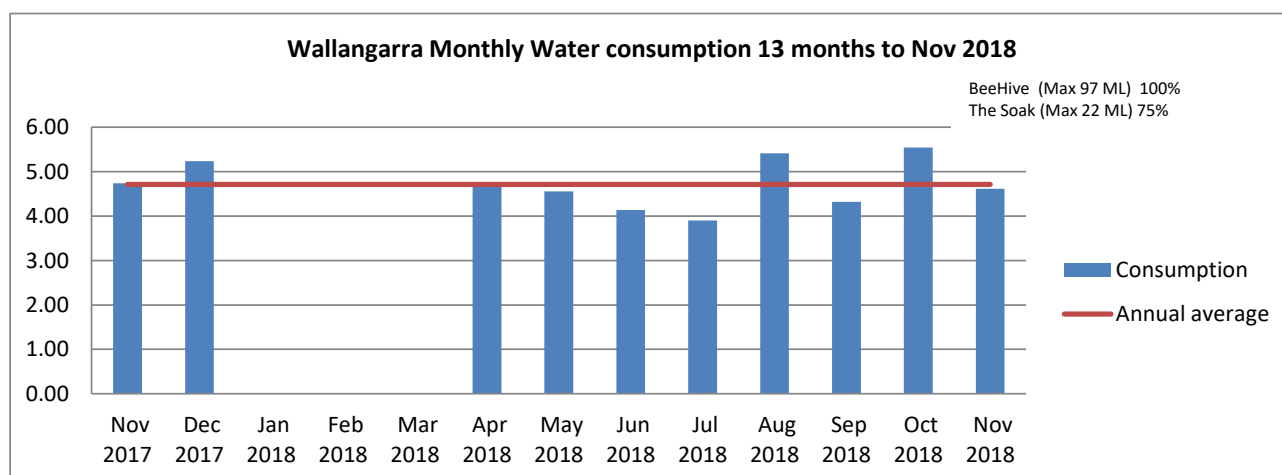
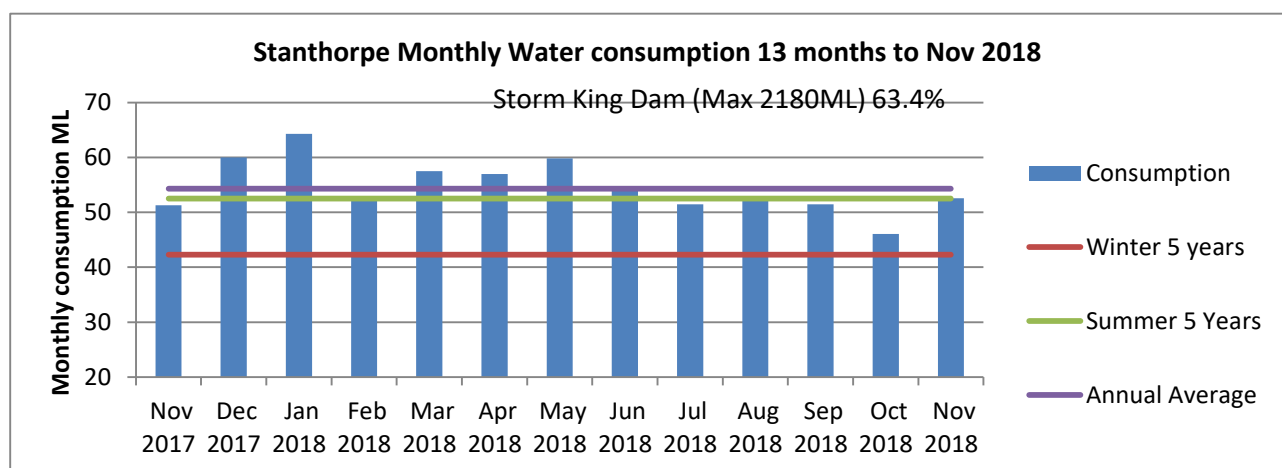
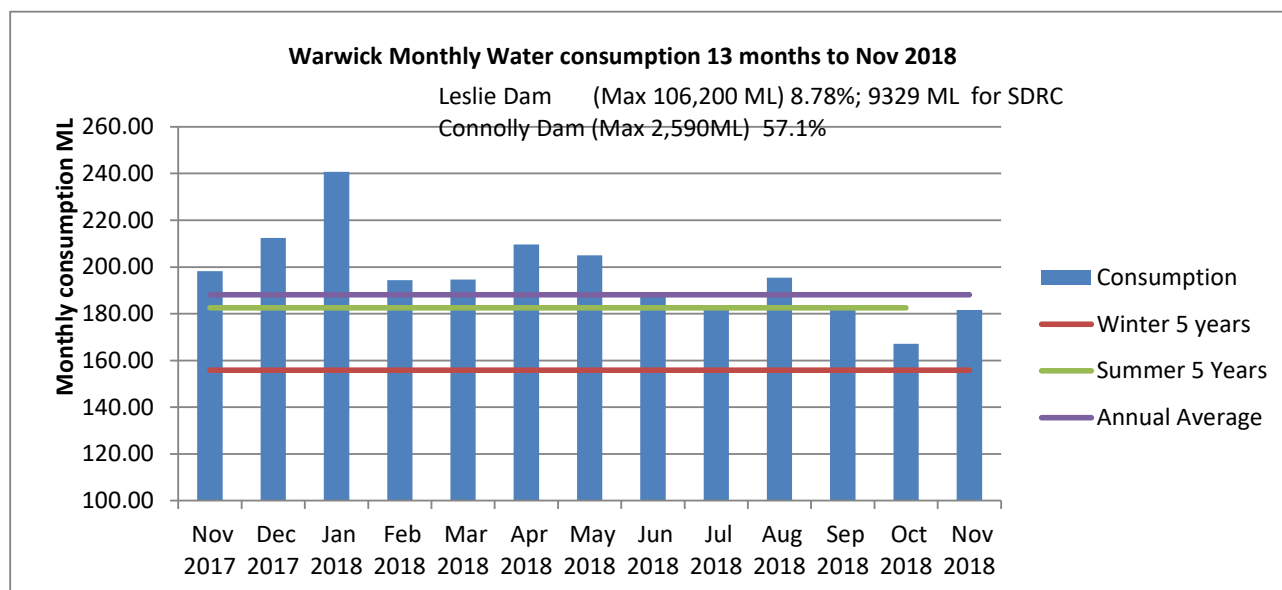
Recycled Water Tables

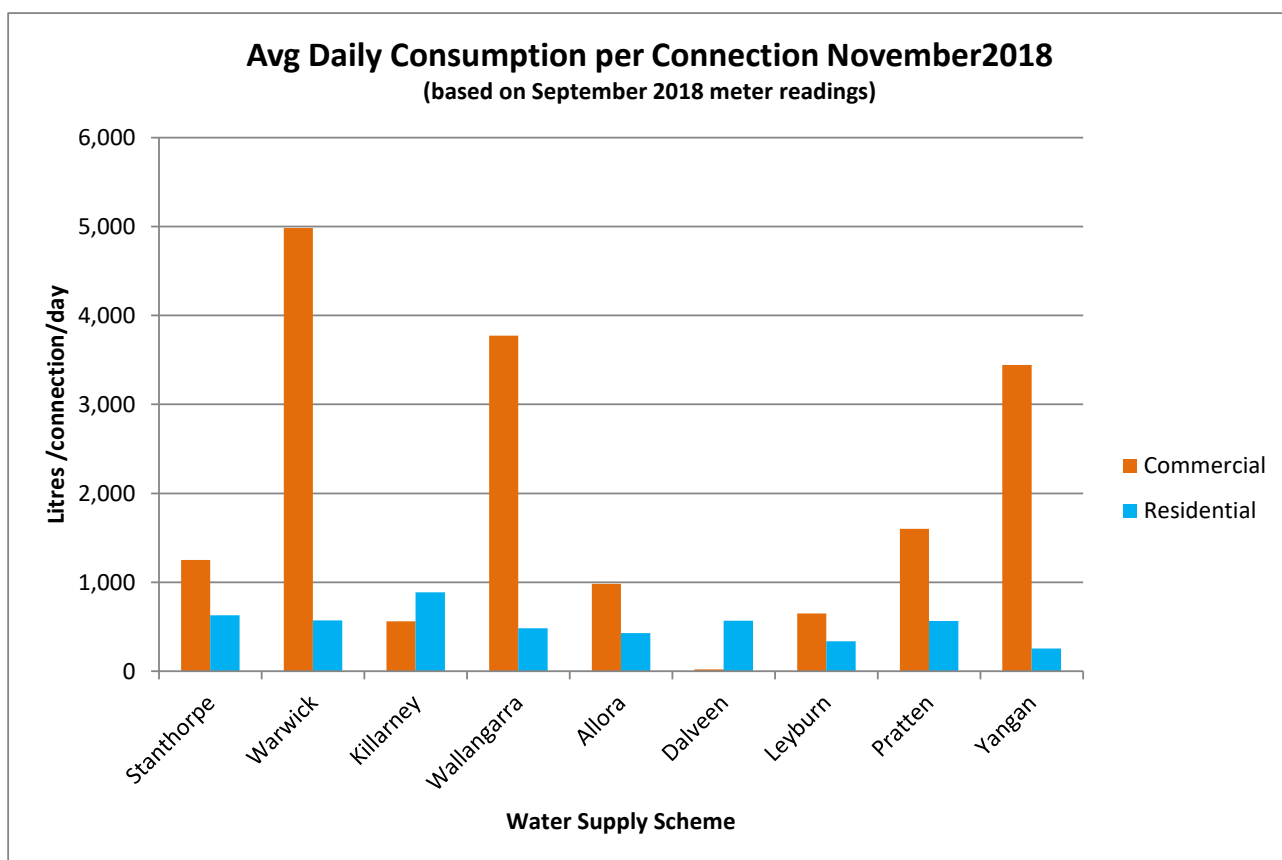
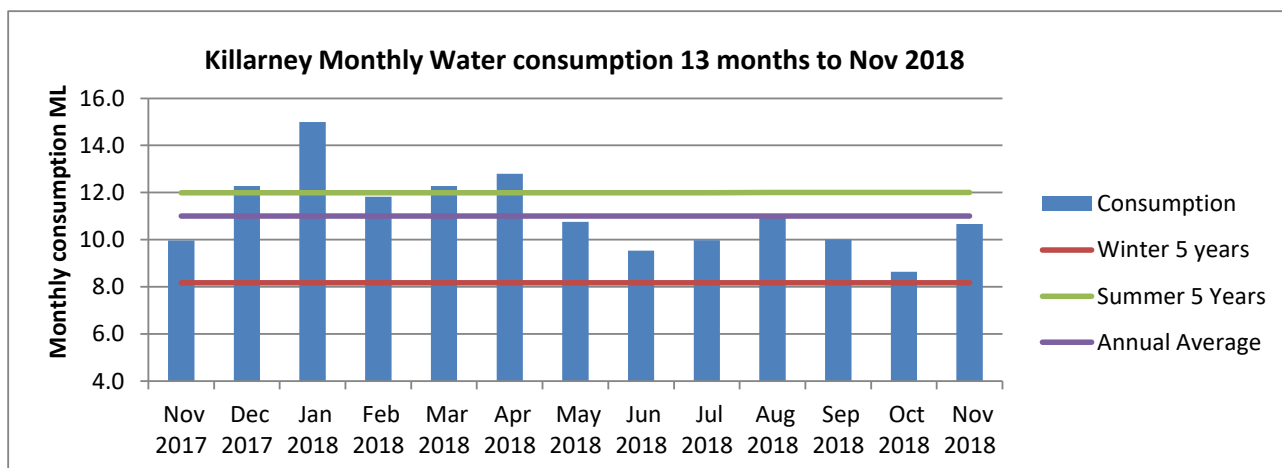
WWTP - Performance against target levels of service November 2018.																			
Number	Licence compliance Parameters		WARWICK WWTP.						STANTHORPE WWTP.				Parameter	WALLANGARRA		DALVEEN		KILLARNEY	
			Class A.		STP outlet.		IRG.4. Lyndhurst Stud.		Class B. Supply point.		W1 release point. Quart pot creek.			CED Lagoon 7		IRG.1. CED		IRG.2.CED	
			Licence Target	Actual	Licence Target	Actual	Licence Target	Actual	Licence Target	Actual	Licence Target	Actual		Licence Target	Actual	Licence Target	Actual	Licence Target	Actual
1	5 Day BOD. mg/L	Max	20	20	30	9			50	21	20		BOD						
2	TSS. mg/L	Max	5	4			30	82	100	4	30		TSS						
	TDS. mg/l				1000	657	1500	590	<1500	864	1000								
6	Turbidity NTU	Max	2	3.6									NTU						
7	pH	Min	6	7.4	6.5	7.6	6.5	8.3	6.5	7.1	6.5		pH	6.5	8.8	6.5	7.4	6.5	9
		Max	8.5	7.7	8.5	7.6	9.0	8.3	9.0	7.2	9.0			9	8.8	8.5	7.4	8.5	9
8	Free Chlorine Residual. mg/l	Min							0.3	0.5	0.3		Free Cl2						
		Max																	
	E. coli. cfu/100 mL	Max	<10	<10					<100	<10	<10		E.Coli						
3	Faecal Coliform (cfu/100 mL)	Max					1000	240,000					F. Cols	1000	170,000	1000	20	1000	63
	Elec. Cond. uS/cm	Max					3000	907					E.C.						
9	SAR. mg/l						15	5	<10	11.8									
10	Total N. mg/L	Max						5.23	125	23	0.75		Tot. N						
11	Total P. mg/L	Max						0.57	20	6.91	0.1		Tot.P						
12	Boron mg/L	Max							<2	0.091			Boron						
13	Chloride. mg/L	Max					800	153	<250	295			Chloride						
14	DO. mg/L	Min											DO						
15	Volume ML	ML		28.7		49.4				39.3	W1 release	NO							
16	Odour Complaint	Yes	Warwick Inflow: ML				78.1	Stanthorpe inflow ML		39.3			Odour						
17	Other (Discharge to creek)	No											Other						
Legend																			
	Meeting Target																		
	Not Meeting Target																		
	M/S	Missed sample																	
	##	Lab Error																	

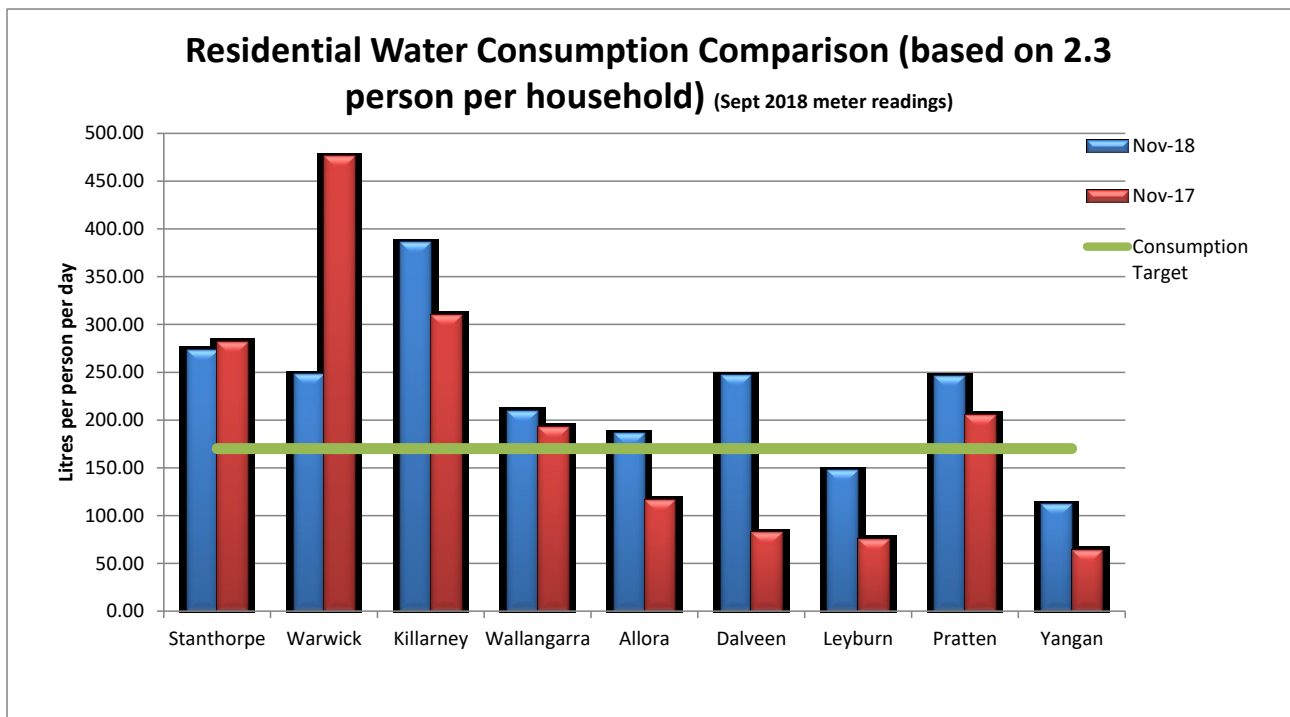
Stanthorpe Recycled Water Scheme												
Monthly Volume of Recycled Water Supplied (ML)												
Supply Year 2018-19	Group 1		Group 2					Group 3		Urban	Receiving Environment	Monthly Total
	Eastern Colour	DPI	Hendrick sen/Baro nio	Visentin 1	Visentin 2	Pinata 1 Kelly rd	Pinata 2 Ellwoods	Taylor	Wren			
July	7.6582		3.5607	0.0012	3.8768	1.3856		4.6964	1.2455	5.0140		27.4384
August	7.9024		3.347		3.4975	1.48		2.2081	1.3269	3.537		23.30
September	8.9681		2.5843		4.7181	0.0017	1.1359	2.8616	2.8432	4.613		27.73
October	10.7684	0.851	5.7398		5.5242	3.193	3.3087	9.131	5.6388	4.15	unknown (rain	48.30
November	9.008		4.969		4.207	2.155		5.082	3.513			28.93
December												
January												
February												
March												
April												
May												
June												
												155.70
Full Allocation (ML)	103	1	42	10	42	19	15	31	16			279
YTD Total (ML)	44.3	0.9	20.2	0.0	21.8	8.2	4.4	24.0	14.6			138
YTD Target (ML)	103.0	1.0	42.0	10.0	42.0	19.0	15.0	31.0	16.0			279
YTD Target (%)	43%	85%	48%	0%	52%	43%	30%	77%	91%			50%
Full Allocation (%)	43%	85%	48%	0%	52%	43%	30%	77%	91%			50%
	Irrigators are under expected targets											
	Discharges to the Quart Port Creek											

Water Supply from Treatment Plants – Month of			November				
Number	Licence compliance Parameters		ADWG Standard	Warwick WTP	Stanthorpe WTP	Killarney WTP	Wallangarra WTP
				Status	Status	Status	Status
1	Physical	NTU	<1	0.94	0.3	0.14	0.26
		Taste Complaint		0	0	0	0
		Odour Complaint		0	0	0	0
2	pH	Minimum	6.5	6.84	7.21	7.71	6.84
		Maximum	8.5	7.23	7.38	7.92	7.23
3	Free Chlorine Residual (mg/L)	Maximum	<5.0	3.20	2.2	2.2	2.9
4	<i>E. coli</i> (cfu/100mL)	Nil		0	0	0	0
Legend							
	Meeting Target						
	Not Meeting Target						
	Not Measured						

Monthly Water Consumptions Graphs







Budget Implications

Nil

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Nil

Options

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

Attachments

1. Community Services & Major Projects 2018/19 Project Status Report [View](#)
2. Works Construction, Workshops & Assets Capital Program [View](#)

COMMUNITY SERVICES AND MAJOR PROJECTS

PROJECT STATUS UPDATE

Communication Update No.: 22


Reporting Period: 2018/19 Financial Year

Date of Issue: 30 November 2018



Project Tracking Legend:

On Target Minor Slippage Off Target

Initiation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Community Health & Wellbeing Project PC Date: Jan 2019 Proposed Budget: \$5k PM: NF	<p>Develop and implement Council's Community Health and Wellbeing Project</p> <p>Draft PMP completed and circulated to stakeholders 28 September 2018.</p> <p>Project Management Plan updated following feedback. Approved copy distributed 19 October 2018.</p> <p>Research underway regarding national and state health and wellness campaigns and resources. Opening focus is on understanding what already exists, and providing a holistic and integrated approach. Exploration around a calendar of campaigns that we could utilise across the year in addition to how we might integrate these campaigns into the current community calendar of events SDRC delivers – NAIDOC, Seniors, Disability, Mental health week.</p> <p>Jamie Oliver Good Foundation program has been investigated and they have provided a quote which is currently under analysis to determine its feasibility.</p> <p>After conducting a breakdown of the quote of \$154,000 It became apparent that the cost and required participant numbers did not make this program feasible. Council has responded to the Good Foundation Indicating the above.</p> <p>Review of Toowoomba Regional Council's release of its Community Wellness survey undertaken.</p>	<p>Project implementation 2 January 2019.</p> <p>Exploration of existing health campaigns and resources completed by mid-November.</p> <p>Discussion about Toowoomba Councils' recent wellness survey and any learnings.</p> <p>Finalise the scope of the Action plan by COB Christmas.</p>	<p>Cost and resourcing to deliver action plan.</p> <p>Time frames too short to facilitate community/agency consultation/collaboration and determine the scope of what will be included in the Action Plan.</p>	<p>Unlikely to achieve PC date</p>

Initiation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Headspace Warwick – Consortium MOU & Development of Service Level Agreements PC Date: March/April 2019 Budget: \$5k PM: GJ 	<p>Council received a request from headspace Warwick to sign the Headspace Consortium MOU, which originally dates back to 2013, as their National Office required the signed MOU for audit purposes.</p> <p>Council officers met with the Manager of headspace Warwick on 19 Nov 2018 to discuss the request and gain background about the Consortium and the MOU.</p> <p>The Manager advised that it's their intention moving forward to develop Service Level Agreements (SLA) with each of the Consortium Members, to more clearly outline what each member commitment would look like. This will be the focus for their meeting in Feb 2019.</p> <p>On this basis, rather than Council signing the MOU without knowing the content of the proposed SLA, that a letter of intent will be drafted to headspace Warwick outlining Council's intention to support the development of a SLA which focuses on collaboration and delivery of initiatives with headspace, that align with or link to the visions and strategies and actions in Shaping Southern Downs and Youth Policy.</p>	<p>DRAFT letter of intent to be prepared December 2018</p> <p>Service Level Agreement details to be developed in 2019.</p>		

Initiation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Housing Research Project PC Date: Nov 2020 Budget: \$10K PM: NF	<p>Facilitation of the framework of this project in collaboration with SDLLA agencies and USQ. Project proposal to key stakeholders. Project Management Plan pending decision with USQ to come on board and conduct research components.</p> <p>Goals/Purpose:</p> <ol style="list-style-type: none"> 1. Mapping of existing housing provision – crisis, transitional and social housing 2. Community needs assessment – Vulnerable groups, contributing factors, gaps analysis, outcomes, waitlists for social housing 3. Mapping of Accommodation provision from Tourism Sector – H/Parks, Motels, and Hotels. Supply and demand 4. Backpacker/seasonal accommodation supply and demand and effect on ER provision to residents 5. To provide evidence of housing need that will support the development of future business plans in conjunction with the SDLLA housing action group. <p>Terms of Reference drafted 7 November 2018.</p> <p>Contact made with Economics Dept USQ 12 November 2018.</p> <p>Contact made with CofC BDM Housing 15 November 2018.</p> <p>Meeting invite sent for 27 November 2018 meeting with USQ confirmed to attend. DHPW pending.</p> <p>Stakeholder meeting was successful in bringing Dept HPW, CofC and USQ together 27 November 2018.</p>	<p>Stakeholder meetings Oct-Dec to explore scope, resources, commitment and funding associated with this project.</p> <p>Confirm funding options by Xmas closure and therefore determine project feasibility.</p> <p>Outcome from USQ regarding designated funding TBC mid-December.</p> <p>Stakeholder data collection for 2018 presented to Action Group by December.</p> <p>Funding exploration by HPW and CofC. TOR to be reviewed, approved and signed off by 20 December 2018.</p> <p>USQ MOU draft by 30 January 2019</p>	<p>Finding funding to support the costs of research.</p> <p>Exploration of matched funding by USQ</p> <p>Ability to resource a project manager to facilitate multiple strands of research across several USQ departments and the community sector</p> <p>Xmas closure affecting planning period and decision making</p> <p>Need to complete data collection in the Mar-May period limiting the time for planning and communication.</p> <p>Delays by USQ in negotiating partnerships/funding</p> <p>Possible lack of follow-through by stakeholders to deliver outcomes on assigned tasks</p> <p>Challenges keeping a whole of region approach.</p> <p>Development of scope of this work is complex – challenge is to meet stakeholder needs, SDRC goals and USQ research requirements.</p>	

Initiation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
			Lack of preparation by other stakeholders prior to meetings. USQ working on a larger timeline of possibly 3yrs+	
Migrant Refugee Resource Kit PC Date: Dec 19 Budget: \$5k PM: NF 	Request from ED&T to give time to development of tools to support community connectivity in terms of Introductions to Institutions and groups and a short period of assimilation of new arrivals. Work underway around the possibility of a community engagement kit as a follow on to the existing Welcome booklet.	Review of Welcome booklet and research into other sources of Information underway. Meetings confirmed with Community Development Team to explore resourcing requirements and costs. Scope to be determined in meetings December 2018. Feedback and collaboration with ED&T in December 2018.	Budget to produce materials Currency of Information and its sustainability in regards to reprint.	
NAIDOC Week 2019 PC Date: Aug 2019 Budget: \$10k PM: NF 	Consultation with WING network and decision to do some community consultation in the form of an online survey to inform the shaping of next year's event. Request from the WING network to explore the development of a possible NAIDOC advisory committee.	Develop survey by 17 th Dec Circulate survey 2 nd week Jan Review neighbouring LGA NAIDOC advisory committee by end Jan as a benchmark.	Possible lack of follow-through by stakeholders to deliver outcomes on assigned tasks Leverage off Warwick Indigenous Services Officer DHS to build momentum	

Initiation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Southern Downs Community Directory – New IT Solution PC Date: June 2019 Proposed Budget: \$15k PM: GJ	<p>Community Services is currently looking at an IT solution around the community directory and will prepare and call an RFQ.</p> <p>In the interim, modifications are being made to the current directory system to make it more user-friendly so that the community still has an option. Phase one of this project is done, subject to the extraction and integration of data from the existing directory, which is yet to be completed.</p>	Phase 2 - Call for RFQ by end Jan 2019		
Youth Council – Public Transport Feasibility Study PC Date: March 2019 Proposed Budget: \$30K (est.) PM: GJ	<p>At the General Meeting held on 21 Nov 2018, Council approved the following Youth Council recommendation:</p> <p>THAT Southern Downs Regional Council:</p> <ul style="list-style-type: none"> - Undertakes a feasibility study into providing a public transport service on a Saturday, with the option of a further 1 or 2 days per week, and for identified events e.g. Rodeo, Australia Day, from towns and villages across the Southern Downs region to come into Warwick; and that the feasibility study be completed within three months after the November 2018 General Meeting of Council; and - Allocates a budget for the feasibility study through the quarterly budget review. <p>Searches of Council's ECM records system have been undertaken by Community Services and Major Projects' staff to identify previous public transport feasibility studies in the Southern Downs region, and former shires of Warwick and Stanthorpe, but none have been found.</p> <p>A project management plan is to be developed ahead of an RFQ to undertake the feasibility study.</p>	<p>Quarterly budget review to create budget.</p> <p>Development of Project Management Plan by end Dec 2018</p> <p>Development of RFQ by end January 2019</p>	<p>Resources & Timeframe: the Christmas and New Year period, as well as officer annual leave and additional project workload may impact on the ability to contract out the feasibility study for delivery</p>	

Initiation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Youth Week 2019 Event – Camp Leslie Dam PC Date: April 2019 Proposed Budget: \$35k PM: KM	Council Resolution 22.08.18 – “a) With respect to Youth Week 2019: THAT Council continue to progress the 2019 Youth Week event; more specifically an event at Camp Leslie Dam, and consider a budget allocation, after confirmation of attendance, at the second quarter budget review.” Venue tentatively booked. Engagement with school throughout the region to determine if any school activities conflicting with proposed event dates occurred 6 November 2018. Dates confirmed for event at Camp Leslie Dam for Saturday 13 April 2019, Sunday 14 April 2019 and Monday 14 April 2019, and venue booked 8 November 2018.	Project implementation 1 April 2019.	See PMP	

Planning Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Enhancement of Public Toilets PC Date: Jun 2019 Budget: \$160k PM: ZD	Feedback on draft Project Management Plan received. Some potential sites identified. PMP signed. Approval given to community members to deliver beautification project at Canning Park Killarney.	Determine facilities for enhancement 07/12/18	See PMP	
Implementation of Council's Community Services Strategic Direction PC Date: Jun 2019 Budget: \$5k PM: KM	Develop and implement the Community Services Action Plan priorities (as identified by the Community Services Advisory Committee). PMP developed to track actions and milestones. Draft PMP completed and circulated to stakeholders 2 October 2018.	Project implementation January 2019.	TBC – See PMP	
Regions Art Gallery Upgrade PC Date: Jun 2019 Budget: \$150k PM: AJ	Warwick Gallery: No responses received for Request for Quote for toilet upgrade. Council staff to attend to works in-house. Stanthorpe Gallery: No responses were received to design and construct a fireproof solution for the Stanthorpe Art Gallery's collection room. RFQ for design only component sent to Fire Engineers	RFQ for design of fireproof solution closes 11/12/18	Time: Lack of response from builders, requiring reissue of RFQ Time: Project held as dependent on library feasibility study being conducted by Corporate Services, which was due end May 2018. Project now proceeding without reference to Stanthorpe Library Feasibility Study.	A No. of RFQ executed without securing contractor. Potential impact on PC date.

Planning Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Rest Area for Visitors and Travellers Incorporating New Entrance Signage PC Date: Apr 2019 Budget: \$150k PM: ZD	<p>TMR provided approval to structural engineers for Installation of Queenslander sign. Traffic engineer sign off and road corridor permit required by TMR. Construction drawings to be finalised following soil test and survey of site.</p> <p>Report and approval from traffic engineer received 06/09/18</p> <p>Survey of site arranged by engineers was completed later than scheduled which has delayed the completion of drawings.</p> <p>Construction plans and lighting design received from Engineers 17/10/18. RFQ being drafted.</p> <p>Road Corridor Permit application submitted to TMR 05/11/18. Building application submitted 06/11/18.</p> <p>Road Corridor Permit received from TMR 08/11/18.</p> <p>RFQ closed 23/11/18. Offers evaluated. Report to Council meeting prepared.</p>	<p>Report to Council meeting 12/12/18</p>	<p>Multiple risks and their mitigation strategies identified in the PMP, particularly with funding amounts. Issue previously raised around potential budgetary issues. Likely project cost will come in higher than budget.</p>	

Planning Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Equitable Access Requirements – Stanthorpe Admin Building PC Date: Jun 2019 Budget: \$150k PM: ZD	RFQ for design and construction for options in PMP Issued 4/10/18. No contractor attendance at site meeting 10/10/18. RFQ closing date extended by a week and sent to additional contractors via email as RFQ had not been read on VendorPanel. No contractor attendance at site meeting 17/10/2018. RFQ closed. Discussing terms with supplier and seeking structural assessment of building prior to acceptance. Site meeting with potential builders held 15/11/18 RFQ for engineer to complete structural assessment of building to determine load can be supported Issued 20/11/18. RFQ structural assessment closed 23/11/18 and successful engineer advised.	Structural assessment report to be provided 05/12/18	Outcome of Library Feasibility Study Initially impacted on scope and time. Now this is no longer an issue, project can continue, however, impact of time will still be experienced.	
Stanthorpe Fitness Centre – Outside School Hours Care Facility Relocation PC Date: Dec 2018 Budget: \$100k PM: AJ	Application submitted to Department of Education and Training (DET) regarding the proposed new location for the Stanthorpe Outside School Hours Care service to the Stanthorpe Fitness Centre. This is to cover off the need to relocate the centre from its existing location when the lease tenure expires at the end of the year. Additional documents provided to DET to progress application.	Approval for OSHC relocation 07/12/18 RFQ for building works following approval by DET	Disruption to fitness activities –contractor aware of need to work with users	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Building Fire Systems Upgrades PC Date: June 2019 Budget: \$75k PM: AJ	Contract awarded to provide a Early Smoke Detection Apparatus and fire suppression device in the Warwick Admin Building IT server room; and fire detection with occupant warning system within the Yangan Road Depot Office building.	Preliminary fire system design 28/02/19	Quality: Expert advice to be sought to obtain adequate system	
Community Engagement – Disaster Preparedness and Get Ready PC Date: Dec 2018 Budget: \$20k PM: PF	17 August 2018 - Council Informed of its success under the 2018-19 Get Ready Grant Program. Grant value \$19,400. Emergency Services Pop Up Event held Leyburn – 15 September 18. Get Ready Presentation delivered to Wallangarra State School 23 October – 80 students and 10 teachers attended. Wallangarra ESD Pop Up Event held 3 November 2018 with both NSW and QLD ES. Approx. 80 community members attended, with a further 40 ES personnel.	Emergency Services Day planning started on villages to be targeted during 2019. <ul style="list-style-type: none"> Warwick – 9 February 2019 Ballandean – April/May 2019 Killarney – July 2019 Stanthorpe – September 2019 Dalveen – November 2019 	Community resilience is impacted by lack of communication of PPRR. Ensure engagement activities throughout the year include varied demographics and smaller communities outside of Stanthorpe & Warwick.	
Drought Support & Mental Health PC Date: TBC Budget: \$5k PM: GJ	Community Events Council is providing promotional support for community drought support fundraisers & other mental health events via social media channels and established networks. Rural Minds workshops Karara <ul style="list-style-type: none"> Karara was identified through consultation with the Rural Financial Counselling Service, Dept. of Human Services and local producers in the Traprock area, as a potential location in need for Rural Minds. The Traprock Group was contacted on Sept 18 to gauge interest with their members to attend a workshop in Karara or in another location. They replied on Sept 26 Sept that they will seek an EOI 	Mental Health Wellness Session Awaiting further advice from DAF about when their next Grower evening will be held in order to arrange a mental health wellness session with Darling Downs Health. TRAIC Grant 2019/20 Advise details of interested local stakeholders to Darling Downs Health by end January/early February 2019. Co-Design workshop will be called once interested parties are	Time: Consideration may be required around the budget with the project duration currently unknown. Time/Resources: Application Phase - Meeting the application timeframe may be difficult due to the time of year and given competing project commitments and planned staff annual leave. Implementation Phase – subject to approval of funding, time and resource	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
	<p>from their members & if there is sufficient interest, then we can proceed with event planning. Received advice from the President of the Traprock Group on 1 Nov 2018 that there is insufficient interest from members for the program and they don't wish to proceed with a workshop, but expressed their thanks to Council for the invitation and they look forward to working together on future initiatives.</p> <p>Applethorpe</p> <ul style="list-style-type: none"> - Initial discussions held with Department of Agriculture and Fisheries (DAF) re: holding Rural Minds at a Grower Evening at the Applethorpe Research Facility. However, as the horticultural season is ramping up & the Grower evenings will be less frequent, in addition to the length of the Rural Minds workshop (requiring approx. 4 hours), it is unlikely that the workshop will be able to be held at a Grower evening, particularly this year. <p>Mental Health Wellness Session</p> <p>Held further discussions with Michelle Kerr, Darling Downs Health regarding the provision of a shorter mental health wellness session at a DAF Grower Evening, given Rural Minds is not appropriate at this time. Michelle is happy to accommodate needs. Contacted Justin Heaven from DAF on 19 Oct 2018. Received a response from DAF that they are interested and will advise when they have further details about when their next Grower evening is due to be held.</p> <p>Mental Health First Aid Training</p> <p>3 staff from the Community Services & Major Projects team attended a Mental Health First Aid training course on 25-26 September and are now accredited Mental</p>	<p>identified – around Feb/March 2019</p> <p>TRAIC Grant 2018/19</p> <p>SDRC to attend meeting with Mental Health Branch on 17 Dec 2018 in Toowoomba, following which an invitation may be extended to apply for the grant around the development of MHFAid trainers in house, which could be used to deliver community training.</p>	<p>implications for staff to undertake the project given competing workload and project commitments, e.g. coordination of Youth Council.</p>	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
	<p>Health First Aiders.</p> <p>Tackling Regional Adversity through Integrated Care (TRAIC) Grant Opportunity 2019/20</p> <p>In discussions with Queensland Health (QH) about a competitive funding opportunity under the TRAIC Program for up to \$66K for delivery of mental health wellness and community resilience building programs/projects. Basic timeframe is:</p> <ul style="list-style-type: none"> - Interest expressed by end Jan/early Feb 2019 - Invitations extended to a Co-Design Workshop in approx. Feb/March 2019 - Notification of decision on which org invited to make decision within a few weeks - Submission of grant application - If successful, expect to receive grant by 30 June 2019 <p>12 months to expend grant – by 30 June 2020.</p> <p>Additional TRAIC Grant opportunity for 2018/19</p> <p>Received advice from QH that a further TRAIC Grants round for 2018/19 is being offered and SDRC is invited to submit a project outline. Proposal snapshot submitted to the Darling Downs Health TRAIC Clinician on 22 Nov 2018. Received reply on 23 Nov 2018 that the proposal snapshot was impressive, should meet the program criteria, and was being forwarded to Mental Health Branch (MHB) for feedback. Received further response on 28 Nov 2018 that MHB was happy with the snapshot and the criteria was met. Community Services staff will attend a meeting with MHB and at least one other interested party on 17 Dec 2018 to discuss the proposals. Subject to this meeting, Council may be invited to apply for the funding. It will be a short turnaround for the application, with work to begin in 2019, and funding to</p>			

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
	be expended by 30 June 2019.			
Dungaree Memorial Project PC Date: Dec 2018 Budget: \$135k PM: ZD	Proofs received from supplier for plaques. Amendments sent 11/10/18. Proofs of laser etching approved 01/11/18. Traffic guidance scheme for alternative pedestrian access received and returned to contractor for amendments. Traffic guidance scheme received and approved by Engineering 21/11/18 Approval from Heritage for interpretative elements and surface finishes received 22/11/18	Signage and fencing to be installed 04/12/18 Works commence 05/12/18	Multiple risks and their mitigation strategies identified in the PMP.	
Flood Mitigation Gauges 2018-2020 PC Date: Dec 2018 Budget: \$77K PM: AJ	Contract awarded for the supply and installation of the flood mitigation gauges.	Receipt of specialised equipment 07/12/18	Limited suppliers for specialised equipment – Bureau of Meteorology to provide guidance for approved suppliers.	
Leslie Park Cenotaph Dais PC Date: Nov 2018 Budget: \$80k PM: MB	Plaque concepts due 07/08/18. Council briefed on plaques 13/8/18. Council endorsed plaque concept with recommendation that final concept go through interpretative signage consultant. Contractor provided project schedule. Sandstone materials delayed due to limited availability. Officers phoned around various quarries and confirmed. Sandstone to be installed in December, all other elements to be completed by end of October. Provided Construction Management Plan to Department of Environment & Science as per Heritage Exemption Certificate. Rendering of concrete blocks completed and handrails installed. Turf installed.	Sandstone to be installed December.	Risk: Dais masonry will not be available under after the official opening.	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Grants to Community PC Date: Jun 2019 Budget: \$367k PM: SH	<p>The Fast Grant opened on 2 July 2018.</p> <p>Year to date - 21 applications submitted, 19 approved, 1 ineligible and 1 being processed.</p> <p>The Grants to Community – Community Grant Assessment & Moderation processes for Round One 2018/19 have been completed, as scheduled.</p> <p>Community Grant – Round One administrative processes for all applicants has been finalised.</p> <p>The Grants to Community Policy was revised to include Councillor participation in the Assessment & Moderation Panel process and was presented to the Briefing Session on 5 November 2018.</p> <p>The G2C Policy was adopted at the General Council Meeting on 21 November 2018 and Cr's Windle and Meiklejohn will be on the Grants to Community Assessment & Moderation Panel.</p>	<p>The assessment of Fast Grant applications will be ongoing until the end of this financial year or until budgeted funding is depleted.</p> <p>The Grants to Community Guidelines will be updated to reflect Policy amendments by 26 December 2018.</p> <p>All SmartyGrants processes and forms will be updated to reflect Policy amendments by 26 December 2018.</p> <p>Community Grant - Round Two is expected to open 26 December 2018 and close 23 January 2019.</p> <p>Grants to Community Media Campaign to take place during the week of 12 and 19 December 2018.</p>	<p>Scope: Changes to approved process risk quality of outcome.</p>	
John Simpson – Equestrian Sculpture PC Date: Dec 2018 Budget: \$60 PM: MB	<p>PMP amended and signed off 27 March 2018.</p> <p>Site preparation completed.</p> <p>Chutes are in storage at the Depot.</p> <p>24 August 2018 – Call from John Simpson about who holds the insurance whilst the project progressing – matter referred to Acting Director, Planning, Environment and Corporate Services.</p>	<p>Sculpture Installation – October 2018 – Now overdue</p>	<p>Budget: Unclear what funding is in place?</p> <p>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>	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
LDCC Activation & Coordination Sub-Plan PC Date: Jun 2019 Budget: \$1k PM: PF	Draft Procedure developed. Additional Information to be Incorporated Into draft due to Guardian System now being available for LDCC Staff. LDCC Exercise planned for the 29 August 2018 – learnings will assist in plan development.	Ensure Sub-Plan appropriately reflects processes for and responsibilities of those within the LDCC. Sub Plan Nov 2018 likely to be delayed.	Risk of LDCC not operating efficiently and possibly being under resourced during an event. Ensure the LDMG and LDCC are trained and adequately resourced prior to an event occurring	
LDMG Member Training PC Date: Jun 2018 Budget: \$5k PM: PF	Training for LDMG Group members available through Face-to-Face sessions and /or online. LDCC Exercise – 29 August 2018 Project slightly off track due to number of members on group requiring training. Raised at the June and September LDMG meetings. Participated in Desktop Exercise as part of the USAR Warwick Exercise run by QFES. LDMG Activities and scenarios discussed and exercised – 26 July 2018 Guardian – end user training to be conducted through exercise – August 2018.	Training to be booked in with QFES modules listed below (dates to be confirmed): Local Disaster Management Group Member Induction Module 1 - Introduction to Evacuation Module 1 - Introduction to Recovery Additional Guardian Training to be run December – January.	Risk of LDMG being under resourced in training areas. Ensure the LDMG and LDCC are trained and adequately resourced prior to an event occurring. LDMG/LDCC legislative compliance.	
Mitchner Shelter Restoration PC Date: Jun 2019 Budget: \$80k PM: AJ	Restoration works progressing in accordance with the Heritage Exemption Certificate. Awaiting supply of specialised gutters.	Practical completion 24/12/18	Quality – heritage building requires specialist contractors, previous experience of contractors to be highly weighted during procurement.	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Old Allora Offices Restoration and Willi Street Community Groups Relocation PC Date: Jun 2019 Budget: \$695k PM: AJ	<p>Old Allora Offices: Tender Issue drawings received to raise and restump the building. Plans forwarded to heritage consultant for inclusion in Heritage Impact Report.</p> <p>Willi St Relocation: Tender for construction of shared community facilities out to market. Tender inspection meeting held with prospective contractors.</p>	<p>Final Heritage Impact Report 07/12/18</p> <p>RFT to Construct Shared Community Facilities closes 04/12/18</p>	<p>Scope creep being mitigated by meetings with stakeholders</p>	
Outdoor Burial Wall – Warwick Cemetery PC Date: Jun 2019 Budget: \$260k PM: AJ	<p>Program of works received.</p>	<p>Contractor to take site possession 03/12/18</p> <p>Sod-turning 06/12/18</p>	<p>Time and Cost: Warwick Cemetery is heritage listed. Need Heritage Exemption Certificate to construct building on the site.</p>	
Recreation Areas at Connolly Dam and Small Villages (BBQs and covered seats) PC Date: Dec 2018 Budget: \$150k PM: ZD	<p>Maryvale Park installation to continue as planned following outcome of Maryvale Urban Design Project report to September General Council meeting.</p>	<p>Installations to be completed 30/11/18</p>	<p>Multiple risks and their mitigation strategies identified in the PMP.</p>	
Regional Arts Development Fund (RADF) PC Date: Jun 2019 Budget: \$105k PM: KM	<p>All Funding Agreements for successful Round 3 applicants returned and grants paid.</p> <p>Notification that 2018/19 application to Arts Queensland was successful. Funding agreement has now been executed by Arts Queensland and funding activities can commence.</p> <p>Annual Report to Arts Queensland submitted 31/10/18.</p> <p>2018/19 RADF Round 1 Program open for applications dates 10 November 2018 to 2 December 2018. Round 1 program setup in SmartyGrants. Media Release and flyer developed and distributed 9 December 2018.</p>	<p>2018/19 RADF Round 1 RADF Reference Group assessments 8 to 20 December 2018.</p> <p>2018/19 RADF Round 1 RADF Reference Group Assessment Meeting 21 December 2018.</p> <p>2018/19 RADF Round 1 RADF Council Report to January 2019 meeting.</p> <p>Seek nominations for vacant Reference Group position November 2018.</p>		

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Risk Assessment Workshops- Development of Risk Management Plan PC Date: Dec 2018 Budget: \$5k PM: PF	<p>Bushfire Risk Assessment has commenced – Complete mapping of all stakeholders relationships/arrangement and associated business continuity and/or disaster management plans.</p> <p>To be progressed – Severe Thunderstorm Event (including large hail) leading to Localised Flash Flooding & landslides – October 2018 – Timeframe likely to be missed.</p> <p>Tropical Low or Large Inland Trough Event leading to Major Creek Line Flooding & Major Riverine Flooding (Condamine River) & Landslides - December 2018 - Timeframe likely to be missed.</p> <p>QFES have advised that the Queensland Earthquake Risk Assessment will be released in 2018.</p> <p>QFES is making enquiries on the possibility of hosting another workshop for Flood Risk Assessment.</p>	<p>Finalise Bushfire Risk Assessment as recommended – Nov 2018</p> <p>Stakeholder engagement workshops to be arranged.</p>	<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>	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Shout Out About the Drought PC Date: Jun 2019 Budget: \$5k PM: CA	<p>In May 2018 Southern Downs Region was drought declared following extremely dry conditions and little to no rain. A drier and hotter than average spring is forecast for the Region. As a result Primary Producers and businesses across the region are suffering.</p> <p>There are many agencies offering assistance and services to residents of the Southern Downs by a variety of means.</p> <p>There is a need to coordinate and share information across networks to ensure residents can access any opportunities that may benefit them. There is also a need to strengthen the resilience of drought affected residents through providing avenues to seek flexible financial assistance and mental health provisions.</p> <p>Project Plan sent to stakeholders for feedback.</p> <p>Project Management Plan signed off 24 September 2018.</p> <p>Staff attended 'Have your say on the future of Queensland's Drought Program' regional forum at Dalby. SDRC was mentioned by the MC a number of times for being so proactive with drought activities, 28 September 2018.</p> <p>Presented Interagency Drought meeting at Dalveen Hall 3 October 2018.</p> <p>Contact all community halls and like organisations with information about fast grants to host a community event as identified in feedback from the Interagency meeting and drought forums 12 October 2018.</p> <p>Drought agency contact list has been formed.</p> <p>Community Halls have been contacted about securing a fast grant to host a community event in regional areas 17 October 2018.</p>	<p>Work with the community agencies to ensure that drought relief is delivered to residents in the Southern Downs Region.</p> <p>Keep all agencies up to date on activities and relief available.</p> <p>Develop information packs on the various forms of relief available November 2018.</p> <p>Liaising with Rural Aid on new services/aids available to community November 2018.</p> <p>Work with service clubs to distribute them throughout the region at local events December 2018.</p> <p>Working in conjunction with Red Cross to access feedback re Red Cross and QCWA grants December 2018.</p> <p>Working in conjunction with KAPA with community event planned for December 2018.</p> <p>Work with Goomburra Hall for Christmas Event 1 December 2018.</p> <p>Work with the School of Arts Memorial Hall – Freestone for event on 14 December 2018.</p> <p>Work in conjunction with KAPA for Christmas Event 21 December 2018.</p>	<p>Lack of buy in from stakeholders will be addressed through development of PMP.</p>	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
	<p>3 Community Halls have confirmed that they will be hosting community events in the coming months 26 October 2018.</p> <p>SDRC officer and Counsellor from 'Lives Lived Well' attended Pratten CWA for Melbourne Cup Day Event. Invite agencies and organise speaker on Mental Health 6 November 2018. Council did a presentation on SDRC drought initiatives, funding available and addressed questions regarding applications etc, and 'Lives Lived Well' spoke on mental health. Bags with funding and mental health information distributed.</p> <p>Primary producers, agencies and industry confirmed for Major General Day visit and itinerary has been accepted by the Generals staff. Visit includes Farm tour of drought affected property 'Wingarra', meeting with primary producers from different parts of the region at Wingarra. Addressing agencies and Industry at Council Chambers. Catering has been ordered.</p> <p>Invitations sent to all primary producers in the Region for the Minute with a Master sessions at Plumbs Chambers 2 November 2018.</p> <p>10 Minutes with a Master held 14 November.</p> <p>Major General Visit held 15 November.</p>	<p>Prepare bags with funding and mental health information for distribution December 2018.</p> <p>Communication is continuing about Council co-ordinating information packs and access to agencies December 2018.</p> <p>Next Fodder drop being coordinated with Local Land Owner at Rogers Creek. Likely to take place 1 December.</p>		
<p>Stanthorpe Admin Building - Underpinning</p> <p>PC Date: June 2019</p> <p>Budget: \$80k</p> <p>PM: ZD</p>	<p>Engineer conducted site assessment 03/10/18. Report received 05/10/18. Remedial design required, engineers engaged to complete. Further site visit to discuss remedial options 14/11/18.</p> <p>Remedial design provided for approval 29/11/18</p>	<p>Remedial design construction issue plans to be received 05/12/18</p>	<p>Multiple risks and their mitigation strategies identified in the PMP.</p>	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Stanthorpe Fitness Centre – Building Compliance Rectifications PC Date: Dec 2018 Budget: \$50k PM: AJ	RFQ for hydraulic design for a compliant fire hydrant out to market.	RFQ for design of compliant fire hydrant closes 07/12/18	Likely pressures will not be achieved, impacting on cost of project.	
Stanthorpe Skate Park Improvements PC Date: Dec 18 Budget: \$10k PM: GJ	<p>SDRC was approached by a resident about possible improvements (i.e. graffiti style artworks & a water bubbler) to the Stanthorpe Skate park.</p> <p>Resident has been contacted and awaiting a response about a time to meet to discuss their ideas further.</p> <p>Contacted the RADF Officer who has advised that Round 1 of the 18/19 grants may open around Oct/Nov. There may be an opportunity for the resident to consider an RADF application for the graffiti style artworks.</p> <p>Assessments of the Stanthorpe and Warwick skate parks have been completed. Stanthorpe skate park is in good condition in general, with only some minor works to be done. A water bubbler combo is planned for this skate park. An additional water bubbler is also planned for installation at the Rotunda located south of the skate park, across the road from the Stanthorpe Fitness Centre and pool complex. Quotes for the drinking fountains have been requested and are awaited.</p> <p>Works have been completed at the Warwick Skate Park and it is back open to the public.</p> <p>Works at Allora and Stanthorpe skate parks are now completed. The works included repairs to cracks which formed trip hazards and concrete grinding on high points. Killarney skate park has some trip hazards and one of the pre-fabricated ramps has sunk due to soil conditions. This will have to be lifted or jacked up to the</p>	<p>Estimated installation of water bubbler combos at Stanthorpe skate park and the Rotunda by end December 2018.</p> <p>Required works at the Killarney skate park to be completed by the New Year (2019).</p>	TBC	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
	correct height, and this project will be completed by the New Year.			
Stanthorpe Soldiers Memorial Restoration PC Date: Dec 2018 Budget: \$46k PM: ZD	Stage Two Status Report submitted to Anzac Centenary Grants Program 11/10/18. Paint schedule decision received from Department of Environment & Science (Heritage) 07/11/18 after significant delay in receiving advice.	Restored plaques to be installed December 2018	Conservation treatment of bronze plaques may not be completed by grant completion date. Supply of WMS and additional information as per Heritage Exemption Certificate conditions may cause delays if not approved.	
Stanthorpe Youth Support Services Interagency Group PC Date: Ongoing Budget: \$3k PM: GJ	Gateway to Training (GTT), a local NGO, in conjunction with SDIEA established a new Stanthorpe Youth Support Services Interagency (SYSI) group, which meets bi-monthly & is based on group ownership with rotating hosting & minute-taking responsibilities. As a member of the group, Council agreed to provide support for the meeting through provision of the Civic Centre Supper Room, subject to availability, and as needed (noting some hosts may choose to use their own facilities). Meetings were held on 25 July and 27 September, and the next meeting was scheduled for 20 November. Draft Terms of Reference were developed and forwarded to the SDIEA representative on 8 Nov 2018 to on-forward to the group prior to the meeting on 20 Nov 2018 for discussion. SDIEA noted receipt of the draft TOR, but no evidence was noted that the draft TOR was circulated to the group. The meeting scheduled for 10am on 20 Nov 2018 was subsequently postponed by the meeting host BEST Employment; however not all members received	Next SYSI meeting tentatively scheduled for 10am, 22 January 2019. Further dates for the 2019 SYSI meetings are awaited from the network Initiators, SDIEA and GTT.		

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
	<p>notification.</p> <p>SDRC raised issues about inconsistencies with the network distribution list and communication/ notifications about the meeting and highlighted that one of the agencies (SDIEA and/or GTT) who initiated the network perhaps needs to take responsibility for the network to ensure that appropriate administration and governance is in place in support of the network, with support from members to host and minute-take.</p> <p>Some work has also been undertaken in the Community Services Team to identify the range of interagency and other regular agency-related meetings across the region in order to try and minimise clashes of dates/times which are preventing some agencies from participating in some networks or meetings. The initiators of the SYSI were invited to provide details of their meetings having consideration of the other meetings being held across the region. A tentative date for the next meeting has been set for 10am, 22 Jan 2019 and further dates for 2019 are awaited.</p>			

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
Warwick Interagency Group PC Date: June 2019 Budget: \$1k PM: NF	<p>The Warwick Interagency is a group of service providers and practitioners in the field of health, education, disability indigenous, seniors and general social services. With such a diversity of services in the region, there is a need to co-ordinate and information share across the network. The network benefits from regular communication and information exchange about training, meetings, events, opportunities and changes in legislation and current affairs.</p> <p>20th November confirmed for next meeting. Flyer distributed to SDLLA. Several topics already confirmed for discussion – housing and purpose and value of the LLA – Local Level Alliance</p> <p>Invitation sent to the Network, including invitation for Agenda items 15th October.</p> <p>Agenda completed & new documents created to track evidence and outcomes 15th October.</p> <p>Evaluation tools completed 1st November.</p> <p>Email to key interagency meeting coordinators to request dates of the larger interagency meetings across the SD in order to provide transparency and inform future meeting planning. This will assist us to streamline agenda items across the year, across agencies and across Interagency meeting dates, as they arise and appear relevant to the whole group 6 November 2018.</p> <p>Responses received with 1 update pending. Will be distributed next week. 16th November.</p> <p>30+ attendees expected. Presentations by AAPT, Mercy Family and Child Connect, Uniting Care, DESBT, Drug Arm, Catholic Care Services, Rural Aid Counselling, Rhealth, and PHN. Manager CS&MP present on Drought Relief.</p> <p>Total 55 Attendees at Nov 20th meeting. Presentations</p>	<p>Ongoing information sharing through network.</p> <p>Calendar template created for key interagency meetings across the SD by Mid December 2018.</p> <p>360 review of purpose and structure of meetings and consultation with all stakeholders on the Warwick interagency network address group to be completed by January 2019</p> <p>Distribution by 6 December 2018 via the Interagency Network of a survey to seek feedback to inform the shape of future Interagencys’.</p>	<p>Scheduled for the 3rd week to avoid Melbourne Cup Day and any clash with the SDLLA meetings.</p>	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
	<p>from 10 different agencies. Evaluation process started with hardcopy surveys. Online survey to follow. Report and minutes will be available by 30th November.</p> <p>Meeting Minutes distributed 26 November 2018.</p> <p>Current meetings calendar distributed to meeting administrators to reduce clashes.</p>			
<p>Youth Council 2018</p> <p>PC Date: Dec 2018</p> <p>Budget: \$15k</p> <p>PM: GJ</p>	<p>The final meeting of the Southern Downs Youth Council (SDYC) was held on 1 Nov 2018 at the Allora P-10 State School.</p> <p>Feedback sessions have been undertaken with Youth Council Member Schools: Allora P-10 State School, Assumption College Warwick, School of Total Education, Stanthorpe State High School, St Joseph's School Stanthorpe and Warwick Christian College. Council also met with Killarney P-10 State School and they have agreed to host the first meeting of Youth Council in 2019 and will then decide if they wish to continue involvement throughout the rest of the year. The final two feedback sessions will be held on 4 Dec 2018 with Soots PGC College and Warwick State High School.</p> <p>A program evaluation was prepared via SurveyMonkey and issued to all SDYC student members, their parents, and the Member Schools on 6 Nov 2018, with 21 responses received to date. The survey will close at 5pm, 30 November 2018.</p> <p>SDYC Acts of Kindness –The final session was held on Nov 29. Through this initiative, the SDYC aims to foster positive relationships between youth and other members of the community through sharing the activities, achievements and social commitments of young people in our region.</p> <p>As at 30 Nov 2018 the number of Southern Downs Youth Facebook Page 'likes' is 523.</p>	<p>The final Acts of Kindness session will be held at Warwick Library on 29 Nov 2018, from 10:15am-11:15am.</p> <p>Program feedback meetings to be held with the SDYC Member Schools before the end of the Term 4, 2018.</p> <p>Review of Terms of Reference and Calling of Nominations for 2019 Youth Council by end of December 2018.</p>	<p>Reputation: Closely managed process by CDO-Y&E to ensure clear objectives and outcomes.</p>	

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
	<p>6 members of Youth Council will be assisting at the Warwick Carols In the Park event on 9 Dec 2018 as part of the SDRC event crew. They will be identifiable by their bright green "Santa's Crew" t-shirts. Jonno Colfs from Council's ED&T unit will be their contact at the event.</p> <p>Preparations for Youth Council 2019 include review of program evaluation, revision of the Terms of Reference and Nomination/Consent Form, development of schedule of meetings, development of the SDYC Alumni, arrangements with the host schools, and development of the induction workshop.</p>			
<p>Youth Pool Parties PC Date: October 2018 Proposed Budget: \$4k PM: KM</p>	<p>Council Resolution 22.08.18 – "b) With respect to a social event for Year 9 & 10 Students:</p> <p>i. THAT Council organise social events for Year 9 & 10 students to kick-off the pool season with an evening pool party at the Allora, Killarney, Stanthorpe and Warwick pools; and</p> <p>ii. THAT Council allocates a budget of approximately \$1000 for each of the four events."</p> <p>Stakeholder consultation completed, venues and dates (29 September 2018) organised, project plan developed and signed off, 7 September 2018.</p> <p>Renegotiated Warwick event to 7 October 2018 – 9am to 11am.</p> <p>Sent invitations and flyers to schools 13 September 2018.</p> <p>Due to re-caulk and re-paint delays at various pools, 3 events rescheduled, Allora & Killarney 13 October 2018 6pm to 8pm, Stanthorpe 6 October 2018 5pm to 7pm.</p> <p>Warwick and Stanthorpe events postponed 5 October 2018.</p> <p>Allora and Killarney events conducted Saturday 13</p>	<p>Continue to organise and deliver postponed event Stanthorpe 1 December 2018.</p> <p>Continue to promote events November/December 2018.</p> <p>Deliver event 1 December 2018.</p>		

Construction/Implementation Phase				
Project Details	Status	Next Milestone & Target Date	Risk & Mitigation	Project Tracking
	<p>October 2018.</p> <p>Contacted WIRAC, Warwick and Stanthorpe schools to determine possible dates to reschedule events 16 October 2018.</p> <p>Media Release and flyer developed and distributed. All suppliers of services confirmed for event. Engagement with Stanthorpe High Schools to determine best practise for promotion of pool event 9 December 2018.</p> <p>5 visits to Stanthorpe High Schools to speak at assemblies to promote Pool Party. Confirm all arrangements for delivery of event 30 November 2018.</p>			

Completed Projects	
Allora Play Group Building – Switchboard Upgrade, Cladding	APRA – Roof Repairs
Big Thermometer	Disability Action Week 2018
GIVIT for Schools	LDMP Drought Resilience Sub-plan.
LDMP Recovery Sub-plan	Mental Health Week Awareness Campaign
Music: Count Us In	NAIDOC Week 2018
Pools – Allora and Killarney – Paint & Caulk	Pools – Stanthorpe – Paint & Caulk
Science Teachers Association of Queensland – Sponsorship & promotion of School entries to 65 th Queensland Science Contest 2018	Seniors' Week 2018
Special Presentation to School Students – Inspirational Speaker Sam Bailey (Resilience)	Warwick Library Air Conditioning Replacement
White Balloon Day	LDMP Resupply Sub Plan


Cancelled/Deferred Projects	
Community Presentation on Natural Health & Wellbeing	

Recreation Reserve and Pool Statistics

Killarney Swimming Pool Monthly Figures		Connolly Dam Campground Monthly Visitor Statistics	
	Oct-18		Oct-18
Child	55	Child	2
Adult	38	Adult	4
Season Pass	19	No. of Nights	2
TOTAL	112		
Stanthorpe Swimming Pool Monthly Figures		Washpool Reserve Monthly Visitor Statistics	
	Oct-18		Oct-18
Child	1,622	Child	28
Adult	667	Adult	166
School Child	2,133	No. of Nights	172
TOTAL	4,422		

11.2 Connolly Dam

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Manager Community Services & Major Projects	ECM Function No/s: 32.19

Recommendation

THAT Council:

1. Amend the 2018/19 Fees and Charges for Connolly Dam and Washpool Reserve to reflect the following:-
 - Children (under 13 years of age) per camper, per night incl GST \$7.00
 - Adults (13 years of age and over) per camper, per night incl GST \$14.00
 - Powered Sites (in addition to Camping Site Fee) per day incl GST \$7.00
2. Permit the use of electric or oar power boats on Connolly Dam seven (7) days a week during daylight hours.

Report

Connolly Dam has not historically been considered as a recreation facility but more primarily as a water supply for the region. Arrangements for allowing boating on the Dam up until 2007 were that boats were only allowed one Sunday a month and could only be propelled by oars or electric motors. Any person wishing to take advantage of this also needed to become a member of the Warwick District Fish Stocking Association Incorporated (WDFSA) (if they were not already members).

At the General Meeting of the Warwick Shire Council on 28 February 2007, it was resolved to increase accessibility of boating to include every Saturday and Sunday and maintain the requirement for only oar and electric propulsion to be permissible. All vessel operators would still be required to be members of the WDFSA. This was to ensure that funding would remain available for the association to continue the stocking of the dam.

As of 1 July 2018, Council commenced promoting Connolly Dam as a recreational facility and provided a new ablutions block and 20 camping sites to encourage greater usage of the facility.

The exiting boating conditions requiring overnight and multi-day visitors to become members of the WDFSA before putting a vessel of any sort on the Dam and then only being permitted on the Dam on weekends is counter-productive to the intent of developing the camping facilities at this location. In order to promote the facility and increase usage, visitors should be permitted to use electric and or oar powered vessels during daylight hours 7 days a week and there should be no requirement for membership of the WDFSA.

In order to offset the financial loss to the WDFSA and ensuring that appropriate funding is available to enable stocking of the Dam, the Chief Executive Officer suggested an increase in the camp site fee at both Connolly Dam and Washpool Camping Reserves that are operated by Council.

Budget Implications

The current fees and charges are to be amended to reflect the following new fees and charges, which is an increase of one dollar on each item.

Camping Site Fee

Children (under 13 years of age) per camper, per night incl GST \$7.00

Adults (13 years of age and over) per camper, per night incl GST \$14.00

Powered Sites (in addition to Camping Site Fee) per day incl GST \$7.00

The increase in revenue will be offset by the outgoing contribution that would be made to the WDFSA annually to pay for the stocking of Connolly Dam.

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Local Government Act 2009

Local Government Regulation 2012

Options

Council:-

1. Amend the 2018/19 Fees and Charges, Connolly Dam and Washpool Reserve to reflect the following:-
 - Children (under 13 years of age) per camper, per night incl GST \$7.00
 - Adults (13 years of age and over) per camper, per night incl GST \$14.00
 - Powered Sites (in addition to Camping Site Fee) per day incl GST \$7.00
2. Permit the use of electric or oar power boats on Connolly Dam seven (7) days a week during daylight hours.
3. Leaves the fees as they currently are listed in the Fees and Charges document, whilst still allowing users of the facility to place electric or oar powered boats on Connolly dam without the need to be a member of WDFSA.
4. Make no changes to the existing arrangements.


Attachments

Nil

12. PLANNING, ENVIRONMENT & CORPORATE SERVICES DEPARTMENT REPORTS

12.1 Change Application for Material Change of Use - Lucas Riley, 14135 Cunningham Highway, Rosenthal Heights

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Planning and Compliance Coordinator	ECM Function No/s: MCU\01934.01

APPLICANT:	Lucas J Riley
OWNER:	Lucas J Riley
ADDRESS:	14135 Cunningham Highway, Rosenthal Heights
RPD:	Lot 640 ML68, Parish of Rosenthal, County of Merivale
ZONE:	Rural
PROPOSAL:	Low impact industry (Motor vehicle workshop and Chiller boxes for storage of game meat) – Change Application
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	Four (4), plus One (1) not properly made
REFERRALS:	Department of State Government, Manufacturing, Infrastructure and Planning

Recommendation Summary

THAT Council approve the change application in relation to the Development Approval dated 5 September 2018 for a Low impact industry (Motor vehicle workshop and Chiller boxes for storage of game meat) on land at 14135 Cunningham Highway, Rosenthal Heights, described as Lot 640 ML68, Parish of Rosenthal, County of Merivale, and Condition 7 and Advisory Note (xi) be amended as follows:

7. ~~The only trucks that are to access the land for purposes associated with either the Motor vehicle workshop or the Chiller boxes are to be rigid vehicles only.~~ No ~~semi-trailers or~~ B-doubles are to access the land for purposes associated with ~~these uses either the Motor vehicle workshop or the Chiller boxes.~~
- (xi) Any change application to allow ~~semi-trailers or~~ B-doubles to access the land for purposes associated with either the motor vehicle workshop or the chiller boxes, must include referral to the State Assessment and Referral Agency to allow a reassessment of the Department of Transport and Main Roads' (DTMR) requirements for access from the Cunningham Highway.

Report

A Negotiated Decision Notice was issued on 5 September 2018 approving a Low impact Industry (motor vehicle workshop and chiller boxes for storage of game meat) on land at 14135 Cunningham Highway, Rosenthal Heights.

The applicant has submitted a Change Application in relation to this approval, requesting Council to change Condition 7 to allow semi-trailers to access the land to collect carcasses between the currently approved hours of 6.00am to 9.00pm.



Condition 7 of the approval state as follows:

7. *The only trucks that are to access the land for purposes associated with either the Motor vehicle workshop or the Chiller boxes are to be rigid vehicles only. No semi-trailers or B-doubles are to access the land for purposes associated with these uses.*

The applicant has requested Council change this condition to allow two semi-trailers a week to access the land for purposes associated with the chiller boxes.

Although the applicant was requested to provide details of how the impacts associated with dust, noise and lights would be addressed, no information has been provided to date. Prior to submitting the change application, the applicant verbally stated that a semi-trailer has no greater impact than a rigid truck with respect to dust, noise and light impacts.

The access to the site is via the Cunningham Highway, a State-controlled road. The State Assessment and Referral Agency (SARA) had conditioned the construction of an access which must be designed and constructed in accordance with DTMR's requirements. The access requires a 20 metre setback. Since the issue of the approval the applicant has constructed the access to the site.

The following Advisory Note was included on the approval:

- (xi) Any change application to allow semi-trailers or B-doubles to access the land for purposes associated with either the motor vehicle workshop or the chiller boxes, must include referral to the State Assessment and Referral Agency to allow a reassessment of the Department of Transport and Main Roads' (DTMR) requirements for access from the Cunningham Highway.

The following advice was received from the DTMR on Wednesday, 24 October 2018:

I can confirm with you that should Council agree to the change of development request (from rigid to articulated 19m vehicles) that the driveway is currently designed and

constructed to accommodate an articulated vehicle (19m semi). As such this department would have no objection to the request and would not require any changes to the conditions already imposed on the development.

When assessing a change application for a 'minor change', Council must also consider:

- (a) any properly made submissions to the original development application;
- (b) all matters Council would assess the application against if it were a development application; and
- (c) any other matter Council considers relevant.

The submissions received objecting to the original application mentioned the use of semi-trailers, although this was in relation to the use of the land having commenced unlawfully and semi-trailers being used to collect carcasses and not a rigid body truck as detailed in the development application.

Nearby residents have experienced impacts associated with the use and the applicant has continued to operate from the site in non-compliance with the original approval. Council receives multiple complaints regarding this business on a daily basis; either via email, telephone or in person. The complaints relate to ongoing non-compliance with the conditions of approval, specifically in relation to the use of semi-trailers and shooters arriving on site outside of the approved hours, and traffic safety concerns associated with semi-trailers entering and exiting the property via the Cunningham Highway.

Despite Council having photographic evidence that semi-trailers have been accessing the chiller boxes, and shooters have been accessing the chiller boxes outside the approved hours of operation, the applicant contends that only family members and friends are at the site outside of the approved hours. The applicant also asserts that the driver of the semi-trailer is a family member calling in to visit the applicant.

The approval was conditioned to reduce potential impacts on nearby residents by limiting the hours of operation, requiring the erection of screen fencing and the planting of landscaping. The screened fencing has been installed and a Photinia hedge has been planted by the applicant.

Given consideration of the proposed 'minor change' to allow two semi-trailers to access the site each week, the proposed change can be considered a reasonable request, having regard to the following:

- (i) there is no proposal to extend the times during which trucks will be accessing the site (i.e. between 6.00am and 9.00pm);
- (ii) the DTMR has no objection to the use of semi-trailers, and does not require any change to SARA's conditions;
- (iii) the impacts associated with a semi-trailer are similar to those associated with a large rigid truck; and
- (iv) the approval includes conditions to require screen fencing and landscaping to reduce the impacts associated with the use.

Options

Council:


1. Approve the Change Application and amend Condition 7 to allow semi-trailers.
2. Refuse the Change Application giving reasons for the refusal.

Attachments

Nil

12.2 Material Change of Use - Royal Duke Holdings Pty Ltd, 396 Keoghs Road, Elbow Valley

Document Information

 Southern Downs <small>REGIONAL COUNCIL</small>	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Acting Development Assessment Coordinator	ECM Function No/s: MCU\02009

APPLICANT:	Royal Duke Holdings Pty Ltd
OWNER:	Joyful View Garden Real Estate Development Resort Co. Pty Ltd
ADDRESS:	396 Keoghs Road Elbow Valley
RPD:	Lot 1000 on SP 268215, Parish of Wildash
ZONE:	Rural
PROPOSAL:	Undefined use (Commercial Ground Water Extraction)
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	Six
REFERRALS:	Department of State Development, Manufacturing, Infrastructure and Planning

Recommendation Summary

THAT the application for Material Change of Use for Commercial Ground Water Extraction on Lot 1000 on SP268215, located at 396 Keoghs Road, Elbow Valley, be refused for the reasons outlined in the recommendation.

Report

This application seeks approval to establish a water extraction and distribution facility within the north-eastern portion of the Cherrabah property at Elbow Valley.

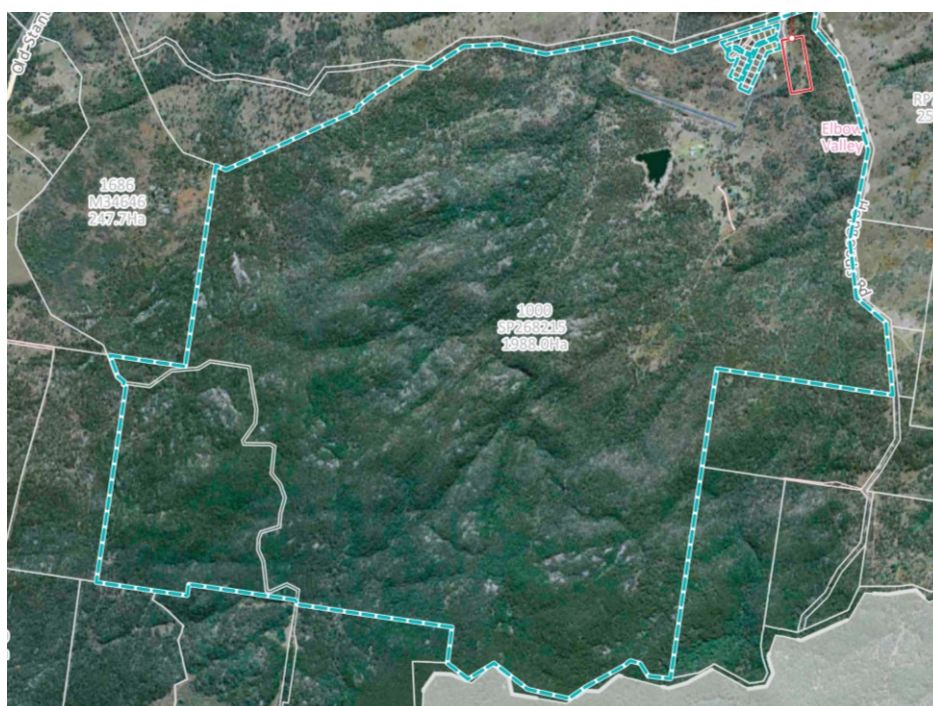


Figure 1 Site location – Aerial Photograph_v1.ai

The area proposed for water extraction is located adjacent the access road as shown in Figure 2 below. The proposed facility is to include a proprietary filter system and water storage tanks within a purpose-built shed. Bottling of water is not proposed to occur on site. Water is to be collected by a water tanker (19m articulated vehicles AV) and delivered to a bottling facility on the Gold Coast.



Figure 2 Site Plan_v1.ai

Specific features of the proposed development include:

- Installation of (1) one purpose-built Water filtration and storage shed (24m x 10m) (refer to Plates 1 and 2);
- The filtration and storage component of the facility is proposed to be accommodated internally within the shed, specifically:
 - Two (2) 30kL Water Storage Tanks;
 - One (1) 47kL Feed Tank;
 - One (1) 47kL Waste Tank;
 - One (1) 40ft container housing ancillary pumping equipment;
 - One (1) 20ft storage container
- Access to the water extraction and distribution facility is to be via the existing internal paved driveway and a purpose built service road that will allow vehicles to enter and exit the site in a forward gear.

- The proposed development is to be serviced by one (1) hardstand area adjoining the water storage shed to allow for one (1) additional vehicle to pass filling cartage vehicles.

The Applicant has identified the development as an undefined use following discussions with Council in a pre-lodgement meeting where it was recognised that the proposed use was not elsewhere specifically defined under the Southern Downs Planning Scheme (the Planning Scheme).

The property owner, Joyful View Garden Real Estate Development Resort Co. Pty Ltd, has an existing Water Licence issued by the Department of Natural Resources, Mines and Energy (Reference: 187239), for the purpose of taking of underground water from the site, for commercial purposes, providing an entitlement of 96 megalitres (ML) per water year.

The licences granted by the State Government for taking water at the property are summarised as follows:

2008 Water Licence issued for 25ML/ year; licence granted based on a water assessment completed by GHD.

2010 Amended Water Licence issued for 96ML/year; licence granted based on a water assessment completed by Rockwater (June 2009).

2017 Extension to the 2010 Water Licence, pursuant to Section 213 of the *Water Act 2000*, until June 2111.

The water extraction and distribution facility is proposed operate 7 days per week. Water cartage vehicles (19m AVs) are to travel to and from the site on average of two (2) times per day. There may be days with up to four (4) return trips, however, this would be followed by days with no trips. Generally, vehicles are expected to travel to and from the site during the morning; however, this is subject to change depending on circumstances at the time.

Further details on the operational aspects of the proposal are provided in Table 1.

Table 1 Operational aspects

Operational category	Description
Water Extraction	The Water Licence No. 18729 (Water Licence) obtained for the Department of Natural Resources and Mines has a maximum nominal entitlement of 96 Megalitres (ML) per water year (1 July to 30 June). The Water Licence pertains to Registered Bore RN. 149089, identified as Bore B on the site plan.
Monitoring & Management	The conditions of the Water Licence require the licence holder to measure and monitor the water levels within the bore and provide the information to the State and pursuant to the <i>Water Act 2000</i> .
Filtration & onsite storage	The extracted groundwater will be filtered onsite in accordance with the Australian Drinking Water Standards. The proposed water filtration and storage shed has two 30 kilolitre (kL) water storage tanks.
Collection Arrangements	The proposed water extraction and distribution facility does not involve the provision of onsite bottling. The extracted groundwater will be filtered on site and collected by an articulated vehicle for transportation to a Gold Coast bottling facility, via Warwick-Killarney Road, New England Highway, Cunningham Highway, Ipswich Motorway, M2 and M1. Typically, there will be one person on site to coordinate the collection of water.
Waste Disposal	A 47kL waste tank is provided within the water filtration and storage shed for the storage of by-products generated by the extraction and filtration process. All waste by-products will be disposed of in accordance with the relevant standards.
Access Parking &	The applicant has provided a Traffic and Transport Technical Memorandum

Operational category	Description
Servicing	prepared by Cardno Traffic and Transport. The haulage route is via Keoghs Road, Cullendore Road and Warwick-Killarney Road.
Vehicular Access	Vehicle access to the proposed development will be via the existing vehicle crossover on Keogh Road and internal driveway within the site. A swept path analysis for a 19m AV has been completed and demonstrates that the collection vehicle can safely enter and exit the site in a forward gear.
Traffic Generation	The proposed water extraction and distribution facility may generate up to nine vehicles per day.



Plate 1 *Proposed water filtration storage shed*



Plate 2 *Water treatment system*

Matters Raised in Submissions

Six submissions were received to the application. The matters raised in the submissions are addressed below.

Issue/concern	Description
The development is likely to be detrimental to livestock grazing business (and neighbouring landholders) due to the impact on water availability.	The supporting documentation analysing the groundwater reserves and impacts from the proposed activities (Rockwater and Larry Cook Reports), states that there is a likelihood that the extraction of water from the Cherrabah bore may impact downstream water availability. The surrounding grazing and livestock industries are heavily reliant on spring-fed dams and creeks to water livestock.
The development will increase traffic and risk to	The additional water trucking activities may impact local amenity and at times, have some minor impact on farmstay/B&B activities through

Issue/concern	Description
safety on Keoghs Road.	increased noise and dust. These impacts will be limited to those properties along Keoghs Road, in close proximity to the Cherrabah Resort, with the extractive industry sites further along Keoghs Road (at the intersection with O'Deas Road) expected to generate the majority of noise and dust nuisance in the area. The risks to safety where vehicles are passing water carting trucks along the narrow carriageway of Keoghs Road is negligible considering the amount of traffic the proposal will generate.
Public notification not undertaken in accordance with the <i>Planning Act 2016</i> and DA Rules.	<p>Concerns were raised that the public notice and public notification (letters to landowners) was not undertaken in accordance with the requirements of the legislation. Submitters complained of the location of the sign on Keoghs Road and Cherry Gully Road being placed inappropriately making it difficult to view. Submitters also raised concerns that property owners were not notified, though eligibility for notification was reviewed and found to be appropriate.</p> <p>In accordance with the provisions of Section 53(3) of the <i>Planning Act 2016</i>, Council may assess and decide a development application even if some of the requirement for public notification have not been complied with, but only if Council considers that any non-compliance has not –</p> <ul style="list-style-type: none"> (a) Adversely affected the public's awareness of the existence and nature of the application; or (b) Restricted the public's opportunity to make properly made submissions about the application. <p>It is considered that the public was aware of the application, and had adequate opportunity to make properly made submissions.</p> <p>Signs were placed on the Keoghs Road, Hopgood Road and Cherrabah Cherry Gully Road frontages, in proximity to the proposed development. There is an unnamed road adjacent to the south western part of the land which highly vegetated and traverses an elevated portion of the site. These factors appear to make this road reserve inaccessible. Because of the challenges associated with accessing this road, a sign was not located on this frontage.</p> <p>Under Schedule 3 (s 5) of the Development Assessment Rules, if the premises has more than one road frontage, a public notice must be placed on each publicly accessible road frontage for the premises. As the unnamed road reserve within the south-western part of the land is not 'publicly accessible' due to the road being unnamed, the topography of the land, and the heavy vegetation in this area, it was considered that in accordance with Section 53(3) of the <i>Planning Act 2016</i>, not placing a public notification sign on this road reserve would not adversely affect the public's awareness of the application.</p>
Worsening water shortages in properties adjoining Cherrabah Resort.	<p>The headwaters for the Murray/Darling system have their origins in the Condamine River and Elbow Valley. The groundwater resources for properties adjoining the Cherrabah Resort have been seriously eroded, which also affects properties downstream.</p> <p>Since the time of the Rockwater report study, groundwater supply has reduced markedly within the properties surrounding the resort.</p> <p>Residents suggest the water capture and storage facilities within the Cherrabah Resort have directly contributed to the current groundwater shortage.</p>
Water licence not evidence of supply.	Submitters are concerned that the allocation of groundwater entitlement through the water licence does not mean there is water available and does not take into account the possible impacts to rural industries and primary production activities within neighbouring properties.
The report prepared by	The Rockwater report (Groundwater Supply Assessment to Increase

Issue/concern	Description
<p>Rockwater fails to support the proposed water extraction activities beyond 12 months.</p>	<p>Allocation Cherrabah Resort June 2009) states that while Cherrabah may be able to extract 200ML/year based on reported aquifer modelling, there was no certainty that pumping at this rate could be achieved beyond that period.</p> <p>The recommendations in the report included that the method of data collection should be approved by Rockwater, as the report states in several areas that Cherrabah Resort staff undertook data collection, effectively diminishing the rigour of the assessment.</p> <p>The Rockwater report also describes areas where data previously captured cannot be relied upon and has needed to be discounted.</p> <p>In particular, the bore proposed to be used in relation to this application showed data inconsistent with other bores in the area. The report is littered with statements that confirm the previous analysis to be unreliable and the proposal unlikely to be able to sustained beyond one year e.g.:</p> <ul style="list-style-type: none"> ○ <i>The actual pumping rate may have been only half the recorded rate. Also, for some tests the pumping rate was not kept constant, making the data unsuitable for analysis.</i> ○ <i>During the S1 test there was no drawdown in bore B; but when B was pumped there was a strong response in S1. This indicates that the data from one of the tests are erroneous.</i> ○ <i>Extended pumping without detailed knowledge of recharge is risky. Based on the modelling conducted, there is insufficient recharge data to enable reliable modelling of aquifer sustainability beyond 12 months.</i> ○ <i>after 12 months of continuous pumping there is a risk that the aquifer will begin to deplete, if water level drawdown reaches aquifer boundaries or recharge rates are not maintained.</i> <p>The report compiled by Larry Cook referenced in the Rockwater report is stated as being not a comprehensive analysis, rather a work in progress.</p>
<p>Possible contamination of groundwater through rainwater recharge of aquifers.</p>	<p>Residents suggest that the activities undertaken on the property (Cherrabah Resort) in association with shooting may contribute to lead contamination through recharge of the aquifers via rainfall.</p> <p>Investigations were undertaken in relation to complaints about lead contamination from shooting activities, and no evidence of contamination was found.</p> <p>There is also concern that music festivals where toileting facilities, sewage effluent and treatment infrastructure do not service all guests' requirements appropriately, may also contribute to downstream contamination.</p> <p>These festivals are conditioned to require appropriate infrastructure to be provided, and waste to be disposed of appropriately.</p> <p>These concerns relate more to the use of Cherrabah for shooting activities and music festivals, and not to the proposed development.</p>
<p>There is no benefit for the region.</p>	<p>Submitters are concerned that the cost associated with repairing the damage to the road caused by increased traffic, and the reduced availability of water for local farmers will lead to an increase in the costs to primary producers.</p> <p>Submitters state that the proposal provides no benefits to the local community or the Southern Downs Region, and is contrary to the public interest.</p>
<p>Process to decide the increase in groundwater allocation.</p>	<p>Submitters are concerned about the State Government's decision to approve an increase in groundwater allocation based on the findings of the Rockwater report (Groundwater Supply Assessment to Increase Allocation Cherrabah Resort June 2009). It is suggested that the findings of the report do not provide sufficient evidence to support the application for an increase</p>

Issue/concern	Description
	in groundwater entitlement.

Assessment against the Planning Scheme

The following provides an assessment of the proposal against the Southern Downs Planning Scheme and includes the Strategic framework, desired outcomes and elements:

- Climate change and environmental hazards
- Waterways and wetlands
- Environmental impacts
- Rural land and production areas
- Water management
- Rural industries and primary production

These Elements reflect the importance of the water resources for the region and provide a relevant comparative assessment of the proposed water extraction activities. It is noted that there are no Elements, Specific outcomes or Land use strategies that support the proposed activities.

3.3 Settlement pattern

- 3.3.9 Element Climate change and environmental hazards

CSIRO has identified that the Southern Downs Region as part of south-east Queensland is likely to become warmer with more hot days and fewer cold nights. Water resources are likely to be stressed due to a decline in annual rainfall and greater evaporation leading to a tendency for less run off into rivers. Droughts are likely to be more frequent and more severe.

There is a general consensus that water security will become more important taking into account possible impacts of our changing climate. The proposal is in conflict with this Element as it seeks to utilise water resources which are an essential component in sustaining the naturally occurring biodiversity values and rural production activities for the region.

The application and supporting material have not established an acceptable level of risk to allow the groundwater available to the property owner under entitlement to be utilised for the purpose proposed.

An assessment of the supporting material to the application, including the Water Licence and groundwater analysis undertaken by the consultant Rockwater (Groundwater Supply Assessment to Increase Allocation Cherrabah Resort June 2009) referred to as the Rockwater report, is provided further in this report.

3.4 Natural environment

The waterways that rise in the Southern Downs are of regional and national significance as part of the Murray Darling River system which has its headwaters in the eastern part of the region. The northern river systems flow into the Condamine catchment through the Condamine River Sub-basin and the southern river systems flow into the Border Rivers catchment through the Dumaresq River sub-basin. The catchments are protected.

- 3.4.3 Element Waterways and wetlands

The waterways and wetlands have environmental, economic and cultural significance and their health is crucial to the future wellbeing and growth of the Southern Downs.

A portion of the property to the south west is included within the water resources catchment overlay that includes the Connolly Dam. The long term impacts from the proposal are not known and have not been identified within the application or supporting material. The removal of groundwater from the aquifers may have an adverse impact on downstream flows through recharging to replace the water taken, thereby reducing runoff.

3.6 Natural resources and landscape

- 3.6.2 Element Rural land and production areas

Agricultural and pastoral activity underpins the economy of the Southern Downs and is strengthened and supported by protecting rural land and production areas, innovation, diversification and value adding.

There is insufficient information provided on the short and long term impacts to groundwater resources likely to be experienced from the proposal, in particular the impacts to agricultural and associated rural uses.

3.8 Infrastructure and services

- 3.8.3 Element Water management

Water infrastructure is provided and sustainably managed on a total watercycle basis for community and environmental wellbeing.

This Element provides for water to be managed as a valuable and finite regional resource on a total water cycle, with the need to balance the uses of water and its role in the natural, urban and rural environment. The proposed development does not represent sustainable management of water resources, particularly considering the current drought conditions and restrictions on water usage.

3.9 Economic Development

- 3.9.2 Element Rural industries and primary production

Rural industries and primary production underpin the economy and contribute to the cultural identity of the Southern Downs Region.

The risks associated with the loss of groundwater resources within Elbow Valley include impacts to rural industries and primary production and the flow on effects to the regional economy. Until these risks are able to be quantified sufficiently, an assessment against the merits of the proposal cannot be made. Council may not be able to support this proposal or any similar venture.

Assessment against codes

This assessment has reviewed how the proposal addresses the requirements within the Planning Scheme and applicable codes. The following codes have been identified as being applicable to the assessment of this application:

- Rural Zone Code
- Car Parking and Loading Code
- Bushfire Hazard Overlay Code
- Water Resource Overlay Code
- Biodiversity areas overlay code
- Outdoor lighting code
- Physical infrastructure code

Assessment against the applicable zone code, development and overlay codes is provided below.

Rural Zone Code

Performance Acceptable outcomes	Assessment
<u>PO1 - Use</u> <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. No development is to proceed within</i>	The proposed removal of groundwater from the property for use elsewhere poses an operational risk to the resort use and an unquantifiable risk to local groundwater users. The impacts to rural uses surrounding the property are largely unknown and are therefore difficult to quantify

<i>the area defined as the proposed Emu Swamp Dam.</i>	without a more rigorous examination of the groundwater reservoirs within the property and those that may be connected to reservoirs/aquifers and or springs, creeks or watercourses beyond the property.
<p>PO2</p> <p><i>Rural activity on land is protected from conflict with other uses that are not rural uses.</i></p>	<p>The proposed activity may conflict with the adjacent rural activities by removal of groundwater supply required to sustain rural activities in the region.</p> <p>Reference is made to the issue of recharging of groundwater supplies in the Rockwater report to support an increase in water allocation of the property owner's Water Licence, which states:</p> <ul style="list-style-type: none"> • <i>Extended pumping without detailed knowledge of recharge is risky. Based on the modeling conducted, there is insufficient recharge data to enable reliable modeling of aquifer sustainability beyond 12 months.</i> <p>This application proposes a long-term groundwater extraction program that is not for the purposes of supporting water supply for the resort use and may not be able to be sustained beyond 12 months according to the consultant's report.</p> <p>The long-term extraction of water in the quantities prescribed also has the potential to interfere with water supply requirements of rural activities in the region through depletion of existing water supplies.</p>
<p>PO3</p> <p><i>Development does not adversely impact on the function, connectivity and pasture productivity of the stock route network.</i></p>	<p>The stock routes adjoin a neighbouring property to the west and are located downstream of, or below the elevation of the Cherrabah property.</p> <p>The proposed development may result in reduces water supply available for the watering of stock using the stock route.</p>
<p>AO4.2</p> <p><i>Uses other than Dual occupancy, a Home based business or Short-term accommodation (not exceeding 12 guests) have access to the Region's road network via fully constructed sealed roads from the property boundary.</i></p> <p>PO4</p> <p><i>The safe and efficient operation of roads and access is maintained having regard to the nature of vehicles using the road, the location of uses that may be adversely affected by noise or dust generated by the use of the road and the location and design of access.</i></p>	<p>The Cherrabah Resort has access to a constructed sealed road, i.e. Cherrabah Cherry Gully Road to Keoghs Road. The proposal has a mapped transport route from Keoghs Road to O'Deas Road to Cullendore Road to Warwick – Killarney Road (State Controlled Road).</p> <p>Whilst the majority of the road network to the State controlled section is an appropriate width for the proposed traffic generated from the proposal, the section of Keogh's Road from the property to O'Deas Road is, in places, between 3 to 5m in width, requiring traffic to use the road verge (shoulder) to avoid passing traffic.</p> <p>This has the potential to create dust in addition to that created by the two existing quarries in close proximity to the resort. The degree of traffic generated from the proposed water extraction activities is said to vary from 1 return (2 trips) to 4 return (8 trips) per day plus one staff member (2 trips). This is in addition to the amount of general (day to day) resort traffic which has not been provided within the application material.</p>
<p>PO8</p> <p><i>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</i></p>	<p>The proposal includes the placement of water treatment facilities within a shipping container adjacent to the main entrance thoroughfare of the resort.</p> <p>The proposed water filtration building cannot be considered to be sensitive and responsive to the scenic amenity of the area or a building design compatible with</p>

area, particularly when viewed from roads. The development is sensitive to the design of any nearby structures and is respectful and sympathetic to any Local heritage place.	the scenic character of the area.
<p>PO9</p> <p>Land identified as Agricultural Land Classification (ALC) Class A and Class B is conserved for rural use in accordance with the State Planning Policy. The productive capacity of the land is protected and maintained.</p>	<p>The proposal seeks to draw water from underground aquifers that currently support cropping and grazing activities within Elbow Valley and surrounding areas.</p> <p>There are no guarantees provided with the application and supporting material that current water supply (groundwater) resources are able to be sustained beyond a twelve month period, with the proposed extraction program.</p>
Additional assessment benchmarks for the Granite hills precinct Uses	
<p>PO21</p> <p>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>In particular –</p> <p>(a) The development does not result in the clearing of any remnant vegetation either for site works or protection from hazards;</p> <p>(b) The use is located, designed and constructed so that it is not likely to cause conflict with agricultural practices;</p> <p>(c) The use has low visual impact particularly where located on highways, main roads or tourist routes.</p>	<p>The proposal is located within an area void of vegetation and does not involve site works that may impact remnant vegetation.</p> <p>The design and location of the proposal is likely to cause significant conflict with agricultural practices outside the property.</p> <p>The application's supporting documentation clearly states there is little confidence in the veracity of studies undertaken in relation to groundwater availability.</p> <p>In addition, there is no assurance provided that the proposed activities can be undertaken without continued depletion of groundwater supply in the area. It is evident that local groundwater supply is heavily relied on by local farmers and graziers.</p> <p>The proposed building is not aesthetically pleasing nor does it fit with the resort's rural character.</p>

Water Resource Catchments Overlay Code

The purpose of the Water resource catchments overlay code is to ensure that use and development of land within water resource catchments is managed to protect the qualities of the catchment. The proposal is in conflict with overall outcome (a) for this Code which states:

- (a) *Water storage supplies are not adversely affected by development or the effects of development.*

While the location of the bore and associated water extraction infrastructure is not located within the Water resources catchment overlay, the proposal seeks to draw groundwater from the aquifers located beneath the Cherrabah property, an activity which will directly affected the water storage supplies that have and continue to support rural industries and primary production activities within the region.

Performance Acceptable outcomes	Assessment
<p>PO1</p> <p>Development does not have adverse effects on the quality or quantity of water entering Beehive Dam, Connolly Dam, Glenlyon Dam, Leslie Dam or Storm King Dam.</p>	<p>A portion of the property to the south west lies within the water resource catchment area that includes Connolly Dam though is quite distant from the water storage facility.</p> <p>The proposal is unlikely to impact surface water directly; however, surface water is required to provide recharge to groundwater reserves within the region. The Rockwater report states:</p> <p><i>"The area of the recharge is approximately 20km² and</i></p>

	<p><i>covers the majority of the Cherrabah property”</i></p> <p>There is insufficient evidence provided by the applicant to confirm that a reduction of the groundwater reserves will not impact other water supply reservoirs or storages that are critical for maintaining the economic viability of farming and grazing activities within the Elbow Valley area and surrounding region.</p>
<p><i>PO2 - Use</i></p> <p><i>Development within the catchment does not include uses that could impact on the water quality including intensive animal industries and industrial uses.</i></p>	<p>Though the proposal is not industrial in nature and not a direct source of possible contaminant, there is insufficient information on the likely outcomes of depletion of groundwater aquifers to determine if water quality will be affected.</p>

Car Parking and Loading Code

The proposal does not conflict with the requirements of the Carparking and loading code and provides more than the required amount of parking and service vehicle provision. Access to and egress from the property is via the existing driveway and internal road and is sufficient for the purposes of compliance with this code.

The applicant has provided a swept path analysis for a 19m articulated vehicle that demonstrates that the collection vehicle can safely enter and exit the site in a forward gear, refer to Figure 4 above.

Biodiversity areas overlay Code

While the location of the bore and associated water extraction infrastructure is not located within the Biodiversity areas overlay, a large portion of the property is covered by the Biodiversity overlay which includes regulated vegetation and wildlife habitat areas. Though the main intent of this code is focused at addressing physical impacts to the land, there are requirements for protecting water quality, quantity and groundwater supply.

The performance outcome PO3 relates to wetlands and waterways and includes the following requirement:

The biodiversity values of wetlands and waterways in the Biodiversity area are protected by:

- (e) maintaining and enhancing natural hydrological regimes including natural water quality, quantity and ensuring groundwater is not polluted.*

The Rockwater report identifies the hydrogeological features affecting groundwater supply, including the risk of pollutant reaching this body of water (which is stated as being quite low). The proposal seeks to alter the “*natural hydrological regimes*” by removing (extracting) groundwater from the deeper aquifers on the property, which is in direct conflict with the requirements of this code.

As mentioned, there is insufficient evidence established in the application and supporting documentation to confirm that the biodiversity values within the property and surrounding will not be adversely and or permanently affected should this proposal gain consent. A further assessment of the groundwater supply (Licence and storage/supply) is provided below.

Bushfire Hazard Overlay Code

A large proportion of the property is within the Very High and High Potential Bush Fire Hazard areas and Potential Impact Buffer Area. The proposed development is located within in the potential impact buffer sub-category, identified as a cleared area of the site away from the most affected areas of hazard.

The proposed development will be sited on land that is identified as being the lowest hazard area within the site (Potential Impact Buffer). Furthermore, the proposed water filtration and storage shed has been located in a cleared section of the lot and is not located within 20m of a tree canopy or hazardous vegetation.

The proposed development complies with the applicable Acceptable Outcomes of the Bushfire Hazard Code. The siting and design of the proposed development does not increase the existing risk from bushfire hazard within the property and does not compromise the safety of people or property.

The proposed development is minor in nature and is not for the purpose of accommodation. The requirement for a bushfire management plan is not triggered by the proposed development.

Outdoor lighting Code

Outdoor lighting is not addressed in the application or supporting material, though the location and design of the proposed structures do not present a risk of illumination outside the boundary above the required 8 lux.

Physical Infrastructure Code

No additional physical infrastructure is required for the proposal. The addition of a small section of internal road caters to the traffic generated from the proposal. The facility will generally be accessed on average four to six times per day for the purpose of distribution, maintenance and monitoring. The existing facilities attached to the Cherrabah Resort are sufficient to service the proposal.

The groundwater proposed for use with this application is required as a reserve water supply for the Cherrabah Resort. The Resort is to utilise this bore water only in times of extreme weather conditions, to which the current drought conditions would allow; the use however is for servicing the resort facilities.

Infrastructure Charges

The proposed use for water extraction is not listed within the Adopted Infrastructure Charges Resolution (No. 2) 2015, and falls within the designation of "Any other use". The charge applied would therefore be determined at the time that Council decides to proceed with approval of the application.

Additional Relevant Matters for Impact Assessable Development

The following matters were given regard to in undertaking the assessment of this development application.

Impact assessment of the ecological sustainability of the proposal is relevant to the assessment of the application within the purpose of the *Planning Act 2016*, which states:

Section 3 Purpose of Act

- (1) The purpose of this Act is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning (planning), development assessment and related matters that facilitates the achievement of ecological sustainability.

Ecological sustainability is achieved in the *Planning Act 2016* through several strategies including protection of ecological processes and natural systems. This is further defined as including:

- (i) *conserving, enhancing or restoring the life-supporting capacities of air, ecosystems, soil and water for present and future generations.*

Groundwater supply assessment

The Rockwater report supporting this application provides an assurance, in relation to the proposed water extraction activities, limited to a period of twelve months. When considering the time frame an approval of this proposal may provide, an assurance for this brief period of time is unacceptable.

The findings of the groundwater analysis provided in support of the application do not provide sufficient grounds to support long term water extraction for a commercial purpose. Extraction of the groundwater supply within the property has the potential to place the productive capacity of the rural lands and agricultural activities surrounding the Cherrabah property at risk.

The Rockwater report's Executive Summary states:

- *There is considerable risk of planning a long term project based on a groundwater supply, that has not been strenuously tested through extended simultaneous pumping from the proposed borefield.*

Although groundwater modeling indicates that 200ML/year may be attainable for a 12 month period, there is no certainty that pumping at the desired rate will be achievable beyond that period.

The following excerpt is taken from Section 3.5 of the Rockwater report in reference to hydrogeology. The points of note are underlined.

- *"Clayey soils derived from weathering of the granite have low permeability, restricting vertical groundwater movement, producing perched alluvial aquifers. Therefore groundwater recharge is reduced in lower topographic areas of the resort (and to the north). It is expected that there will be limited or no groundwater recharge in the low lying areas of the property."*

This finding suggests there is substantial doubt the proposal is able to be sustained without risk of groundwater depletion within the Elbow Valley area and surrounding land.

Section 3.6 of the Rockwater report states:

- 3.6 GROUNDWATER RECHARGE

As mentioned the main areas of recharge are assumed to be in the elevated outcropping granite areas to the south of the site (Figure 4)...

There has not been a comprehensive study of recharge rates for the area, although a preliminary assessment of rainfall and recharge is made on Section 3.6.1.

Extended pumping without detailed knowledge of recharge is risky. Based on the modelling conducted, there is insufficient recharge data to enable reliable modelling of aquifer sustainability beyond 12 months.

The third point identifies the risk of the proposed water extraction activities when considering the lack of information for the source of supply.

Assessment of the ecological sustainability of the proposal

Consideration has been given to the likely impacts of the proposal within and outside the region in regard to likely affects to human health, environmental management (waste and litter) and social impacts in relation to increased costs associated with managing these impacts.

Literature on the environmental and health impacts from bottled water (the purpose of the proposal) is vast and encompasses the economic impacts, water quality and impacts to human health to waste disposal including littering, both land and sea.

Impacts on human health

The following dot points are taken from the University of Queensland's website (Sustainability page) under the title "The real cost of bottled water" and provide a summary of the risks associated with consumption and production of bottled water.

- *There is a growing body of evidence to suggest that bottled water can have detrimental effects on human health. One study found that many brands of bottled water were deficient of essential minerals such as magnesium, potassium and calcium. Another study found that 20% of the bottled water samples had concentrations of chlorine, fluoride, nitrate and other harmful compounds that exceeded the World Health Organisation guidelines. Additional studies found that the bacteriological quality of tap water was greater than bottled mineral water. There are other health concerns related to bottled water due to harmful chemicals released from the bottle, such as bisphenol A (BPA).*

Economics and energy

- *Tap water is approximately \$3 per 1000 litres, comparatively to bottled water, which is approximately \$3 per litre.*
- *The total energy required in the production of bottled water is 5.6-10.2 MJ per litre, comparatively to tap water, which typically requires 0.005 MJ per litre in treatment and distribution.*
- *The production of bottled water consumes additional water for the manufacturing process. More than 6 litres are required to produce and cool 1.5 litres of bottled water.*

Impacts to groundwater and waste

- *Additionally, spring water for bottled water in Australia is sourced from underground aquifers. This can impact on farmers, and may lower the water table, which could have considerable social and environmental ramifications.*
- *Plastic bottles were one of the ten most common items picked up on Clean up Australia Day in 2014. Once these bottles are in the environment, they can take up to 450 years to biodegrade.*



Picture sourced from: A million bottles a minute – The Gaurdian

The following dot points were sourced from an article in The Guardian by Sandra Laville and Matthew Taylor (28 Jun 2017) titled: A million bottles a minute:

- *More than 480bn plastic drinking bottles were sold in 2016 across the world, up from about 300bn a decade ago.*
- *If placed end to end, they would extend more than halfway to the sun.*
- *By 2021 this will increase to 583.3bn, according to the most up-to-date estimates from Euromonitor International's global packaging trends report.*
- *Fewer than half of the bottles bought in 2016 were collected for recycling and just 7% of those collected were turned into new bottles.*
 - *Instead most plastic bottles produced end up in landfill or in the ocean.*
- *Between 5m and 13m tonnes of plastic leaks into the world's oceans each year to be ingested by sea birds, fish and other organisms, and by 2050 the ocean will contain more plastic by weight than fish, according to research by the Ellen MacArthur Foundation.*
- *Experts warn that some of it is already finding its way into the human food chain.*
- *Scientists at Ghent University in Belgium recently calculated people who eat seafood ingest up to 11,000 tiny pieces of plastic every year.*
- *Last August, the results of a study by Plymouth University reported plastic was found in a third of UK-caught fish, including cod, haddock, mackerel and shellfish.*

- *Last year, the European Food Safety Authority called for urgent research, citing increasing concern for human health and food safety “given the potential for microplastic pollution in edible tissues of commercial fish”.*

As mentioned, the literature on the adverse impacts to the environment and human health from the production and use of plastic bottles establishes clearly that this issue is of a global scale and is increasing.

Referral Advice

The application was referred to the State Assessment and Referral Agency (SARA), advice received in relation to the State assessment of the application is as follows:

- *The referral was withdrawn from SARA as the Department of Natural Resources, Mines and Energy confirmed that the existing bore has a permit for the commercial take of water.*
- *As there is an existing permit in place, there are no referrable matters within SARA’s jurisdiction.*

Conclusion

This application seeks Council’s consent for the extraction, distribution and commercial sale of groundwater from aquifers beneath the Cherrabah Resort property. There are several areas of concern in relation to the proposed development.

The original water entitlement provided to the property owner by the Department of Natural Resources, Mines and Energy in the form of a Water Licence was issued for the purposes of servicing the requirements of the Cherrabah Resort.

The subsequent application for an increase in allocation of groundwater was made in support of the proposed resort expansion/redevelopment approved by Council on 7 June 2011. Previous conditions attached to the decision notice issued 7 June 2011 (for the resort redevelopment) included the following provision restricting the use of bore water as follows:

- *Bore water is only to be used in extreme weather conditions, i.e. extreme drought. SSI advise that the bore water as a backup supply will also be required should water quality issues with the dam arise such as algal blooms, and potential dust storms which will affect rainwater harvesting.*

The extraction of groundwater for commercial sale elsewhere risks reducing the available water supply resources that support the Cherrabah Resort, as well as the groundwater storage within aquifers used for rural purposes and primary industry activities in the region.

The proposal is in conflict with several elements of the Planning Scheme’s strategic framework and desired outcomes, in that it proposes to reduce groundwater supplies identified as one of the region’s most valuable resources and directly impact rural use and primary industry activities.

The application and supporting material have not been able to establish the short or long term impacts to groundwater storages and associated downstream water supplies resulting from the proposed activities. These impacts extend to affecting rural industries, primary production and the environmental values (ecology and biodiversity) of the areas surrounding the property, and beyond.

The data contained within the Rockwater report is over 10 years old and the report findings are not able to confirm the activities can be undertaken without adverse impacts to groundwater supplies. The report advises that sustaining the extraction of groundwater as proposed in the request for increased allocation in 2009, could not be guaranteed beyond a twelve month period.

The region is experiencing a period of drought which is directly affecting local landholders undertaking rural industries and primary production activities. The submissions received highlight the concerns of residents within the Elbow Valley community.

Options

Council:

1. Refuse the application for the reasons outlined in the recommendation.
2. Refuse the application for reasons other than as outlined in the recommendation.
3. Approve the application subject to conditions giving reasons for the approval despite the conflict with the assessment benchmarks.

Recommendation

THAT the application for Material Change of Use for an Undefined use (commercial water extractive) on Lot 1000 on SP268215, located at 396 Keoghs Road, Elbow Valley, be refused for the following reasons:

1. The applicant has failed to demonstrate through the application and supporting documentation sufficient evidence to establish the short and long term impacts the proposal will have to groundwater supplies within the region. The proposed development may result in depletion of the aquifers in this location and thereby adversely impact on the productive capacity and continued use of the region for rural production. Therefore, the proposed development cannot meet the following requirements of the Southern Downs Planning Scheme:

3.3.9 Element Climate change and environmental hazards

3.3.9.2 Land use strategies

- (3) New development and associated infrastructure is responsive to the potential impacts of climate change including increased heat and extreme weather events.

3.6 Natural resources and landscape

3.6.1 Strategic outcomes

- (2) Primary production is a significant landscape element, has access to the natural resources of clean water and soil and contributes significantly to the economic wellbeing of the Southern Downs in terms of employment and income. Development, particularly residential and rural residential development, is managed to minimise impacts on existing and future farming and agricultural operations.
- (8) Natural resources are sustainably managed to allow communities to meet present and future needs while not compromising the ability of future generations to meet their needs. Natural resources and landscape includes biophysical, energy, extractive, land, air and water resources.

3.6.2 Element Rural land and production areas

Agricultural and pastoral activity underpins the economy of the Southern Downs and is strengthened and supported by protecting rural land and production areas, innovation, diversification and value adding.

3.6.2.1 Specific outcomes

- (1) Agriculture contributes significantly to the Southern Downs' economy and forms part of the social and historic character and identity of the area. The integrity of agricultural land is protected for continuing productivity
- (5) The potential for conflict between rural uses and other land use activities is minimised by location, design and management of potentially conflicting uses.

3.6.2.2 Land use strategies

- (6) Agricultural activities have access to a water supply that is adequate to sustain their operations.

3.9 Economic Development

3.9.1 Strategic outcomes

- (3) The maintenance and development of agriculture is supported by the protection of agricultural land resources from loss to other purposes and the protection of rural activities from incompatible uses. The dominance of the agricultural sector in the economy of the region is maintained by innovation and adaptation to changing market and climate conditions.

3.9.2.2 Land use strategies

- (3) Non-rural uses in the vicinity of agricultural land and activities are located, buffered, designed, constructed and operated to avoid conflict that could compromise the continued operation of any existing or approved rural activity.

6.2.10 Rural zone code

6.2.10.2 Purpose

- (1) The purpose of the Rural zone code is to:
 - provide for 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 environmental features, and landscape character of the rural area where the uses do

not compromise the long-term use of the land for rural purposes

- protect or manage significant natural resources and processes to maintain the capacity for primary production.

6.2.10.3 Assessment benchmarks

Table 6.2.10.3 – Rural zone - Assessable development

- PO1 The rural or natural environment character of the land is retained. Uses established in the Rural zone do not conflict with rural land uses ...
- PO2 Rural activity on land is protected from conflict with other uses that are not rural uses.
- PO21 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. In particular –
- (b) The use is located, designed and constructed so that it is not likely to cause conflict with agricultural practices.

2. Council must perform its role as Assessment Manager in a way that advances the purpose of the *Planning Act 2016*, which includes the following as outlined in Section 5(2) of the Act (see below). Due to the uncertainty surrounding the potential impacts to groundwater reserves, rural industries and primary production within region, the Precautionary Principle is to be applied.

(2) Advancing the purpose of this Act includes—

- (a) following ethical decision-making processes that—
 - (i) take account of short and long-term environmental effects of development at local, regional, State and wider levels; and
 - (ii) apply the precautionary principle, namely that the lack of full scientific certainty is not a reason for delaying taking a measure to prevent degradation of the environment if there are threats of serious or irreversible environmental damage; and
 - (iii) seek to provide for equity between present and future generations; and
- (c) promoting the sustainable use of renewable and non-renewable natural resources, including biological, energy, extractive, land and water resources that contribute to economic development through employment creation and wealth generation; and
- (j) avoiding, if practicable, or otherwise minimising the adverse environmental effects of development (climate change, urban congestion or declining human health, for example).

3. A number of submissions were received that contain grounds that warrant refusal of the application.

Attachments

1. Submissions [View](#)

Objection to Development Application MCU/02009—

By Royal Duke Holdings Pty. Ltd.

On behalf of Joyful View Garden Real Estate Development Resort Co. Pty. Ltd.

- *Material Change of Use (Undefined Use — Commercial Ground Water Extraction); and
- * Operational Works Taking or Interfering with Underground Water).

To Southern Down Regional Council,

We would like to request that the SDRC reject the Development application for the extraction of water due to:

- A) Potential Impact to our business (and neighbouring landholders):

The Rockwater and Larry Cook Report clearly state that there is a likelihood that the extraction of water from the Cherrabah bore may impact downstream water availability.

"Rockwater Pty Ltd estimates that ...the groundwater model is constructed with limited data therefore the confidence in model predictions cannot be extended beyond 12 months..... The allocation will probably be made conditional on providing regular monitoring and flow rate measurements and analysis, to the DERM, for up to two years after the allocation is granted. Cherrabah must demonstrate that the aquifer is sustainable in the long term, and that extended pumping will have no detrimental impact on neighbouring groundwater users and the environment.

Future data should be collected, analysed and presented to the DERM, by Rockwater, on a six-monthly basis.

There is considerable risk in planning a long term project based on a groundwater supply that has not been strenuously tested through extended simultaneous pumping from the proposed borefield. Although groundwater modeling indicates that 200ML/year may be attainable for a 12 month period, there is no certainty that pumping at the desired rate will be achievable beyond that period."

Larry Cook Compilation (Cook, 2008)

"This is a compilation of geology, hydrogeology, pumping tests and general notes. It is not a comprehensive analysis and report of the data and findings. Larry Cook describes it as a 'work in progress'.

Table 3 is a checklist of the work that was done by Larry Cook and Associates for the 'M' and 'S' series bores.

Rockwater does not have access to the computer model data, but step test and constant rate data and charts are shown in Appendices D and E.

Of importance to this current investigation is the history of disjointed phases and lack of continuity between the various consultants and contractors who have worked on this

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project. Table 4 is taken from Larry Cook's compilation report (Cook, 2008) and reflects the uncertainty in the exploration approach and data quality".

These reports are evidence which states clearly that the applicant cannot guarantee downstream landowners will not be impacted by the take of water from this extraction enterprise. In fact, I believe that as one of many downstream landholders in the Elbow Valley Catchment, our cattle property will be severely impacted due our reliance on spring-fed dams and creeks to water livestock.

Who will be held responsible if /when the extraction of water is jeopardises our water supply, and results in draining the spring fed aquifers that supply our dams and creeks?

How will the water take be monitored and measured?

Will the impact on neighbouring, downstream water supplies be measured? How?

- B) Increase in Traffic will be detrimental to our lifestyle and our farmstay/bnb enterprise. The added noise and traffic will impact guest satisfaction and our own quiet enjoyment of living 25km from town and away from major traffic routes. Being a single lane/partly sealed road, Keoghs Road is not suitable for constant flow of articulated trucks.

Kind Regards,



Andrew & Rowena O'Dea (21/11/2018)

"Kelvin Falls"
300 O'Deas Road
Elbow Valley QLD 4370

0427125477 (Andrew)

07) 4667 9204
kelvinfalls@bigpond.com
www.kelvinfalls.com

Objection to Development Application MCU/02009—

By Royal Duke Holdings Pty. Ltd.

On behalf of Joyful View Garden Real Estate Development Resort Co. Pty. Ltd.

*Material Change of Use (Undefined Use — Commercial Ground Water Extraction); and

* Operational Works Taking or Interfering with Underground Water)

To Southern Down Regional Council,

We request that the SDRC reject the Development application for the extraction of water due to:

A) The Development is likely to be detrimental to our Livestock Grazing business (and neighbouring landholders):

The Rockwater and Larry Cook Report clearly state that there is a likelihood that the extraction of water from the Cherrabah bore may impact downstream water availability.

“Rockwater Pty Ltd estimates that ...the groundwater model is constructed with limited data therefore the confidence in model predictions cannot be extended beyond 12 months.... The allocation will probably be made conditional on providing regular monitoring and flow rate measurements and analysis, to the DERM, for up to two years after the allocation is granted. Cherrabah must demonstrate that the aquifer is sustainable in the long term, and that extended pumping will have no detrimental impact on neighbouring groundwater users and the environment.

Future data should be collected, analysed and presented to the DERM, by Rockwater, on a six-monthly basis.

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Of importance to this current investigation is the history of disjointed phases and lack of

continuity between the various consultants and contractors who have worked on this project. Table 4 is taken from Larry Cook's compilation report (Cook, 2008) and reflects the uncertainty in the exploration approach and data quality".

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Who will be held responsible if /when the extraction of water is jeopardises our water supply, and results in draining the spring fed aquifers that supply our dams and creeks?

How will the water take be monitored and measured?

Will the impact on neighbouring, downstream water supplies be measured? How?

b) The Development will Increase in Traffic on Keoghs Road:

- 1. Will be detrimental to our lifestyle, and**
- 2. Adversely Impact our Farmstay/bnb enterprise.**

- The added noise and traffic will impact both our guests satisfaction and our own quiet enjoyment of living 25km from town and away from major traffic routes.
- As a single lane/partly sealed road, Keoghs Road would not be considered safe for constant flow of tourist traffic and articulated trucks.

Kind Regards,

Andrew & Rowena O'Dea (21/11/2018)

"Kelvin Falls"
300 O'Deas Road
Elbow Valley QLD 4370

0427125477 (Andrew)

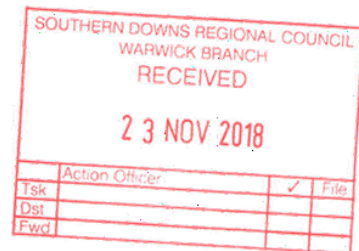
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Submission relating to

Application for Material Change of Use – 396 Keoghs Road, Elbow Valley

Applicant's details—

Name: Royal Duke Holdings Pty Ltd
Postal Address: C/- Cardno (Qld) Pty Ltd
Locked Bag 4006
FORTITUDE VALLEY Q 4006



Property description—

Street Address: 396 Keoghs Road
Elbow Valley
Property Description: Lot 1000 SP268215
Parish of Wildash, County of Merivale

Owner's details—

Name: Joyful View Garden Real Estate Development Resort Pty Ltd
Postal Address: PO Box 304
Warwick Q 4370

Application reference—

MCU/02009

Details of the application—

Application for a Development Permit for:

- Material Change of Use (Undefined use – Commercial Groundwater Extraction); and
- Operational Works (Taking or Interfering with Underground Water).

Details of person making submission—

Name: BD USHER
Address: 'Avoca'
150 O'Deas Road
ELBOW VALLEY Q 4370
Phone: (07) 4667 9124; Mob: 0427 679 124
Email: duwirri@aanet.com.au

Southern Downs Regional Council



DOC0307399

Grounds of the submission and facts and circumstances relied on—

Public notification

I have received no notification of this Material Change of Use (MCU/02009) application. I have noted that public notification is required under the Development Assessment Rules, and that as an adjoining landowner I should have been notified.

My adjoining landholding is lot 2 RP70536, Parish of Wildash, County of Merivale and I have other landholdings downstream in a radius of approximately 20km north of Cherrabah.

Cherrabah has put up a Notice approximately 400m from the front entrance of the resort and not in a location readily (or remotely) visible from the road. Being located so far from the front entrance it cannot be seen at all from the roadway. There is no possibility that this sign would be seen by anyone other than someone informed that a Notice should be there who sets out to find it. I drove past the entrance several times in an effort to find a Notice, and even with help of my son, there was none to be seen. It took some time to locate the sign 400 m away from the entrance. I have attached photos of this as Appendix A.

This does not comply with the Development Assessment Rules, schedule 3, item 4.

Requirements for placing a public notice on the premises

4. For placing a public notice on the premises, a public notice must be:

- (a) placed on, or within a reasonable distance of, the road frontage for the premises, ensuring that it is clearly visible from the road;
- (b) mounted at least 300mm above ground level;
- (c) made of weatherproof material; and
- (d) at least A0 size.

With no Notice at the property entrance the requirements of the Development Assessment Rules have not been met.

This application affects more than the community around Elbow Valley.

It seems unreasonable that neighbours and the general community, particularly those downstream, have not been given an opportunity to become informed about this application and have their voices heard. It is not possible that interested parties will hear of this application with no notification and a hidden sign.

The availability of water in properties adjoining Cherrabah has been seriously eroded and this effect flows on to properties downstream until the waters enter the Condamine River and then flow on until being absorbed into the Murray/Darling system.

Groundwater—the Cherrabah application

I have read the Rockwater Pty Ltd Report, commissioned by Cherrabah in 2009 to support an application to increase the allocation of water licence 187239 from 25ML/year to approximately 350ML/year.

To save repetition, I ask that the statements made in the submission of DW & MA Usher in relation to **‘Groundwater—the Cherrabah application’**, also be taken to be mine.

The author of the Rockwater report had no confidence in the readings and recordings provided and is dissatisfied that Cherrabah staff took and recorded this ‘inconsistent and uncertain data’. Faced with information obtained under the same circumstances, I also would be reluctant to accept such readings. Testing must be done in an impartial way. Much of this inconsistent and uncertain data related to Bore B the subject of this application.

In relation to rainfall, Warwick rainfall statistics have no bearing on Cherrabah/Elbow Valley rainfall.

Based on the Rockwater report, the water allocation should never have been increased.

Groundwater—What can be observed

Again, to save repetition, I ask that the statements made in the submission of DW & MA Usher in relation to **‘Groundwater—What can be observed’**, also be taken to be mine.

Cherrabah was required to demonstrate that the aquifer was sustainable in the long term, and that extensive pumping would have no detrimental impact on neighbouring groundwater users and the environment.

I am a close neighbour and depend on creeks, springs and shallow wells both in my neighbouring property and others downstream. For the 2009 report, Rockwater undertook an assessment of neighbouring groundwater users. My comments were recorded in that report and showed an ability to rely on springs and shallow wells to provide sufficient stock water supplies.

I assume that if Cherrabah was required to demonstrate the effect on neighbouring groundwater users, it was intended that a follow up survey would be carried out after a period of time. I have never been surveyed on any long term detrimental impact experienced on my groundwater since that time.

I have a well on an adjoining property lot 2 RP70536 directly to the east of Cherrabah. I know from information passed down through generations of my family, and from years of my own experience that this well, and springs on the property, could be relied on to provide water for the grazing of cattle throughout its history.

This situation has changed. Over time supply has become sporadic with increasing water shortage. I can no longer rely on this well and need to cart water to the property. I grew up with the belief that a good, strong groundwater supply was needed to create sufficient pressure underground to force water up to the surface as springs.

This appears to back up the documented and accepted fact that underground water and surface water are connected, needing coordinated management, and that the extraction of groundwater can result in

a lowering of water levels in adjacent aquifers and that this can impact upon bores and natural springs in the surrounding area.

The over-use of groundwater also has an effect on the environment in other ways, one being that some plants are completely dependent on groundwater. Sustainable diversion limits need to be set and adhered to at Cherrabah for the survival of the environment and our water supplies.

If this decrease in the water supply on neighbouring properties cannot be proven to be caused by the Cherrabah bore and assumed to be due to a change in climate, the end result is the same. The amount of water which was thought could be taken from this bore in 2009 cannot be justified in 2018, and the water allocation should be reviewed.

Lead contamination

Again, to save repetition, I ask that the statements made in the submission of DW & MA Usher in relation to '**Lead contamination**', also be taken to be mine and add some comments in relation to the lead contamination entering the bores, wells, springs and watercourses.

The Rockwater report states that rainfall would contribute to groundwater recharge. It follows that the potential for this lead contamination to enter the groundwater supplies along with this rainfall exists.

As this potential exists, there must be independent, impartial, rigorous and regular testing required to be carried out on the Cherrabah property. Neighbouring and downstream groundwater users should not need to make the financial outlay to have this testing done on their properties.

I run beef cattle business and aim to be 'clean and green'. Livestock Production Assurance requirements contain elements specific to Animal Welfare and On Farm Biosecurity Standards. I need to know that stock water is uncontaminated by lead.

This is the water for which an application has been made to bottle for human consumption.

Traffic and transportation, Keoghs Road

Once again, to save repetition, I ask that the statements made in the submission of DW & MA Usher in relation to '**Traffic and transportation, Keoghs Road**', also be taken to be mine.

I have read the traffic engineering assessment report which was commissioned in 2017 for a previous development application for a granite mine on the Cherrabah and prepared by PTT Pekol Traffic & Transport.

Keoghs Road is a narrow road built to the standard required to meet the current needs and is used by local residents for both private and property management purposes. I use it regularly in the management of my property.

I draw attention here to Traffic Report statements that, with a sealed pavement width of 5.0m to 6.0m with no centreline or edge markings and narrower sections of 3.5m – 4.0m wide along its 4km length, none of the road meets the standard of 7.2m needed to allow adequate width for passing and requires the use of unpaved shoulders to pass.

In addition, the report identified 5 locations on crests that should to be widened to the standard 7.2m.

The local community should not have to negotiate this road and compete with large water-tankers.

Economic effect

It would not be acceptable to the local ratepayers of the Southern Downs Regional Council to have money allocated to upgrade this road to accommodate the proposed commercial operation. The project will not bring with it economic advantages for the Shire, as only 1 Cherrabah staff member would be required to be in attendance for the arrival and departure of the water-tankers.

For the local primary producers, allowing water supplies to be eroded comes at a big cost. Currently I have to cart water on a regular basis. Infrastructure (be it dams, bores, tanks, troughs, windmills or pipelines which has not been required for over a century) is now having to be installed and financed. The loss of water supply leading to increased primary production costs cannot be allowed. Increased costs cannot be absorbed.

In a rural area, the provision of stock water must come first. A commercial opportunity for the applicant to sell and send much needed water out of the district does not have the same degree of importance.

Addressing the increased water allocation for Water Licence 187239

In their submission in relation to 'Addressing the increased water allocation for Water Licence 187239', DW & MA Usher have addressed the issues of concern to me. I ask again that their comments also be taken to be mine.

I will be adding my voice to their request that the State Government Minister for Natural Resources, Mines and Energy investigates the process taken, and the allocation decision made, when granting an increased water allocation for this Water Licence in 2009. I also support their request for this water allocation to be reviewed bearing in mind the current severe water shortage.

Having read the Rockwater report, the only conclusion that I can reach is that the processes used to decide the increase in the water allocation in Water Licence 187239 were flawed.

Any amount of water allocated should not leave the local community without desperately needed stock water, which is the situation now.

I also support the request being made by DW & MA Usher to the Minister, to look into the serious issue of lead contamination on the Cherrabah property.

Considering the lack of communication with neighbours and the community, and the failure to notify me along with the lack of compliant public notification, I support the action of DW & MA Usher in writing to the Minister for State Development, Manufacturing, Infrastructure and Planning seeking departmental involvement. That an application can be made and decided, without those affected being aware of what is happening, is not acceptable and how justice is meant to operate.

There should have been community consultation and properly made public notification procedures carried out.

Development applications continually having to be dealt with

Like DW & MA Usher I have become tired of the continual stream of development applications being put forward by Cherrabah. I do not have the time to spend addressing the whims of Cherrabah. I am dealing with a drought and need to devote my time to animal welfare, feeding and watering my cattle and doing what I need to do to practice sustainable agriculture.

I think it is time Cherrabah decided what they are – are they resort operators, housing developers, miners, shooters, festival organisers or suppliers of bottled water. This resort was originally welcomed into the area as a quiet neighbour offering a genuine rural experience to visitors seeking a quiet get-away. This is what neighbours and the community accepted and expected it to be.

Summary

Based on information provided in the Rockwater report, there is a strong possibility that the drawdown of groundwater on the Cherrabah property for use in for the proposed extraction of water for bottling at the Gold Coast would have a detrimental effect on the aquifer, and that would lead to water supplies on my property being affected. I cannot afford to have that happen.

I have been carting water and trying to cope with a depletion of water supplies for some time and the water situation must not be made any worse. This is an animal welfare issue.

The continual secretive, underhanded behaviour demonstrated by the applicant, causes concern about the business principles of the applicant.

Public notification complying with the Development Assessment Rules, Part 4 and Schedule 3, item 4 provided for under the Planning Act 2016, section 53(4)(b) was not carried out, and it is my understanding is that this application can therefore not proceed.

I submit that the application for a Material Change of Use (MCU/02009) be rejected outright.



Ben Usher

23 /11/2018



Appendix A (page 1)



Appendix A (page 2)

Document Set ID: 2996133
Version: 1, Version Date: 23/11/2018

Submission relating to

Application for Material Change of Use – 396 Keoghs Road, Elbow Valley

Applicant's details—

Name: Royal Duke Holdings Pty Ltd
Postal Address: C/- Cardno (Qld) Pty Ltd
Locked Bag 4006
FORTITUDE VALLEY Q 4006

Property description—

Street Address: 396 Keoghs Road
Elbow Valley
Property Description: Lot 1000 SP268215
Parish of Wildash, County of Merivale

Owner's details—

Name: Joyful View Garden Real Estate Development Resort Pty Ltd
Postal Address: PO Box 304
Warwick Q 4370

Application reference—

MCU/02009

Details of the application—

Application for a Development Permit for:

- Material Change of Use (Undefined use – Commercial Groundwater Extraction); and
- Operational Works (Taking or Interfering with Underground Water).

Details of person making submission—

Name: DW & MA USHER
Address: 9 Cressey Street
WAVELL HEIGHTS Q 4012
Phone: (07) 3266 3073
Email: duwirri@aanet.com.au

Grounds of the submission and facts and circumstances relied on—

Public notification

We received notification in the mail of this Material Change of Use Application for lot 1000 SP268215, Parish of Wildash, County of Merivale with details that were very limited and uninformative. Attached is a copy as Appendix A.

We are adjoining landholders, and share a common boundary with this portion of land, as follows—

- lot 2, M34649, Parish of Wildash, Darrel William USHER and Maureen Ann USHER; and
- lot 1686, M34646, Parish of Wildash, Maureen Ann USHER.

On receiving information from us of the notification of this Material Change of Use application, our son drove to the Cherrabah property being aware that, to comply with the Development Assessment Rules, a notice must be placed at the front entrance to the property in a location so as to be clearly visible from the road. This was not so.

As none was located there he drove on and after conducting a search, located one approximately 400m away from the resort's front entrance, and designed to not be seen by anyone. This could only be seen by anyone knowing that there should have been one to be found.

This distant location does not comply with the public notification requirements as set out in the Development Assessment Rules, Part 4 and Schedule 3, as provided for under the *Planning Act 2016*, section 53(4)(b), and is breach of the Rules.

It is my belief that two adjoining landholders, PW Keogh, lot 77 ML 284, Parish of Wildash, County of Merivale and BD Usher, lot 2 RP70536, Parish of Wildash, County of Merivale, should have been notified. Their properties are both separated from lot 1000 SP268215, Parish of Wildash only by what are 'bush roads' certified as roads but virtually road reserves.

It is my understanding that under common law '**adjoining lots** include lots that would be adjoining if not separated by a road'. This being so, the notification requirements of the Development Assessment Rules have again been breached.

This is one step up on previous occasions when, despite having the longest shared boundary with Cherrabah, we have not been notified of Cherrabah's Development Applications. On the occasion of the granite mine, I approached the Company representing them and it was agreed that we had not been notified. Despite this, they went ahead and signed a Statutory Declaration under the *Oaths Act 1867* that we had been. This had led us to have no faith in the moral principles of the applicant.

Similarly, after searching the SDRC website without success, it was only through contacting the council office that I was able to ascertain that 'Payments and Services', 'Online Services' leads to details of development applications. I had expected to find this under Planning & Development. With this information, I was able to research this application and obtain documentation. There appears to have been no public consultation or information made available to the public.

Material Change of Use application (MCU/02009) affects not only the community around Elbow Valley. The availability of water in properties adjoining Cherrabah has been seriously eroded and this effect flows on to properties downstream until the waters enter the Condamine River.

It does not end there, and for centuries water made its way from its origin in Cherrabah down the Condamine River until it met the Murray/Darling system.

It seems unreasonable that neighbours and the wider community have not been given an opportunity to become informed about this application and have their voices heard. It is not possible that interested parties will hear of this application with limited public notification and a hidden sign. This is not justice being served.

As the applicant has not complied with the public notification requirements, the application cannot proceed for consideration.

Groundwater—the Cherrabah application

Like other members of the general community, I do not claim to understand the complexities of groundwater.

This is theory and, like all theory, can be questioned and is frequently found to be wrong, sometimes after a very long time of having been accepted as fact.

I have read the Rockwater Pty Ltd Report, commissioned by Cherrabah in 2009 to support their application to increase the allocation of water licence 187239 from 25ML/year to approximately 350ML/year.

In the summary of the report, Rockwater stated that while Cherrabah may be able to extract 200ML/year based on reported aquifer modelling there was no certainty that pumping at this rate could be achieved beyond that period. Cherrabah was required to demonstrate that the aquifer was sustainable in the long term, and that extensive pumping would have no detrimental impact on neighbouring groundwater users and the environment.

Rockwater, among its recommendations states that for such a monitoring programme, the method of data collection should be approved by Rockwater.

That Rockwater was not convinced of the accuracy of the water level recovery recorded in tests carried out by the staff of Cherrabah or of the long term viability of the bore, is evident, and they reiterate several times that Cherrabah staff took and provided these figures, and this limits Rockwater's ability to substantiate these recordings.

These recordings cannot be taken as being impartial, having been taken by the 'players' and the score reported to the 'umpire'.

There are statements scattered throughout the Rockwater report referring to 'inconsistencies and uncertainty'. Some (but not limited to) are—

'Uncertainties in the data collected prior to October 2008 are reflected in the estimates of the sustainable groundwater supply. Rockwater has endeavoured to ensure as far as possible that the assessment is robust and reliable.'

'The main reason for Rockwater conducting another round of constant-rate pumping tests, on selected bores, was to validate previous data, especially Bore B which showed very low drawdowns during pumping and very fast recovery (much faster than the pumping duration), which is atypical compared to all other bores in this area.'

'During the S1 test there was no drawdown in bore B, but when B was pumped there was a strong response in S1. This indicates that the data from one of the tests are erroneous.'

[Bore B is the subject of this current application to draw water to transport to the Gold Coast for bottling.]

'The actual pumping rate may have been only half the recorded rate. Also, for some tests the pumping rate was not kept constant, making the data unsuitable for analysis.'

'Extended pumping without detailed knowledge of recharge is risky. Based on the modelling conducted, there is insufficient recharge data to enable reliable modelling of aquifer sustainability beyond 12 months.'

'In summary, after 12 months of continuous pumping there is a risk that the aquifer will begin to deplete, if water level drawdown reaches aquifer boundaries or recharge rates are not maintained.'

This must surely lead to an increased negative effect on the neighbouring property owners' water supplies.

Larry Cook Compilation (Cook, 2008)

'Table 4 is taken from Larry Cook's compilation report (Cook, 2008) and reflects the uncertainty in the exploration approach and data quality.'

'Table 4 – General Notes and Comments – Aquifer Testing and Analysis (Cook 2008)

item 'Running the Pump Tests

- From the outset, the management insisted that they run the pumping tests under supervision.
- The pumping tests were run by the Cherrabah employees.'

Item 'Pump Test Data

- The pump test data was collected and recorded by the Cherrabah employees.'

Statements, such as those above, made in the report point to the fact that Rockwater was in a difficult position. Having been tasked with the job of having the water licence allocation increased, a report had to be written with that in mind, at a time when they were not convinced that a water licence of the quantity subsequently issued could be justified.

It is difficult to understand how the statement that regular monthly rainfall in most years would contribute to groundwater recharge could be made, bearing in mind that the rainfall statistics for Warwick quoted show that this is not the case. To carry any weight, rainfall statistics for Elbow Valley or the local area would need to be used. It is usual for there to be a significant difference in the rainfall in Warwick and Elbow Valley, and a study would show that the statement about regular monthly rainfall is incorrect.

The water allocation should never have been increased based on information included in this report. Rockwater openly admits that in preparing the report they were faced with inconsistencies and uncertainty in the material provided to prepare the report. There was no reliable evidence produced to

justify an increase while there is abundant evidence to show that the pumping testing and data reporting were flawed.

Groundwater—What can be observed

What I do understand is hard evidence. There has been a decrease in the reliability of water supplies on neighbouring properties with formerly reliable sources now being sporadic and unreliable. This hard evidence comes from over a century of family ownership, and in my own lifetime over 70 years, and is there to be seen. We are immediate downstream neighbours.

We have witnessed so much goodwill towards primary producers 'the farmers' lately as a result of this devastating drought. This has been a morale booster to those affected. Now we see... 'they're down but not out, so let's take away their water supply'.

Rockwater undertook an assessment of neighbouring groundwater users in 2009. Only one neighbour reported having a bore. The survey responses, reported in their report, showed an ability to rely on springs and shallow wells to provide sufficient stock water supplies. This reflects our family history on properties, some sharing a boundary with Cherrabah and others located downstream, who were able to rely on the spring fed creeks and shallow wells for generations and these were able to provide for sustainable agriculture.

This situation has changed. There has been an increasing water shortage and inability to rely on these in these properties. It has now, in 2018, become a devastating water shortage. The creeks and wells have dried up, the windmills pump no more and water has had to be carted to provide stock water. This is an animal welfare situation.

Contamination of groundwater supplies

The Rockwater report states that rainfall would contribute to groundwater recharge. It follows that the potential for contamination to enter the groundwater supplies, the springs, bores and wells along with this rainfall exists.

This is the water for which an application has been made to bottle for human consumption.

Lead

I am not fully conversant with all the details of the lead contamination which exists on the Cherrabah property which has been brought about by the shooting ranges located there.

It is my understanding that areas containing this lead cannot be cleaned up being located in an area which is environmentally sensitive. The level of concern is heightened by the fact that one of the shooting ranges approved by Southern Downs Regional Council is located over a creek. I am not aware if this creek is an environmental creek, as others on the property are, but believe it should not be allowed across a creek.

The area has been in drought since approval for these shooting ranges was given. There has been very little rain to wash the lead which has been found in the Cherrabah dam downstream from the dam, or

into the dam from the shooting range 100m upstream. No doubt at some stage this will occur. The lead will either continue to accumulate in the dam or be washed downstream. It would be irresponsible to allow this lead contamination to reach a dangerous level before action was taken to stop the contamination and its potential to spread outside the Cherrabah property.

Sewerage/effluent

As Cherrabah operates as a tourist facility, it is necessary to have infrastructure in place to deal with the effluent and sewerage which such a facility creates.

Has the current sewerage/effluent collection and treatment infrastructure been investigated, and has the possibility of effluent contamination entering the groundwater supplies and springs along with rainfall and overflow from this infrastructure been investigated.

It appears that the location of this infrastructure in relation to the bore is a definite threat to the quality and safeness of these supplies.

This infrastructure would have been installed with a view to catering to the needs of Cherrabah when it operated as a quiet rural resort. The current view of Cherrabah is that, amongst other things, it is a music festival location.

Urgent investigations should be undertaken to ascertain what upgrades to the provision of toilet facilities and sewerage/effluent infrastructure have been undertaken to meet with this new definition of the Cherrabah business operation involving large numbers of people.

A music festival, Bohemian Beatfreaks, run by 'Rabbits eat Lettuce' and widely known as a 'Drugfest' is to be held on the Cherrabah property this coming weekend (24-25 November).

Originally planned to be held at Byron Bay, reports are that New South Wales Police Force charges to oversee it were such that it has moved on to Cherrabah. It is expected that there will be 2,000 participants, and it can be assumed that approximately 1,000 will be male.

One must be realistic, and accept that the majority of those males, and at such a gathering a percentage (presumably lesser) of the females, will not be using toilets provided, but, being in the bush find the nearest convenient tree.

As rainfall recharges the groundwater aquifer, can there be any assurances that this additional contaminant would not also be added to the groundwater.

We, along with other landowners, were already concerned about sewerage/effluent contamination of the water supplies, both surface and underground. With the prospective influx of a large numbers of people, this concern is heightened. This warrants a thorough investigation.

Traffic and Transportation, Keoghs Road

The applicant plans to travel from Warwick along the route —Warwick-Killarney Road, Cullendore Road, O'Deas Road and then follow Keoghs Road to access to the site of the water collection facility on the Cherrabah property.

The current approved B-double route follows the route above but terminates in O'Deas Road at the Sibelco quarry before entering Keoghs Road.

Keoghs Road is both unlicensed and unsuitable to carry the B-double vehicles required for the planned water transportation. This local rural road is built to the standard required to meet the current needs and is used by rural residents for both private and property management purposes.

A traffic engineering assessment report was commissioned in 2017 for a previous development application for a granite mine on the Cherrabah property and prepared by PTT Pekol Traffic & Transport. Some of its findings formed the basis for the following statements—

‘Keoghs Road has a sealed pavement width of approximately 5.0m - 6.0m. There are no centreline or edge markings.

‘At regular intervals along its 4km length there are narrower sections (3.5m – 4.0m wide) where the road needs to operate as a single-lane, two-way road and vehicles travelling in opposite directions are required to use the unpaved shoulder to pass. Typically, the total sealed width of a two-lane carriageway should be 7.2m to allow adequate width for passing. Currently none of Keoghs Road meets this standard.

‘The relatively narrow carriageway width, the horizontal alignment and available sight distance, limits the safe travelling speed’.

The report recommended widening Keoghs Road to 7.2m sealed at the 5 locations located on crests.

There is a school bus service provided on Keoghs Road, with a bus stop close to the entrance to the applicant’s property. There is another stop at the northern end of Keoghs Road where it meets O’Deas Road.

Vehicles which may use the road on any day vary from a tractor, farm utility empty or loaded with hay, stock feed or other items, farm trucks, including those carting water in these drought affected times, or a fully laden cattle truck - apart from the usual passenger vehicles.

Tourists and visitors to the applicant’s Cherrabah Resort, also use this road. Experience has shown that many tourists, some from overseas, and some city drivers, are not familiar with our country road network and driving conditions on a road such as this. Meeting a fully-loaded water-tanker on this narrow road would be very confronting.

Apart from the motorised vehicles, there could be those on horses, or those on horses herding cattle along the road. There are even bike riders.

Economic effect

It would not be acceptable to the local ratepayers of the Southern Downs Regional Council area to have money allocated to upgrade this road to accommodate the proposed commercial operation. The project will not bring with it economic advantages for the Shire, as only 1 Cherrabah staff member would be required to be in attendance for the arrival and departure of the water-tankers.

For the local primary producers, allowing water supplies to be depleted comes at a big cost. Currently water has to be carted on a regular basis. Infrastructure (be it dams, bores, tanks, troughs, windmills or pipelines which has not been required for over a century) is now having to be constructed and

financed. To further erode this water supply leading to primary production costs to be increased cannot be allowed. This further cost cannot be absorbed.

In a rural area, the provision of stock water must come first. A commercial opportunity for the applicant to sell and send much needed water out of the district does not have the same degree of importance. The water needs to remain in the area.

Addressing the increased water allocation, Water Licence 187239 and notification procedures

The processes used to decide the increase in the water allocation in Water Licence 187239 were flawed.

Rockwater were commissioned to prepare a report, the purpose of which was to have the increase in allocation approved. They demonstrate, and reiterate vividly, that they were provided with material which was flawed, inconsistent and uncertain. They go to pains to point out that their report could only be prepared with data with which they were provided and that it would be considerably risky to plan a long term project based on a water supply that had not been strenuously tested, as was the case here. They considered that while an increased allocation may be attainable for a 12 month period, there was no certainty that an increased allocation would be achievable beyond that period.

Rockwater, among its recommendations states that for a future monitoring programme, the method of data collection should be approved by Rockwater.

Water Licence 187239, along with licences in general, was accompanied by 'Water licence information and requirements' which included –

'During times of water shortage the chief executive, by notice, may limit:

- the times during which water may be taken during any period specified, or
- the volumes of water which may be taken during any water year or in any other specified period, or
- The area that may be irrigated in any water year or any other specified period.'

The bringing into the force of the above 'reduction in allocation' provisions needs to be investigated at the highest level.

Development applications continually having to be dealt with

We are beginning to feel that the applicant is coming forward with vexatious development applications when it is apparent that the applications cannot be justified, and appear to be made with the intention of causing inconvenience, harassment or expense to us as neighbours and to the community.

Referral to the Minister for Natural Resources, Mines and Energy

The Minister has power to take action under the *Planning Act 2016*, section 26 (Power of Minister to direct action be taken) and we are making a request that this be taken in regard to Material Change of Use Application (MCU/02009).

This application and the Rockwater Report need to be considered very carefully at a highest level.

We have written to the Minister, the Hon. Dr Anthony Lynham MP, seeking an investigation into the process taken and a review of the decision made, on the increased water allocation in 2009. Statements made in the Rockwater report cannot but lead to a belief that the increased allocation should never have been granted then, and cannot be allowed now.

Based on information provided in the report, the possibility is extremely high that groundwater taken for use in for the proposed extraction of water for bottling at the Gold Coast, would have a detrimental effect on the aquifer. The findings of the report indicate that Rockwater did not consider that the water allocation which was subsequently granted could be sustained.

If this application is approved it appears inevitable that the water supplies in our district and downstream would be degraded to a level of being almost non-existent.

We have also asked the Minister to investigate the current lead contamination on the Cherrabah property, both on the land and in the dam, which can be expected to increase if the operation of shooting ranges on the property and across a creek is allowed to continue. We believe the possibility of lead contaminating both groundwater and surface water originating in Cherrabah, both on the property and the waters downstream, needs to be taken seriously, fully investigated and addressed. We have also asked that the possibility of effluent contamination be investigated and any breaches of standards be addressed.

Referral to the Minister for State Development, Manufacturing, Infrastructure and Planning

We have also written to the State Government Minister for State Development, Manufacturing, Infrastructure and Planning, The Hon. Cameron Dick MP, with a request his department become involved in the consideration of this Material Change of Use Application.

The issues of diminished water supply and of the current lead contamination and possible effluent contamination affect all properties downstream of the Cherrabah property, along the Condamine, and right down to the Murray/Darling Basin. This has ramifications more far reaching than the Southern Downs Regional Council area and the immediate neighbours and is not one to be decided in the local area alone.

I believe that the Development Assessment Rules, Schedule 1, (Substantially different development), item 4(g) (Introduces new impacts or increase the severity of known impacts) can be applied to this proposed development.

The limited notification, the complete lack of community consultation, and the failure of the applicant to meet the public notification requirements, has denied the general community, both locally and further afield, the opportunity to be informed about the plans put forward and have their voices heard by taking the opportunity of providing a submission to the Southern Downs Regional Council.

Summary

The continual secretive, underhanded behaviour demonstrated by the applicant over a number of years, causes concern about the business principles of the applicant.

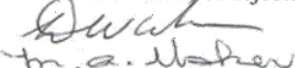
This development has the potential to cause serious harm to the water resources, the natural environment, and the livelihood of primary producers dependent on having sufficient and safe water supplies.

The title of the application 'Operational Works (Taking or Interfering with Underground Water)' goes some way towards spelling out our concerns. Obviously the applicant is aware that the development proposal would interfere with the current water supplies.

We do not want our underground water interfered with. We have a shortage of water now and do not want to find our water supplies in an even more seriously depleted condition.

In view of this, we ask that the applicant not been given authority to do this to us as adjoining landowners, as well as to other neighbours and the community local and further afield.

Bearing this in mind, and the fact that the public notification requirements were not met as required under the Development Assessment Rules and we submit that the application for a Material Change of Use (MCU/02009) be rejected.



DW & MA Usher

21/11/2018

Appendix A
(page 1)

Proposed Development

Make a submission from **01/11/18** to **23/11/18**

Undefined Use – Commercial Ground Water Extraction

And Taking or Interfering with Underground Water

Where: 396 Keoghs Road Elbow Valley
On Lot 1000 SP268215

Approval sought: Development Approval

Application ref: MCU/02009

You may obtain a copy of the application and make a submission to:

Southern Downs Regional Council

PO Box 26 Warwick QLD 4370

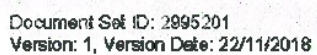
mail@sdrcl.qld.gov.au

1300697372

www.sdrcl.qld.gov.au

Public notification requirements are in accordance with the *Planning Act 2016*

Note text sized used in this template must meet the minimum requirements set out in schedule 3 of the Development Assessment Rules.



LIAM P.H.O'DEA
"Baramula"
1182 Cullendore Road
WARWICK QLD 4370
Phone 0428 679 000

The CEO
SDRC
Fitzroy St
WARWICK 4370 QLD

22 November 2018

Dear Sir,

I submit that the application by Royal Duke Holdings Pty Ltd, MCU\02009, be denied on the following grounds:

1. The applicant has failed to show that the resource is able to support the project.

"The groundwater model is constructed with limited data therefore the confidence in model predictions cannot be extended beyond 12 months".
(Rockwater Pty Ltd 2009)

2. The applicant has failed to demonstrate that the aquifer is sustainable in the long term, and that extended pumping will have no detrimental impact on neighbouring groundwater users and the environment.

“Cherrabah must demonstrate that the aquifer is sustainable in the long term, and that extended pumping will have no detrimental impact on neighbouring groundwater users and the environment.” (Ibid)

The applicant apparently has made no attempt to research the likely effects on neighbouring groundwater users

3. The applicant has produced no evidence that the export of one hundred million litres of water from Elbow Valley ground water aquifers every year will not cause major harm to other landholders.
4. Water licence No. 18729 cannot be taken as evidence that the water is available nor that extraction will not cause harm to surrounding enterprises. It was granted without community consultation and without consideration of the effect on local community. There are no attached conditions.
5. There are virtually no benefits to the local community nor the SDR.
6. Elbow Valley is known to be very lacking in ground water. It is not feasible that the extraction of 100 ML or even 10ML would not have a severe impact on surrounding farming operations. SDRC is likely to be subject to litigation if this occurs.
7. Keogh Road is a single lane road built for light traffic and would suffer considerable damage from frequent use by heavy vehicles.
8. The existing water capture and storage facilities on “Cherrabah” already have a considerable detrimental impact on downstream water availability.
9. Any limited or conditional approval of this application would require extensive independent monitoring of extraction rates and impacts on adjacent properties. In practice this is not possible.
10. The proposal by Royal Duke Holdings is contrary to the public interest.

11. Therefore, I submit that this MCU application should be denied in full.

Yours sincerely,

Liam O'Dea

Submission relating to

Application for Material Change of Use – 396 Keoghs Road, Elbow Valley

Applicant's details—

Name: Royal Duke Holdings Pty Ltd
Postal Address: C/- Cardno (Qld) Pty Ltd
Locked Bag 4006
FORTITUDE VALLEY Q 4006

SOUTHERN DOWNS REGIONAL COUNCIL	
WARWICK BRANCH	
RECEIVED	
22 NOV 2018	
Action Officer	<input checked="" type="checkbox"/>
Tsk	
Dst	
Fwd	

Property description—

Street Address: 396 Keoghs Road
Elbow Valley
Property Description: Lot 1000 SP268215
Parish of Wildash, County of Merivale

Owner's details—

Name: Joyful View Garden Real Estate Development Resort Pty Ltd
Postal Address: PO Box 304
Warwick Q 4370

Application reference—

MCU/02009

Details of the application—

Application for a Development Permit for:

- Material Change of Use (Undefined use – Commercial Groundwater Extraction); and
- Operational Works (Taking or Interfering with Underground Water).

Details of person making submission—

Name: PW Keogh
Address: 'Myrtle Grove'
260 Keoghs Road
ELBOW VALLEY
WARWICK Q
Phone: mob: (07) 4667 9182; 0409 679 182 (preferred)
Email: pajl.keogh@bigpond.com



Grounds of the submission and facts and circumstances relied on—

Introduction

I am a neighbour of the Cherrabah Resort and my property borders the resort on the northern boundary being lot 77 ML 284, along with other portions.

Other neighbours who border the resort are DW & MA Usher, lot 2 M34649 on the northern boundary and lot 1686 M34646 on the western boundary, and BD (Ben) Usher, lot 2 RP70536, on the eastern boundary.

Ben Usher manages and incorporates the property of DW & MA Usher (his parents) into his own landholdings.

As neighbours, Ben and I have had discussions over a period of time in relation to the increased water shortages we have had on our properties over the recent years.

Both of our families have a long history on this land, both over a century, and so have historical knowledge relating to this land, including the water supplies.

We have had discussions on the application that has been made to transport water from Cherrabah to the Gold Coast for bottling, and I am aware of Ben's position and the views that both he and his parents are expressing in their submissions. These views agree with mine, so I will not repeat them here. Please take it that, if I was to cover all aspects of the application in this submission, it would be a repeat of what has already been written in my neighbours' 'Usher Submissions'.

I will briefly add to those submissions.

Public notification

I have received no notification of this Material Change of Use (MCU/02009), contrary to the requirement under the Development Assessment Rules that as an adjoining landowner, I must be notified.

There has been no notice placed in a position it would need to be if the intention was to let neighbours and the community know that the change of use application had been made. It was only because I was told about the application that we went looking and found a notice obviously hidden from view, 400m from the entrance to the resort. I expected to find one at the front entrance.

The requirements of the Development Assessment Rules, schedule 3, item 4, have not been met as follows —

'Requirements for placing a public notice on the premises

'4. For placing a public notice on the premises, a public notice must be:

- (a) placed on, or within a reasonable distance of, the road frontage for the premises, ensuring that it is clearly visible from the road;
- (b) mounted at least 300mm above ground level;

- (c) made of weatherproof material; and
- (d) at least A0 size.

This application affects more than neighbouring landowners, it affects the community in general and all those landholders downstream as this water travels a very long way.

From time to time I see reports of Community Engagement Meetings being held by companies submitting Material Change of Use plans. I see this as an effort to ensure that neighbours and the wider community are kept informed and to listen to any concerns. Our concerns have not been considered.

We are next-door neighbours to the Cherrabah resort and, from time to time, have reason to have contact with the applicant's management and staff.

It is disappointing that on each occasion a development application has been lodged, we have had no contact from the applicant or staff, and heard nothing of their plans.

Groundwater—the Cherrabah application

I have read the Rockwater Pty Ltd Report, commissioned by Cherrabah in 2009 to support an application to increase the allocation of water licence 187239 from 25ML/year to approximately 350ML/year.

I support the position expressed in the 'Usher Submissions' - it seems unbelievable that this increase in water allocation was granted based on this report. The report writer does not hide the belief that he/she could not rely on the data provided as it was inconsistent and uncertain, appeared biased, and in some cases, obviously erroneous. The testing and readings could not be taken to be impartial, having been taken and recorded by Cherrabah staff.

This increased water allocation was for Bore B which is the one from which the water for bottling will be taken.

I believe that, based on the Rockwater report, the water allocation should never have been increased and that this issue should now be addressed in the Department of Natural Resources, Mines and Energy, as there is provision for water licence allocations to be limited at times of water shortage such as the present time.

Groundwater—What can be observed

The 'Usher Submissions' reflect my views in relation to this.

I am an adjoining downstream neighbour to Cherrabah and depend on creeks and springs in this property and others downstream. For the 2009 report, Rockwater undertook an assessment of neighbouring groundwater users. My comments were recorded showing an ability to rely on several springs, and a bore serviced by a windmill beside the main creek that leaves the Cherrabah site entrance, to provide sufficient stock water supplies.

I know from information passed down through generations of my family, and from years of my own experience, that springs and this bore could be relied on to provide stock water supplies for grazing of cattle throughout the property's history.

3

Now the water supply has become unreliable. I cannot say if this has been caused by the Cherrabah bore or climate change. Whichever way, we no longer have the water supply we had over generations, and so any water allocations decided on 2009 at Cherrabah, now need to be limited to reflect the current water availability.

Cherrabah was required to demonstrate any long term detrimental impacts on neighbouring groundwater users. I have never been surveyed in regard to this.

Contamination

The Rockwater report states that rainfall would contribute to groundwater recharge. It follows that contamination of any type can enter the groundwater supplies and springs along with this rainfall.

As the potential for contamination exists, the responsibility should lie with Cherrabah to carry out regular supervised and reportable testing for this. Neighbouring and downstream groundwater users should not need to make the financial outlay to have this testing done on their properties.

I run a beef cattle business and this is an animal welfare issue.

Apart from providing stock water, I use the bore on my property for general household purposes, and would want to know that the water is safe.

It should be a concern to all that water from this property is subject to an application to bottle it for human consumption.

Lead

The 'Usher Submissions' have addressed this issue. I support their comments and share their concerns in relation to the lead contamination entering the bore, springs and watercourses on my property.

As there is a residue of lead on the Cherrabah property and in the Cherrabah dam from the shooting ranges, lead contamination entering the groundwater supplies and springs along with this rainfall is possible.

Sewerage/effluent

As Cherrabah operates as a tourist facility, it is necessary to have infrastructure in place to deal with the effluent and sewerage which such a facility creates.

Has the current sewerage/effluent collection infrastructure been investigated, and has the possibility of effluent contamination entering the groundwater supplies and springs along with this rainfall and overflow from this infrastructure been investigated.

The possibility of this happening is of concern to me.

Traffic and Transportation, Keoghs Road

The 'Usher Submissions', based on the 2017 PTT Pekol Traffic & Transport, apply to all users of Keoghs Road. We live on this road, so they have even more relevance to our family.

I have property on both sides of Keoghs Road and regularly cross it. At present it is a quiet road where I can move cattle across safely, or enter onto the road with a loaded cattle truck. This narrow road is built to the standard required to meet the current needs and is used by us for both private and property management purposes.

The introduction of water-tankers to this road would be irresponsible, bearing in mind the need for vehicles travelling in opposite directions to use the unpaved shoulders to pass, and the statement in the Pekol report that 5 locations on crests needed to be widened to 7.2m in addition to other narrow 3.5m to 4.0m sections.

None of Keoghs Road currently meets the 7.2m standard.

The introduction of these water-tankers would intrude on our rightful peaceful enjoyment of our home.

Economic effect

I agree with the 'Usher Submissions' that it would not be acceptable to the local ratepayers of the Southern Downs Regional Council to have money allocated to upgrade this road to accommodate a commercial operation bringing with it no economic advantages for the Southern Downs Regional Council. One Cherrabah staff member in attendance for the arrival and departure of the water-tankers does not constitute an economic benefit.

The cost of the loss of water supplies to the primary producers is substantial. This has been covered in the 'Usher Submissions'. A further cost must not be imposed on those trying to survive the current drought conditions.

Worth repeating is Ben Usher's statement - 'In a rural area, the provision of stock water must come first. A commercial opportunity for the applicant to sell and send much needed water out of the district does not have the same degree of importance'.

Addressing the increased water allocation for Water Licence 187239

The 'Usher Submissions' expressed an intention to bring to the attention of the Minister for Water Resources, Mines and Energy, the flaws in the reporting and decision making when increasing the water allocation for Water Licence 187239.

I agree with this action, and having read the Rockwater report, the only conclusion that I can reach is that the processes used to decide the increase in the water allocation in 2009 for Water Licence 187239 were flawed. It needs to be looked into at a high level.

Even if the increased amount could have been justified in 2009 (and it appears doubtful), this is no longer the case. No amount of allocated water should leave the local community when there is a desperate need for stock water in the area, which is the situation now.

I also support their intention to ask the Minister to investigate lead contamination that already exists at Cherrabah as a result of the shooting ranges.

The Usher submitters also intend to contact the Minister for State Development, Manufacturing, Infrastructure and Planning. I support their decision to do this. This Change of Material Use application was not made known to neighbours, the local community and beyond and the public notification requirements were not met.

I believe we should have been fully informed of the plans of Cherrabah in relation to this application.

Summary

The Rockwater report provides enough information for me to believe that the taking of groundwater as required for this Material Change of Use Application (MCU/02009), would lead to my water supplies being seriously affected. I need those water supplies for stock water and for general household use. With drought conditions at present, the situation is grave enough—we cannot afford to have water supplies further deteriorate.

My belief is that with this in mind, and as Public Notification requirements complying with the Development Assessment Rules were not met, this application cannot proceed.

I submit that the application for a Material Change of Use (MCU/02009) be rejected outright.



PW Keogh

/ 11 / 2018

From: Fran and Rod [mailto:franandrod.07@bigpond.com]
Sent: Friday, 23 November 2018 4:24 PM
To: General Enquiries
Subject: MCU\02009

To CEO/SDRC,

We submit that the application by Royal Duke Holdings Pty Ltd, MCU\02009, be denied in full, on the following grounds:

1. The applicant has failed to show that the resource is able to support the project. "The groundwater model is constructed with limited data therefore the confidence in model predictions cannot be extended beyond 12 months" (Rockwater Pty Ltd 2009)
2. The applicant has failed to demonstrate that the aquifer is sustainable in the long term, and that extended pumping will have no detrimental impact on neighbouring groundwater users and the environment. The applicant has made no attempt to research likely effects on neighbouring groundwater users.
3. Water licence No. 18729 cannot be taken as evidence that the water is available nor that extraction will not cause harm to the surrounding enterprises. It was granted without community consultation and without consideration of the effects on the local community. There are no attached conditions.
4. Elbow Valley is very lacking in groundwater especially so due to the current drought. It is not feasible that the extraction of 100ML or 10ML would not have a significant impact on surrounding enterprises. SDRC would likely be subject to litigation in the future.
5. There are no benefits to the local community or the SDRC.

We therefore, submit that the application be comprehensively denied.


Sincerely,

Rodney and Frances Henderson.
1182 Cullendore Road
Elbow Valley 4370.

**5. There are no benefits to the local community or the SDRC.
We therefore, submit that the application be comprehensively denied.
Sincerely,
Rodney and Frances Henderson.
1182 Cullendore Road
Elbow Valley 4370.**

12.3 Material Change of Use - JVV Pty Ltd, Torrisi Terrace, Stanthorpe

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Planning Officer	ECM Function No/s: MCU\02007

APPLICANT:	JVV Pty Ltd
OWNER:	JVV Pty Ltd
ADDRESS:	Torrisi Terrace, Stanthorpe
RPD:	Lot 43 on SP185955, Parish of Broadwater
ZONE:	Low density residential
PROPOSAL:	Retirement facility - 90 units
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	Ten (10)
REFERRALS:	Department of State Development, Manufacturing, Infrastructure and Planning

Recommendation Summary

THAT the application for Material Change of Use for a Retirement facility (90 units) on land at Torrisi Terrace, Stanthorpe, described as Lot 43 on SP185955, Parish of Broadwater, County of Bentinck, be approved subject to conditions.

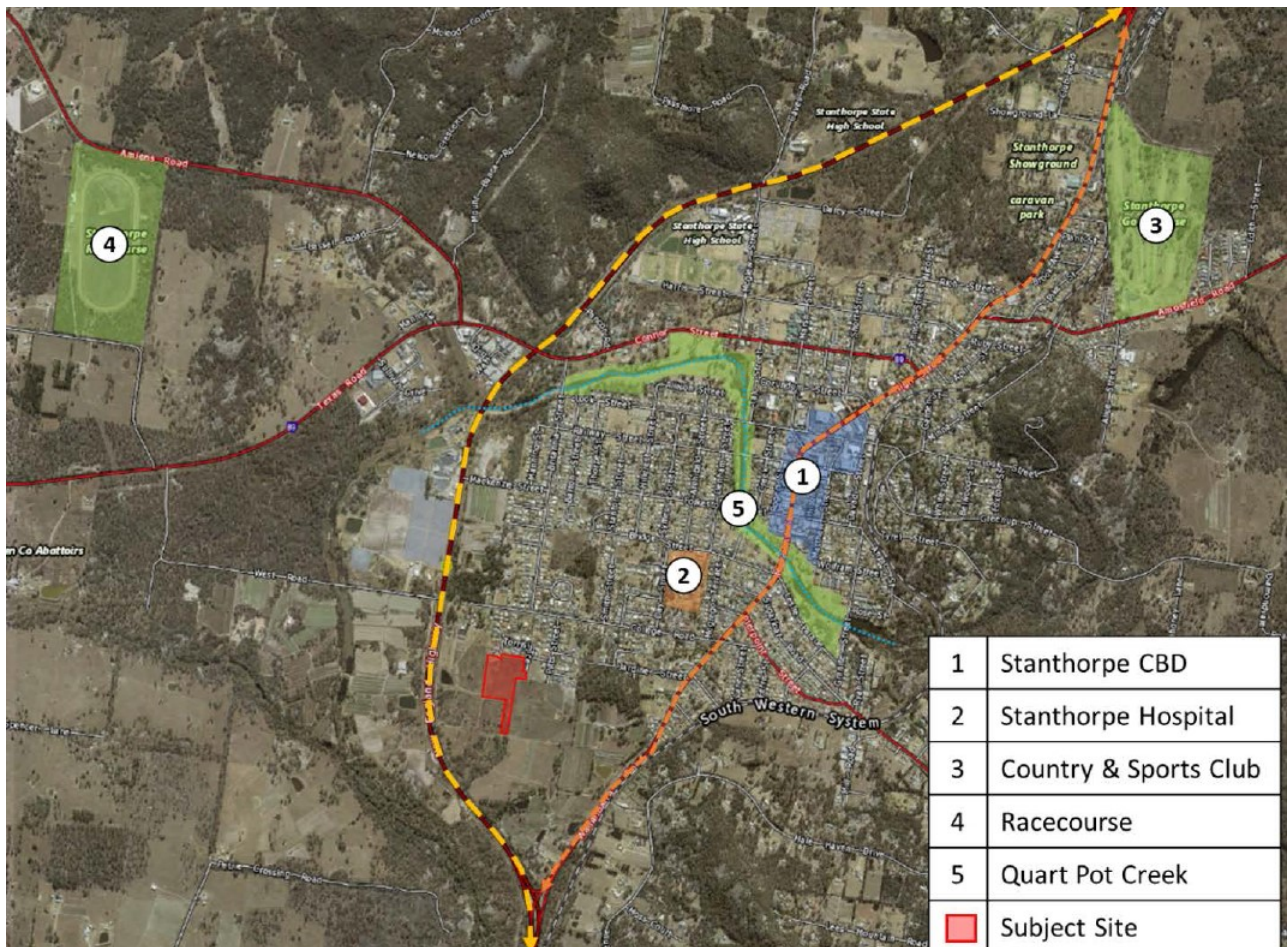
Report

The applicant is seeking development approval for a Retirement facility comprising of 90 dwellings on land located at Torrisi Terrace, Stanthorpe.

The applicant is proposing a lifestyle resort style facility including 90 dwelling units (single detached and some duplex). Private communal recreation and amenity features will include:

- Gym;
- Men's shed;
- Function room;
- Activity rooms,
- Indoor swimming pool;
- Lounge area;
- Library; and
- Landscaped open space with BBQ facilities

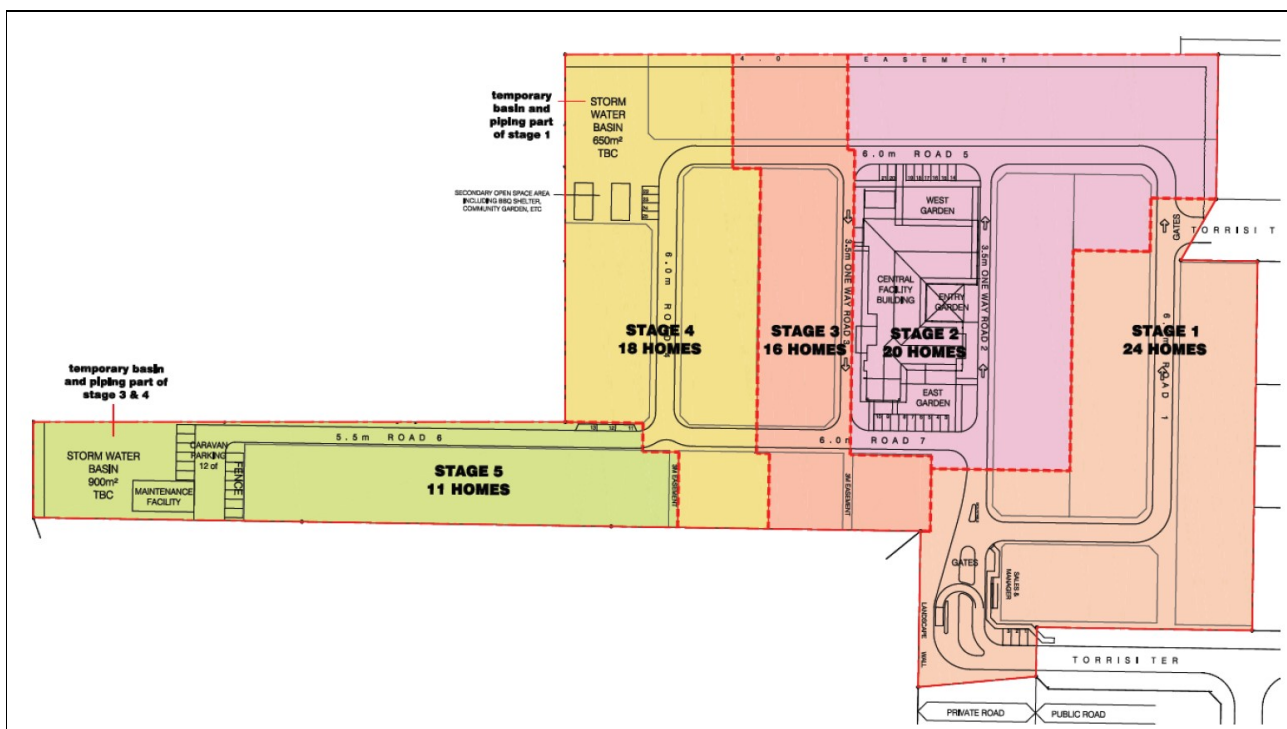
These facilities will be for the enjoyment of residents only.



Context – Zone Planning Group



The development is proposed to be constructed in 5 stages.

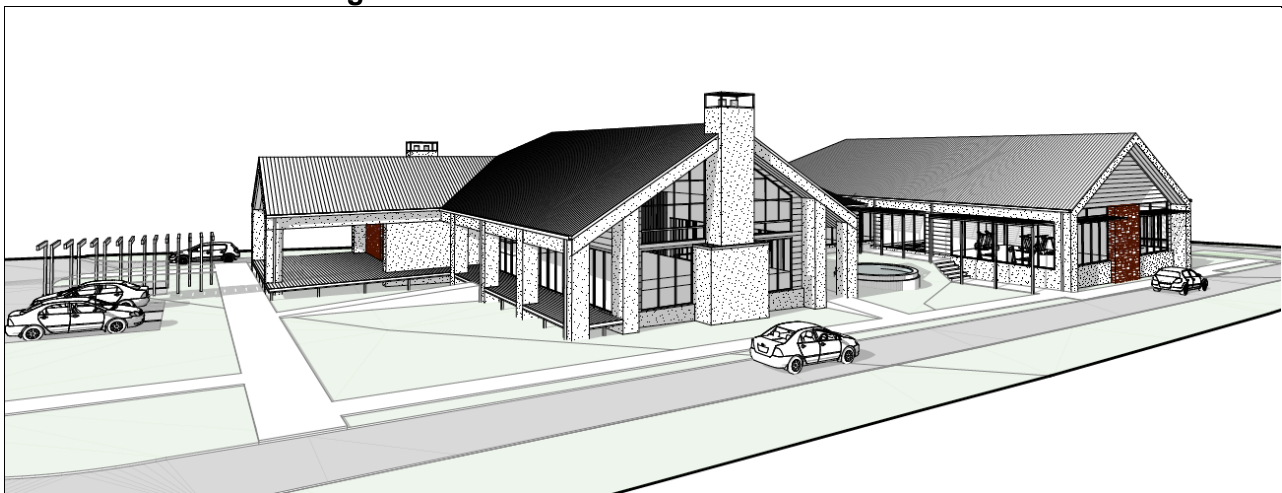


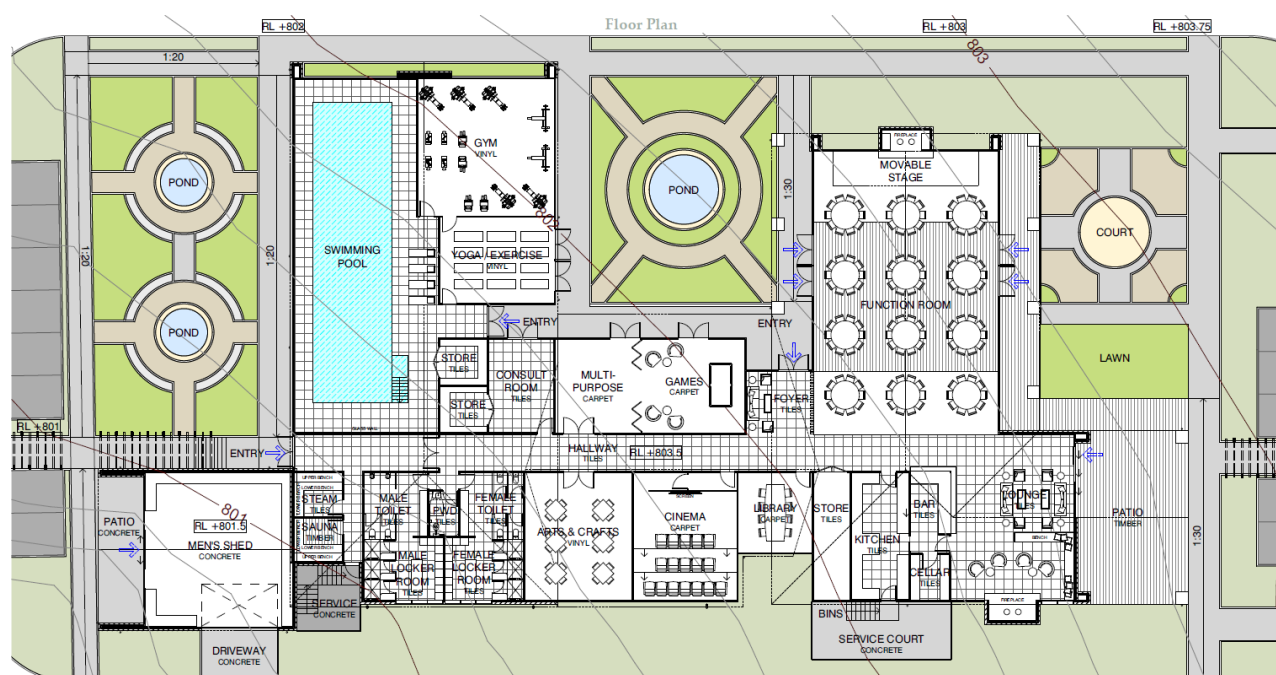
Proposed staging – Zone Planning Group

Stage 1	<ul style="list-style-type: none"> • 24 dwellings • Extension of Torrisi Terrace • Main entry gates • Internal driveways and landscaping • Managers residence
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	<ul style="list-style-type: none"> • Secondary access from Torrisi Terrace • Temporary stormwater basin
Stage 2	<ul style="list-style-type: none"> • 20 dwellings • Central recreation facility (gym, indoor pool, men's shed, activity rooms, cinema, library, function room and lounge space) • Internal driveways and landscaping
Stage 3	<ul style="list-style-type: none"> • 16 dwellings • Internal driveways and landscaping
Stage 4	<ul style="list-style-type: none"> • 18 dwellings • Communal recreation/BBQ space • South-western stormwater basin • Internal driveways and landscaping
Stage 5	<ul style="list-style-type: none"> • 11 dwellings • Caravan parking and maintenance shed • Internal driveways and landscaping • Southern stormwater basin

Central Facilities Building



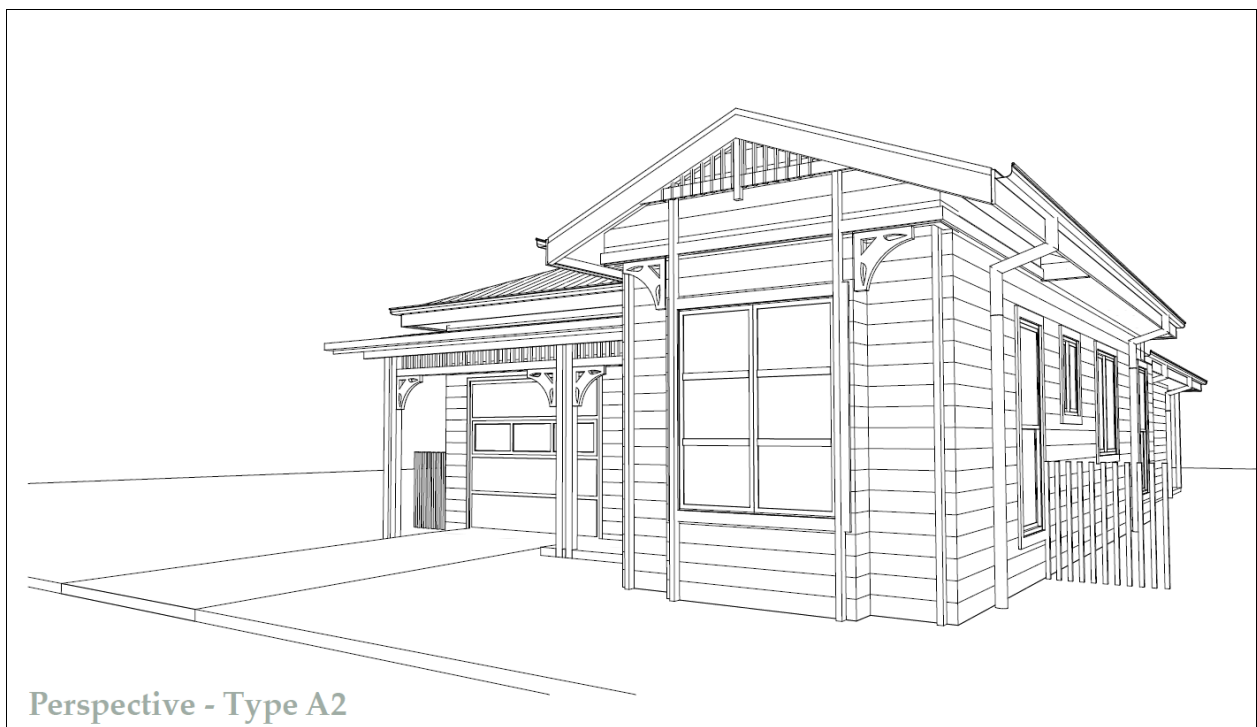


The facility will not include on site medical care however all dwellings will be designed to provide all ability access allowing 'ageing in place'.

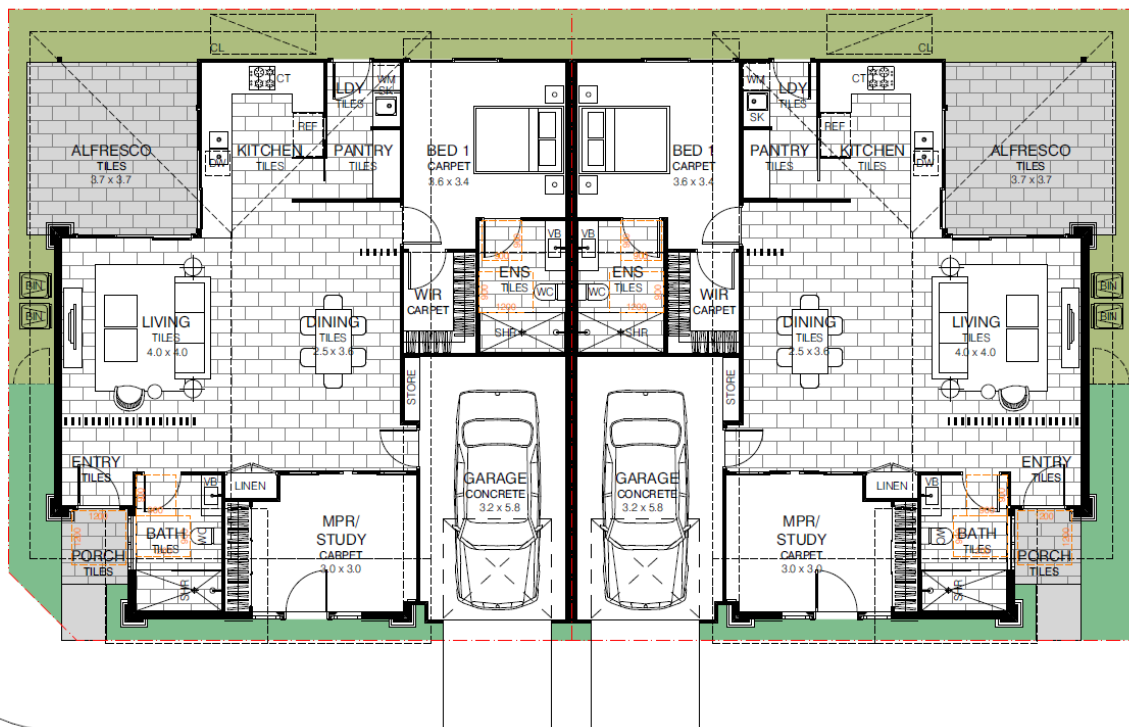
The proposed development will include 7 dwelling types (Type A to G) with varying floor plans and facades consisting of:

- 6 single dwelling types (2 x 2 bedroom/single garage and 4 x 2 bedroom/double garage)
- 1 duplex (Type E) (1 bedroom/single garage)

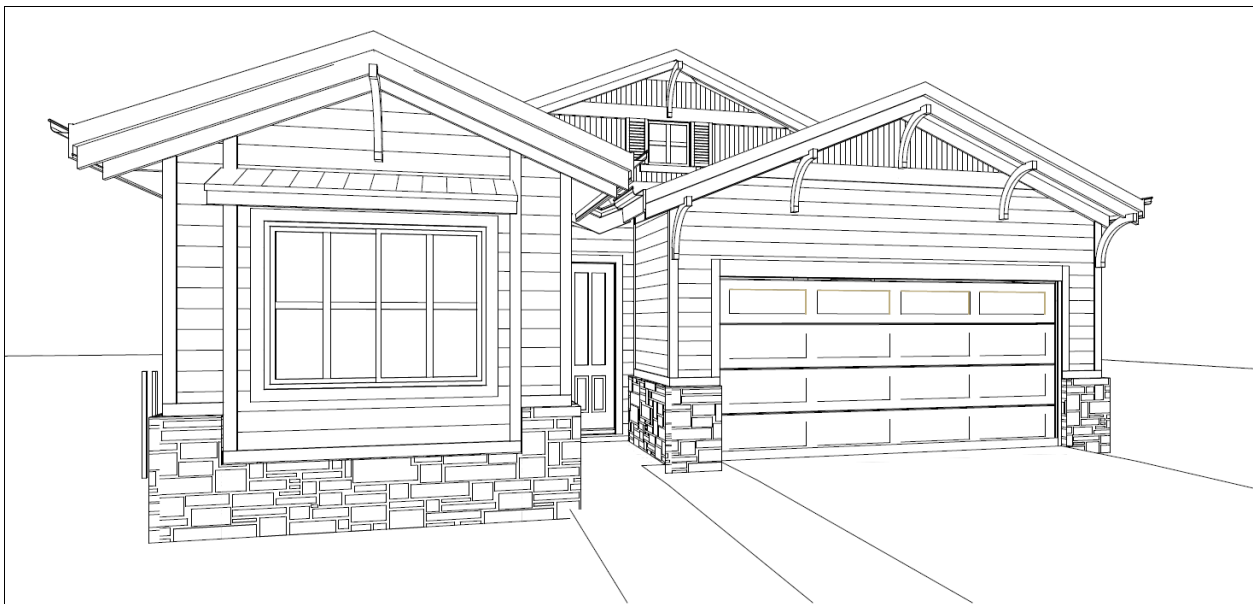
The applicant has prepared an indicative Plan of Development (POD). The POD establishes setbacks distances, easements over Council infrastructure where required and indicates potential duplex sites on corner lots. The POD also establishes the same dwelling type and/or façade cannot be constructed for more than three dwellings in a row. The intent is to provide a varied streetscape when viewed internally and externally to the development. It is intended this will add visual appeal to the development for residents and adjoining property owners.



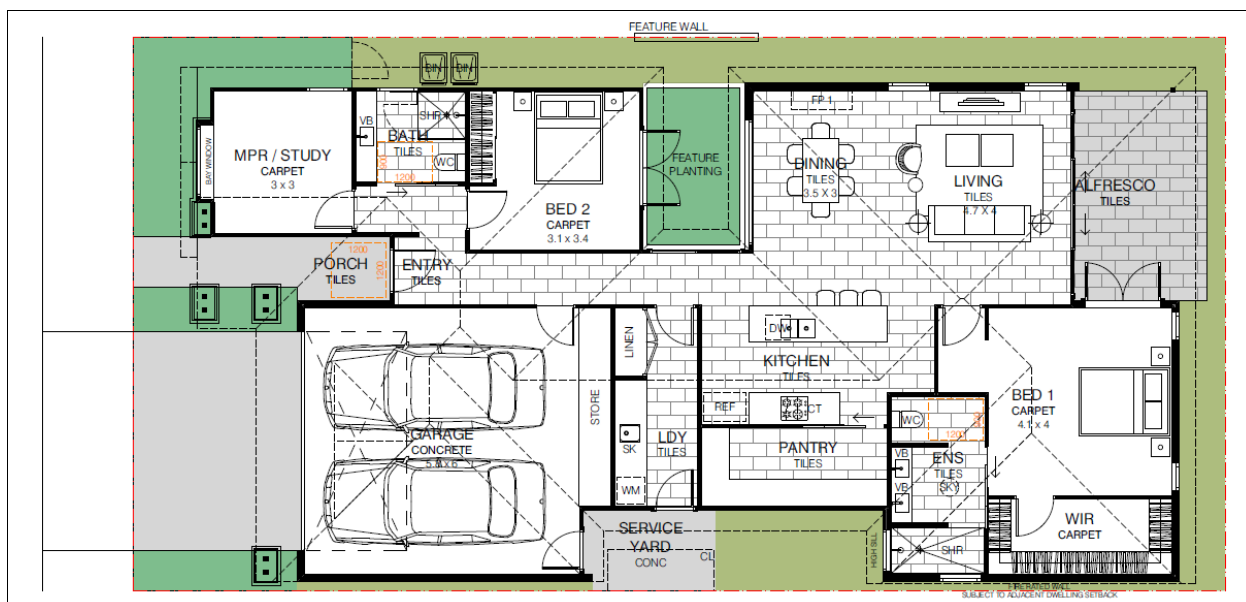




Proposed floor plan Type E (duplex) - BDA



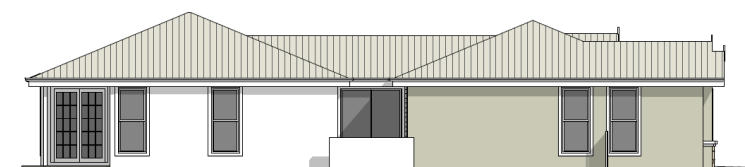
Proposed façade Type G (double garage)



Proposed floor plan Type G (double garage)



1 Front Elevation
SCALE 1:100



2 Left Elevation
SCALE 1:100

Development characteristics:

Proposed dwelling yield	90 dwellings		
Building height	1 storey		
Residential density	1 dwelling/482m ²		
Site cover	43% maximum		
Private open space	29m ² minimum (per dwelling)		
Communal open space	9,000m ²		
Central recreation facility	1,000m ² internal activity space		
Total open space	2.0ha (46% of site area)		
Car parking		Resident	Visitor
	Required	90	9
	Provided	90 (min)	26

Referral

This application required referral to Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) for assessment under the following provisions of the *Planning Regulation 2017*:

- 10.9.4.1.1.1 – Infrastructure – state transport infrastructure

The development is proposing a final point of discharge for stormwater within the New England Highway road reserve.

The DSDMIP assessment states the proposed development:

- complies with the relevant provisions set out under State code 6 of the State Development Assessment Provisions, Version 2.3 subject to one condition.
- does not create a safety hazard for users of the state-controlled road or result in a worsening of operating conditions of surrounding state-controlled road networks.
- will have negligible impact on the College Road/Wallangarra Road intersection.

Under section 56(1)(b)(i) of the *Planning Act 2016*, DSDMIP requires the following conditions must be attached to any approval to ensure that stormwater from the site will not result in negative impacts for drivers utilising the New England Highway:

Submissions

A total of ten submissions were received during the public notification period. Details of issues raised in the submissions are detailed below.

Matters raised in submissions	Comments
<i>Amenity – Dust</i> <i>Ensure that adequate control of dust will be taken into account.</i>	Conditions can be applied to ensure dust generated during the construction phase is managed to mitigate nuisance to residents in the locality.
<i>Point of contact</i> <i>Ensure we (submitter) have a person to contact if the above (noise and dust issues) are not adhered to.</i>	On site signage during the construction phase of all stages can be provided by the applicant to provide the general public with contact details of the project manager to report any concerns with construction activities.
<i>Amenity – Noise</i> <i>a. Ensure the time of commencement in the mornings of building, equipment and vehicle noise is adhered to. The same applies to the afternoon closure of works.</i> <i>b. Ensure builders, sub-contractors and others do not play loud music as some building sites do.</i> <i>c. Ensure that trucks, heavy equipment and such is kept within the time frames allowed.</i>	The <i>Environmental Protection Act 1994</i> is the governing legislation for the enforcement of noise related nuisance. Section 440R of the Act states: (1) A person must not carry out building work in a way that makes an audible noise— (a) on a business day or Saturday, before 6.30 a.m. or after 6.30 p.m.; or (b) on any other day, at any time. An advisory notice can be included on any approval advising of the requirements of the EPA.
<i>Stormwater management</i>	The draft stormwater management plan supplied in support of the development application is sufficient for assessment. A detailed stormwater management plan will be required for future Operational works applications prior to the works commencing on site.

Matters raised in submissions	Comments
<i>Over development - Density</i>	The proposed building height of one storey combined with topography of the site will result in a built form compatible with the residential character of the locality and intended by the planning scheme. Furthermore the proposed density of 1 dwelling per 482m ² is less than that allowed by provisions of the planning scheme. Standard conditions can be applied requiring any approved development to be in accordance with an approved masterplan which dictates site cover not to exceed 43% and density limited to 1 dwelling per 482m ² .
<i>Over development - Traffic generation</i>	<p>The traffic impact assessment supplied with the development application demonstrated the proposed development will have minimal effect on the functioning of the road network in the vicinity of the development site and will not necessitate the need for road and/or intersection upgrades. The development site will have two access points which will mitigate the impacts upon the functioning of Torrisi Terrace and the amenity impacts to nearby residents.</p> <p>Torrisi Terrace currently services 26 single detached dwellings generating a potential maximum of 234 vehicle movements per day.</p> <p>Modelling indicates the development will generate totally daily movements of approximately 208. This is considered low and is due in part to the development being a Retirement facility with car ownership and usage lower than a traditional low density residential neighbourhood with a similar population.</p>

Assessment against Southern Downs Planning Scheme v5.0

This application required assessment against the following benchmarks:

- Low density residential zone code
- Bushfire hazard overlay code
- Residential uses code
- Car parking and loading code
- Landscaping code
- Outdoor lighting code
- Physical infrastructure code
- Stormwater management code

Low density residential zone code

The purpose of the low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.

The site is zoned for residential development and the proposed development provides an alternate housing option for the 60+ population cohort to age in place. The Retirement facility the proposal will comprise a mix of single detached dwellings and some duplexes maintaining the residential character of the area.

All urban infrastructure is available to site (water, sewer, electricity and telecommunications) and will be connected providing a high level of urban service to the development.

AO2 *'The maximum site cover of all buildings and structures is 40%'*.

The development proposes site coverage of approximately 43%. This exceeds the 40% maximum required by **AO2**.

PO2 *'The site cover of buildings and other roofed structures:*

(a) does not present an appearance of bulk to the adjacent properties or roads;

- (b) allow for soft landscaping between buildings and between buildings and the road;*
- (c) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and vehicular access; and*
- (d) facilitates on site stormwater management.*

The proposed building height of one storey combined with topography of the site will result in a built form compatible with the residential character of the locality and intended by the planning scheme. Furthermore the proposed density of 1 dwelling per 482m² is less than that allowed by provisions of the planning scheme.

Other elements of the development such as landscaping, private open space and stormwater management have all been designed to satisfy **PO2**. Standard conditions can be applied requiring detailed landscaping and stormwater design to be submitted for approval prior to works commencing.

It is consider the proposed development has demonstrated compliance with **PO2**

PO16 *'All uses are located, designed, oriented and constructed to minimise noise, odour, lighting and dust nuisance from existing lawful uses including industry and agricultural uses.'*

Land adjoining the development site does not appear to have been actively used for agriculture in the recent past. Should this land be used for rural purposes again, the landscaping provided within the development will assist to mitigate any potential dust and spray drift nuisance. It is consider the proposed development has demonstrated compliance with **PO16**.

PO17 *'The traffic generated by a use other than a residential use does not significantly increase the traffic that could normally be expected in the locality.'*

The traffic impact assessment (prepared by Bitzios Consulting) supplied with the development application demonstrated the proposed development will have minimal effect on the functioning of the road network in the vicinity of the development site and will not necessitate the need for road and/or intersection upgrades.

Torrisi Terrace currently services 26 single detached dwellings generating a potential maximum of 234 vehicle movements per day.

Modelling indicates the development will generate totally daily movements of approximately 208. This is considered low and is due in part to the development being a Retirement facility with car ownership and usage lower than a traditional low density residential neighbourhood with a similar population. It is consider the proposed development has demonstrated compliance with **PO17**.

Bushfire hazard overlay code

The purpose of the Bushfire hazard overlay code is to control development in bushfire prone areas to minimise danger to people and damage to property.

The southern part of the development site is affected by the Bushfire hazard overlay- Potential impact buffer. The topography, lack of any vegetation surrounding the site and development layout ensures the provisions of the code are satisfied. The portion of the site affected by the overlay contains a stormwater detention basin and caravan storage area. All dwellings are located outside if the potential impact buffer area, and the development will have access to the reticulated water supply.

Residential uses code

The purpose of the Residential uses code is to ensure that Caretaker's accommodation, Dwelling houses, Dual occupancy, Multiple dwellings, Retirement facility and Rooming accommodation are located and designed to:

- (a) meet the needs and expectations of the community for safe, convenient, pleasant and suitable accommodation;*

- (b) be attractive and consistent with the developed character of the particular neighbourhood;
(c) be sustainable and meet the needs of people through all stages of life.

AO14.2 (a) Buildings, including projections, are setback at least 6m from any primary street frontage and 3m from any secondary street frontage.

- (b) The external walls of buildings are setback at least 2m from any adjoining side or rear boundary.'

The development proposes a reduced setback to Torrissi Terrace, varying from 2 metres to 4 metres; less than that required by **AO14.2**.

PO14 'The use is sited and designed to be complementary and compatible with the surroundings and to address the street in a positive way.'

Setbacks are proposed to be reduced to 2 metres for a length of 24 metres to Torrissi Terrace (one dwelling). The remainder of this frontage will have setbacks varying between 3 metres and 4metres. The reduced frontage will allow for landscaping to provide a positive address to the streetscape without impacting the amenity of the residential character of the neighbourhood. The landscaping plan supplied in support of the development illustrates that substantial room will exist along this boundary to provide a softening to the edge of the development when viewed externally of the site. Landscaping coupled with varying facade treatments of the dwellings will satisfy **PO14**.

AO17 'Where there are more than 4 dwellings on a site within a multiple dwelling or retirement facility, communal open space is provided at a rate of at least 10 m² per dwelling.'

The proposed retirement facility generates a requirement for 900m² of communal open space.

The design currently provides approximately 9,000m² of communal open space equating to approximately 100m² per dwelling unit. Of the 9,000m² provided approximately 1,550m² is made up of the detention basins. This still provides 7,450m² of communal open space (82.7m² per dwelling) in the event the detention basins are not useable due to water retention. The communal open space is a mixture of active and passive areas comprising open lawns, garden beds, plantings, BBQ facilities, benches, tables and water features. The design allows for access by persons using wheelchairs and other mobility aids. It is consider the proposed development has demonstrated compliance with **AO17**.

AO18.1 'For dwellings located at ground level the amount and dimension of private open space is as follows:

Dwelling type	Minimum area	Minimum width
1 bedroom	18m ²	2.5m ²
2 or more bedrooms	25m ²	4.0m ²

The open space may be a covered verandah or courtyard.'

The amount of private open space provided varies by dwelling type. A breakdown by dwelling type is provided below:

Dwelling type	Private open space provided (m ²)
A – 2 bedroom	26.18m ² + 23.78m ² alfresco/courtyard/verandah
B – 2 bedroom	24.0m ² + 29.28m ² alfresco/courtyard/verandah
C – 2 bedroom	14.70m ² + 25.52m ² alfresco/courtyard/verandah
D – 2 bedroom	28.35m ² + 30.78m ² alfresco/courtyard/verandah
E – 1 bedroom	12.5m ² + 16.96m ² alfresco/courtyard/verandah
F – 2 bedroom	40.80m ² + 34.00m ² alfresco/courtyard/verandah
G – 2 bedroom	21.60m ² + 25.31m ² alfresco/courtyard/verandah

Private open space for the proposed dwelling types consists of open areas (garden/lawn) and covered areas (alfresco/courtyard/verandah).

It is considered the proposed development has demonstrated compliance with **AO18.1**.

Car parking and loading code

The purpose of the Carparking and loading code is to ensure that provision for vehicle access and parking:

- (a) is adequate to meet the demand likely to be generated by development;*
- (b) is designed to be safe and minimise adverse environmental impacts;*
- (c) is constructed to a satisfactory standard in keeping with the character and standards in the locality; and*
- (d) protects or improves the function, accessibility, efficiency and safety of the transport network, including the active transport network.*

A total of 90 on-site parking spaces are proposed for the dwelling units with an additional 23 visitor spaces to be provided at various locations throughout the development. Table 9.4.2.4 Carparking and loading code requires a Retirement facility to provide 1 space per dwelling unit plus 1 visitor space per 10 dwelling units. This is a total onsite parking requirement of 99 spaces. The development proposes a total of 113 spaces.

Swept path diagrams provided in the Traffic Impact Assessment demonstrate that the site can be serviced adequately by waste collection and emergency vehicles.

Traffic generation will not negatively impact on the functional capacity of Torrisi Terrace and the wider road network.

Landscaping code

The purpose of the Landscaping code is to promote landscaping of sites:

- (a) to improve the living and working environment with planting;*
- (b) to retain or reinforce the natural landscape character of the site, streetscape and locality;*
- (c) to facilitate water management including water conservation;*
- (d) that includes appropriate plantings that are of a scale and density commensurate with building height, bulk and scale to buffer development and conflicting land uses;*
- (e) that retains existing vegetation; and*
- (f) that protects and enhances ecological and biodiversity values.*

A proposed landscaping plan was submitted in support of the development application.

The design provides an attractive appearance to adjacent existing residential properties and internally to the site. Extensive use of native plantings will ensure landscaping will be low maintenance, generally drought tolerant and enhances ecological and biodiversity values.

Standard conditions can be applied requiring the detailed landscaping plan to be approved prior to works commencing.

Outdoor lighting code

The purpose of the Outdoor lighting code is to ensure that the installation of outdoor lighting does not cause nuisance to nearby residents or passing motorists or shine upwards into the night sky contributing to artificial sky glow.

Outdoor lighting will be provided onsite to ensure safe wayfinding and security for residents. Standard conditions can be applied to ensure such lighting does not generate a nuisance beyond the boundaries of the development site.

Physical infrastructure code

The purpose of the Physical infrastructure code is to ensure that new premises are connected to adequate utility services and that those services are protected from any potential adverse impact and to ensure that new premises have adequate, appropriate access to the road network.

The subject site is located to take advantage of Council's reticulated water and sewerage networks. Engineering analysis submitted with the development application demonstrates adequate capacity exists in both water and sewer networks to provide an appropriate level of service.

Detailed engineering designs for the water and sewer works will need to be provided at the operational works stage of the development. Standard conditions can be applied to require this detail prior to works commencing.

Stormwater management code

The purpose of the Stormwater management code is to ensure that development including community infrastructure is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009.

A proposed stormwater management plan was submitted in support of the development application. This management plan demonstrates that off-site post development flows will not exceed pre development conditions. A lawful point of discharge has been identified within the road reserve of the New England Highway. Referral response from DSDMIP confirms acceptance of the final point of discharge subject to conditions.

Detailed design of the works required to implement the findings will need to be submitted for approval at the operational works stage of the development. Standard conditions can be applied to require detailed stormwater management plan to be submitted prior to works commencing.

Infrastructure Charges

Development Type	Network	Charge Rate	Proposed	Credit	Charge
Residential - Multiple dwelling	All	\$7,500/dwelling unit	90 x \$7,500	\$10,000	\$665,000
TOTAL:					\$665,000

Office use only			
Network	Proportion of Charge	Charge/ Network	Receipt Code
Roads	20%	\$133,000	RC241
Parks	5%	\$33,250	RC243
Water	30%	\$199,500	RC244
Sewerage	35%	\$232,750	RC245
Stormwater	10%	\$66,500	RC242

In accordance with Section 122 of the *Planning Act 2016*, the infrastructure charge is payable when the change of use happens.

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 Material Change of Use for a Retirement facility on Lot 43 on SP185955, located at Torrisi Terrace, Stanthorpe, be approved subject to the following conditions:

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

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

Plan Name	Plan No.	Date
3.1 Indicative Master Plan, prepared by SMEC and BDA	435400 Issue A	7 September 2018
3.2 Plan of Development, prepared by BDA	435400 Issue A	7 September 2018
3.4 Car Parking and Waste Management Plan, prepared by BDA	435400 Issue A	7 September 2018
3.5 Staging Plan, prepared by BDA	435400 Issue A	7 September 2018
3.6 Fencing Plan, prepared by BDA	435400 Issue A	7 September 2018
4.1 Colours & Materials, prepared by BDA	435400 Issue A	7 September 2018
4.3 Type A – Floor plan, prepared by BDA	435400 Issue A	7 September 2018
4.4 Type A - Elevations Type A1, prepared by BDA	435400 Issue A	7 September 2018
4.5 Type A - Elevations Type A2, prepared by BDA	435400 Issue A	7 September 2018
4.7 Type B – Floor Plan, prepared by BDA	435400 Issue A	7 September 2018
4.8 Type B - Elevations Type B1, prepared by BDA	435400 Issue A	7 September 2018
4.9 Type B - Elevations Type B2, prepared by BDA	435400 Issue A	7 September 2018
4.11 Type C – Floor Plan, prepared by BDA	435400 Issue A	7 September 2018
4.12 Type C - Elevations Type C1, prepared by BDA	435400 Issue A	7 September 2018
4.13 Type C - Elevations Type C2, prepared by BDA	435400 Issue A	7 September 2018
4.15 Type D – Floor Plan, prepared by BDA	435400 Issue A	7 September 2018
4.16 Type D - Elevations Type D1, prepared by BDA	435400 Issue A	7 September 2018
4.17 Type D - Elevations Type D2, prepared by BDA	435400 Issue A	7 September 2018
4.19 Type E – Floor Plan, prepared by BDA	435400 Issue A	7 September 2018
4.20 Type E - Elevations Type E1, prepared by BDA	435400 Issue A	7 September 2018
4.21 Type E - Elevations Type E2, prepared by BDA	435400 Issue A	7 September 2018
4.22 Type F – Floor Plan, prepared by BDA	435400 Issue A	7 September 2018
4.23 Type F - Elevations Type F1, prepared by BDA	435400 Issue A	7 September 2018
4.24 Type F - Elevations Type F2, prepared by BDA	435400 Issue A	7 September 2018
4.26 Type G – Floor Plan, prepared by BDA	435400 Issue A	7 September 2018
4.27 Type G - Elevations Type G1, prepared by BDA	435400 Issue A	7 September 2018
4.28 Type G - Elevations Type G2, prepared by BDA	435400 Issue A	7 September 2018
4.29 Central Facilities – Floor Plan, prepared by BDA	435400 Issue A	7 September 2018
4.30 Central Facilities – Elevations, prepared by BDA	435400 Issue A	7 September 2018
4.31 Central Facilities – Elevations, prepared by BDA	435400 Issue A	7 September 2018
Landscape Masterplan, prepared by SMEC	03 Rev B	September 2018
Central Facility Area - Detail Plan, prepared by SMEC	04 Rev B	September 2018
Open Space Activities Area - Detail Plan, prepared by SMEC	05 Rev B	September 2018
Main Entry - Detail Plan, prepared by SMEC	06 Rev B	September 2018

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.

Staging

3. The development may proceed in stages, provided that any road access and infrastructure services required to service a particular stage are constructed with that stage. Unless otherwise expressly stated, the conditions must be read as being applicable to all stages. The stages are approved as follows:

Stage 1

- 24 dwellings.

- Extension of Torrisi Terrace.
- Main entry gates.
- Internal driveway and landscaping.
- Manager's residence.
- Secondary access from Torrisi Terrace.
- Temporary stormwater basin.

Stage 2

- 20 dwellings.
- Central recreation facility (gym, indoor pool, men's shed, activity rooms, cinema, library, function room and lounge space).
- Internal driveways and landscaping.

Stage 3

- 16 dwellings.
- Internal driveways and landscaping.

Stage 4

- 18 dwellings.
- Communal recreation/BBQ space.
- South-western stormwater basin.
- Internal driveways and landscaping.

Stage 5

- 11 dwellings.
- Caravan parking and maintenance shed.
- Internal driveways and landscaping.
- Southern stormwater basin.

Land Use and Planning Controls

4. This approval allows for the use of the site for the following uses only:
 - Retirement facility – a maximum of 90 dwelling units
5. The material change of use the subject of this development permit is to be completed within a period of 10 years starting the day this development permit takes effect. The development permit will lapse in respect of each aspect of the material change of use that has not been completed within this period.
6. The dwellings are to include a variety of the approved designs, Types A to G. The same dwelling design type cannot be used for more than three dwellings in a row. A variety of colours and materials are to be used in accordance with the colours and materials submitted with the application, i.e. 4.1 Colours & Materials, Issue A, dated 7 September 2018.

Amenity and Environmental Controls

7. Advertising Devices relating to the Retirement facility may **only** be erected on the subject land, i.e. Lot 43 SP185955. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the residential 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.
8. During the construction phase of the development, all wastes must be separated into

recyclables (where possible) and landfill wastes, and disposed of at the Stanthorpe waste facility.

9. The wheelie bins are to be stored within the courtyard of each dwelling unit and screened from view from all roads and public places. A concrete pad is to be provided for the two bins in an appropriate location within each courtyard.
10. Sufficient waste receptacles must be provided to allow all residents access to a waste disposal and recycling service, to the satisfaction of the Manager Environmental Services. This may include a combination of industrial bins and wheelie bins.
11. 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.
12. Lighting is to be provided within the development including adjacent to the internal driveways. Any lighting is to be located such that there is no interference with any residences. Details of the proposed lighting are to be submitted to and approved by the Director Planning, Environment and Corporate Services prior to the issuing of any Development Permit for Building Works. Lighting is to be provided in accordance with the approved plan.
13. All cleared or lopped timber and vegetation must be processed on site by wood chipping, mulching or similar method. Any processing of trees or vegetation must be carried out in a safe manner and without any adverse environmental impacts from noise or dust emissions, and in accordance with any requirements under the *Environmental Protection Act 1994*.
14. At all times during the construction phase/s of the development, signage is to be installed advising of contact details for the project manager, or other appropriate person, members of the public may contact if they are experiencing nuisance associated with construction. The signage must be located so as to be easily viewed and from the road.
15. Dust mitigation measures are to be implemented during construction.
16. Vehicle access is to be controlled so as to prevent dust generation and tracking of material on to adjoin roadways, particularly during wet weather or when the site has been affected by wet weather.

Fencing, Landscaping and Buffers

17. Fencing is to be provided in accordance with 3.6 Fencing Plan, Issue A, dated 7 September 2018, prepared by BDA. Areas of private open space adjoining road frontages are to be screened to provide privacy for residents. Fencing along the road frontages of the land must be no higher than 1.2 metres. The height may be increased to 1.8 metres if the fence is at least 50% transparent.
18. Landscaping is to be provided in accordance with the following plans:
 - Landscape Masterplan, No. 03, Rev B, dated September 2018;
 - Central Facility Area – Detail Plan, No. 04, Rev B, dated September 2018;
 - Open Space Activities Area – Detail Plan, No. 05 Rev B, dated September 2018;
 - Main Entry - Detail Plan, No. 06, Rev B, dated September 2018.
19. **A Landscaping Plan is to be submitted to and approved by the Director Sustainable Development 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

20. The internal driveways are to be designed and constructed to allow an 8.8 metre service

vehicle to enter and leave the site in forward gear.

21. Carparking is to be provided in accordance with the approved plan 3.4 Car Parking and Waste Management Plan, 435400 Issue A, dated 7 September 2018 as prepared by BDA.
22. All roads/driveways within the development are to be constructed in asphaltic concrete.

Roadworks

23. Any footpaths, kerbing and channelling, roadworks and drainage works damaged during construction of the development are to be reinstated to the pre-existing condition, unless otherwise required by the Director Infrastructure Services.

Stormwater Drainage

24. The design, construction and operation of the stormwater drainage system must comply with the water quality objectives stated in Appendix 2 of the State Planning Policy.
25. 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 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).

Site stormwater runoff must be collected, detained and discharged where appropriate in a manner that does not increase the quantity or concentration of stormwater flow in comparison to the pre-development condition. Where necessary, suitable easements to lawful points of discharge, which may include surrounding properties, shall be provided to Council, at the developer's cost.

Water Supply and Waste water

26. The connection to Council's reticulated water supply must be a combined fire and domestic metered connection located at a point nominated by Council.
27. The proposed dwelling units are to be connected to Council's reticulated water supply system and sewerage system in accordance with the *Queensland Plumbing and Wastewater Code*. A separate water connection (including water meter) is to be provided for each dwelling unit within the development. A separate sewerage connection is to be provided for each dwelling unit.

Electricity, Street Lighting and Telecommunications

28. Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
29. In accordance with the Federal Government's National Broadband Network (NBN) initiatives, the Developer (at the Developer's expense) is to install a fibre ready pit and pipe network (including trenching and ducting, design and third party certification) to NBN Co's specifications, to allow for the installation of Fibre-to-the-Premises (FTTP) broadband services. Any fibre provider may be used, provided they meet NBN specifications and open access requirements. Ownership of the infrastructure is to be transferred to Telstra in exchange for the provision of fibre within that pit and pipe network. Prior to commencement of the use, written advice is to be provided from Telstra that the pit and pipe network has been installed in accordance with NBN Co's specifications.
30. LED street lighting shall be provided in accordance with AS/NZS 1158 - Lighting for Roads and Public Spaces.

Operational Works

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

Infrastructure Charges Notice

32. Payment of \$665,000 is to be made to Council in accordance with the Infrastructure Charges Notice attached to the decision notice. If the development is staged, the payment of Infrastructure Charges may also be staged. 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) **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.
- (v) **Building Approval is to be obtained** for Class 1a (dwellings) and Class 9c (communal facilities) buildings 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. **Form 21s (Final Inspection Certificate for the dwellings) and Form 11a (Certificate of Classification for other buildings) must be issued for the building works prior to the use of the relevant building commencing.**
- (vi) In accordance with section 440R of the *Environmental Protection Act 1994*, no building works that make an audible noise are to be carried out before 6.30 a.m. or after 6.30 p.m., Monday to Saturday, or at all on Sundays and public holidays.
- (vii) A Development Permit for Operational Works associated with the development must be obtained in accordance with the *Planning Act 2016*. This application must be submitted with the following:
 - DA Form 1;
 - 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;
 - An Erosion and Sediment Control Plan;

Operational Works shall be subject to a 12 months Defect Liability Period commencing from the day the works are accepted on-maintenance. A bond will be held by Council as security,

and refunded following a defect-free inspection at the end of the Defect Liability Period.

- (viii) 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 2 of the State Planning Policy for drainage control, erosion control, sediment control and water quality outcomes.
- (ix) 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.
- (x) All Development Permits for Operational Works, and Compliance Permits for Plumbing and Drainage Works, should be obtained prior to the issue of a Development Permit for Building Works.
- (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.
- (xii) Any retaining structures above 1.0 metre in height must be separately certified for structural adequacy by a Registered Professional Engineer of Queensland at design submission and also on completion of construction for compliance with the design. A detailed inspection and as constructed record must be provided to Council by a Registered Professional Engineer of Queensland, prior to acceptance of the works, including certification that the wall's foundation ground conditions nominated in the design were inspected and achieved during construction. The approved design and/or construction of the retaining walls must not be modified or altered without Council's prior written approval.

Aboriginal Cultural Heritage

- (xiii) 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.datsip.qld.gov.au

Schedule 2 - Department of State Development, Manufacturing, Infrastructure and Planning

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use for retirement facility		
State-transport infrastructure—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
1.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) reduce the quality of stormwater <p>(c) RPEQ certification with supporting documentation must be provided to the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part/s (a) and (b) of this condition.</p>	<p>(a) At all times.</p> <p>(b) At all times</p> <p>(c) Prior to the commencement of use</p>

Attachments

1. Submissions [View](#)

Council Ref: MCU02007

8 November 2018

Southern Downs Regional Council
PO Box 26
Warwick QLD 4370

Sent via email: mail@sdrc.qld.gov.au



Att: Assessment Manager - Development Services

Dear Sir / Madam,

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
RETIREMENT FACILITY - 90 UNITS**

**TORRISI TERRACE, STANTHORPE
LOT 43 ON SP185955**

INTRODUCTION

This submission has been prepared against the proposed development for a retirement facility over Torrissi Terrace Stanthorpe (Council reference MCU02007).

I use all of the three neighbouring properties, namely Lots 1 and 2 RP225389 and Lot 2 RP41883, located directly to the west of the proposed Retirement Facility, as shown in Figure 1 below.



Figure 1: Location of the proposed development (QLD Globe, accessed October 2018)



Document Set ID: 2991627
Version: 1, Version Date: 13/11/2018

We would like to make it clear to Council that we do not strictly object to the land use for a retirement facility on the subject site, so long as it is developed within an appropriate intensity and/or infrastructure capacity.

We do not believe that the applicant's consultant team has adequately addressed the issues associated with the urban development of this vacant site. If not appropriately addressed as part of the submission and the Council's assessment, we feel that this will have negative impacts on area long-term, and adversely affect the development potential and appeal of the low-density residential area.

Given the subject site is zoned low-density residential and is surrounded by low-density residential development, we strongly object to several key issues including stormwater issues and overdevelopment of the site, specifically relating to zoning and density. These will be discussed in more detail in the following sections.

STORMWATER

A review of the Stormwater Management Plan prepared by Pinnacle Engineering Group has been undertaken by an independent Engineering consultant. The key findings are outlined below:

1. The proposed development has not demonstrated that a lawful point of discharge is achieved. The applicant approached us for consent prior to lodgement of the application and this request was not backed by sufficient technical justification to give us comfort in signing the consent.
2. The proposed development would alter flow conditions onto the following properties (downstream properties):
 - Lot 2 RP225389;
 - Lot 1 BNT1419.
3. The proposal includes discharging stormwater at three locations from the development site being from:
 - a. The proposed Western Detention Basin into Lot 2 RP225389;
 - b. External Catchment bypass line into Lot 2 RP225389;
 - c. The Southern Detention Basin into Lot 1 BNT1419.
4. The discharge proposal has the potential to alter the stormwater characteristics onto these properties which may give rise to damage to the property including:
 - a. The development has endeavoured to provide detention to mitigate post-development peak flow discharge rates off-site. However, the development will increase the frequency and duration of stormwater discharge due to the increase in impervious area. This increase in flow volume onto the property may result in prolonged waterlogging of the soil profile, which will adversely affect the use and enjoyment of our lan;
 - b. The concentration of major flow in addition to the increased frequency and duration of stormwater discharge at these locations causing potential for erosion;
 - c. Uneven distribution of pre-development flows resulting in increases in peak flows at particular points onto the downstream properties;
 - d. The external catchment bypass pipe is proposed in a location that does not currently receive concentrated stormwater runoff and therefore would act

to concentrate runoff from upslope properties and discharge in a concentrated manner onto the downstream property which may result in a worsening of flow conditions.

5. The proposed development has not demonstrated adequate treatment of stormwater runoff to ensure a no worsening to the quality of stormwater discharging onto the downstream properties.

In light of the above, it is considered the site has the inability to contain stormwater runoff onsite without it creating a worsening effect upon our property and other downstream properties. We, therefore, ask the Council to review the Stormwater Management Plan.

SITE OVERDEVELOPMENT

The current proposal is for 90 units comprising 72 single dwellings, 18 dual occupancies and a central facility. As can be seen in Figure 2 below, the proposal is zoned as low-density residential and is currently considered to represent an overdevelopment of the site.

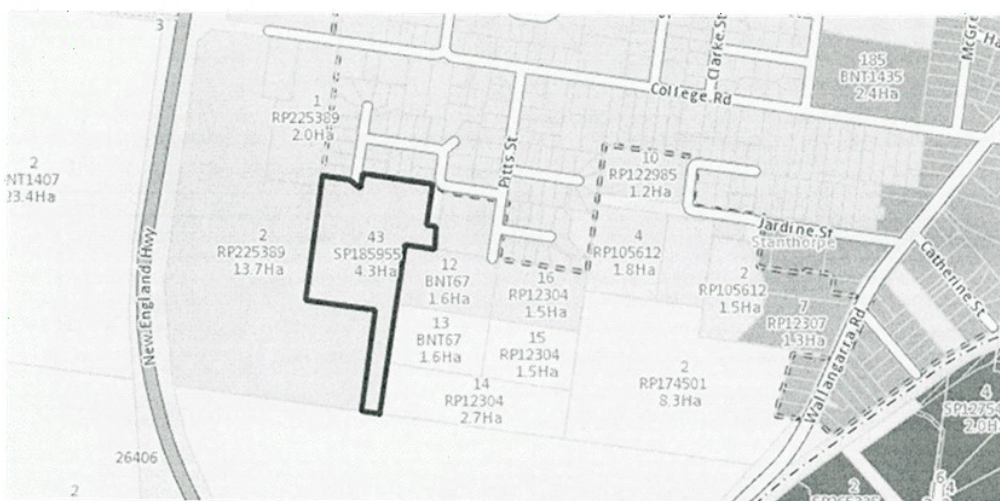


Figure 2: Zoning Map Extract (Southern Downs Regional Council, accessed October 2018)

The Development Application Submission prepared by Zone Planning provides an overview of the proposed yield for the retirement facility and has been extracted below (Figure 3):

Proposed Dwelling Yield	90 dwellings		
Building Height	1 storey		
Residential Density	1 dwelling/482m ²		
Site Cover	43%		
Private Open Space Provision	17m ² – 31m ²		
Outdoor Communal Open Space Provision	880m ²		
Central Recreation Facility	1,000m ² internal activity space		
Total Landscaped Space	2.08ha (48% site area)		
Car Parking		Resident	Visitor
	Required	90	9
	Provided	90 (min)	26

Figure 3: Residential Yield Summary (Zone Planning Report, accessed October 2018)

The planning report states the proposed dwelling yield is 90 dwellings. The Architectural Plans prepared by BDA suggests the mix of units will comprise 72 individual units and 18 dual occupancies. A review of the concept dwelling plans reveals the GFA of one bedroom dwellings range from 168m²-180m² and two bedroom dwellings range between 200m² - 222m². The proposed site cover exceeds the maximum requirement of 40%. It is worthy to note that all two bedroom dwellings propose a two car garage, subsequently increasing potential traffic movements and impacting existing infrastructure.

The development as a whole has an increased density compared to the established character of the surrounding area. This will subsequently increase the roof and impervious area. As outlined in the section above relating to stormwater issues, this will affect the ability of the proposed development to appropriately treat stormwater onsite without significantly affecting downstream properties.

CONCLUSION

In summary, my key concerns are:

- The proposed development represents an overdevelopment of the site with respect to the surrounding area, and the lack of infrastructure capacity in the locality and internal infrastructure capacity of the site;
- The increased roof area and the impervious area which affects the treatment of stormwater effectively onsite;
- The development's inability to contain stormwater runoff onsite, without creating a worsening effect upon our property or other downstream properties;
- The ability of the existing infrastructure including the localised street network to cope with this development and the opportunity for other future residential development.

Our review of the applicant's development application has identified several key areas of non-compliance. The applicant has sought to justify the extent of non-compliance through a performance-based assessment, which in our opinion has not been adequately justified through suitable alternate solutions or relevant planning performance justification. This is particularly the case for stormwater management.

This submission is lodged to object to the proposed intensity of development on the subject site and we implore Council to ensure substantial changes to the current design occur in the interest of the local community.

Please accept this condition as properly made in accordance with the *Planning Act*.

Yours faithfully,



Signature

Name: Christopher Visentin

Address: 78 Britannia St, Stanthorpe QLD 4380

Council Ref: MCU\02007

8 November 2018

Southern Downs Regional Council
PO Box 26
Warwick QLD 4370

Sent via email: mail@sdrcl.qld.gov.au



Att: Assessment Manager - Development Services

Dear Sir / Madam,

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
RETIREMENT FACILITY - 90 UNITS**

**TORRISI TERRACE, STANTHORPE
LOT 43 ON SP185955**

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Document Set ID: 2991628
Version: 1, Version Date: 13/11/2018

We would like to make it clear to Council that we do not strictly object to the land use for a retirement facility on the subject site, so long as it is developed within an appropriate intensity and/or infrastructure capacity.

We do not believe that the applicant's consultant team has adequately addressed the issues associated with the urban development of this vacant site. If not appropriately addressed as part of the submission and the Council's assessment, we feel that this will have negative impacts on area long-term, and adversely affect the development potential and appeal of the low-density residential area.

Given the subject site is zoned low-density residential and is surrounded by low-density residential development, we strongly object to several key issues including stormwater issues and overdevelopment of the site, specifically relating to zoning and density. These will be discussed in more detail in the following sections.

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to concentrate runoff from upslope properties and discharge in a concentrated manner onto the downstream property which may result in a worsening of flow conditions.

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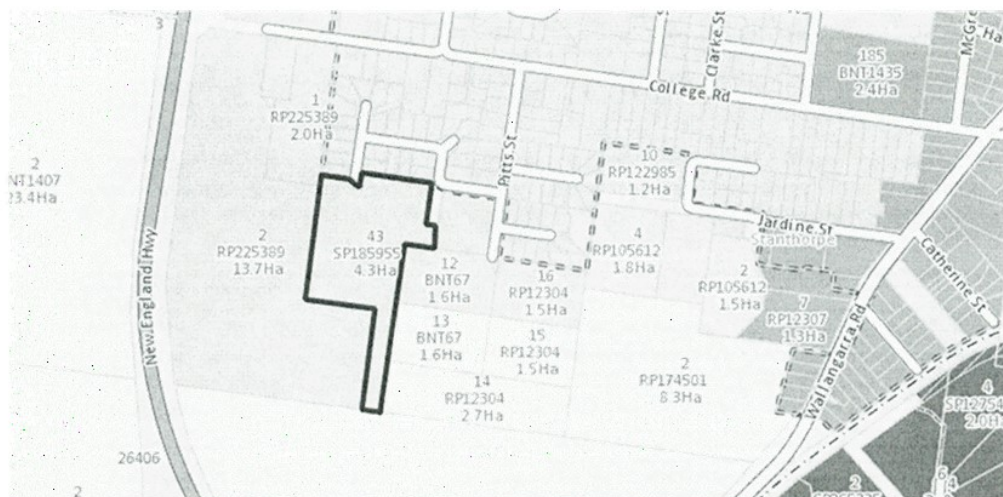


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The development as a whole has an increased density compared to the established character of the surrounding area. This will subsequently increase the roof and impervious area. As outlined in the section above relating to stormwater issues, this will affect the ability of the proposed development to appropriately treat stormwater onsite without significantly affecting downstream properties.

CONCLUSION

In summary, my key concerns are:

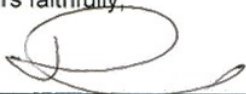
- The proposed development represents an overdevelopment of the site with respect to the surrounding area, and the lack of infrastructure capacity in the locality and internal infrastructure capacity of the site;
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- The development's inability to contain stormwater runoff onsite, without creating a worsening effect upon our property or other downstream properties;
- The ability of the existing infrastructure including the localised street network to cope with this development and the opportunity for other future residential development.

Our review of the applicant's development application has identified several key areas of non-compliance. The applicant has sought to justify the extent of non-compliance through a performance-based assessment, which in our opinion has not been adequately justified through suitable alternate solutions or relevant planning performance justification. This is particularly the case for stormwater management.

This submission is lodged to object to the proposed intensity of development on the subject site and we implore Council to ensure substantial changes to the current design occur in the interest of the local community.

Please accept this condition as properly made in accordance with the *Planning Act*.

Yours faithfully,



Signature

Name: David Marino

Address: 8 Sangricoli Court Stanthorpe

Grovely House Bed and Breakfast

1A Torrissi Terrace Stanthorpe

QLD 4380

Application Reference: MCU\02007

To whom it may concern,

My husband and I, Stephen and Faith Simon own the property Grovely House B&B situated on 1A Torrissi Terrace Stanthorpe QLD 4380. We run a successful business and have many loyal repeat guests and new guests alike. We are concerned regarding the impact of the proposed development on Torrissi Terrace Stanthorpe QLD 4380, Lot 43 on SP 185955 on our business.

Our concerns are as follows –

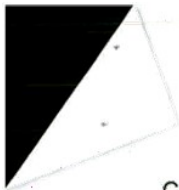
- **When and if development does commence we want to ensure the time of commencement in the mornings of building, equipment and vehicle noise is adhered to. The same applies to the afternoon closure of works. As our business is a B&B we have guests staying to enjoy the peaceful, quiet and relaxing nature of our B&B, we do not want to lose business or detract from our relaxing and welcoming B&B.**
- **When and if building does commence we want to ensure builders, sub contractors and others don not play loud music as some building sites do. We have guests checking in from early afternoon and want to enjoy the relaxing and quiet atmosphere Grovely House B&B is known for. We also serve breakfast from 7:30 am, as we are a Bed and Breakfast.**
- **When and if development and building does commence we want to ensure that trucks, heavy equipment and such is kept within the time frames allowed, as our streets, Pitts and Torrissi Terrace are in a quiet neighbourhood and we do not want to detract from that.**
- **When and if development does commence we want to ensure that there will be sufficient measure taken to ensure that adequate control of dust will be taken into account. As we launder guests linen from their rooms every day and do not want them covered in dust.**
- **We would also like the contact details of the developer/ builders when and if development does commence to ensure we have a person to call if the above is not adhered to.**

We are not in objection to the development of this Retirement Facility; however we are concerned to the above and would like this submission to be forwarded to those individuals responsible for the development.

Yours Sincerely

Faith and Stephen Simon Owners of Grovely House B&B





Council Ref: MCU\02007

8 November 2018

Southern Downs Regional Council
PO Box 26
Warwick QLD 4370

SOUTHERN DOWNS REGIONAL COUNCIL STANTHORPE BRANCH RECEIVED		
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~~Sent via email~~: mail@sdrcl.qld.gov.au

Att: Assessment Manager - Development Services

Dear Sir / Madam,

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
RETIREMENT FACILITY - 90 UNITS**

**TORRISI TERRACE, STANTHORPE
LOT 43 ON SP185955**

INTRODUCTION

This submission has been prepared against the proposed development for a retirement facility over Torrissi Terrace Stanthorpe (Council reference MCU\02007).

I am one of the residents of one (and also use all three) of the three neighbouring properties, namely Lots 1 and 2 RP225389 and Lot 2 RP41883, located directly to the west of the proposed Retirement Facility, as shown in Figure 1 below.



Figure 1: Location of the proposed development (QLD Globe, accessed October 2018)



Document Set ID: 2991626
Version: 1, Version Date: 13/11/2018

We would like to make it clear to Council that we do not strictly object to the land use for a retirement facility on the subject site, so long as it is developed within an appropriate intensity and/or infrastructure capacity.

We do not believe that the applicant's consultant team has adequately addressed the issues associated with the urban development of this vacant site. If not appropriately addressed as part of the submission and the Council's assessment, we feel that this will have negative impacts on area long-term, and adversely affect the development potential and appeal of the low-density residential area.

Given the subject site is zoned low-density residential and is surrounded by low-density residential development, we strongly object to several key issues including stormwater issues and overdevelopment of the site, specifically relating to zoning and density. These will be discussed in more detail in the following sections.

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 - b. The concentration of major flow in addition to the increased frequency and duration of stormwater discharge at these locations causing potential for erosion;
 - c. Uneven distribution of pre-development flows resulting in increases in peak flows at particular points onto the downstream properties;
 - d. The external catchment bypass pipe is proposed in a location that does not currently receive concentrated stormwater runoff and therefore would act

to concentrate runoff from upslope properties and discharge in a concentrated manner onto the downstream property which may result in a worsening of flow conditions.

5. The proposed development has not demonstrated adequate treatment of stormwater runoff to ensure a no worsening to the quality of stormwater discharging onto the downstream properties.

In light of the above, it is considered the site has the inability to contain stormwater runoff onsite without it creating a worsening effect upon our property and other downstream properties. We, therefore, ask the Council to review the Stormwater Management Plan.

SITE OVERDEVELOPMENT

The current proposal is for 90 units comprising 72 single dwellings, 18 dual occupancies and a central facility. As can be seen in Figure 2 below, the proposal is zoned as low-density residential and is currently considered to represent an overdevelopment of the site.

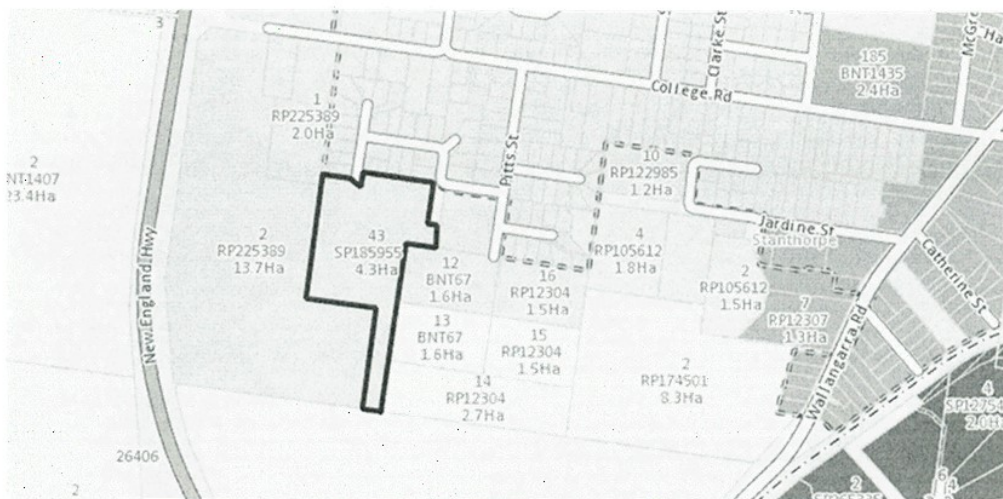


Figure 2: Zoning Map Extract (Southern Downs Regional Council, accessed October 2018)

The Development Application Submission prepared by Zone Planning provides an overview of the proposed yield for the retirement facility and has been extracted below (Figure 3):

Proposed Dwelling Yield	90 dwellings		
Building Height	1 storey		
Residential Density	1 dwelling/482m ²		
Site Cover	43%		
Private Open Space Provision	17m ² – 31m ²		
Outdoor Communal Open Space Provision	880m ²		
Central Recreation Facility	1,000m ² internal activity space		
Total Landscaped Space	2.08ha (48% site area)		
Car Parking		Resident	Visitor
	Required	90	9
	Provided	90 (min)	26

Figure 3: Residential Yield Summary (Zone Planning Report, accessed October 2018)

The planning report states the proposed dwelling yield is 90 dwellings. The Architectural Plans prepared by BDA suggests the mix of units will comprise 72 individual units and 18 dual occupancies. A review of the concept dwelling plans reveals the GFA of one bedroom dwellings range from 168m²-180m² and two bedroom dwellings range between 200m² - 222m². The proposed site cover exceeds the maximum requirement of 40%. It is worthy to note that all two bedroom dwellings propose a two car garage, subsequently increasing potential traffic movements and impacting existing infrastructure.

The development as a whole has an increased density compared to the established character of the surrounding area. This will subsequently increase the roof and impervious area. As outlined in the section above relating to stormwater issues, this will affect the ability of the proposed development to appropriately treat stormwater onsite without significantly affecting downstream properties.

CONCLUSION

In summary, my key concerns are:

- The proposed development represents an overdevelopment of the site with respect to the surrounding area, and the lack of infrastructure capacity in the locality and internal infrastructure capacity of the site;
- The increased roof area and the impervious area which affects the treatment of stormwater effectively onsite;
- The development's inability to contain stormwater runoff onsite, without creating a worsening effect upon our property or other downstream properties;
- The ability of the existing infrastructure including the localised street network to cope with this development and the opportunity for other future residential development.

Our review of the applicant's development application has identified several key areas of non-compliance. The applicant has sought to justify the extent of non-compliance through a performance-based assessment, which in our opinion has not been adequately justified through suitable alternate solutions or relevant planning performance justification. This is particularly the case for stormwater management.

This submission is lodged to object to the proposed intensity of development on the subject site and we implore Council to ensure substantial changes to the current design occur in the interest of the local community.

Please accept this condition as properly made in accordance with the *Planning Act*.

Yours faithfully,



Signature

Name: GINA MARINO

Address: 113 COLLIER RD
STANTHORPE 4380

Council Ref: MCU\02007

8 November 2018

Southern Downs Regional Council
PO Box 26
Warwick QLD 4370

Sent via email: mail@sdrcl.qld.gov.au



Att: Assessment Manager - Development Services

Dear Sir / Madam,

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
RETIREMENT FACILITY - 90 UNITS**

**TORRISI TERRACE, STANTHORPE
LOT 43 ON SP185955**

INTRODUCTION

This submission has been prepared against the proposed development for a retirement facility over Torrissi Terrace Stanthorpe (Council reference MCU\02007).

I use all of the three neighbouring properties, namely Lots 1 and 2 RP225389 and Lot 2 RP41883, located directly to the west of the proposed Retirement Facility, as shown in Figure 1 below.



Figure 1: Location of the proposed development (QLD Globe, accessed October 2018)



Document Set ID: 2991630
Version: 1, Version Date: 13/11/2018

We would like to make it clear to Council that we do not strictly object to the land use for a retirement facility on the subject site, so long as it is developed within an appropriate intensity and/or infrastructure capacity.

We do not believe that the applicant's consultant team has adequately addressed the issues associated with the urban development of this vacant site. If not appropriately addressed as part of the submission and the Council's assessment, we feel that this will have negative impacts on area long-term, and adversely affect the development potential and appeal of the low-density residential area.

Given the subject site is zoned low-density residential and is surrounded by low-density residential development, we strongly object to several key issues including stormwater issues and overdevelopment of the site; specifically relating to zoning and density. These will be discussed in more detail in the following sections.

STORMWATER

A review of the Stormwater Management Plan prepared by Pinnacle Engineering Group has been undertaken by an independent Engineering consultant. The key findings are outlined below:

1. The proposed development has not demonstrated that a lawful point of discharge is achieved. The applicant approached us for consent prior to lodgement of the application and this request was not backed by sufficient technical justification to give us comfort in signing the consent.
2. The proposed development would alter flow conditions onto the following properties (downstream properties):
 - Lot 2 RP225389;
 - Lot 1 BNT1419.
3. The proposal includes discharging stormwater at three locations from the development site being from:
 - a. The proposed Western Detention Basin into Lot 2 RP225389;
 - b. External Catchment bypass line into Lot 2 RP225389;
 - c. The Southern Detention Basin into Lot 1 BNT1419.
4. The discharge proposal has the potential to alter the stormwater characteristics onto these properties which may give rise to damage to the property including:
 - a. The development has endeavoured to provide detention to mitigate post-development peak flow discharge rates off-site. However, the development will increase the frequency and duration of stormwater discharge due to the increase in impervious area. This increase in flow volume onto the property may result in prolonged waterlogging of the soil profile, which will adversely affect the use and enjoyment of our lan;
 - b. The concentration of major flow in addition to the increased frequency and duration of stormwater discharge at these locations causing potential for erosion;
 - c. Uneven distribution of pre-development flows resulting in increases in peak flows at particular points onto the downstream properties;
 - d. The external catchment bypass pipe is proposed in a location that does not currently receive concentrated stormwater runoff and therefore would act

to concentrate runoff from upslope properties and discharge in a concentrated manner onto the downstream property which may result in a worsening of flow conditions.

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SITE OVERDEVELOPMENT

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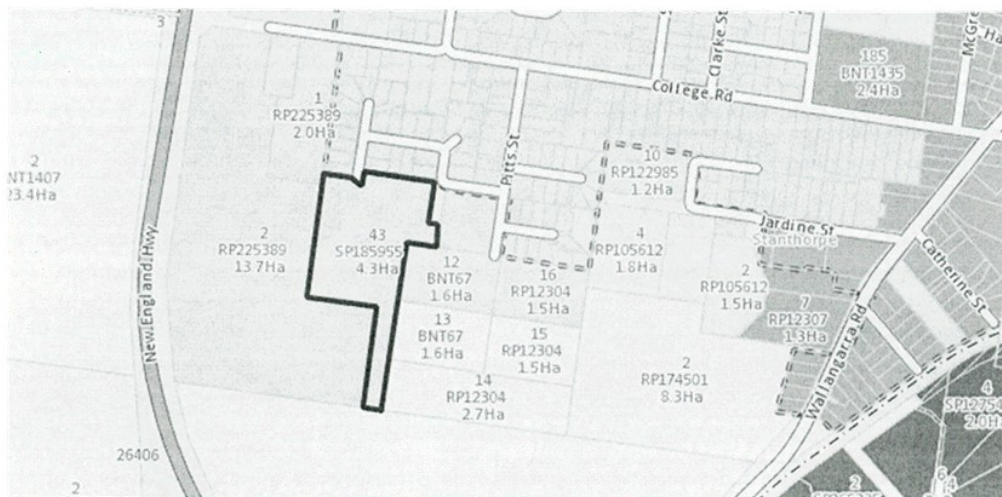


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Figure 3: Residential Yield Summary (Zone Planning Report, accessed October 2018)

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CONCLUSION

In summary, my key concerns are:

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- The increased roof area and the impervious area which affects the treatment of stormwater effectively onsite;
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This submission is lodged to object to the proposed intensity of development on the subject site and we implore Council to ensure substantial changes to the current design occur in the interest of the local community.

Please accept this condition as properly made in accordance with the *Planning Act*.

Yours faithfully,



Signature

Name: Katrina Visentin

Address: 78 Britannia St, Stanthorpe Qld 4380

Council Ref: MCU\02007

8 November 2018

Southern Downs Regional Council
PO Box 26
Warwick QLD 4370



Sent via email mail@sdrcl.qld.gov.au

Att: Assessment Manager - Development Services

Dear Sir / Madam,

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
RETIREMENT FACILITY - 90 UNITS**

**TORRISI TERRACE, STANTHORPE
LOT 43 ON SP185955**

INTRODUCTION

This submission has been prepared against the proposed development for a retirement facility over Torrissi Terrace Stanthorpe (Council reference MCU\02007).

I am one of the residents of one (and also use all three) of the three neighbouring properties, namely Lots 1 and 2 RP225389 and Lot 2 RP41883, located directly to the west of the proposed Retirement Facility, as shown in Figure 1 below.



Figure 1: Location of the proposed development (QLD Globe, accessed October 2018)



Document Set ID: 2991629
Version: 1, Version Date: 13/11/2018

We would like to make it clear to Council that we do not strictly object to the land use for a retirement facility on the subject site, so long as it is developed within an appropriate intensity and/or infrastructure capacity.

We do not believe that the applicant's consultant team has adequately addressed the issues associated with the urban development of this vacant site. If not appropriately addressed as part of the submission and the Council's assessment, we feel that this will have negative impacts on area long-term, and adversely affect the development potential and appeal of the low-density residential area.

Given the subject site is zoned low-density residential and is surrounded by low-density residential development, we strongly object to several key issues including stormwater issues and overdevelopment of the site, specifically relating to zoning and density. These will be discussed in more detail in the following sections.

STORMWATER

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to concentrate runoff from upslope properties and discharge in a concentrated manner onto the downstream property which may result in a worsening of flow conditions.

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SITE OVERDEVELOPMENT

The current proposal is for 90 units comprising 72 single dwellings, 18 dual occupancies and a central facility. As can be seen in Figure 2 below, the proposal is zoned as low-density residential and is currently considered to represent an overdevelopment of the site.

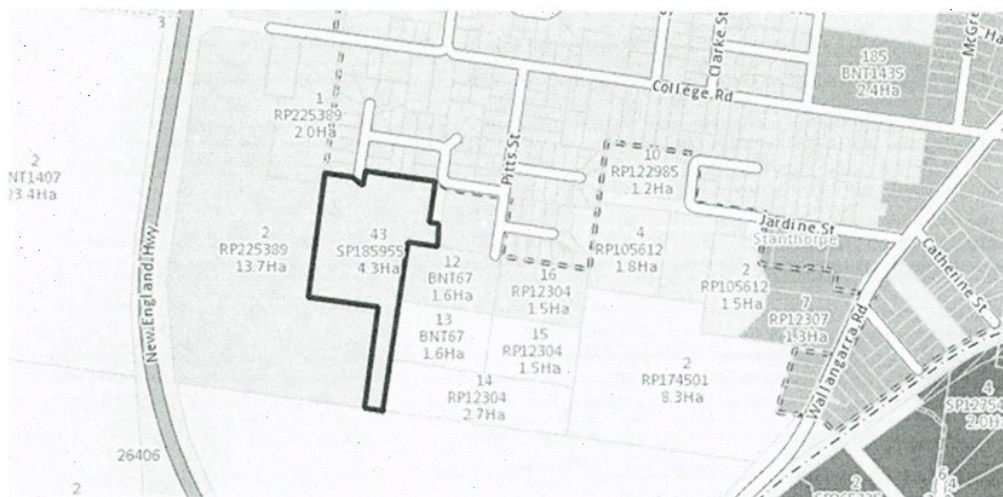


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CONCLUSION

In summary, my key concerns are:

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This submission is lodged to object to the proposed intensity of development on the subject site and we implore Council to ensure substantial changes to the current design occur in the interest of the local community.

Please accept this condition as properly made in accordance with the *Planning Act*.

Yours faithfully,



Signature

Name: NEETA MARINO

Address: 119 COLLEGE RD
STANTHORPE 4380

Council Ref: MCU02007

8 November 2018

Southern Downs Regional Council
PO Box 26
Warwick QLD 4370



Sent via email: mail@sdrcl.qld.gov.au

Att: Assessment Manager - Development Services

Dear Sir / Madam,

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
RETIREMENT FACILITY - 90 UNITS**

**TORRISI TERRACE, STANTHORPE
LOT 43 ON SP185955**

INTRODUCTION

This submission has been prepared against the proposed development for a retirement facility over Torrissi Terrace Stanthorpe (Council reference MCU02007).

I am one of the property owner of three neighbouring properties, namely Lots 1 and 2 RP225389 and Lot 2 RP41883, located directly to the west of the proposed Retirement Facility, as shown in Figure 1 below.



Figure 1: Location of the proposed development (QLD Globe, accessed October 2018)



Document Set ID: 2991631
Version: 1, Version Date: 13/11/2018

We would like to make it clear to Council that we do not strictly object to the land use for a retirement facility on the subject site, so long as it is developed within an appropriate intensity and/or infrastructure capacity.

We do not believe that the applicant's consultant team has adequately addressed the issues associated with the urban development of this vacant site. If not appropriately addressed as part of the submission and the Council's assessment, we feel that this will have negative impacts on area long-term, and adversely affect the development potential and appeal of the low-density residential area.

Given the subject site is zoned low-density residential and is surrounded by low-density residential development, we strongly object to several key issues including stormwater issues and overdevelopment of the site, specifically relating to zoning and density. These will be discussed in more detail in the following sections.

STORMWATER

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to concentrate runoff from upslope properties and discharge in a concentrated manner onto the downstream property which may result in a worsening of flow conditions.

5. The proposed development has not demonstrated adequate treatment of stormwater runoff to ensure a no worsening to the quality of stormwater discharging onto the downstream properties.

In light of the above, it is considered the site has the inability to contain stormwater runoff onsite without it creating a worsening effect upon our property and other downstream properties. We, therefore, ask the Council to review the Stormwater Management Plan.

SITE OVERDEVELOPMENT

The current proposal is for 90 units comprising 72 single dwellings, 18 dual occupancies and a central facility. As can be seen in Figure 2 below, the proposal is zoned as low-density residential and is currently considered to represent an overdevelopment of the site.

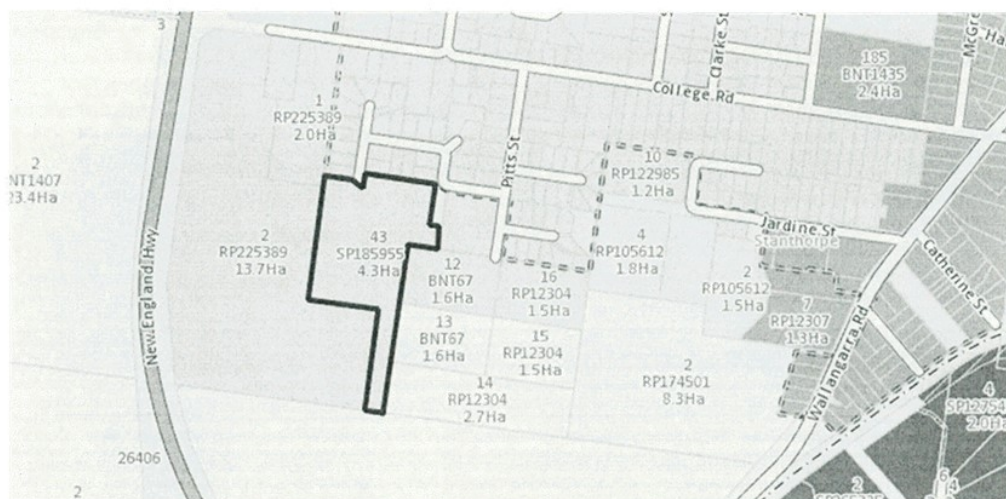


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CONCLUSION

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This submission is lodged to object to the proposed intensity of development on the subject site and we implore Council to ensure substantial changes to the current design occur in the interest of the local community.

Please accept this condition as properly made in accordance with the *Planning Act*.

Yours faithfully,

Signature

Name: MARIO MARINO

Address: 119 COLLEGE RD
STANTHORPE 4380

Council Ref: MCU02007

8 November 2018

Southern Downs Regional Council
PO Box 26
Warwick QLD 4370

Sent via email: mail@sdrcl.qld.gov.au



Att: Assessment Manager - Development Services

Dear Sir / Madam,

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
RETIREMENT FACILITY - 90 UNITS**

**TORRISI TERRACE, STANTHORPE
LOT 43 ON SP185955**

INTRODUCTION

This submission has been prepared against the proposed development for a retirement facility over Torrissi Terrace Stanthorpe (Council reference MCU02007).

I am one of the property owner of three neighbouring properties, namely Lots 1 and 2 RP225389 and Lot 2 RP41883, located directly to the west of the proposed Retirement Facility, as shown in Figure 1 below.



Figure 1: Location of the proposed development (QLD Globe, accessed October 2018)



Document Set ID: 2991633
Version: 1, Version Date: 13/11/2018

We would like to make it clear to Council that we do not strictly object to the land use for a retirement facility on the subject site, so long as it is developed within an appropriate intensity and/or infrastructure capacity.

We do not believe that the applicant's consultant team has adequately addressed the issues associated with the urban development of this vacant site. If not appropriately addressed as part of the submission and the Council's assessment, we feel that this will have negative impacts on area long-term, and adversely affect the development potential and appeal of the low-density residential area.

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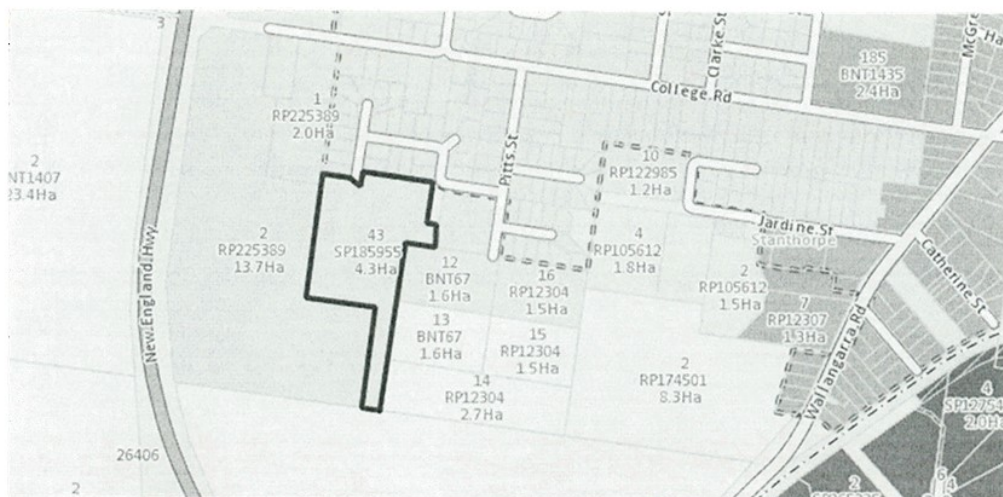


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CONCLUSION

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Please accept this condition as properly made in accordance with the *Planning Act*.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'S. Marino', is written over a horizontal line. The signature is stylized with a large loop and a small 'y' at the start.

Signature

Name: SALVATORE MARINO

Address: 76 BRITANNIA ST
STANTHORPE 4380

Council Ref: MCU\02007

8 November 2018

Southern Downs Regional Council
PO Box 26
Warwick QLD 4370

Sent via email: mail@sdrc.qld.gov.au



Att: Assessment Manager - Development Services

Dear Sir / Madam,

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
RETIREMENT FACILITY - 90 UNITS**

**TORRISI TERRACE, STANTHORPE
LOT 43 ON SP185955**

INTRODUCTION

This submission has been prepared against the proposed development for a retirement facility over Torrissi Terrace Stanthorpe (Council reference MCU\02007).

I am one of the property owner of three neighbouring properties, namely Lots 1 and 2 RP225389 and Lot 2 RP41883, located directly to the west of the proposed Retirement Facility, as shown in Figure 1 below.



Figure 1: Location of the proposed development (QLD Globe, accessed October 2018)



Document Set ID: 2991637
Version: 1, Version Date: 13/11/2018

We would like to make it clear to Council that we do not strictly object to the land use for a retirement facility on the subject site, so long as it is developed within an appropriate intensity and/or infrastructure capacity.

We do not believe that the applicant's consultant team has adequately addressed the issues associated with the urban development of this vacant site. If not appropriately addressed as part of the submission and the Council's assessment, we feel that this will have negative impacts on area long-term, and adversely affect the development potential and appeal of the low-density residential area.

Given the subject site is zoned low-density residential and is surrounded by low-density residential development, we strongly object to several key issues including stormwater issues and overdevelopment of the site, specifically relating to zoning and density. These will be discussed in more detail in the following sections.

STORMWATER

A review of the Stormwater Management Plan prepared by Pinnacle Engineering Group has been undertaken by an independent Engineering consultant. The key findings are outlined below:

1. The proposed development has not demonstrated that a lawful point of discharge is achieved. The applicant approached us for consent prior to lodgement of the application and this request was not backed by sufficient technical justification to give us comfort in signing the consent.
2. The proposed development would alter flow conditions onto the following properties (downstream properties):
 - Lot 2 RP225389;
 - Lot 1 BNT1419.
3. The proposal includes discharging stormwater at three locations from the development site being from:
 - a. The proposed Western Detention Basin into Lot 2 RP225389;
 - b. External Catchment bypass line into Lot 2 RP225389;
 - c. The Southern Detention Basin into Lot 1 BNT1419.
4. The discharge proposal has the potential to alter the stormwater characteristics onto these properties which may give rise to damage to the property including:
 - a. The development has endeavoured to provide detention to mitigate post-development peak flow discharge rates off-site. However, the development will increase the frequency and duration of stormwater discharge due to the increase in impervious area. This increase in flow volume onto the property may result in prolonged waterlogging of the soil profile, which will adversely affect the use and enjoyment of our lan;
 - b. The concentration of major flow in addition to the increased frequency and duration of stormwater discharge at these locations causing potential for erosion;
 - c. Uneven distribution of pre-development flows resulting in increases in peak flows at particular points onto the downstream properties;
 - d. The external catchment bypass pipe is proposed in a location that does not currently receive concentrated stormwater runoff and therefore would act

to concentrate runoff from upslope properties and discharge in a concentrated manner onto the downstream property which may result in a worsening of flow conditions.

5. The proposed development has not demonstrated adequate treatment of stormwater runoff to ensure a no worsening to the quality of stormwater discharging onto the downstream properties.

In light of the above, it is considered the site has the inability to contain stormwater runoff onsite without it creating a worsening effect upon our property and other downstream properties. We, therefore, ask the Council to review the Stormwater Management Plan.

SITE OVERDEVELOPMENT

The current proposal is for 90 units comprising 72 single dwellings, 18 dual occupancies and a central facility. As can be seen in Figure 2 below, the proposal is zoned as low-density residential and is currently considered to represent an overdevelopment of the site.

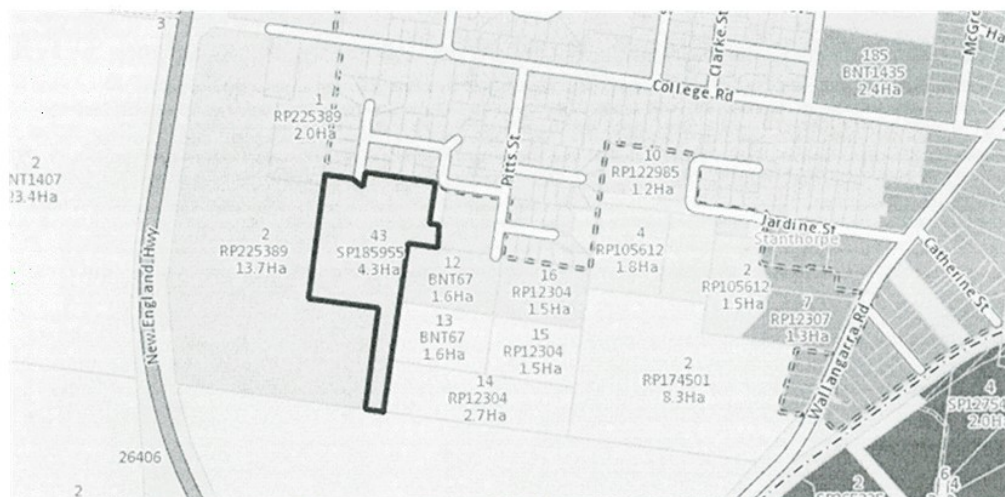


Figure 2: Zoning Map Extract (Southern Downs Regional Council, accessed October 2018)

The Development Application Submission prepared by Zone Planning provides an overview of the proposed yield for the retirement facility and has been extracted below (Figure 3):

Proposed Dwelling Yield	90 dwellings		
Building Height	1 storey		
Residential Density	1 dwelling/482m ²		
Site Cover	43%		
Private Open Space Provision	17m ² – 31m ²		
Outdoor Communal Open Space Provision	880m ²		
Central Recreation Facility	1,000m ² internal activity space		
Total Landscaped Space	2.08ha (48% site area)		
Car Parking		Resident	Visitor
	Required	90	9
	Provided	90 (min)	26

Figure 3: Residential Yield Summary (Zone Planning Report, accessed October 2018)

The planning report states the proposed dwelling yield is 90 dwellings. The Architectural Plans prepared by BDA suggests the mix of units will comprise 72 individual units and 18 dual occupancies. A review of the concept dwelling plans reveals the GFA of one bedroom dwellings range from 168m²-180m² and two bedroom dwellings range between 200m² - 222m². The proposed site cover exceeds the maximum requirement of 40%. It is worthy to note that all two bedroom dwellings propose a two car garage, subsequently increasing potential traffic movements and impacting existing infrastructure.

The development as a whole has an increased density compared to the established character of the surrounding area. This will subsequently increase the roof and impervious area. As outlined in the section above relating to stormwater issues, this will affect the ability of the proposed development to appropriately treat stormwater onsite without significantly affecting downstream properties.

CONCLUSION

In summary, my key concerns are:

- The proposed development represents an overdevelopment of the site with respect to the surrounding area, and the lack of infrastructure capacity in the locality and internal infrastructure capacity of the site;
- The increased roof area and the impervious area which affects the treatment of stormwater effectively onsite;
- The development's inability to contain stormwater runoff onsite, without creating a worsening effect upon our property or other downstream properties;
- The ability of the existing infrastructure including the localised street network to cope with this development and the opportunity for other future residential development.

Our review of the applicant's development application has identified several key areas of non-compliance. The applicant has sought to justify the extent of non-compliance through a performance-based assessment, which in our opinion has not been adequately justified through suitable alternate solutions or relevant planning performance justification. This is particularly the case for stormwater management.

This submission is lodged to object to the proposed intensity of development on the subject site and we implore Council to ensure substantial changes to the current design occur in the interest of the local community.

Please accept this condition as properly made in accordance with the *Planning Act*.

Yours faithfully,



Signature

Name: SANTA MARINO

Address: 76 BRITANNIA ST
STANTHORPE 4380

Council Ref: MCU\02007

8 November 2018

Southern Downs Regional Council
PO Box 26
Warwick QLD 4370

Sent via email: mail@sdrcl.qld.gov.au



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Southern Downs Regional Council



DOC0307175

Document Set ID: 2991638
Version: 1, Version Date: 13/11/2018

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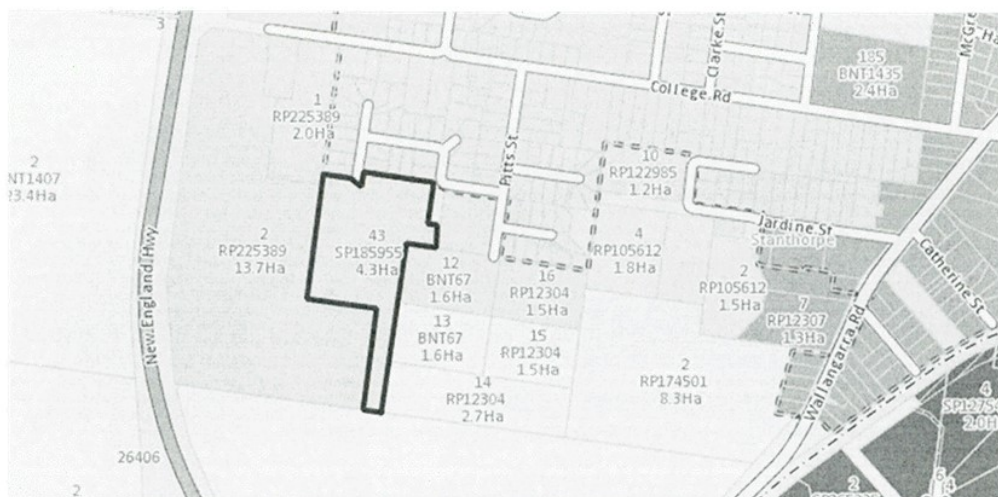


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This submission is lodged to object to the proposed intensity of development on the subject site and we implore Council to ensure substantial changes to the current design occur in the interest of the local community.

Please accept this condition as properly made in accordance with the *Planning Act*.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Venerando Marino', is written over a horizontal line.


Signature

Name: VENERANDO MARINO

Address: 113 COLLEGE RD
STANTHORPE 4380

12.4 Review of Wallangarra Urban Design Framework

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Planning and Compliance Coordinator	ECM Function No/s: 5.4.3

Recommendation

THAT Council receive the report in relation to the review of the Wallangarra Urban Design Framework.

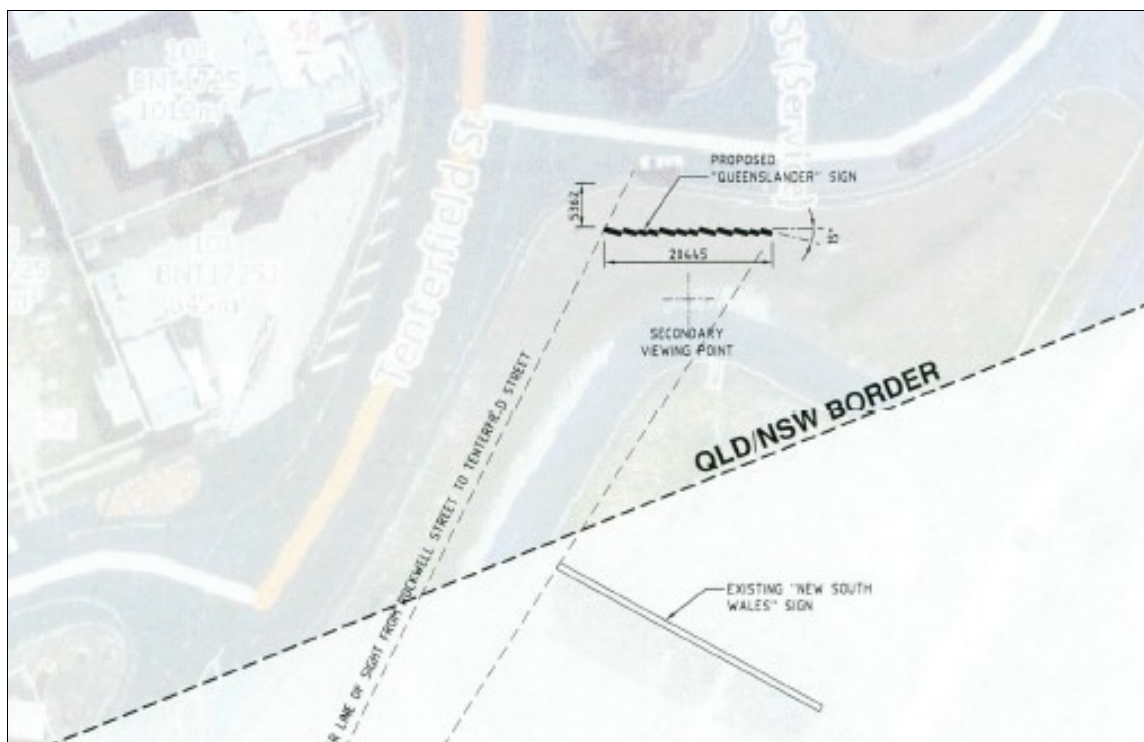
Report

On 26 July 2017 Council adopted the Wallangarra Urban Design Framework ('the UDF') as prepared by Tract Consultants Pty Ltd (see attached). Council's resolution included the requirement for a review of the UDF to be conducted.

The UDF outlined various projects for the Wallangarra township, including improvements to the entrance at the State border, Boston Park, Lions Park and street trees.

The following works have been completed or are currently in progress:

- Improvements to Boston Park – a new playground, picnic table, shelter and electric BBQ installed; and
- Improvements at the entrance to Queensland - a 'QUEENSLANDER' sign has been designed for the entrance, and Council is currently seeking tenders for the construction. The letters of the sign will be 2.0 metres in height and located within the road reserve at the intersection of Rockwell Street and the New England Highway.



The Wallangarra Jennings Progress Association has been gifted a shed by the Australian Army. The Progress Association proposes that this shed will become a Men's Shed and be located in Boston Park beside the CWA Hall. The Progress Association has indicated they would be seeking financial assistance from Council to construct and fit out the shed. Preliminary costings for the concrete slab, power and water are approximately \$65,000. The building plans will need to be checked and certification by a Registered Professional Engineer of Queensland prior to the plans being submitted for building approval. It is recommended that funding be sought for this project in 2019/20, e.g. through the Works for Queensland program.

Budget Implications

\$150,000 has been budgeted in 2018/19 for the signage and workers at the entrance at the State border.

Third party funding is to be sought for the Wallangarra Men's Shed.

Policy Consideration

Corporate Plan

- 5.1 Investigate opportunities to fund and implement streetscape plans for beautification, safety and accessibility.

Community Engagement

A design workshop/charrette was conducted in Wallangarra on Thursday, 13 July 2017, prior to the preparation of the Wallangarra Urban Design Framework.

The Councillors attended a meeting with representatives of the Wallangarra Jennings Progress Association on 19 November 2018.

Legislation/Local Law

Nil

Options

Council:

1. Receives the report.

2. Does not receive the report.

Attachments

1. Wallangarra Urban Design Framework [View](#)



Wallangarra Urban Design Framework

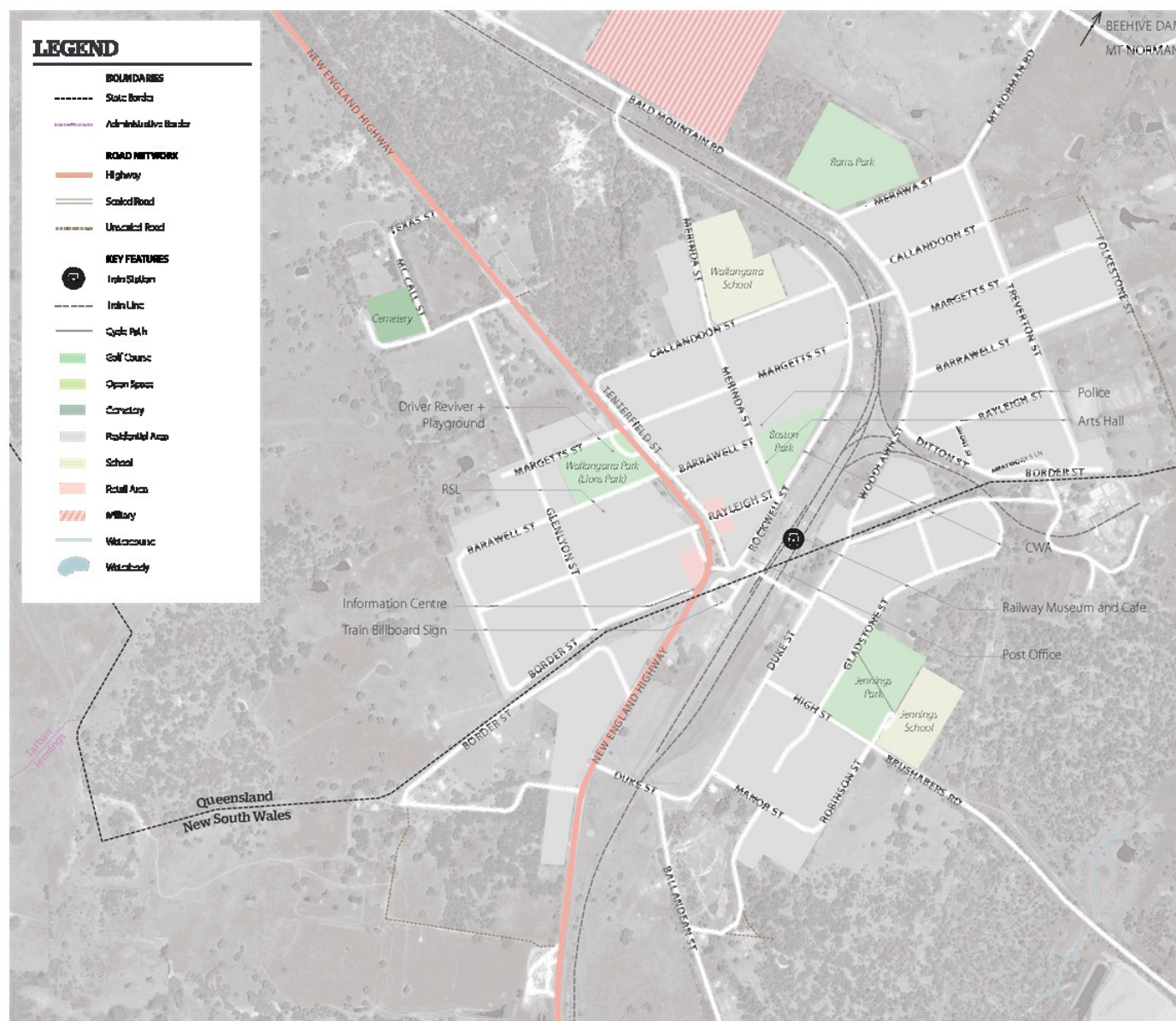


Tract

Rev. 02 - 24 July 2017

CONTENTS

Site Plan and Opportunities & Challenges	D001
Vision and Urban Design Framework Plan	D002
Project Descriptions	D003



DO01 - Site Plan and Opportunities & Challenges

Wallangarra Urban Design Framework

PROJECT ID: 1001-0453-00_000

REV 02

DRAWN AG

CHECK AG

APPROV AG

DATE 24.07.2017

TAC

Opportunities

Gateways

- Gateway to Queensland
- Gateway to Southern Downs and Granite Belt
- A gateway to Girraween National Park

Tourism

- New England Highway frequented by tourists – Wallangarra can become a place to stop
- Train, Army, Agricultural Heritage
- Although it is gateway to Girraween National Park, this is not well known

Infrastructure

- Good local parks with existing community facilities such as Town Hall, Driver Reviver, Small playground, and football fields
- Some local shops, post office and information centre

Community Support

- Following consultation with the community there was a strong community passion and spirit displayed that could be harnessed

Challenges

Barriers

- Physical barriers Highway and Rail line.
- Governmental (State and Local) barrier – Queensland/NSW and Southern Downs Regional Council/Tenterfield Shire Council border
- Both a "Gateway" and also one half of a community of Wallangarra-Jennings

Employment and Growth

- Wallangarra was once an employment hub – but some major industrial employers have shut down and other large employers (such as the Army) have reduced staff
- Little projected population growth
- Wallangarra pub has closed down (loss of accommodation)

Place Identity

- Sense of placelessness and lack of identity
- Other towns claim to be the gateway to Queensland

LEGEND

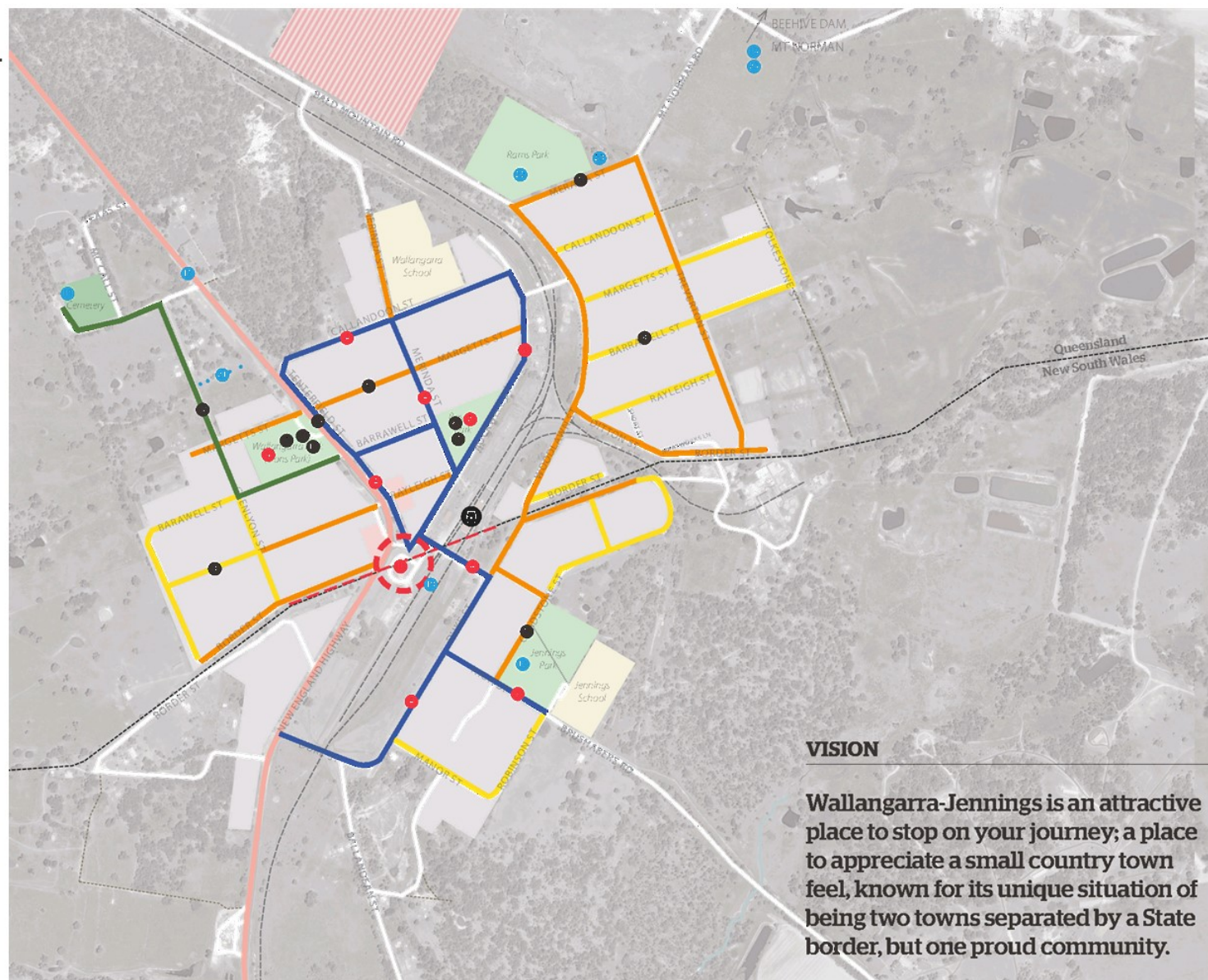
Expanded descriptions of projects is on D005.

Priority Projects

- 1. Improvements to Entry to Queensland
- 2. Community Garden
- 3. Caravan / RV
- 4. Primary Streets - Streetscape Improvement

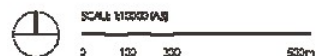
Projects

- 5. Wallangarra-Jennings Town Tourist Sign
 - 6. Fitness Stations
 - 7. Boston Park Improvements:
 - a. Playground
 - b. Learn to ride facility
 - c. Large shelters
 - d. Amphitheatre / Stage
 - e. Men's Shed
 - 8. Secondary and Tertiary Streetscape improvements
 - a. Pathways with street trees for shade
 - b. Pedestrian refuge (to be coordinated with State Government)
 - 9. Display of old Military piece/s (not shown on plan)
 - 10. Wallangarra-Jennings tourist walk (not shown on plan)
 - 11. Wallangarra Park Improvements including:
 - a. Replace broken and removed seating and tables
 - b. Bollards to restrict drivers
 - c. Upgrade playground and add shade
 - d. Upgrade of Driver Revives building
 - e. Move Information Centre
 - 12. Memorial walk
 - 13. Digital Community Sign
- ### Long Term Projects
- 14. Skate Park (Jennings)
 - 15. Happy Valley Playground
 - 16. New England Highway Signage review (not shown on plan)
 - 17. Town Entry Beautification
 - 18. Border Highlands Junction Eco-Park
 - 19. Cemetery Map
 - 20. BMX Track
 - 21. Environmental Corridor
 - 22. Little Athletics Facilities
 - 23. Improve Beehive Dam Facilities



VISION

Wallangarra-Jennings is an attractive place to stop on your journey; a place to appreciate a small country town feel, known for its unique situation of being two towns separated by a State border, but one proud community.



D002 - Vision and Urban Design Framework

Wallangarra-Jennings Urban Design Framework Part 2

PROJECT NO: 1017-0453-00_D002 REV 02 DRAWN AG CHECK AG APPROV AG DATE 24.07.2017

Tab 1

Priority Projects

1. Improvements to Entry to Queensland

A key priority that would have the greatest benefit to Wallangarra is improving the "Entry to Queensland". The aim of this improvement would be to encourage tourists to stop and to have a unique experience, celebrate what is different about Wallangarra and showcase some of the town's history. The project has flow on economic benefits in supporting more tourism in the town, and encouraging people to stop and buy items at the local shops.

Several projects are proposed to achieve these aims.

- Giant "QUEENSLANDER" letters located near the Train sign. Local, Billy Moore, rugby league player (born in Tenterfield) coined the phrase "Queenslander" and so it's appropriate to use it at the entry.
- Addition of shelters, picnic tables and BBQs near the Train sign to further encourage people to stop on their journey.
- Artistic interpretations along the border line – these could be the creation of the line in concrete similar to what has been done on at the station.
- Celebration of the marker trees along the border line, and improving the general amenity and access.
- Car and RV pull in spaces for temporary parking so that people can take photographs of the new interventions.
- Improve entry to Train Station.
- Creation of a Queenslander pack which would include samples, discounts and information when entering the state.



Inspiration - Brisbane letters

2. Community Garden

During the community consultation undertaken in July 2017, the community strongly supported the idea of a Community Garden. It is proposed that garden beds, irrigation, and a garden shed be added to Boston Park. The aim of this improvement is to galvanise community spirit. A proud community will encourage more people to live in Wallangarra, which can have flow-on effects of an increase in population and more people shopping locally.

3. Caravan / RV

A short stay caravan and/or RV facility is proposed in Wallangarra

Park. This prominent town location is off the New England Highway, and would be behind the Driver Reviver facility. The aim of this caravan/RV facility would be to encourage visitors to Wallangarra who would shop in town and enjoy the place. It could even be promoted as the "first in Queensland" as it would physically be the first driving into the State.

There are opportunities to partner with CMCA (Caravan and Motorhome Club of Australia) or to become an RV friendly town. A challenge will be the installation of a "dump site" as the town's septic system may not be compatible.

4. Primary Streets - Streetscape Improvement

Improvements to primary streets are proposed. These streets form a network connecting key attractions and important part of town such as Wallangarra School, Wallangarra Park, Barrowell Street, Boston Park, Railway Station, and Queensland Entry. If Tenterfield Shire Council also participate this street network could connect Jennings Park and Jennings School.

This improved streetscape would include footpaths, street trees for shade (local species such as Wallangarra Gum and Watde could be considered), and kerb and channelling.

The aim of this project is to improve walkability for residents and visitors. This will have flow on economic benefits by creating a more desirable place for people to work, live and recreate.

Projects

5. Wallangarra-Jennings Town Tourist Sign

Map showing main attractions in town, historic information, community group information, and information about historic walks (requires Tenterfield Shire Council partnership)

6. Fitness Stations

In both Boston Park (for community) and Lions Park (as another driver reviver technique)

7. Boston Park Improvements Including:

- a. Playground – a focus on an older age group (eg. climbing and rope structures) with shade
- b. Learn to ride facility
- c. Large shelters with picnic tables, BBQs, lighting (appropriate for family gatherings, birthdays etc)
- d. Amphitheatre / Stage
- e. Men's Shed

8. Secondary and Tertiary Streetscape Improvements

(extends into Jennings and would require Tenterfield Shire Council partnership)

- a. Pathways with street trees for shade
- b. Pedestrian refuge (to be coordinated with State Government)

9. Display of old Military piece/s

(not shown on plan – sites to be determined based on pieces selected)

10. Wallangarra-Jennings tourist walk

Plaques through town at key information spots with further information given out at the Driver Reviver and displayed online (could also consider an app and future augmented reality curated works) (not shown on plan – sites to be determined during consultation with the community and after research)

11. Lions Park Improvements Including:

- a. Replace broken and removed seating and tables
- b. Bollards to restrict drivers
- c. Upgrade playground and add shade
- d. Upgrade of Driver Reviver building
- e. Move Information Centre

12. Memorial walk

Tree lined walk (each tree representing a fallen soldier) from RSL to cemetery

13. Digital Community Sign

Displaying community group information and what is on in town

Long Term Projects

14. Skate Park in Jennings

(by Tenterfield Shire Council)

15. Happy Valley Road Playground

Younger children's place space along Happy Valley Road

16. New England Highway Signage review

To be more consistent with signage (to be coordinated with State Government)

17. Town Entry Beautification

(to be coordinated with State Government)

18. Border Highlands Junction Eco-Park

(\$s per 1999 plans by John Blake Architect) (by Tenterfield Shire Council)

19. Cemetery Map

with information about who is buried where, with the ability to be easily updated

20. BMX Track

21. Environmental Corridor

Addition of Dry Creek rocks, environmental interpretative signage

22. Little Athletics Facilities

23. Improve Beehive Dam Facilities

Add toilets, picnic facilities, canoe/kayak launch point etc. (note private land may need to be purchased to create public entry)

Big Ideas

- Aged Care Facility
- Mountain Bike Trail in hilly area nearby
- Establishment of a Special Entertainment precinct in town
- Performance Art Centre
- District Rugby Union Team
- Information Centre leading to Girraween National Park
- Solar grid – community owned and operated
- Refugee resettlement centre
- Health advocacy centre
- Diesel passenger train from Toowoomba to Wallangarra running once a week

Community Event Suggestions

- Recycled Art Festival
- Markets
- Music event (using new stage)
- New musicians festival
- Town Faery celebration, community hanging Cloughties and creation of wishing tree – lead by local enthusiasts
- Garden Festival and Trail (through Wallangarra and Jennings)
- Tug-o-War - Queensland vs. NSW

DOCS - Project Descriptions

Wallangarra Urban Design Framework Part 2

PROJECT INFO NO 0017-0453-00_0003


REV 02 DRAWN AG

CHECK AG APPROV AG DATE 24.07.2017

Tab 1

12.5 Maryvale Urban Design Framework

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Planning Technical Officer	ECM Function No/s: 5.4.3

Recommendation

THAT Council adopts the Maryvale Futures: An Urban Design Framework report, noting the following changes and projects suggested by the Maryvale community:

- Trees are not to be planted within the nightsoil lanes;
- Decontamination of the former rail reserve, and planting of this area with indigenous trees with walking tracks incorporated within this area;
- The tree species suggested in the report may not be suitable;
- The use of traffic calming devices between the hotel and the park, and more prominent placement of 60 km/h speed limit signage;
- A unique entrance statement into Maryvale from the Cunningham Highway
- The installation of solar bollards that are low level, rather than overhead street lighting is preferred;
- The fencing between the basketball court and existing residence is to be of a solid construction, such as better brick, with suitable transparent fencing around the perimeter, similar to pool fencing.
- A new bridge over Millar Vale Creek including a foot bridge;
- Provision of reticulated sewerage and water;
- Hot showers, dump point and parking for RVs; and
- A community bore or rehabilitation of an existing bore.

Report

Attached to this report is the Maryvale Futures: An Urban Design Framework report prepared by JFP Urban Consultants as an urban design framework for the Maryvale township. The Maryvale Futures: An Urban Design Framework report is being presented for Council's adoption.

Based on the findings of community consultation i.e. Maryvale Futures Workshop, and the direction of the urban framework, JFP Urban consultants identified four inter-connected projects as a priority (other than road works upgrades) based on the successful application grants funding.

The projects are as follows:

1. The area around the Crown Hotel being identified and defined as the centre of town.
2. Enhancement of Maryvale Park to encourage visitors, and enhancing its relationship to the centre of town to create a more cohesive town centre.
3. Nightsoil Lanes to become iconic tree lined trails
4. Planting of street trees along the main roads through town and at the major entrances.

Following the preparation of the draft report, a further community meeting was held at Maryvale Hall on 22 October 2018, and the following projects and changes were suggested:

- trees are not to be planted within the nightsoil lanes;

- decontamination of the former rail reserve, and planting of this area with indigenous trees with walking tracks incorporated within this area;
- the tree species suggested in the report may not be suitable;
- the use of traffic calming devices between the hotel and the park, and more prominent placement of 60 km/h speed limit signage;
- a unique entrance statement into Maryvale from the Cunningham Highway
- the installation of solar bollards that are low level, rather than overhead street lighting is preferred;
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- hot showers, dump point and parking for RVs; and
- a community bore or rehabilitation of an existing bore.

With regards to the decontamination and planting of the former rail reserve, in a further report Council's Governance Section has requested the endorsement on an 'Expression of Interest' for the submission of a funding application for the Maryvale Native Vegetation Renewal project under the Department of Environment and Science's Land Restoration Fund Pilot Projects Program (Catalysing Action stream). If successful, this funding would in part be utilised to facilitate the remediation of this reserve and its removal from the Environmental Management Register.

Budget Implications

A budget allocation will be required for any implementation of the report's recommendations.

Policy Consideration

Corporate Plan – 2014-2019 Revised addition

- The Southern Downs **Sense of Community**
 - 1.3 Continue to monitor and stay informed about matters that affect the community
 - 1.9 Continue to develop and extend Council's public consultation processes
- Southern Downs **Major Events and Tourism**
 - 5.10 Investigate opportunities to fund and implement streetscape plans for beautification, safety and accessibility

Community Engagement

Maryvale Futures Workshop - Friday, 18 May 2018, 8.00pm to 8.00pm – coordinated by JFP Urban consultants. The meeting provided residents of Maryvale and surrounding areas to provide feedback in relation to the urban design framework. The residents thoughts and ideas were compiled by JFP Urban consultants.

Community Consultation – Priority projects outlined in JFP Urban consultant's report - Friday, 3 August until Friday, 24 August 2018. The draft report was made available for viewing on Council's website. The community was invited to complete an online survey and make submissions to Council, either in writing or online.

Public Meeting with Submitters – Monday, 22 October 2018. The community was invited to provide further feedback to the Mayor and Councillors, Council staff in response to the online survey and submissions received.

Legislation/Local Law

Nil

Options

Council:

1. Adopts the Maryvale Futures: An Urban Design Framework report, noting the additional projects suggested by the Maryvale community.
2. Adopts the Maryvale Futures: An Urban Design Framework report.
3. Does not adopt the Maryvale Futures: An Urban Design Framework report.

Attachments

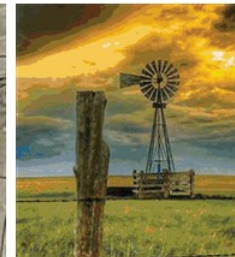
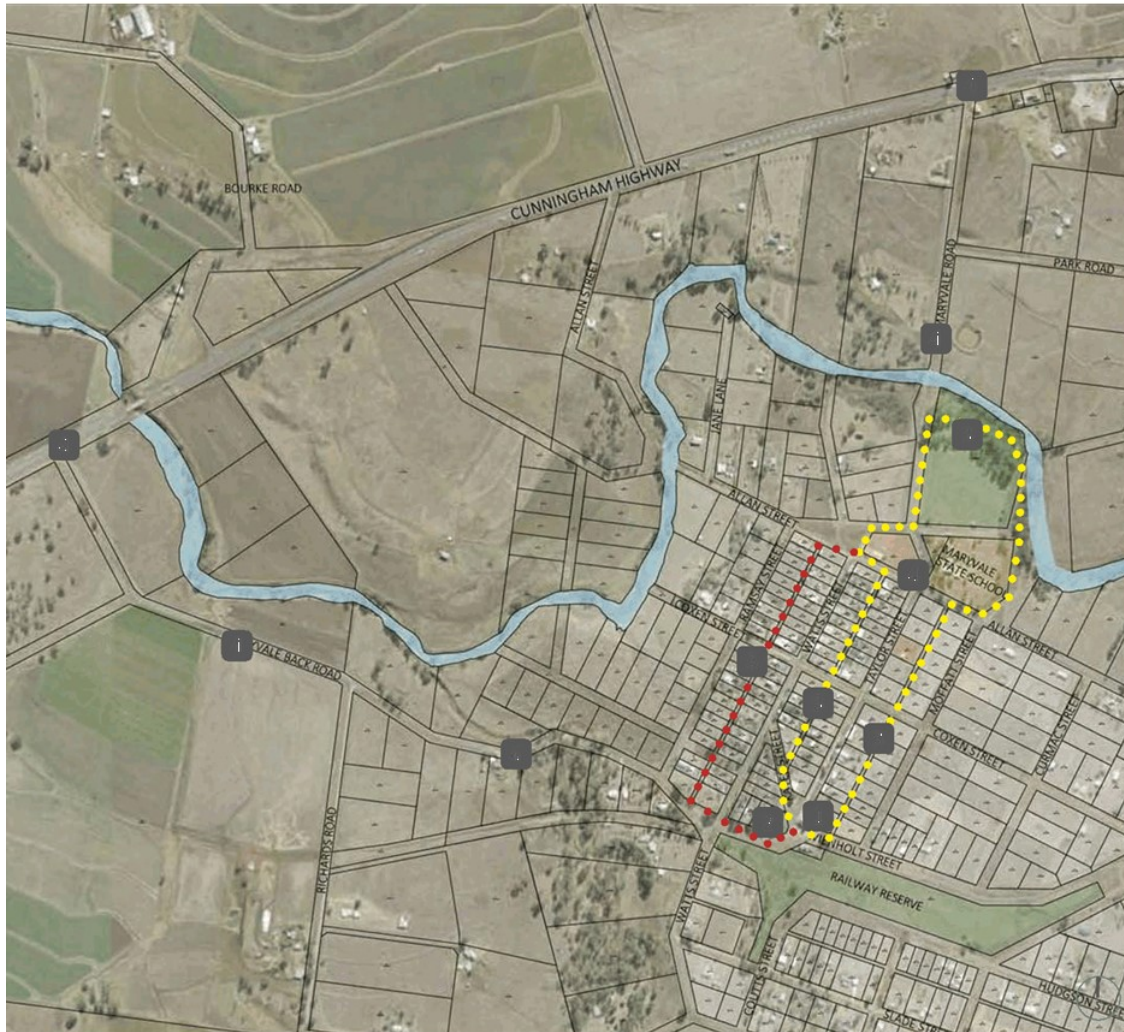
1. Maryvale Futures: An Urban Design Framework [View](#)



Maryvale Futures: An Urban Design Framework

Priority Project: Beautifying Maryvale

Vision



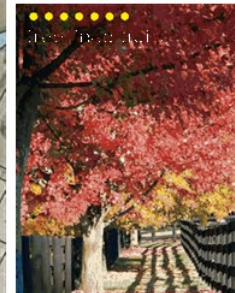
Based on the findings of community consultation and the direction of the urban framework, we identified 4 inter-connected projects that we see as a priority (other than road works upgrades) based on the successful application for QLD Government Cash 4 Regions grants system.

The vision for these projects is to make Maryvale a more attractive place to visit, live and work.



1. The Town Centre

The pub and its recent change of ownership have re-focused the pub as the centre of town and are creating a new energy in the town centre. By enhancing the pub's street presence to give it more context, amenity and reinforce the 'town core' feel and look of this part of Taylor Street.



2. Maryvale Park

This park is in the core of town and already has a reasonable relationship with the pub. By enhancing its relationship to the pub precinct it starts to create a more cohesive town centre and allows the two spaces to mutually support each other. It also provides a greater destination, encouraging visitors as well as providing a better experience for community.

3. 'Night Soil' Lanes to become iconic tree lined trails

The 'Night Soil' lanes offer a unique opportunity to reinforce and bring to light a seldom seen oddity from Maryvale's beginnings, when it was first subdivided. The little used lanes offer opportunity for a landscape intervention of feature tree planting and a pedestrian circuit linking parks and laneways back to the centre. The lanes can offer visual amenity, a striking tourist feature that can be seen from Cunningham Highway, and pedestrian only spaces which can be used for linear markets.

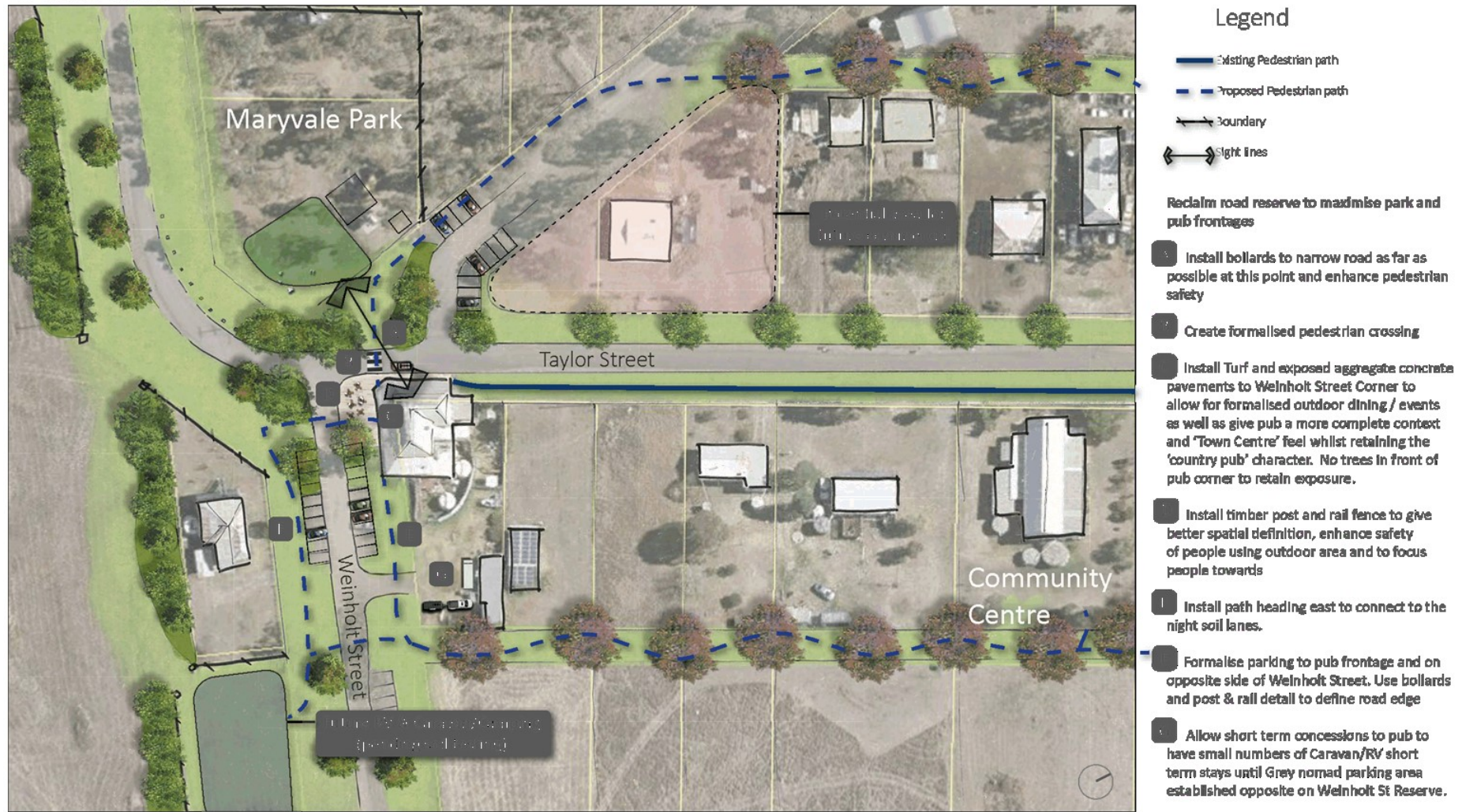


4. Street trees

By early planting of colourful flowering trees along the main roads through town and at the major entrances, it provides a long term amenity and iconic character that will give Maryvale a unique identity and draw tourists to the town.

Priority Project

1. Town centre

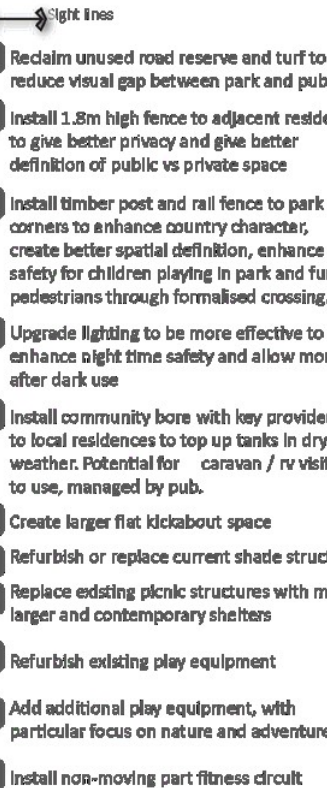


Priority Project

2. Maryvale Park



Legend

- 
- Existing Pedestrian path
- Proposed Pedestrian path
- Boundary
- Sight lines
- Reclaim unused road reserve and turf to reduce visual gap between park and pub
 - Install 1.8m high fence to adjacent residence to give better privacy and give better definition of public vs private space
 - Install timber post and rail fence to park corners to enhance country character, create better spatial definition, enhance safety for children playing in park and funnel pedestrians through formalised crossing.
 - Upgrade lighting to be more effective to enhance night time safety and allow more after dark use
 - Install community bore with key provided to local residences to top up tanks in dry weather. Potential for caravan / rv visitors to use, managed by pub.
 - Create larger flat kickabout space
 - Refurbish or replace current shade structure
 - Replace existing picnic structures with more, larger and contemporary shelters
 - Refurbish existing play equipment
 - Add additional play equipment, with particular focus on nature and adventure play
 - Install non-moving part fitness circuit
 - Add running water to toilet and refurbish / replace lighting
 - Interim community vegetable patch

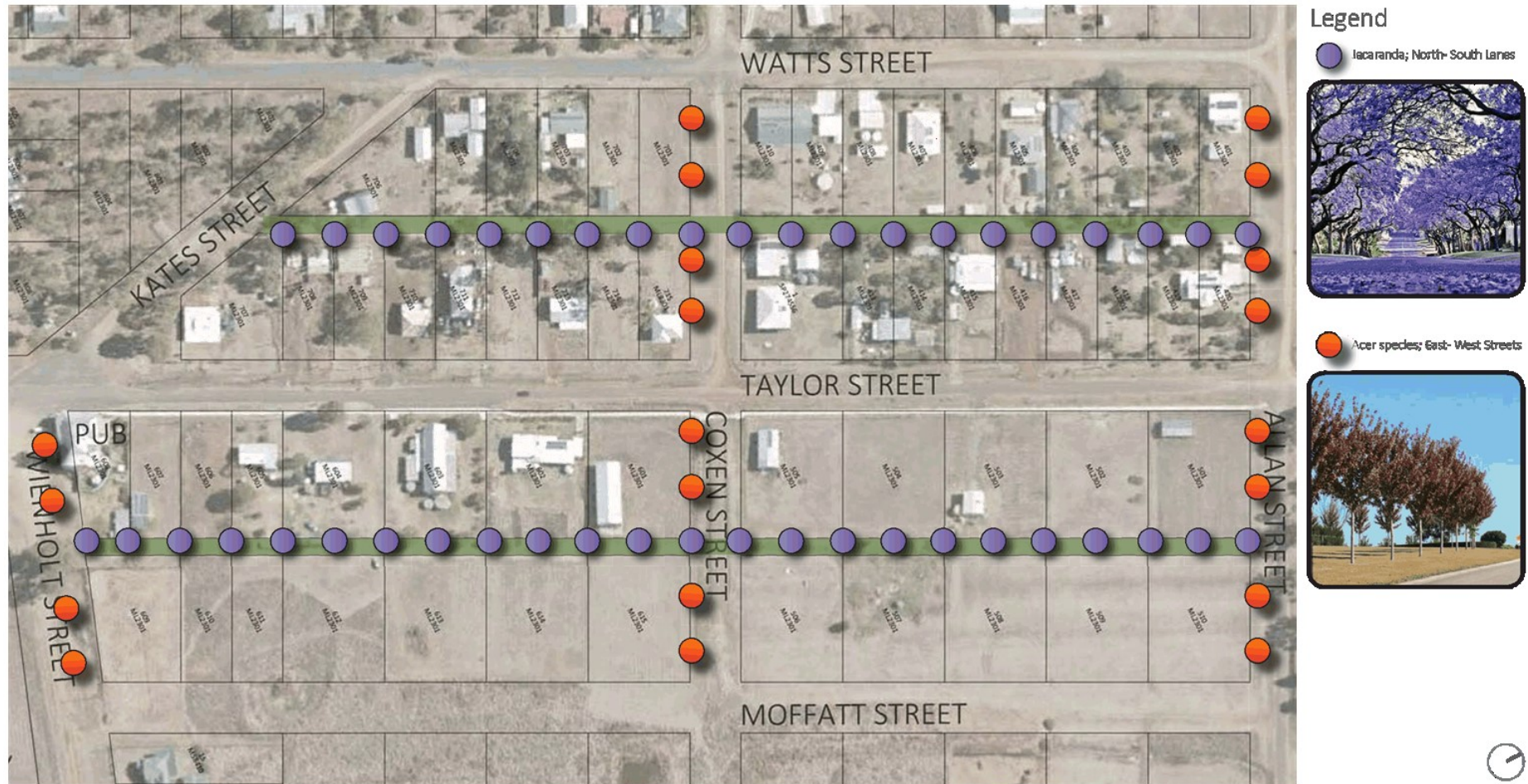
Priority Project

3. Night Soil Lanes



Priority Project

3. Night Soil Lanes



Priority Project

4. Street Trees



Clusters of Grevillea Robusta (Silky Oak) at two main intersections into town




Lagerstroemia species (Crape myrtle) along two main roads into town



12.6 Invasive Pests Control Scheme Update

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Local Laws Officer (Pest Management)	ECM Function No/s: 11.35.04

Recommendation

THAT Council receive the progress report on the implementation of the 2018/2019 Invasive Pests Control Scheme (IPCS).

Report

IPCS information packs were issued to 5,309 landholders on 25 June 2018. The submission period for Control Works Forms (CWFs) was extended to 10 August 2018 to act as a reminder for landholders to submit CWFs, to provide more time for staff to enter CWFs on Council's systems and to reduce the number of reminder letters required to be issued. 1,560 reminder letters were issued on 16 August 2018. The submission period for CWFs closed on 17 September 2018. As at 29 November 2018, 4,775 CWFs (90%) have been received, with 460 outstanding. CWFs are continuing to be received, but in low numbers since the submission period closed. 91% of CWFs were received in the 2017/2018 IPCS, over a much longer submission period.

Council was informed by way of the IPCS Update Report to the 24 October 2018 General Council Meeting of the intention to issue supplementary rates notices at the beginning of November to the 460 landowners that have failed to submit a CWF, or to resubmit an amended CWF within permitted timeframes, to effect removal of their IPCS levy concession. This did not occur due to concerns over the legitimacy of proposed amendments to the Rates Concession Policy which would have seen the minimum IPCS levy amount not subject to pro rata.

It is now intended to issue supplementary rates notices in January 2019. Supplementary rates notices will then be issued on an as required basis for failure to resubmit amended CWFs, and failure to undertake control works within permitted timeframes.

In recognition of severe drought conditions experienced by landholders throughout 2018/2019 in those instances where landholders provide a written request to have their levy concession reinstated; it is intended to provide them the opportunity to submit a CWF and complete control works by the end of April 2019. In these instances it is intended to reinstate 100% of the levy concession upon verification of the completed control works.

Budget Implications

Applying pro rata treatment to the minimum IPCS levy will have minor implications for the level of revenue collected. However, it is anticipated providing landholders the opportunity to rectify instances of non-compliance will result in greater voluntary compliance, which is the overall aim of the IPCS.

Policy Consideration

Amendment may be sought to the IPCS levy calculation approach in the Rates Concession Policy should a suitable resolution be identified.

Community Engagement

Officers continue to receive positive feedback on the IPCS from the community and continue to encourage feedback on its administration. An online survey seeking community feedback remains open.

Legislation/Local Law

Biosecurity Act 2014

Local Government Act 2009

Options

Council:


1. Receive the progress report on the implementation of the 2018/2019 IPCS; or,
2. Not receive the progress report on the implementation of the 2018/2019 IPCS.

Attachments

Nil

12.7 Application for a Term Lease - Broadwater

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 12 December 2018
	Land Management Officer Manager Corporate Services	ECM Function No/s: 14.16

Recommendation

THAT Council advise the Department of Natural Resources Mines and Energy that it has no objection to the application for a term lease over part of Lot 224 on BNT1580, Broadwater.

Report

Council has received correspondence from the Department of Natural Resources Mines and Energy (DNRME) in regard to a proposed term lease over part of Lot 224 on BNT1580, Broadwater (Reserve for Recreation).

The trustees of the Reserve are The State of Queensland (represented by the Department of Education).

The applicant is the Public Safety Business Agency.

The proposed area of the term lease is located in the south west corner of the Reserve and is about 1,090m² (see aerial map attached).

The applicant has advised that the proposed use of the subject area, pending approval of the term lease, would be as a rural fire brigade premises for the Broadwater Rural Fire Brigade.

At its General Council meeting in April 2018 Council objected to an application the DNRME had received from the Department of Education and Training (DETE) for the issue of a deed of grant over this Lot. Following is the Council resolution from that meeting:

Resolution

THAT Council advise Department of Natural Resources 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.

This current application is for a term lease over a small portion of this Lot which differs from the request by the Department of Education and Training (DETE) to have a deed of grant over the Lot. The proposed deed of grant would have resulted in DETE becoming the freehold owners of the land and if the adjoining school closed in the future, DETE would have further dealt with the land according to their own disposal policies.

Should the proposal for a term lease be approved, the remaining 21,120m² will continue as a reserve for recreation. Additionally, the Broadwater Rural Fire Brigade will benefit from the allocation of land.

Council's Director's views were sought. The Director of Infrastructure Services has advised he has no objection to the proposed term lease as Council are not Trustees of this land any infrastructure erected on this land will not be the responsibility of Council. The Director of Sustainable Development has also offered no objection.

Budget Implications

Nil

Policy Consideration

Nil

Community Engagement

Department of Natural Resources Mines and Energy consult with all stakeholders.

Legislation/Local Law

Land Act 1994

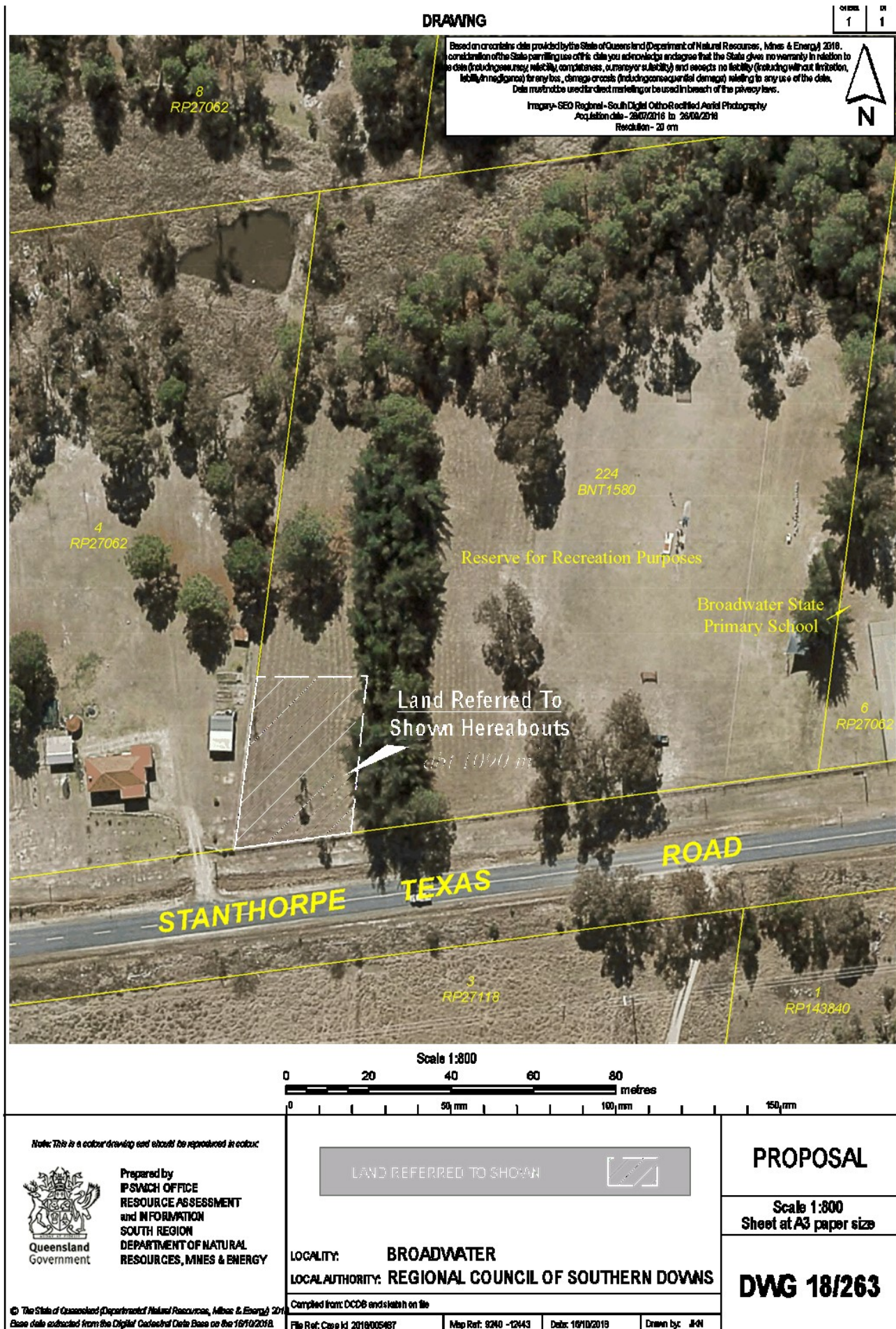
Options

Council:

1. Advise Department of Natural Resources Mines and Energy that it has no objection to the application for a term lease over part of Lot 224 on BNT1580, Broadwater;
2. Advise Department of Natural Resources Mines and Energy that it objects to the application for the term lease.

Attachments

1. Aerial view of proposed term lease area [View](#)



Metadata for SEQ Regional Low Res 2016 20cm Digital Ortho-rectified Aerial photography

Date: 09-Feb-2016

AERIAL IMAGERY	
Acquisition Dates	28/Jul/2016, 29/Jul/2016, 30/Jul/2016, 31/Jul/2016, 1/Aug/2016, 13/Aug/2016, 14/Aug/2016, 21/Aug/2016, 26/Aug/2016, 28/Aug/2016, 29/Aug/2016, 23/Sep/2016, 24/Sep/2016, 26/Sep/2016
Company	AAM Group Pty Ltd
Camera	A3-32E, A3-28E
Focal Length	300mm
Flying Height (Above MSL)	22,000 – 24240ft above MSL
INS/IMU Used	CORS
Number of Runs	220
Number of Frames	In excess of million processed
Frame Dimensions (columns and lines)	4864 x 3232
Camera Scan resolution	7.4 micron
Colour Bands	Three (RGB)
Image Multi Spectral Bands	N/A
Forward Overlap	56%
Side Overlap	10%
Data Supplied	Raw imagery not supplied
Ground Surface Resolution	16-17cm
ORTHOPHOTOS	
Spatial Resolution	20cm
Spatial Accuracy	60cm @ 68% confidence level (1 Sigma)
Colour Bands	Three (RGB)
Multi Spectral Bands order	N/A
Company	AAM Group Pty Ltd
Tile Layout Resolution	Client defined map sheets
Rectification surface	Client supplied DTM data. Accuracy unknown
Rectification Surface Accuracy Vertical	Client supplied DTM data. Accuracy unknown
Rectification Surface Accuracy Horizontal	Client supplied DTM data. Accuracy unknown
Horizontal Datum	GDA94
Vertical Datum	AHD
Map Projection	MGAz56
Description of Aero-triangulation Process Used and Residuals Results	Proprietary Black box solution.
Number and other information of Photo Control Points	114 Control Points across 5 blocks
Aero-triangulation RMSE Control Points	N/A
Aero-triangulation RMSE Projection Centres	N/A
Aero-triangulation RMSE IMU	N/A
Description of Rectification Process Used	Proprietary photogrammetric rectification software.
Limitations of the Data	Orthophoto over water areas is of indeterminable accuracy.
Other Information	Nil

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 Sale of Land for Unpaid Rates

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.

16.2 RFT 19_063 Tender to Construct Shared Community Facilities - Theo Cantor Park Warwick

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(e) of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by Southern Downs Regional Council.

16.3 PN - 94520 - Second Request for Water Relief

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(d) of the *Local Government Regulation 2012*, as it contains information relating to rating concessions.

16.4 PID 93770 - Request to Waive Wastewater Charges

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(d) of the *Local Government Regulation 2012*, as it contains information relating to rating concessions(h) of the *Local Government Regulation 2012*, as it contains information relating to and 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 Request for Quotation 19_074 Construct Queensland Sign

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 Leyburn Water Quality Upgrade

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(c) of the *Local Government Regulation 2012*, as it contains information relating to the local government budget.

16.7 Allora Reservoir Roof Repair

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(c) of the *Local Government Regulation 2012*, as it contains information relating to the local government budget.

16.8 Karara Water Supply

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(c) of the *Local Government Regulation 2012*, as it contains information relating to the local government budget.

16.9 Legal Update with Irrigators

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.

16.10 November 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.

16.11 Funding Programs

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.

16.12 Renewal of Trustee Lease between Council and the Warwick Racing Pigeon Club Incorporated

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.

16.13 Statement of Claim against Council - Court Number M17/2018

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(f) of the *Local Government Regulation 2012*, as it contains information relating to starting or defending legal proceedings involving Southern Downs Regional Council.

16.14 Proposed sale of land - Stanthorpe

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.

16.15 Proposed sale of land - Wallangarra

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.

