



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, 61 Marsh Street, Stanthorpe on **Wednesday, 22 January 2020 at 9:00AM.**

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

Jane Stroud

ACTING CHIEF EXECUTIVE OFFICER

17 January 2020

Attendance:

10:30am Presentation of Casual for a Cause Donation to Rural Fire Service

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WEDNESDAY, 22 JANUARY 2020 General Meeting of Council

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ACKNOWLEDGEMENT TO COUNTRY

1. PRAYER & CONDOLENCES

2. ATTENDANCE

3. APOLOGIES

4. READING AND CONFIRMATION OF MINUTES

4.1 General Council Meeting - 18 December 2019

Recommendation

THAT the minutes of the General Council Meeting held on Wednesday 18 December 2019 be adopted.

4.2 Special Council Meeting - 14 January 2020


Recommendation

THAT the minutes of the Special Council Meeting held on Tuesday 14 January 2020 be adopted.

5. ACTIONS FROM COUNCIL MEETINGS

5.1 Actions from Previous Council Meetings

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Chief Executive Officer	ECM Function No/s: 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 following Council Meetings:

- General Council Meeting 18 December 2019
- Special Council Meeting 14 January 2020

Copies of the Actions Reports are attached.

Attachments

1. Actions from General Council Meeting 18 December 2019 [↓](#)
2. Actions from Special Council Meeting 14 January 2020 [↓](#)



ACTIONS FROM GENERAL COUNCIL MEETING 18 DECEMBER 2019

Date From: 18/12/2019

Date To: 18/12/2019

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
18/12/2019	3.1	Apology - Cr McNichol	Keenan, David	19 Dec 2019 - 1:48 PM - David Keenan Action completed by: Seymour, Marion Noted	19/12/2019
18/12/2019	16.1	Discussion of Confidential Agenda Item in Open Session	Keenan, David	19 Dec 2019 - 1:48 PM - David Keenan Action completed by: Seymour, Marion Noted	19/12/2019
18/12/2019	5.1	Actions from Previous Council Meetings	Keenan, David	19 Dec 2019 - 1:48 PM - David Keenan Action completed by: Seymour, Marion Noted	19/12/2019
18/12/2019	6.1	Conflict of Interest - Cr Pennisi - Agenda Item 12.2	Keenan, David	19 Dec 2019 - 1:48 PM - David Keenan Action completed by: Seymour, Marion Noted	19/12/2019
18/12/2019	6.1.1	Conflict of Interest - Cr Pennisi - Agenda Item 12.2	Keenan, David	19 Dec 2019 - 1:48 PM - David Keenan Action completed by: Seymour, Marion Noted	19/12/2019
18/12/2019	6.2	Conflict of Interest - Cr Meiklejohn - Agenda Item 17.6	Keenan, David	19 Dec 2019 - 1:48 PM - David Keenan Action completed by: Seymour, Marion Noted	19/12/2019
18/12/2019	7.1	Mayoral Minute	Dobie, Tracy	19 Dec 2019 - 1:48 PM - Tracy Dobie Action completed by: Seymour, Marion Noted	19/12/2019
18/12/2019	8.1	Correspondence	Seymour, Marion	19 Dec 2019 - 1:48 PM - Marion Seymour Action completed by: Seymour, Marion Noted	19/12/2019
18/12/2019	1.1	Submission to Electoral and Other Legislation (Accountability, Integrity and Other Matters) Amendment Bill 2019	Seymour, Marion	19 Dec 2019 - 2:02 PM - Marion Seymour Action completed by: Seymour, Marion Submission emailed 19 December 2019	19/12/2019
18/12/2019	13.1	Material Change of Use – Joyful View Garden Real Estate Development Resort Co. Pty Ltd, 396 Keoghs Road, Elbow Valley	Beck, Sean	31 Dec 2019 - 12:37 PM - Sean Beck Action completed by: Bilbrough, Allison Decision Notice & Statement of Reasons mailed to applicant	31/12/2019
18/12/2019	11.1	Financial Report as at 30 November 2019	Gross, Helen	8 Jan 2020 - 3:35 PM - Helen Gross	8/01/2020



ACTIONS FROM GENERAL COUNCIL MEETING 18 DECEMBER 2019

Date From: 18/12/2019

Date To: 18/12/2019

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
				Action completed by: Gross, Helen Noted that report has been received. No further action required.	
18/12/2019	11.2	Final Management Report	Page, Andrew	13 Jan 2020 - 9:37 AM - Andrew Page No further action Required 13 Jan 2020 - 9:38 AM - Andrew Page Action completed by: Page, Andrew No further action required	13/01/2020
18/12/2019	11.3	Caretaker Period Policy	Collins, Jody	10 Jan 2020 - 2:34 PM - Jody Collins Action completed by: Gribbin, Peter Policy will be included in list of policies on Council's website.	10/01/2020
18/12/2019	11.4	Drought Communities Programme Extension	Gribbin, Peter	10 Jan 2020 - 2:46 PM - Peter Gribbin Action completed by: Gribbin, Peter Due to two of the endorsed projects being deemed ineligible by AusIndustry, a further report was considered at a Special Meeting of Council on 14 January 2020.	10/01/2020
18/12/2019	12.1	Infrastructure Services Directorate Monthly Report	McKenzie, Seren	10 Jan 2020 - 3:00 PM - Seren McKenzie Action completed by: Fagan, Barb Noted	10/01/2020
18/12/2019	12.2	Water Contingency Plan	McKenzie, Seren	10 Jan 2020 - 3:01 PM - Seren McKenzie Action completed by: Fagan, Barb Noted	10/01/2020
18/12/2019	12.3	Review of Water Restrictions	McKenzie, Seren	10 Jan 2020 - 3:02 PM - Seren McKenzie Action completed by: Fagan, Barb Emergency Water Restrictions were implemented as of 8am 19 December 2019.	10/01/2020
18/12/2019	13.2	Material Change of Use – West Talgai Grazing, 328 Hendon - Victoria Hill Road, Talgai	Schramm, Georgina	31 Dec 2019 - 12:37 PM - Georgina Schramm Action completed by: Bilbrough, Allison Decision Notice & Statement of Reasons mailed to applicant	31/12/2019
18/12/2019	13.3	Request to Open a Road, 9080 Cunningham Highway, Tregony	O'Mara, Angela	31 Dec 2019 - 3:03 PM - Angela O'Mara Action completed by: Bilbrough, Allison Letter of support emailed to Solicitor acting for owners.	31/12/2019



ACTIONS FROM GENERAL COUNCIL MEETING 18 DECEMBER 2019

Date From: 18/12/2019

Date To: 18/12/2019

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
18/12/2019	13.4	Pest Management Advisory Committee Meeting Minutes - 3 December 2019	Magnussen, Craig	<i>31 Dec 2019 - 2:42 PM - Craig Magnussen</i> Action completed by: Bilbrough, Allison Budget allocations will be made for the tracking collars. Council has responded to the Department of Agriculture and Fisheries regarding the supply of 1080.	31/12/2019
18/12/2019	13.5	Granite Belt Vision and Urban Design Framework	Collier, Tonya	<i>31 Dec 2019 - 12:48 PM - Tonya Collier</i> Action completed by: Bilbrough, Allison Public consultation commenced and a further report to be submitted to Council after the public consultation period.	31/12/2019
18/12/2019	17.1	Application for Rates Deferral - PID 107940	Gow, Lachlan	<i>13 Jan 2020 - 9:38 AM - Andrew Page</i> Interest and legal action has been deferred <i>13 Jan 2020 - 9:39 AM - Lachlan Gow</i> Action completed by: Page, Andrew Interest and Legal action has been deferred	13/01/2020
18/12/2019	17.2	Regional Arts Development Fund Applications Round One 2019/2020	Dunlop, Zoe	<i>8 Jan 2020 - 2:11 PM - Zoe Dunlop</i> Action completed by: Dunlop, Zoe All applicants notified of outcome. Letters of offer and funding agreements sent to successful applicants.	8/01/2020
18/12/2019	17.3	RFT 20_058 Construction of Shared Facilities - 4 Alice Street, Warwick.	Gribbin, Peter	<i>10 Jan 2020 - 2:48 PM - Peter Gribbin</i> Action completed by: Gribbin, Peter The resolution of Council has been noted and the appointed Contractors have been advised.	10/01/2020
18/12/2019	17.4	YMCA Monthly Report - November 2019 - Warwick Indoor Recreation and Aquatic Centre	Gribbin, Peter	<i>10 Jan 2020 - 2:46 PM - Peter Gribbin</i> Action completed by: Gribbin, Peter Council's resolution has been noted.	10/01/2020
18/12/2019	17.5	Audit and Risk Management Committee Meeting Minutes - 10 December 2019	Collins, Jody	<i>10 Jan 2020 - 2:47 PM - Jody Collins</i> Action completed by: Gribbin, Peter The adopted recommendations from the ARMC December 2019 meeting will be actioned by Council officers.	10/01/2020
18/12/2019	17.6	Tender 20_073 Fit out of Shared Community Facilities - Theo Cantor Park, Warwick	Holeszko, Mike	<i>10 Jan 2020 - 3:03 PM - Mike Holeszko</i> Action completed by: Fagan, Barb Contract awarded - Correspondence sent advising of Council resolution.	10/01/2020



ACTIONS FROM GENERAL COUNCIL MEETING 18 DECEMBER 2019

Date From: 18/12/2019

Date To: 18/12/2019

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
18/12/2019	17.7	Evaluation Report -Supply of One Single Cab - Single Drive Tip Truck	Donovan, Brett	<i>10 Jan 2020 - 3:03 PM - Brett Donovan</i> Action completed by: Fagan, Barb Contract awarded, purchase order for the supply of plant forwarded to the supplier.	10/01/2020
18/12/2019	17.8	Tender 20_051 Design and Construction of a New Leam to Ride Bike Pathway in Australiana Park	Holeszko, Mike	<i>10 Jan 2020 - 3:04 PM - Mike Holeszko</i> Action completed by: Fagan, Barb Contract awarded, correspondence sent advising of Council resolution.	10/01/2020
18/12/2019	17.9	Material Recovery Facility - Specification B	Brooks, Darryl	<i>31 Dec 2019 - 3:01 PM - Darryl Brooks</i> Action completed by: Bilbrough, Allison Lawyers appointed to commence legal negotiations.	31/12/2019
18/12/2019	17.10	Housing Needs Assessment	O'Mara, Angela	<i>31 Dec 2019 - 12:42 PM - Angela O'Mara</i> Action completed by: Bilbrough, Allison Resolution noted.	31/12/2019
18/12/2019	17.11	Southern Downs Entry Signage Report	Long, Vivien	<i>13 Jan 2020 - 8:14 AM - Vivien Long</i> Action completed by: Bilbrough, Allison Council Resolution noted.	13/01/2020



ACTIONS FROM SPECIAL COUNCIL MEETING 14 JANUARY 2020

Date From: 14/01/2020

Date To: 14/01/2020


MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
14/01/2020	4.1	Drought Communities Programme - Extension	Collins, Jody	<i>15 Jan 2020 - 3:21 PM - Jody Collins</i> Action completed by: Gribbin, Peter Council officers will lodge the application data in the online portal for approval.	15/01/2020
14/01/2020	4.2	Bushfire Recovery Funding	Collins, Jody	<i>15 Jan 2020 - 3:22 PM - Jody Collins</i> Action completed by: Gribbin, Peter Council officers will seek feedback from the Department in regard the eligibility of the suggested projects.	15/01/2020

6. DECLARATIONS OF CONFLICTS OF INTEREST

7. MAYORAL MINUTE

7.1 Mayoral Minute

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Mayor	ECM Function No/s:

Recommendation

THAT Council receive the Mayoral Minute for January 2020.

Report

In the four weeks since the last General Council Meeting we have seen our country impacted by horrific bushfires, made worse by the prolonged drought and lack of rain.

The Federal and State Governments have responded to the best of their ability with what they have available to them, as has every Local Government. Here in our Council region we are the same. We have responded to the drought, the bushfires and the lack of rain in the best way we can with the resources we have available. Every resident, every business, every government agency has done the same.

Everywhere I go throughout our region I am told stories of the generosity of others. There are our own local residents who donate their time and their resources to others and there are those from outside of our region who have done and continue to do the same.

The Federal and State Governments have provided substantial funding to our region and that funding will continue to ensure that we have sufficient urban water available, that we keep our economy going and that we put in place the necessary infrastructure so that we don't find ourselves in this same dire situation again. I don't want our residents to ever have to be on critical level water restrictions again.

What I hope is that as time goes on, and we do get substantial rain, that the incredible private and corporate donors are not forgotten. It is the role of Federal and State Governments to support us and they have stepped up and are doing that. But private citizens and businesses are under no such obligation and yet over the last year we have seen donations of water, fodder, money and goods flow constantly into and within our region.

Please take every opportunity to show gratitude for this generosity.

Options

Council:

1. Receive the Mayoral Minute for January 2020.
2. Not receive the Mayoral Minute for January 2020.


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: 22 January 2020
	Director Sustainable Development	ECM Function No/s:

Recommendation

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

Report

1. **Minister for State Development, Manufacturing, Infrastructure and Planning** advising of recent changes to the planning framework to support effective land management practices and help local governments better plan for development in bushfire prone areas (copy attached).

Action: Referred to the Acting Director Sustainable Development.

Attachments

1. Letter from Minister for State Development, Manufacturing and Planning [↓](#)



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: WR20/552

10 January 2020

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

Email: tracy.dobie@sdrcl.qld.gov.au

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Dear Councillor Dobie

I am writing to all local governments in Queensland to ensure they are aware of recent changes to the planning framework to support effective land management practices and help local governments better plan for development in bushfire prone areas.

On 6 December 2019, an e-lert was issued to all local governments to notify them that the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) released new State Planning Policy guidance material for *Natural hazards, risk and resilience – Bushfire*. This material will assist councils when making or amending their planning schemes and assessing certain development applications where a local planning scheme has not appropriately integrated the state interest. A copy of the guidance material can be located at: <https://planning.dsdmp.qld.gov.au/planning/better-planning/state-planning/state-planning-policy-spp>.

The guidance will help local government to better integrate planning and mitigation measures, with consideration given to a number of elements, including emergency access, water supply, urban design and landscape management. The guidance also includes default separation distances between lots and hazardous vegetation to achieve an acceptable level of radiant heat and reduce the likelihood of building losses or injury to residents or firefighters.

Queensland Fire and Emergency Services has also released a separate document called *Bushfire Resilient Communities* to accompany the local government guidance which can be located at: https://www.ruralfire.qld.gov.au/Bushfire_Planning/Documents/Bushfire-Resilient-Communities.pdf. This document goes beyond the land use planning elements and provides technical information about ways to undertake site assessment of bushfire hazard, bushfire mapping and bushfire management plans in bushfire prone areas. Together these documents will ensure new development is not increasing the state's bushfire risk and the right mitigation measures are in place.

The Queensland Government has also made changes that will make our community safer from bushfires by allowing landholders to undertake important bushfire risk mitigation without the requirement to apply for a development approval or undertake notification.

As you are aware, while always exempted from state vegetation clearing requirements, previously landholders may have been required to apply for local government approvals to clear native vegetation for necessary firebreaks and fire management lines. An amendment to the Planning Regulation 2017, which commenced 6 December 2019, means that landholders do not require state or local government approval under the *Planning Act 2016* to clear vegetation to establish or maintain necessary firebreaks or fire management lines.

A fact sheet summarising the Planning Regulation 2017 changes about clearing vegetation for firebreaks and fire management lines is available on the DSDMIP website and can be found at <https://dsdmipprd.blob.core.windows.net/general/clearing-vegetation-for-firebreaks-and-fire-management-lines.pdf>.

If you have any questions about my advice to you, please contact my office on (07) 3719 7200 or email statedevelopment@ministerial.qld.gov.au.

Yours sincerely



CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning


9. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

Nil

10. EXECUTIVE SERVICES REPORTS

10.1 Quarterly People and Culture Report

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Manager People and Culture	ECM Function No/s:

Recommendation

THAT Council receive the Quarterly People and Culture Report and note the contents.

Report

The purpose of this report is to provide Council with a summary of employee statistics for the October to December 2019 quarter.

Workforce Demographics

As at 31 December 2019 Council's overall Full Time Equivalent ("FTE") workforce, which includes permanent, temporary and casual positions, was 371.35 (*Figure 1*). A comparison of the FTE from 30 June 2019 shows an increase of 1.35 FTE.

Figure 2 details the FTE breakdown per Directorate by employment type and the position FTE from the previous quarter.

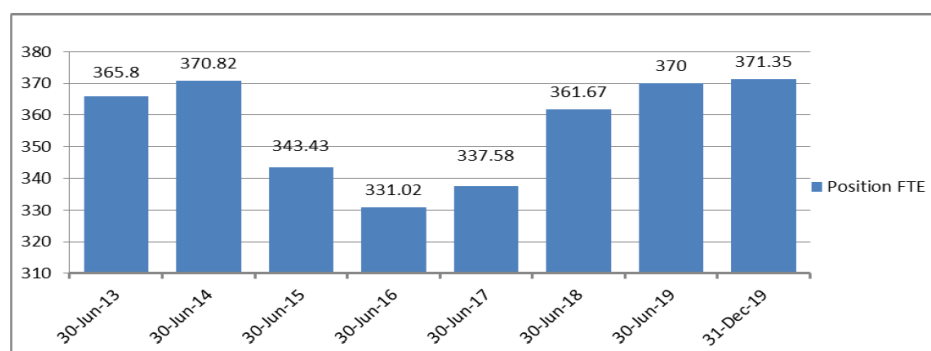


Figure 1: Total Number of Positions (FTE - Full Time Equivalent) – End of Financial Year and Current FTE

Full Time Equivalent Positions (FTE) as at 31 December 2019					
Activity Area	Perm	Temp	Casual	Total FTE	%
Executive Services	11.90	2.00	0.00	13.90	3.7%
Corporate and Community Services	78.45	2.00	7.51	87.96	23.7%
Infrastructure Services	208.60	10.00	1.85	220.45	59.4%
Sustainable Development	43.38	5.66	0.00	49.04	13.2%
Total	342.33	19.66	9.36	371.35	

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

FTE totals for Last Quarter (July - Sept 19)	336.79	25.19	9.37	371.35
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Figure 2: Total Number of Positions (FTE) per Department and employment type as at 31 December 2019

The majority of staff are employed permanently, with 7.8% employed in a short term or casual capacity where business needs arise (*Figure 3*).

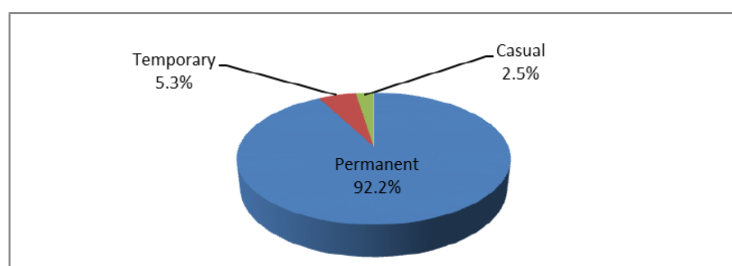


Figure 3: Employment Type Percentage Breakdown

Separations

Council's annual rate of separation has decreased from 12.9% as at 30 September 2019 (last quarter) to 11.8% at the end of the current quarter (*Figure 4*). Employees who depart Council are offered the opportunity to participate in an Exit Interview.

Annual Separation Rate	
Staff exiting the organisation	11.8%

Figure 4: Annual Separation Rate to 31 December 2019

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

Training and Development

This section provides the number of formal training and development attendances supported by Council. The data in this section does not include Elected Member training and development (*Figure 5*).

Learning & Development				
Professional Development	Study Assistance	Safety	Skills	Total
80	16	462	16	574

Figure 5: Number of Staff Formal Training and Development Attendances Supported by Council – October to December 2019

Council currently supports 29 staff who are undertaking certificate studies or higher (*Figure 6*).

Current Staff Supported Studies	
Course	Number
Certificate II in Horticulture	1
Certificate III in Parks and Gardens	4
Certificate II in Civil Construction	2
Certificate IV in Civil Supervision	1
Certificate IV Work Health & Safety	2
Certificate IV Accounting & Bookkeeping	1
Certificate III in Mobile Plant Technology	3
Certificate III in Instrumentation and Control	1
Certificate III in Plumbing	1
Certificate III in Business Administration	4
Associate Degree in Spatial Science	1
Bachelor of Spatial Science Technology (GIS)	1
Master of Business Administration	3
Master of Engineering Practice	1
Professional Education in Acoustics	1
Master of Information Studies	1
Diploma Civil Construction Management	1
TOTAL	29

Figure 6: Number of Staff Completing Council Supported Studies of at least Certificate Level – October to December 2019

Work Health and Safety

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

Figure 7 provides statistical information on the overall number of incidents, injuries and near hits reported for Quarter 2 (October to December) of the 19/20 financial year. The total number of incident reports received (38) is equivalent with the previous quarter (July to September 2019) and continues to demonstrate a positive increase in reporting.

Figure 8 provides a breakdown of the type of incidents reported throughout the period.

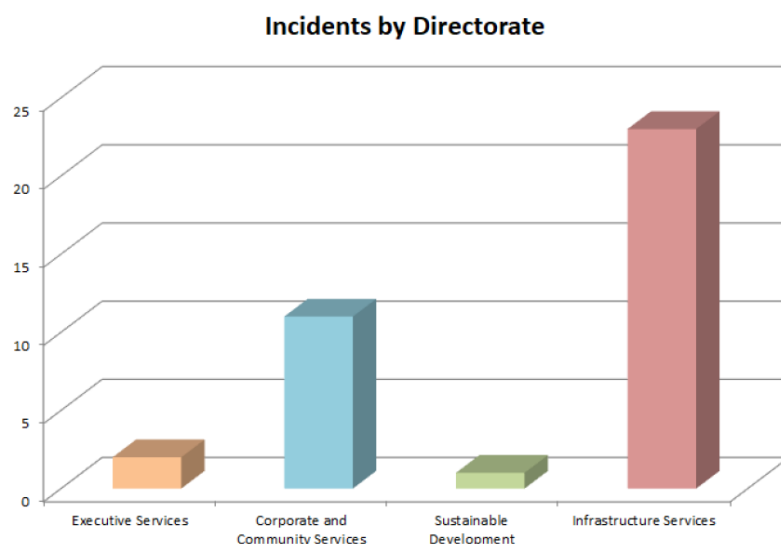


Figure 7: All Incidents reported (by Directorate) for Quarter 2 - 19/20 financial year

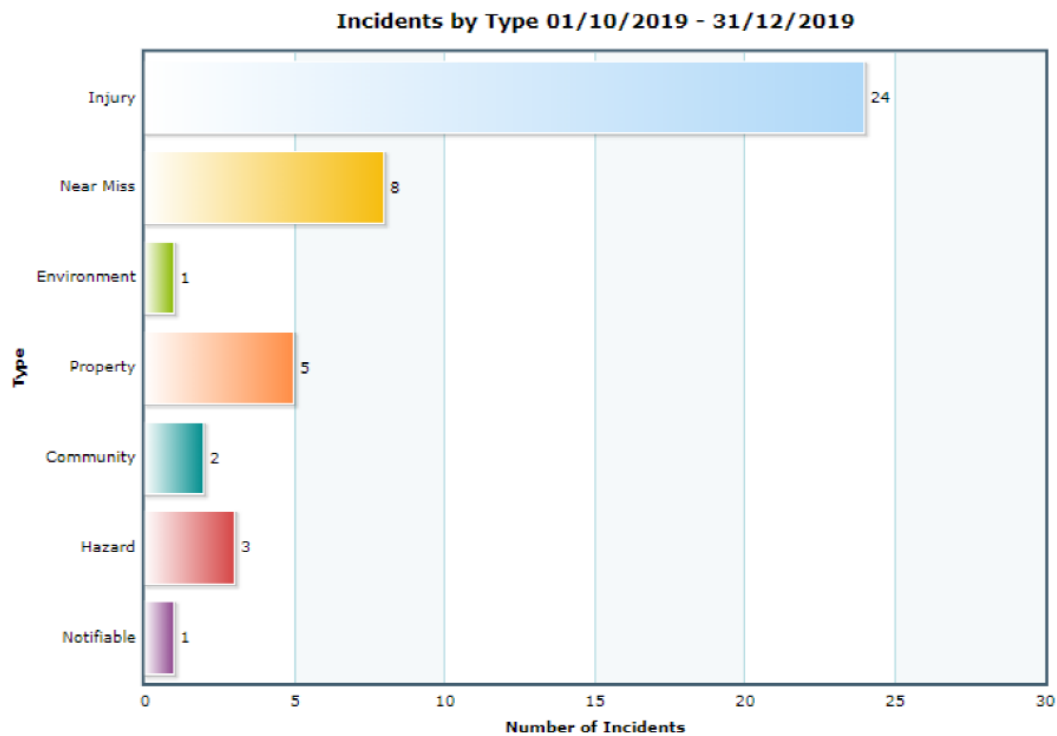


Figure 8: All Incidents by type for Quarter 2 – 19/20 financial year

Figure 9 highlights the cost of approved workers compensation claims for the second quarter (October to December). The total cost of approved claims for the period was \$12,623. This cost represents a significant increase over both the previous quarter (\$1,258), and the equivalent quarter of the 18/19 financial year (\$498) – see Figure 10. The increase in costs is due to surgical and subsequent recovery costs for an injured worker.

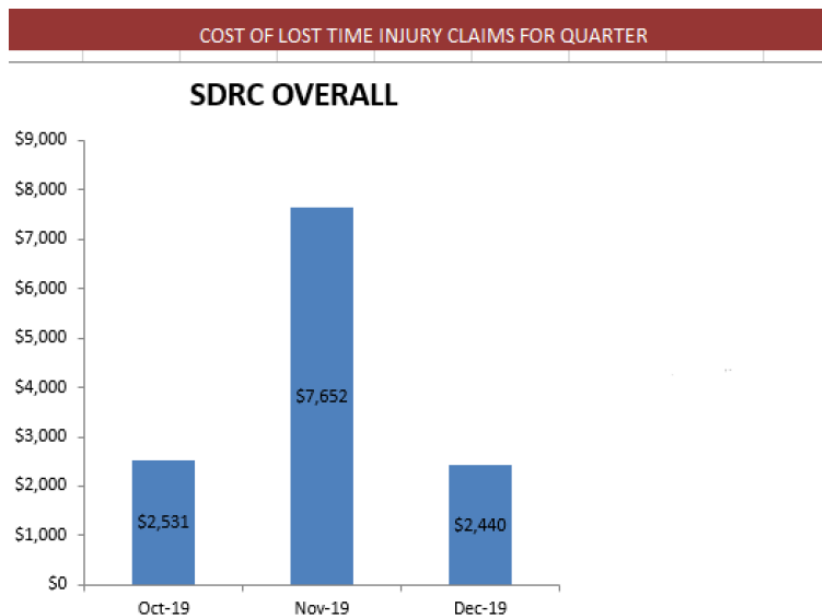


Figure 9: Cost of lost time injury claims – October to December 19/20 financial year

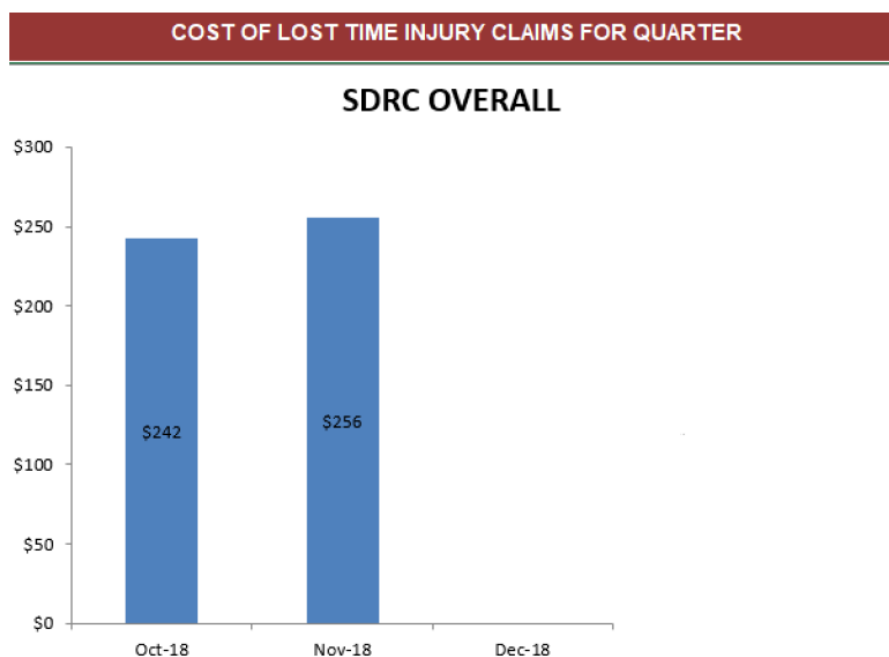


Figure 10: Cost of lost time injury claims – October to December 18/19 financial year

During October to December 2019, a total of 156 contractor inductions were completed.

General

Casual for a Cause

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

Month	Not for Profit Organisation	Donation amount
October 2019	Donations were raised for Warwick Collective Inc, however as they are no longer active, donations were passed on to the Rural Fire Service.	\$173.90
November 2019	Rural Fire Service – Warwick Branch	\$132.05
December 2019	Rural Fire Service – Stanthorpe Branch	\$132.05

Budget Implications

Nil

Policy Consideration

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

Community Engagement

Nil

Legislation/Local Law

Queensland Local Government Industry Award - State 2017

Work Health and Safety Act 2011

Southern Downs Regional Council Certified Agreement 2018 - Operational Employees

Southern Downs Regional Council Determination 2019 - Stream A Employees

Options

Council:


1. Receive the Quarterly People and Culture Report and note the contents.
2. Does not receive the Quarterly People and Culture Report and note the contents.

Attachments

Nil

10.2 Change of Date: February 2020 General Council Meeting

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Acting Chief Executive Officer	ECM Function No/s:

Recommendation

THAT Council resolve to change the date of the February 2020 General Council Meeting to Wednesday, 19 February 2020.

Report

At the November 2019 General Meeting, Council adopted dates for Council Meetings and Briefing Sessions for 2020.

Currently the February 2020 General Council Meeting is scheduled for Wednesday, 26 February. However, to consider a number of significant funding applications with the State and Federal Governments for drought, bushfire and related activities, it is proposed that the February General Council Meeting be brought forward by one (1) week to Wednesday, 19 February 2020 as the outcomes of these funding programs will impact Council's capital projects.

It is also proposed that the third Briefing Session in February be rescheduled to Monday, 17 February 2020 should the General Meeting date be brought forward to 19 February.

Budget Implications

Nil

Policy Consideration

Council's Code of Meeting Practice Policy

Community Engagement

Nil

Legislation/Local Law

Local Government Regulation 2012

Options

Council:

1. Resolve to change the date of the February 2020 General Council Meeting to Wednesday, 19 February 2020.
2. Resolve not to change the date of the February 2020 General Council Meeting.


Attachments

Nil

11. CORPORATE SERVICES REPORTS

11.1 Financial Report as at 31 December 2019

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Financial Services Coordinator	ECM Function No/s:

Recommendation

THAT Council receive and note the Financial Report as at 31 December 2019.

Report

Council's operating performance against forecast shows that the operating surplus before capital items is \$17.9m. All of the general rates for 2019/20 have been raised in July; they were due for payment on 13 October 2019. The water consumption and utility notices were issued on 14 October 2019 and were due for payment by 13 December 2019.

Income Statement

Total operating revenue of \$53.7m has been recognised for the financial year and capital revenue of \$6.8m has been received for the year.

Overall operating expenditure of \$35.9m is \$2.9m under the year to date estimate of \$38.8m, materials and services are \$4.0m under the year to date estimate.

Balance Sheet

As at 31 December 2019 Council had \$58.9m in cash at bank and investments. Total loans owing (including the current and non-current portions) amount to \$20.1m.

Capital Works in Progress

Capital works expenditure to 31 December 2019 is \$11.6m which is 29.1% of the adopted capital works budget of \$40.1m. There are committed costs of \$4.1m meaning \$15.7m has been spent and committed; this represents 39.2% of the budget.

Year to date capital expenditure by area is as follows:

	Annual Approved Budget	Carryover and Amendments	Total Budget	YTD Expenditure	% Spent	Committed	Spent and Committed	% Spent and Committed
Land and Land Improvements	189,000	185,000	374,000	334,552	89.5%	15,386	349,938	93.6%
Buildings	3,680,000	1,686,313	1,993,687	155,208	7.8%	239,904	395,112	19.8%
Plant and Equipment	3,234,000	241,500	3,475,500	1,375,343	39.6%	646,767	2,022,110	58.2%
Road, Drains and Bridges	14,542,442	847,048	15,389,490	5,337,010	34.7%	1,387,844	6,724,854	43.7%
Water	4,226,375	3,489,033	7,715,408	3,806,268	49.3%	1,037,048	4,843,316	62.8%
Wastewater	6,940,670	735,000	7,675,670	84,910	1.1%	41,809	126,719	1.7%
Other Assets	2,577,500	887,928	3,465,428	555,680	16.0%	682,253	1,237,933	35.7%
Total	35,389,987	4,699,196	40,089,183	11,648,971	29.1%	4,051,011	15,699,982	39.2%

Budget Implications

The second quarter budget review will be presented to Council in January 2020. Once adopted by Council the amended budget figures will be presented in the February 2020 Financial Report.

Policy Consideration

Operational Plan 2019/20

- Undertake best value review of Council's Services

Community Engagement

Nil

Legislation/Local Law

Local Government Act 2009 and Local Government Regulation 2012

Options

Council:

1. Receive and note the Financial Report as at 31 December 2019.
2. Do not receive and note the Financial Report as at 31 December 2019.

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Attachments

1. Performance Report 31 December 2019 [↓](#)



Performance Report

December 2019

Southern Downs Regional Council Income Statement

December 2019

Audited 2019 Actual \$		Annual 2020 Budget \$	Phased 2020 YTD Budget \$	Phased 2020 YTD Actual \$
	Revenue from ordinary activities			
31,537,432	General Rates	32,730,250	32,688,375	32,292,407
287,480	Rural fire brigade levy	286,832	286,832	273,570
25,956,703	Utility Rates and Charges	26,473,429	15,555,432	15,052,669
(1,813,029)	Less Discounts	(1,883,869)	(1,884,435)	(1,913,325)
(649,044)	Rates on Council properties	(666,893)	(359,759)	(325,606)
55,319,542		56,939,749	46,286,446	45,379,715
5,230,591	Fees and Charges	5,202,597	2,601,295	2,939,734
1,796,409	Interest	1,401,650	700,825	626,431
3,206,055	Contract & Sales Revenue	2,559,313	301,500	220,416
1,241,088	Rent and Other Income	1,239,464	631,486	758,895
9,961,621	Government Grants and Subsidies	9,438,009	4,746,505	3,823,090
76,755,305	Total Operating Revenue	76,780,782	55,268,057	53,748,280
	Expenses from ordinary activities			
23,912,608	Employee Costs	25,119,608	12,489,549	13,563,219
30,357,733	Materials and Services	33,897,969	17,497,228	13,322,705
16,127,926	Depreciation and Amortisation	16,092,561	8,116,552	8,292,994
1,656,609	Finance Costs	1,503,923	673,212	685,632
72,054,875	Total Operating Expenses	76,614,061	38,776,541	35,864,550
4,700,430	Operating Surplus/(Deficit) before capital items	166,721	16,491,516	17,883,731
	Other Capital Amounts			
11,656,176	Capital Grants, Contributions and Donations	-	-	6,806,503
(1,861,655)	Other capital income and (expenses)	(120,000)	(60,000)	(861,629)
14,494,951	Net Result Surplus/(Deficit)	46,721	16,431,516	23,828,604

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

December 2019

Audited 2019 Actual \$		Annual 2020 Budget \$	Phased 2020 YTD Actual \$
	Current Assets		
50,270,960	Cash assets & Investments	36,448,661	58,851,262
7,781,732	Receivables (includes Rates & Utilities receivable)	6,236,941	14,917,121
10,500	Assets held for sale	593,801	323,500
890,778	Inventories	246,200	557,701
58,953,970		43,525,603	74,649,584
	Non-Current Assets		
742,000	Investment Property	712,607	742,000
718,855,107	Property, plant and equipment	816,221,963	775,839,257
147,690	Other Financial Assets	94,999	60,751
30,414,390	Capital works in progress	20,709,052	36,450,360
1,124,884	Intangible Assets	991,000	946,342
751,284,071		838,729,621	814,038,710
810,238,041	TOTAL ASSETS	882,255,224	888,688,295
	Current Liabilities		
8,643,857	Creditors and other payables	8,076,030	3,960,407
6,474,969	Provisions	4,215,000	6,477,826
1,469,729	Interest bearing liabilities	1,595,397	1,505,627
16,588,555		13,886,427	11,943,860
	Non-Current Liabilities		
20,782,859	Interest bearing liabilities	17,739,076	18,585,628
4,566,373	Provisions	3,953,000	4,651,971
25,349,232		21,692,076	23,237,599
41,937,787	TOTAL LIABILITIES	35,578,503	35,181,459
768,300,254	NET COMMUNITY ASSETS	846,676,721	853,506,836
	Community Equity		
183,477,525	Asset Revaluation Reserve	233,811,000	233,872,137
584,822,729	Retained surplus	612,865,721	619,634,698
768,300,254	TOTAL COMMUNITY EQUITY	846,676,721	853,506,836

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				Interest Coverage Ratio			
(Current Assets / Current Liabilities)	3.13 : 1	6.25 : 1	✓	(Net Interest Expense / Total Operating Revenue) (%)	0.13%	0.110%	✓
Target Ratio	> 1:1	> 1:1		Target Ratio Upper Limit (%)	10.0%	10.0%	
This is an indicator of the management of working capital (short term financial capital). Measures the extent to which a Council has liquid assets available to meet short term financial obligations.				This ratio indicates the extent to which a Council's operating revenues are committed to interest expenses. As principal repayments are not operating expenses, this ratio demonstrates the extent to which operating revenues are being used to meet the financing charges associated with debt servicing obligations.			
Operating Surplus Ratio				Asset Sustainability Ratio			
(Net Operating Surplus / Total Operating Revenue) (%)	0.1%	44.3%	✓	(Capital Expenditure on the Replacement of Assets (renewals) / Depreciation Expense)	249.1%	189.3%	✓
Target Ratio	0.0% to 15.0%	> 0.0% to 15.0%		Target Ratio Lower Limit (%)	> 90%	> 90%	
This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes.				This is an approximation of the extent to which the infrastructure assets managed by the Council are being replaced as these reach the end of their useful lives. Depreciation expense represents an estimate of the extent to which the infrastructure assets have been consumed in a period. Capital expenditure on renewals (replacing assets that the Council already has) is an indicator of the extent to which the infrastructure assets are being replaced.			
A positive ratio indicates the percentage of total rates available to help fund proposed capital expenditure. If the relevant amount is not required for this purpose in a particular year, it can be held for future capital expenditure needs by either increasing financial assets or preferably, where possible, reducing debt.				Comments on Ratio Results.			
Net Financial Liabilities Ratio				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.			
((Total Liabilities - Current Assets) / Total Operating Revenue)	-14.8%	-73.4%	✓	Whilst changes to the legislation have amended the required ratios, the ratios listed will continue to be reported on.			
Target Ratio Upper Limit (%)	<=60%	<=60%		The Asset Sustainability Ratio is under the target lower limit as there has not been a full year of activity for assets.			
This is an indicator of the extent to which the net financial liabilities of a Council can be serviced by its operating revenues.							
A positive value of less than 60 per cent is the benchmark as determined by the Department of Local Government. It indicates that Council has the capacity to fund liabilities and to have the capacity to increase its loan borrowings. A positive value greater than 60 per cent but less than a 100% indicates that Council has the capacity to fund liabilities but has limited capacity to increase its loan borrowings.							
A ratio less than zero (negative) indicates that current assets exceed total liabilities and; therefore, Council has the capacity to increase its loan borrowings.							

Executive Services Operating Statement			
	FY Budget \$	YTD Budget \$	YTD Actual \$
Operating Revenue			
Operating Grants and Subsidies	170,000	85,000	240,771
Sundry Revenue	15,600	7,800	30,095
Total Operating Revenue	185,600	92,800	270,866
Operating Expenditure			
Employee Costs	2,297,832	1,140,207	1,052,112
Materials	216,388	108,194	209,775
Contracts and Services	417,184	208,592	119,656
Finance Costs	5,700	2,850	-
Depreciation and Amortisation	7,607	3,835	3,824
Plant Hire	95,400	47,700	94,891
Other Expenses	799,818	399,909	423,080
Rates on Council Properties	337	134	148
Total Operating Expenses	3,840,266	1,911,421	1,903,486
Operating Surplus/(Deficit)	(3,654,666)	(1,818,621)	(1,632,620)

Corporate and Community Services Operating Statement			
	FY Budget \$	YTD Budget \$	YTD Actual \$
Operating Revenue			
Rates and Utility Charges	31,040,282	31,045,307	31,025,641
Fees and Charges	973,981	486,987	750,551
Operating Grants and Subsidies	5,105,169	2,580,085	1,397,933
Interest Received	1,401,650	700,825	626,431
Leasing and Rent	487,793	252,670	322,122
Recoverable Works	-	-	1,679
Sundry Revenue	405,701	203,331	124,146
Total Operating Revenue	39,414,576	35,269,205	34,248,503
Operating Expenditure			
Employee Costs	5,230,086	2,937,839	3,983,279
Materials	3,672,908	2,138,313	2,005,995
Contracts and Services	3,054,238	1,527,119	829,728
Finance Costs	315,460	157,730	82,789
Depreciation and Amortisation	580,770	294,702	360,384
Plant Hire	298,385	149,193	166,573
Other Expenses	1,213,635	706,817	764,871
Rates on Council Properties	168,367	98,211	72,155
Total Operating Expenses	14,533,849	8,009,924	8,265,774
Operating Surplus/(Deficit)	24,880,727	27,259,281	25,982,729

Infrastructure Services Operating Statement			
(Excludes Water and Wastewater)			
	FY Budget \$	YTD Budget \$	YTD Actual \$
Operating Revenue			
Fees and Charges	835,766	417,883	359,975
Operating Grants and Subsidies	2,477,734	1,238,867	685,116
Leasing and Rent	5,052	2,526	10,245
Recoverable Works	2,559,313	301,500	218,737
Sundry Revenue	26,768	13,384	1,098
Total Operating Revenue	5,904,633	1,974,160	1,275,171
Operating Expenditure			
Employee Costs	9,895,241	4,814,380	4,504,483
Materials	6,450,384	3,349,204	2,682,024
Contracts and Services	2,907,577	1,459,026	1,042,263
Finance Costs	375,163	187,582	191,005
Depreciation and Amortisation	9,784,444	4,934,290	5,052,062
Plant Hire	(3,422,472)	(1,716,036)	(1,850,816)
Other Expenses	163,750	81,875	49,999
Rates on Council Properties	444,406	234,780	227,221
Total Operating Expenses	26,598,493	13,345,101	11,898,241
Operating Surplus/(Deficit)	(20,693,860)	(11,370,941)	(10,623,070)

Sustainable Development Operating Statement			
(Excludes Waste)			
	FY Budget \$	YTD Budget \$	YTD Actual \$
Operating Revenue			
Rates and Utility Charges	200,000	100,000	218,598
Fees and Charges	1,451,650	725,825	665,457
Operating Grants and Subsidies	382,600	191,300	171,930
Sundry Revenue	40,160	22,580	30,182
Total Operating Revenue	2,074,410	1,039,705	1,086,167
Operating Expenditure			
Employee Costs	4,572,075	2,113,090	1,879,990
Materials	1,000,069	520,035	138,696
Contracts and Services	1,499,436	749,718	368,599
Depreciation and Amortisation	8,004	4,035	4,023
Plant Hire	424,560	212,280	252,893
Other Expenses	135,000	62,500	66,554
Rates on Council Properties	5,671	2,327	2,130
Total Operating Expenses	7,644,815	3,663,985	2,712,885
Operating Surplus/(Deficit)	(5,570,405)	(2,624,280)	(1,626,718)

Water Services Operating Statement			
	FY Budget	YTD Budget	YTD Actual
	\$	\$	\$
Operating Revenue			
Rates and Utility Charges	12,642,898	6,320,449	5,261,793
Fees and Charges	543,000	271,500	332,224
Operating Grants and Subsidies	-	-	24,834
Sundry Revenue	33,000	16,500	10,093
Total Operating Revenue	13,218,898	6,608,449	5,628,944
Operating Expenditure			
Employee Costs	1,284,242	574,119	1,245,908
Materials	2,455,924	1,227,962	1,339,461
Contracts and Services	1,492,283	746,142	970,784
Finance Costs	282,100	141,050	143,030
Depreciation and Amortisation	3,085,584	1,555,609	1,552,222
Plant Hire	298,100	149,050	191,990
Rates on Council Properties	8,665	5,962	5,855
Total Operating Expenses	8,906,898	4,399,894	5,449,250
Operating Surplus/(Deficit)	4,312,000	2,208,555	179,694

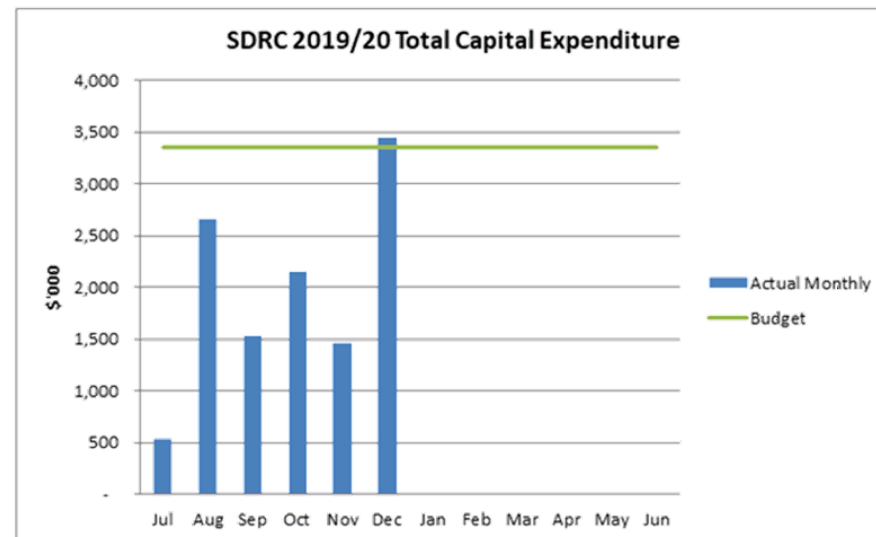
Wastewater Services Operating Statement			
	FY Budget	YTD Budget	YTD Actual
	\$	\$	\$
Operating Revenue			
Rates and Utility Charges	9,086,027	4,543,014	4,585,313
Fees and Charges	235,000	117,500	137,850
Total Operating Revenue	9,321,027	4,660,514	4,723,163
Operating Expenditure			
Employee Costs	1,198,537	599,269	608,234
Materials	979,660	496,754	363,206
Contracts and Services	1,066,288	533,144	559,818
Finance Costs	403,340	201,670	206,537
Depreciation and Amortisation	2,534,238	1,277,742	1,273,400
Plant Hire	240,946	120,478	157,185
Rates on Council Properties	29,459	12,717	10,535
Total Operating Expenses	6,452,468	3,241,774	3,178,915
Operating Surplus/(Deficit)	2,868,559	1,418,740	1,544,248

Waste Services Operating Statement			
	FY Budget	YTD Budget	YTD Actual
	\$	\$	\$
Operating Revenue			
Rates and Utility Charges	4,637,435	4,637,435	4,613,976
Fees and Charges	1,163,200	581,600	693,677
Operating Grants and Subsidies	1,302,506	651,253	1,302,506
Sundry Revenue	225,390	112,695	230,915
Total Operating Revenue	7,328,531	5,982,983	6,841,074
Operating Expenditure			
Employee Costs	641,596	310,646	289,213
Materials	1,962,588	981,295	499,015
Contracts and Services	6,304,000	3,152,003	1,778,968
Finance Costs	122,160	61,080	62,271
Depreciation and Amortisation	91,914	46,340	47,078
Plant Hire	171,920	85,960	97,498
Rates on Council Properties	9,989	5,629	7,563
Total Operating Expenses	9,304,167	4,642,953	2,781,606
Operating Surplus/(Deficit)	(1,975,636)	1,340,030	4,059,468

**Southern Downs Regional Council
Capital Works Projects by Asset Class
As At 31 December 2019**

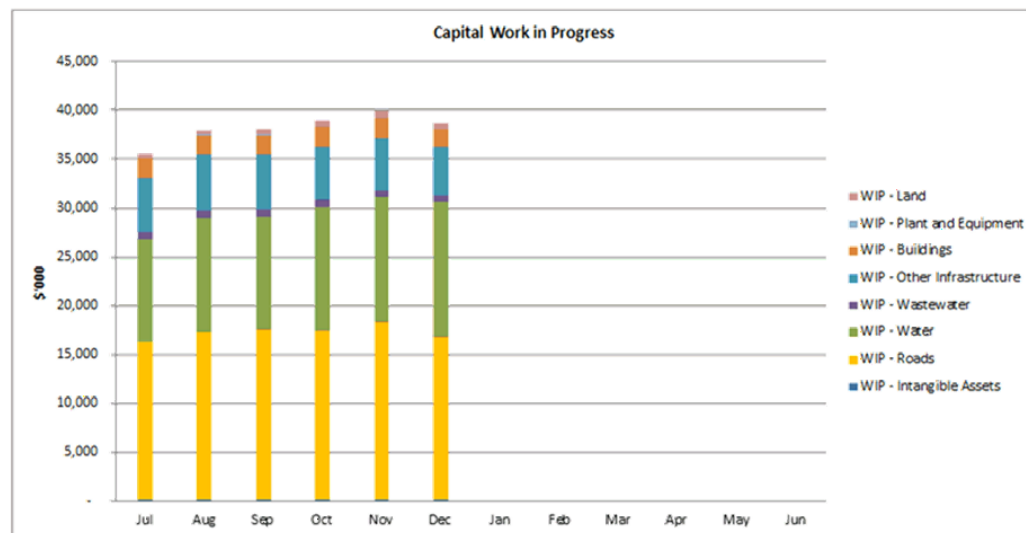
	Annual Approved Budget	Carryover and Amendments	Total Budget	YTD Expenditure	% Spent	Committed	Spent and Committed	% Spent and Committed
Land and Land Improvements	189,000	185,000	374,000	334,552	89.5%	15,386	349,938	93.6%
Buildings	3,680,000	- 1,686,313	1,993,687	155,208	7.8%	239,904	395,112	19.8%
Plant and Equipment	3,234,000	241,500	3,475,500	1,375,343	39.6%	646,767	2,022,110	58.2%
Road, Drains and Bridges	14,542,442	847,048	15,389,490	5,337,010	34.7%	1,387,844	6,724,854	43.7%
Water	4,226,375	3,489,033	7,715,408	3,806,268	49.3%	1,037,048	4,843,316	62.8%
Wastewater	6,940,670	735,000	7,675,670	84,910	1.1%	41,809	126,719	1.7%
Other Assets	2,577,500	887,928	3,465,428	555,680	16.0%	682,253	1,237,933	35.7%
Total	35,389,987	4,699,196	40,089,183	11,648,971	29.1%	4,051,011	15,699,982	39.2%

**Southern Downs Regional Council
Capital Expenditure
As At 31 December 2019**



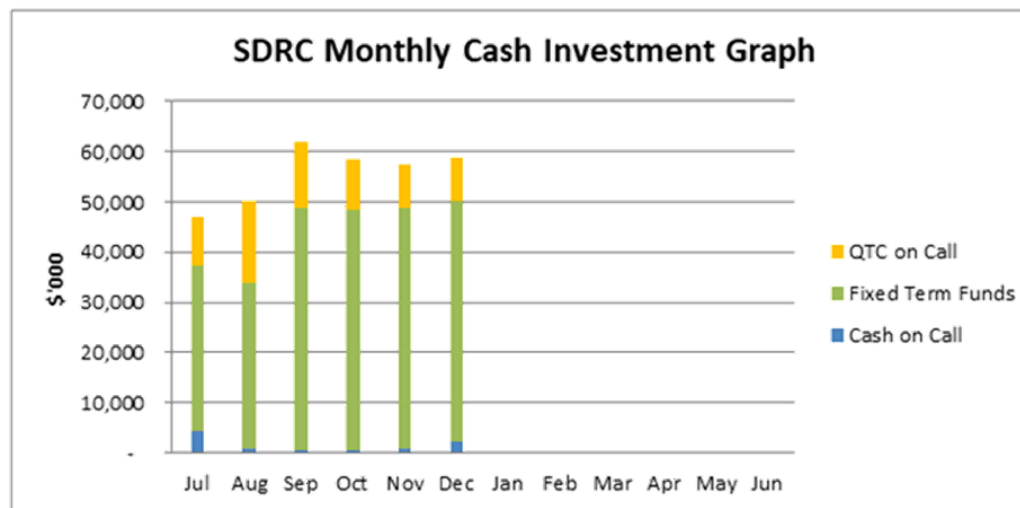
Capital committed costs as at 31 December 2019 is \$4.1 Million

Southern Downs Regional Council
Total Work in Progress (WIP) Report
As At 31 December 2019



	Jul-19 \$'000	Aug-19 \$'000	Sep-19 \$'000	Oct-19 \$'000	Nov-19 \$'000	Dec-19 \$'000	Jan-20 \$'000	Feb-20 \$'000	Mar-20 \$'000	Apr-20 \$'000	May-20 \$'000	Jun-20 \$'000
Intangible Assets	250	250	250	250	250	251	-	-	-	-	-	-
Roads	16,033	17,139	17,397	17,220	18,060	16,565	-	-	-	-	-	-
Water	10,564	11,562	11,501	12,672	12,885	13,802	-	-	-	-	-	-
Wastewater	736	758	773	786	654	668	-	-	-	-	-	-
Other Infrastructure	5,492	5,743	5,522	5,298	5,333	5,016	-	-	-	-	-	-
Buildings	2,022	2,027	2,033	2,058	2,048	1,701	-	-	-	-	-	-
Plant and Equipment	21	21	21	21	21	21	-	-	-	-	-	-
Land	374	376	512	704	697	702	-	-	-	-	-	-
	35,492	37,876	38,009	39,009	39,948	38,726	-	-	-	-	-	-

**Southern Downs Regional Council
Total Monthly Cash Investment Register
As At 31 December 2019**




**Southern Downs Regional Council
Borrowings Report
As At 31 December 2019**

QTC Loan Account Balances:

	\$
Fund Name: Southern Downs Regional Council	
CBD Redevelopment Stage 2	850,435
Market Square Pump Station	396,870
General	2,871,871
General 2009	1,359,891
General 2009/10	206,659
General 2010/11	3,123,231
General 2011/12	3,929,698
General 2012/13	2,224,498
Warwick Sewerage Treatment Plant	800,071
Allora Water Main	4,012,639
Stanthorpe Sewerage	315,393
Total Loan Balance	<u>20,091,255</u>

11.2 Operational Plan Quarterly Review - October to December 2019

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Governance, Risk And Land Coordinator Manager Corporate and Commercial Services	ECM Function No/s: 11.3

Recommendation

THAT Council receive the contents of the Operational Plan Quarterly Review – October to December 2019.

Report

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

Officer comments regarding the status of the 2019/2020 Operational Plan actions as at 31 December 2019 are attached.

Budget Implications

The Operational Plan is consistent with Council's 2019/2020 Budget.

Policy Consideration

The Operational Plan reflects the long term goals identified within the 2019-2024 Corporate Plan.

Community Engagement

Nil

Legislation/Local Law

The Operational Plan reflects the long term goals identified within the 2019-2024 Corporate Plan.

Options






Council:





1. Receive the contents of the Operational Plan Quarterly Review – October to December 2019.
2. Do not receive the contents of the Operational Plan Quarterly Review – October to December 2019.






Attachments



1. Operational Plan Quarterly Review – October to December 2019 [↓](#)






Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
Corporate and Community Services						
<i>Key Outcome 1.1 Undertake best value review of Council's Services.</i>						
Review the process of capturing revenue at Council's Aerodromes	Corporate and Commercial Services	Manager Corporate & Commercial Services		25%		As part of the Maturing the Infrastructure Pipeline Project that is analysing the future commercial/industrial potential of Council's two aerodromes; the current and potential revenue sources will be a vital component of the project. The draft report from this project is scheduled to be presented to Council at a briefing session in February 2020.
Undertake a review of the Procurement/Stores area and implement feasible recommendations	Finance and Information Technology	Manager Finance & Information Technology		0%		The Procurement team's focus has been on preparing RFT's and RFQ's to support the delivery of the capital works program and a range of other operational activities in line with the commencement of the new financial year. This review will be undertaken in the 2020 once general procurement activities begin to reduce.
Annual Financial Statements are issued with an unqualified report and achieve all green traffic lights from the QAO	Finance and Information Technology	Manager Finance & Information Technology		100%	31/10/2019	The Annual Financial Statement has been completed and has been sign-off by the Auditor-General. Council has achieved all green in relation to the KPI's measured in the "Effectiveness of Financial Statement Preparation Process".




 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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<i>Key Outcome</i>		1.18	<i>Support sport and recreation to encourage a healthier lifestyle for residents in the region</i>			
Continue to engage with the community to develop sport and recreation opportunities across the region	Cultural and Community Services	Manager Community and Cultural Services		50%		<p>State released their new strategy for Sport and Recreation (Activate Queensland). Officers have reviewed this document to ensure Council and the community is well positioned to take advantage of this strategy and the funding that it may bring,</p> <p>A Sport & Recreation Forum was held in November 2019. The forum allowed State to present the new strategy and to assist answering community questions about the new program.</p> <p>Officers are finalising the local data capture around Sport and Recreation and will analyse the data to assist and understand the condition of sport and recreation within the region to ascertain the region's requirements moving forward.</p>
<i>Key Outcome</i>		1.2	<i>Continually monitor and evaluate all Council operations and conduct independent surveys of client/customer satisfaction levels.</i>			
Implement Radio Frequency - Identification into libraries and assess outcome of installation from community feedback.	Cultural and Community Services	Manager Community and Cultural Services		100%	10/10/2019	Final install of the RFID occurred week commencing 23 September 2019 with an official launch date of 10 October 2019. Community feedback on new system to date appears to be favourable.
<i>Key Outcome</i>		1.24	<i>Develop and implement customer policies and procedures in keeping with Council's commitment to the community</i>			
Develop Council-wide compliance and regulatory procedure	Corporate and Commercial Services	Manager Environmental and Regulatory Services		25%		A draft procedure has been prepared and discussions are continuing at the Senior Leadership Team level.
Review and update Council's Customer Service Charter	Corporate and Commercial Services	Manager Corporate & Commercial Services		40%		Submission will be forwarded to Council's Senior Leadership Team outlining proposed objective of updating charter during the March quarter of 2020.





 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Implementation of the Customer Request Module within Technology One	Finance and Information Technology	Manager Finance & Information Technology		5%	Scoping of this project has commenced in November 2019. Project planning is being finalised and implementation will commence in early 2020 and be completed by 30 June 2020.
Key Outcome 1.3 <i>Continue to monitor and stay informed about matters that affect the community.</i>					
Remain informed about community issues and use this feedback to develop future community development programs.	Cultural and Community Services	Manager Community and Cultural Services		50%	<p>Council continues to engage with the community to understand those issues that are directly affecting the community.</p> <p>From the current engagement, the drought is one that continues to cause distress across the community.</p> <p>In support, Council officers are rolling out coordinated programs around drought, including supporting the community to access funding programs. Council officers continue to deliver accredited Mental Health First Aid across the region to assist with community resilience, which has received positive feedback from the community. To date Council has trained approximately 100 persons in Mental Health First Aid. Council is also continuing delivery of the 10 Minutes with a Master program and will look to engage through this program with our smaller towns and villages.</p> <p>The delivery of the Youth Council is continuing with significant enthusiasm and success, with the 2020 program currently being developed.</p>







 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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<i>Key Outcome</i>		1.33	<i>Continue to review and expand Asset Management Plans.</i>			
Preparation and adoption of two Asset Management Plans	Finance and Information Technology	Director Corporate & Community Services		25%		<p>The Storm Water AMP was adopted by Council in September 2019.</p> <p>Officers have prepared a detailed work plan for asset management activities to be undertaken this financial year.</p> <p>Focus is being placed on a numerous activities with a variety of asset classes. This work will fully materialise in 2020/2021.</p> <p>For the remainder of 2019/2020 focus is being placed on delivering sub plans for Unsealed Roads and Bridges.</p>
<i>Key Outcome</i>		1.36	<i>Promote a proactive approach to risk management, including business continuity.</i>			
Implement the recommendations of the Audit and Risk Management Committee in a timely manner	Corporate and Commercial Services	Manager Corporate & Commercial Services		50%		<p>In response to the Audit and Risk Management Committee's focus on those recommendations that are overdue, Officers have implemented a process of holding regular Audit Remediation meetings with the intent closing out recommendations in a timely manner. At the Audit and Risk Management meeting in December 2019, an Audit Recommendation Procedure was endorsed by the committee and subsequently adopted by Council at the general meeting on 18 December 2019. This will ensure that the audit recommendations are actioned in a timely manner.</p>
<i>Key Outcome</i>		1.40	<i>Provide and maintain strategies to ensure Council's long term financial sustainability.</i>			
Undertake a full review of Council's Fees & Charges and implement LG Solutions Fees & Charges system.	Finance and Information Technology	Manager Finance & Information Technology		20%		<p>This work will be undertaken after the first quarter review has been finalised. It is intended to be completed during third quarter to assist with the development of the 2020/2021 Budget.</p>


 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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<i>Key Outcome</i>		<i>2.4 Review Council's level of involvement in aerodromes, implement strategies to allow for aviation activities at both aerodromes as funding permits.</i>				
Develop a strategy to implement the recommendations from the Maturing the Infrastructure Pipeline Project at the Warwick and Stanthorpe Aerodromes	Corporate and Commercial Services	Manager Corporate & Commercial Services		25%		The contracted consultants have forwarded a draft project report to council officers. The consultants will present this report to Council at a briefing session in February 2020.
<i>Key Outcome</i>		<i>3.15 Explore/review potential efficiencies and opportunities for Council's operations, infrastructure and assets.</i>				
Implement the corporate digitisation strategy	Corporate and Commercial Services	Manager Corporate & Commercial Services		25%		Progress is being achieved regarding the implementation of the Digitisation Strategy. Following the TechOne system upgrade, scheduled for 11-12 January 2020, works will continue on Business Process Automation and H Drive management.
Implement the recommendations from the Saleyards Master Plan	Corporate and Commercial Services	Manager Corporate & Commercial Services		30%		Council Officers are continuing to work with the consultants on the development of the Business Case. With current progression it is intended that this will be completed in the next month.
<i>Key Outcome</i>		<i>4.3 Utilise 'best practice' waste management practices and further develop regional facilities in accordance with the Waste Management Plan.</i>				
Ensure Implementation processes and internal controls for the waste levy are achieved	Finance and Information Technology	Manager Finance & Information Technology		50%		Council has implemented processes and internal controls to ensure that the waste levy is collected accordingly. There are still some sites within the region requiring the implementation of hand held devices.







 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
Executive Office						
<i>Key Outcome 1.1 Undertake best value review of Council's Services.</i>						
Incorporate the Values and Behaviours into the Organisation	Executive Office	Chief Executive Officer		60%		The Values and Expected Behaviours will be continued to be rolled out
<i>Key Outcome 1.2 Continually monitor and evaluate all Council operations and conduct independent surveys of client/customer satisfaction levels.</i>						
Ensure compliance in relation to all aspects of the Local Government Act	Executive Office	Chief Executive Officer		60%		Councillors and staff are consistently made aware of the legislative and compliance requirements of the Local Government Act
<i>Key Outcome 1.25 Become an employer of choice – appropriate training, innovative leadership and improved career pathways.</i>						
Review and revitalise Council's employee induction process	People and Culture	Manager People & Culture		10%		Minor amendments have been made to the induction process. Full review not yet commenced.
Undertake a Training Needs Analysis and implement accepted recommendations	People and Culture	Manager People & Culture		50%		Decision made not to proceed with the Organisational Development role. Submission will be made by Manager People and Culture to the Executive Management Team for reconsideration of position. Position required to undertake training needs analysis.
Investigate options for suitable recruitment, onboarding and online training systems	People and Culture	Manager People & Culture		15%		Various options have been investigated, however further work needs to be undertaken.
<i>Key Outcome 1.4 Review the Southern Downs Community Plan and Community Engagement Strategy in consultation with other key stakeholders including other levels of Governments.</i>						
Maintain a productive relationship with the Mayor and Councillors	Executive Office	Chief Executive Officer		60%		The Chief Executive Officer will support the current and future Council


 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
Key Outcome 1.9 <i>Continue to develop and extend Council's public consultation processes, including the reporting of outcomes and the development of charters which clarify expectations for provision of information for Council staff and the community. (SSD Ref 1.3.3, 1.3.4)</i>						
Maintain Regional Partnerships	Executive Office	Chief Executive Officer		60%		Councillors and staff continue to maintain strong regional partnerships for the benefit of the Region.





 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
Infrastructure Services						
<i>Key Outcome 1.1 Undertake best value review of Council's Services.</i>						
Deliver Whole of Council Capital Works Program	Infrastructure Services Directorate	Director Infrastructure Services		40%		Delivery of projects across the areas of Works, Parks and Operations and Water are progressing well, with no major delivery issues identified at this time.
<i>Key Outcome 1.13 Develop a proactive approach to safety within town centres.</i>						
Implement Streetscape enhancements	Infrastructure Services Directorate	Manager Works		10%		The project concept is currently being developed with construction due in the later part of 2019/20 financial year.
<i>Key Outcome 1.18 Support sport and recreation to encourage a healthier lifestyle for residents in the region</i>						
Review and develop a schedule for the upgrade of playground equipment	Infrastructure Services Directorate	Manager Parks and Operations		20%		External playground audit has been completed. The asset management plan will be revised to reflect the audit outcomes. Project is on track.
Review lighting in parks and develop a program for improvement	Infrastructure Services Directorate	Manager Parks and Operations		5%		Project has started and is currently in the initial stages. The project is on track.
<i>Key Outcome 4.2 Investigate appropriate waste water services and systems.</i>						
Review and update Council's Drinking Water Quality Management Plan	Water	Manager Water		90%		Review of Drinking Water Quality Management Plan was submitted to DNRME in December 2019. Notice of decision from DNRME is due by 30 March 2020.
Review and update Council's Customer Service Standards for the Water department	Water	Manager Water		50%		Work is in progress to develop the SDRC customer service standards. Public consultation will be undertaken to receive feedback from the community regarding current level of service and ongoing expectations.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
Finalise Council's Water Security Strategy	Water	Manager Water		70%		Council continues to work closely with the State Government, consultants and neighbouring Councils on the options for Council's Water Security Strategy. This project is on track and work is in progress to implement the first phase of work that includes Allora bores rehabilitation and to determine the feasibility of reversing the Warwick Allora pipeline to supplement Warwick water supply from Allora bores.





 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Operational Plan Action	Service/ Program	Responsibility	Action Status	Progress (%)	Completion Date	Comment
Sustainable Development						
<i>Key Outcome 1.21 Review the Planning Scheme in accordance with State legislation.</i>						
Develop a New Planning Scheme for the Southern Downs Region	Strategic Planning and Prosperity	Manager Strategic Planning & Prosperity		25%		Development of new planning scheme for SDRC is on hold. An update was provided at a briefing meeting in January 2020 with regards to this decision.
<i>Key Outcome 1.24 Develop and implement customer policies and procedures in keeping with Council's commitment to the community</i>						
Develop a Southern Downs Animal Management Strategy and review relevant Local Laws	Environmental and Regulatory Services	Manager Environmental and Regulatory Services		40%		The Local Laws team has reviewed and updated the Animal Control Procedure and workshopped scenarios for the number and types of animals that may be kept in various rating categories. No public consultation has occurred as yet and is not planned until later in 2020/21.
Implement online lodgement for building and plumbing applications	Sustainable Development Directorate	Manager Environmental and Regulatory Services		75%		Online lodgement for plumbing applications is working well and work has commenced on enabling online building applications.
<i>Key Outcome 1.35 Review pest management services in accordance with legislative requirements, community expectations and to ensure the protection of the environment.</i>						
Undertake evaluation of the effectiveness of the Invasive Pests Control Scheme	Environmental and Regulatory Services	Manager Environmental and Regulatory Services		100%	25/09/2019	The IPCS policy documentation has been updated to reflect the on-going nature of the scheme and the Council review recommendations.



 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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<i>Key Outcome</i>		<i>2.6 Lobby Department of Transport and Main Roads to identify the corridor for a Warwick Heavy Vehicle bypass.</i>				
Continue to work with TMR on the development of a Warwick Bypass.	Strategic Planning and Prosperity	Manager Works	✓	100%	20/12/2019	<p>Department of Transport and Main Roads (TMR) presented the final report of the Warwick Heavy Vehicle Detour Route Strategic Assessment of Service Requirement project to Councillors in December 2019. The recommendation from the report is to proceed to a Corridor evaluation stage.</p> <p>It is expected this will commence in 2021/2022.</p>
<i>Key Outcome</i>		<i>3.16 Continue to undertake strategic Urban Design projects for regional villages and implement the agreed outcomes from previous projects. (SSD Ref 4.2.4)</i>				
Develop an Urban Design Framework for an identified community	Strategic Planning and Prosperity	Manager Strategic Planning & Prosperity	●	25%		<p>Wallangarra, Leyburn and Maryvale UDF's have been completed and the Granite Belt UDF is well progressed. Council has endorsed two further UDF's for completion.</p>
<i>Key Outcome</i>		<i>3.19 Following review, continue to implement the Southern Downs Economic Development and Tourism Strategies with a focus on promoting the national and international attractions of the region, which will provide tourism, economic, social and cultural benefits.</i>				
Plan and deliver a regional promotion program for the Southern Downs	Strategic Planning and Prosperity	Manager Strategic Planning & Prosperity	●	25%		<p>Disaster recovery joint tourism marketing campaign with Tourism Events Queensland and Southern Queensland Country Tourism is currently in delivery. Early 2020 advertising campaign preparations are underway. New collateral information has been developed and printed for Visitor Information Centres.</p>
Plan and deliver a residential attraction program	Strategic Planning and Prosperity	Manager Strategic Planning & Prosperity	●	25%		<p>Council was successful under the Building Better Regions Fund to develop residential attraction strategies. Phase 1 (Strategic Research and Analysis) has been completed, while Phase 2 (Marketing Strategy) is underway.</p>

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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<i>Key Outcome</i>		3.7	<i>Protect our prime agricultural land for sustainable primary industry use.</i>			
Work with landholders to realise cluster fencing in sheep and wool growing areas	Environmental and Regulatory Services	Manager Environmental and Regulatory Services		15%		Work has commenced on developing and executing contracts with cluster groups. The Wobur Cluster from Pikedale is the first group to incorporate. Meetings with other proposed cluster groups are scheduled. A study tour and information days for cluster landholders are being organised.
<i>Key Outcome</i>		4.3	<i>Utilise 'best practice' waste management practices and further develop regional facilities in accordance with the Waste Management Plan.</i>			
Continue the implementation of asbestos management plans for all waste operations	Waste Services	Manager Waste		85%		Asbestos Management Plans which incorporates an audit report and register have been developed for each waste management facility. The Management Plan is available at each of the Supervised waste facilities. A report has been prepared for the January 2020 meeting to appoint a contractor to undertake remedial works at the Warwick, Allora and Killarney waste facilities.
<i>Key Outcome</i>		4.8	<i>Continue to promote, educate and implement awareness and best practice waste collection, recycling, environmental health and environmental protection strategies.</i>			
Investigate the introduction of a food business rating system for food safety in the Southern Downs region	Environmental and Regulatory Services	Manager Environmental and Regulatory Services		20%		Discussions are continuing within the Regulatory Services team with possible models for the scheme and resourcing requirements are being investigated.
Review the Southern Downs Regional Council's Subordinate Local Laws for caravan parks, temporary events and rental accommodation	Environmental and Regulatory Services	Manager Environmental and Regulatory Services		25%		The Regulatory Services team have commenced the review internally, with the review process to continue through the quarter.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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Develop a Southern Downs Environmental Sustainability Strategy	Environmental and Regulatory Services	Manager Environmental and Regulatory Services		40%	Elton Consulting has started work on the development of the Southern Downs Environmental Sustainability Strategy. The project is on track with two meetings of the community reference panel held to date and a meeting with Council's senior leadership team. A public workshop regarding biodiversity conservation on private land will occur during the April-June quarter of 2019/2020.
Implement the new domestic waste collection contract	Waste Services	Manager Waste		85%	Cleanaway commenced the domestic kerbside waste and recycling collection contract on 1 October 2019. The management of recyclables via a mini Material Recovery Facility (MRF) is currently being reviewed by Council's legal representative in line with Council's resolution on 18 December 2019.

 Complete	 On Track	 On hold	 Not Started Yet	 Needs Attention
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12. INFRASTRUCTURE SERVICES REPORTS

12.1 Infrastructure Services Directorate Monthly Report

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Director Infrastructure Services	ECM Function No/s: 04.15.01

Recommendation

THAT Council receive the Infrastructure Services Directorate Monthly Report.

Report

The following is provided for the information of Councillors.

2019/20 Capital Project Status

Refer Attachment for details

Operational

Works

- Palmer Bridge is now open to traffic. There are some minor works to complete such as the removal of the old bridge and finalisation of private accesses. An official opening date is being organised.
- The tenders for the design and construct for two bridges under the Bridge Renewal Program (Bourkes Road and Upper Forest Springs Road) have been evaluated and reports form part of the January General Council Meeting.
- Depot/Ogilvie/East Street upgrade – Council continues to work with Department of Transport and Main Roads to reach an agreed design.
- Council has submitted a concept solution to Queensland Rail and Main Roads for the sealing of Link Road to Brunckhorst Avenue and awaiting feedback.
- Works will commence on the Leslie Dam Boat Ramp in mid-January.
- Works will recommence on the Condamine River walkway in January.
- The contract for the Learn to Ride park has been awarded and design has commenced.

Parks and Operations

Parks

- Opening of the “Queenslander” sign in Wallangarra.
- Christmas tree and decorations in CBD areas erected.
- Refurbishment of playground at Lions Park, Wallangarra.
- Removal of Leslie Park annual flowers and preparation for the new flower season.

Facilities

- Increase of accessibility at the Allora swimming pool.
- Upgrade of exterior lighting for Warwick Town Hall.
- Repairs to pensioner units.
- Design completed for Apex Park amenities.

Cemeteries

Council facilitated eleven (11) services for the month of December.

Funerals:

	Lawn	Monumental	Burial Wall (Vault)
Warwick	1	1	
Eden Gardens	3		
Stanthorpe	2		2

Ashes:

	Columbarium	Memorial Garden
Allora	1	
Stanthorpe		1

- Warwick War Graves refurbishment has been completed.

Fleet & Workshops

- Received delivery of three backhoes and a skid steer and a new order of a single drive truck (Tender 20-069).
- Creation of small truck tender to be released in January.

Water

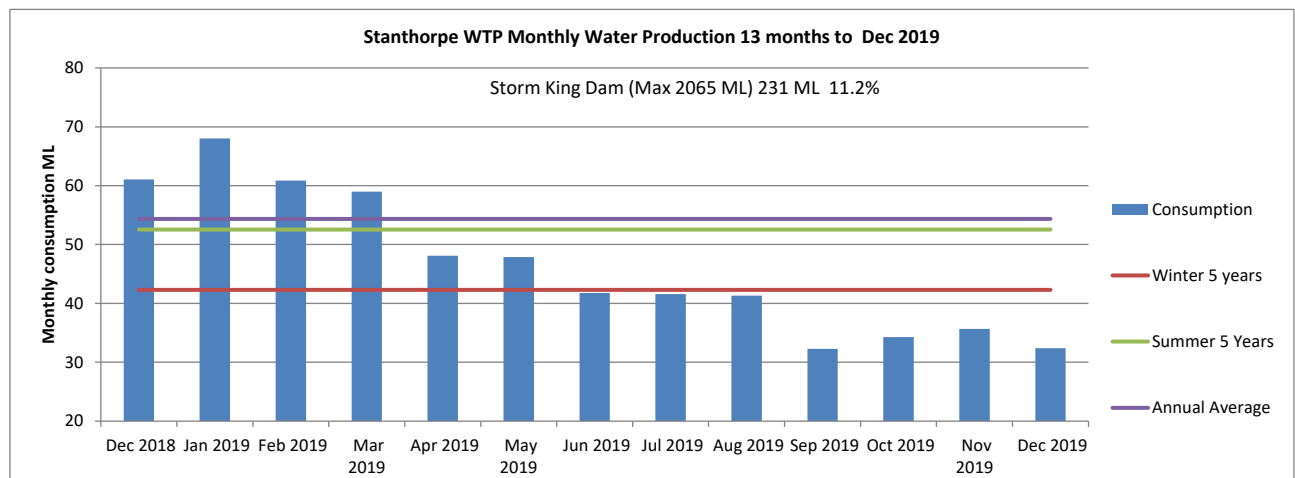
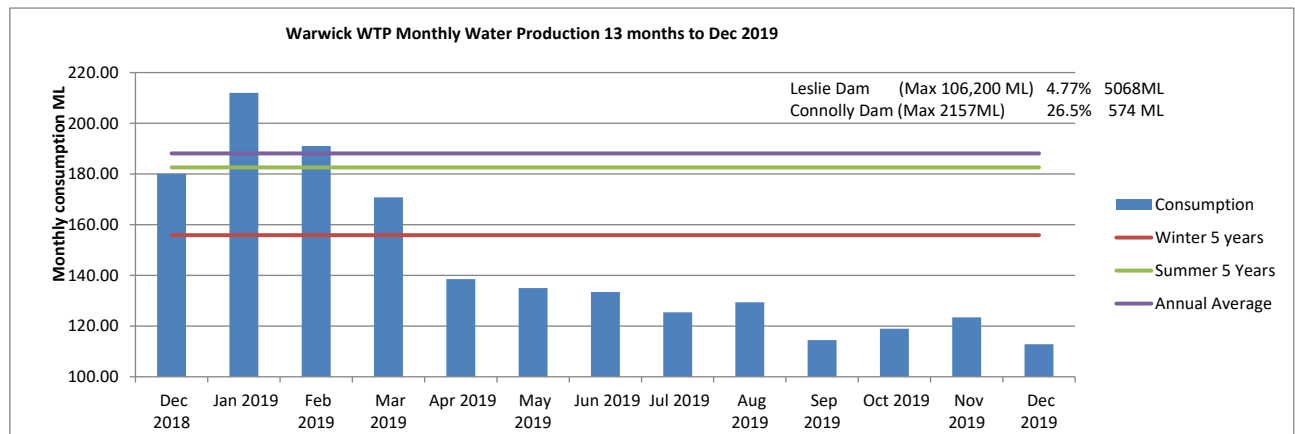
- Emergency water infrastructure, including tank, pipeline and treatment units have been commissioned and operating successfully since mid-December 2019. Water is currently being carted from Connolly Dam and blended with Storm King Dam water to supply water to Stanthorpe.
- Full carting of water from Connolly Dam will commence on 13 January 2020. Water remains in Storm King Dam as a contingency for emergency events and to provide a habitat for aquatic life.
- All drinking water quality guidelines continue to be met across Council's reticulated water supply areas.
- Overall water use in both Stanthorpe and Warwick has increased slightly since October. However, December 2019 water usage data suggest a small reduction in water use since implementation of emergency water restriction in December 2019.
- Work is progressing in Wallangarra for emergency water supply to be sourced from an existing, un-used production bore at Paling Yard Road. Pipeline construction is now complete with pumps and generator installation due shortly.
- Warwick emergency water supply investigation is progressing. This work includes bore field assessment for prospective drilling and testing and rehabilitation of Allora bores for readiness for use to backup Warwick's water supply. Cleaning of bores at Allora is due by end of January 2020. Investigation to reverse pipeline from Allora to Warwick is in progress including design of new Water Treatment Plant and tanks to treat, store and supply treated water from Allora bore to both Allora residents and to supplement Warwick water supply.

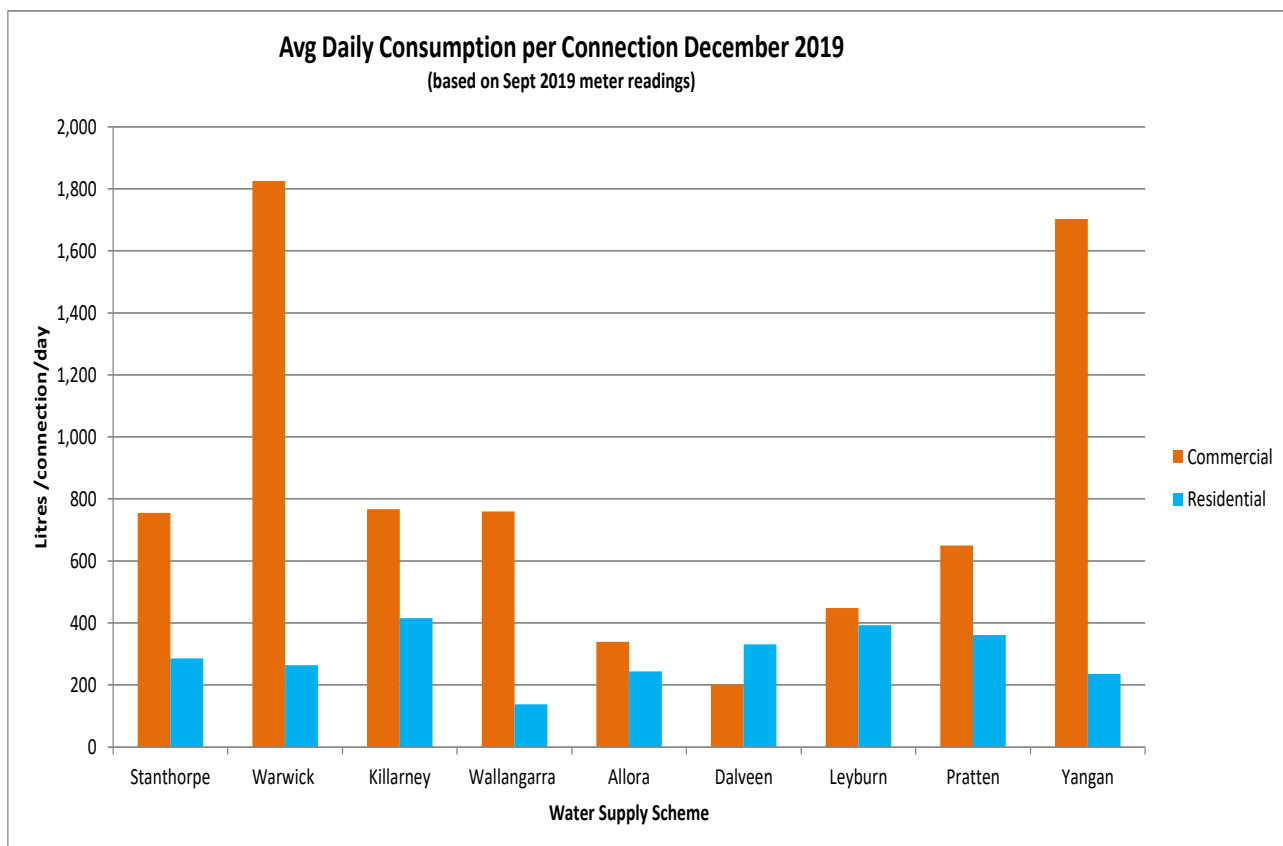
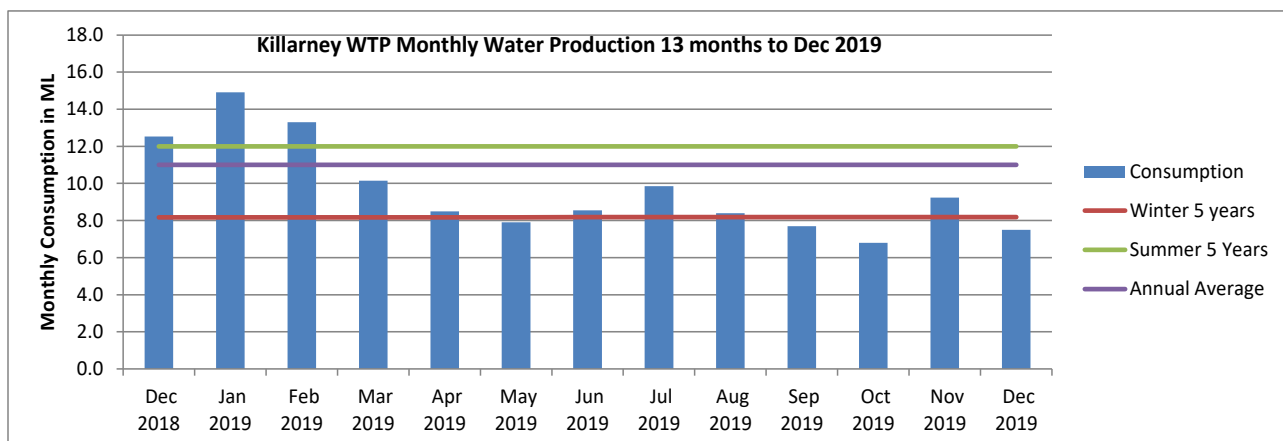
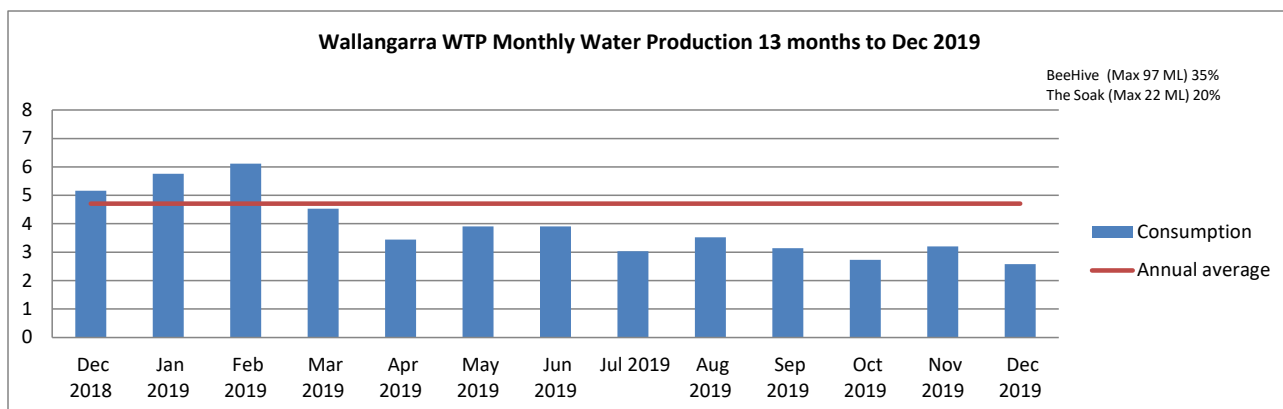
Water Performance Data Report as at 31 December 2019

Dam Levels

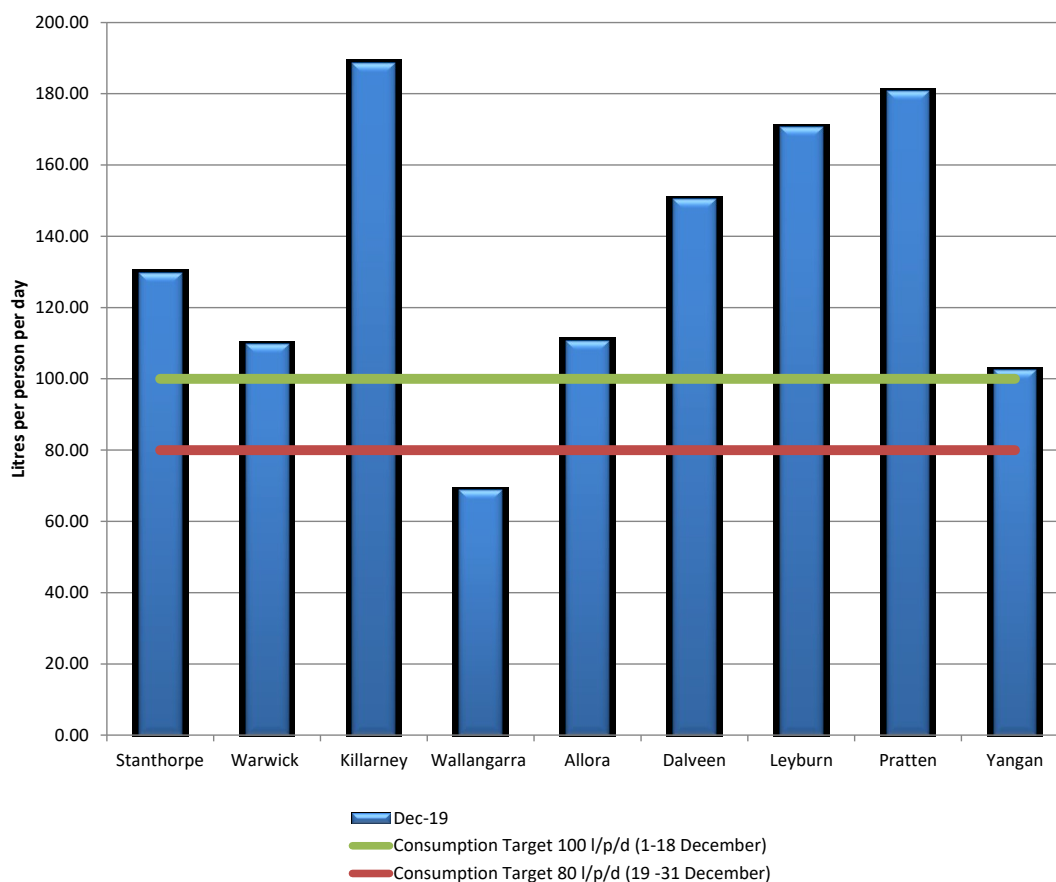
Water Supply Levels and monthly raw water inflow to the treatment plants at the end of December 2019										
Remaining Supply is based on no rain & current monthly abstraction										
Water Scheme	Supply Source/s	Supply Capacity (ML/Yr) unless specified otherwise				Demand (ML)			Remaining Supply Mths*	Remarks
		Maximum	Dam % Full	Quantity	Available	Annual	Monthly	Daily		
1	Warwick	Leslie Dam (SunWater)	106,250	4.77%	5,068	1366.80	113.90	3.67	8 (inc evap)	Including supply to Stanthorpe from July 2020
					5,068					Water draw beyond 8 months will warrant suction lift for existing pumps
2	Stanthorpe	Storm King Dam (SKD)	2,065	11.20%	231	411.60	34.30	1.11	1 (inc evap)	Supply from Storm King Dam
		Connolly Dam	2,157	26.50%	574	92.70	7.73	0.25	6.0	Supply from Connolly Dam (partial carting commenced 19th December 2020)
3	Killarney	Spring Creek Weir & OSS	300	N/A	300	110.81	9.23	0.30	3 mths (estimate)	Water supplied from off stream storage from late December
4	Wallangarra	Beehive Dam	97	35.00%	34	37.45	3.12	0.10	3 mths (estimate)	
		The Soak	22	20.00%	4					
6	Dalveen	Bore/s	30	N/A	30	5.70	0.48	0.02	63.2	
7	Leyburn	Bore/s	30	N/A	30	21.26	1.77	0.06	16.9	
8	Pratten	Bore/s	30	N/A	30	10.62	0.89	0.03	33.9	
	Leslie Dam (SunWater)	Agreement to hold bottom 15% (15,930) for SDRC. Contract for supply of 3,207 ML/yr								
Note!		*Wallangarra Dam supplies do not account for evaporation. No modelling available for dams								

Monthly Water Consumptions Graphs





Residential Water Consumption Comparison (Sept 2019 meter readings)



Budget Implications

Refer to financial report as attached.

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Water Supply and Reliability Act 2008

Options

Council:

1. Resolve to receive the Infrastructure Services Directorate Monthly Report;
2. Resolve not to receive the Infrastructure Services Directorate Monthly Report.

Attachments

1. Capital Works Project Status - Works [↓](#)

Capital Works

Program 19/20 - Capital Works Report Jan 20200110

HVSP - Heavy Vehicle Safety And Productivity Program	NOT STARTED
BRP - Bridge Renewal Programme (50:50)	Construction
BS - Blackspot (50:50)	Planning and Design
CNLGGP - Cycle Network Local Government Grants Program (50:50)	Completed
RTR - Roads to Recovery (100)	Warning
TIS - Transport Infrastructure Scheme (50:50)	Not started
W&C - Works for Queensland (100)	

Project Name	Revenue Actual YTD	Current Revenue Budget	Proposed Revenue Budget	Act Expend	Commit	Act+Com Expend	Forecast	Current Budget	Proposed Budget 3rd QTR REVIEW	Funding	Progress	Project Officer	Est Start	Est Finish	Start	Finish	Status/Comment
CAPITAL WORKS - CONSTRUCTION	1,722,034.24	7,524,381	313,089.00	4,261,985	1,754,968	8,022,182	0	15,189,900	0								
Previous Year	33,994	315,091	0	420,643	235,690	646,333	0	794,559	0								
W1009 - Rangers Rd / Glenview Street Intersection	0	0	0	25,366	0	25,366	25,366	25,366	0	RTR	100%	MAPESA	19/04/2016	28/06/2019	30/04/2019	27/06/2019	Project Completed
W2010 - Condamine River Crossings (MPP next stage)	0	0	0	2,040	0	2,040	2,040	2,040	0	RTR	100%	MAPESA	11/02/2019	28/06/2019	12/02/2019	31/08/2019	Project Completed, Report completed
W2011 - 2 " Off Leach Dogparks	0	0	0	37,706	0	37,706	37,706	37,706	0	RTR	100%	CAMMONAGLE	3/06/2019	3/06/2019	3/06/2019	15/06/2019	Project Completed
W1092 - Industrial Land Development	0	0	0	5,929	1,880	7,700	7,700	7,700	0	TIDS	100%	HEA THT	11/02/2019	26/04/2019	4/02/2019	25/06/2019	Project Completed
W1094 - FIDS Amers Road widening 18/19	1,432	1,432	0	2,307	0	2,307	2,307	2,307	0	TIDS	100%	HEA THT	3/06/2019	21/12/2019	5/11/2019	14/06/2019	Project Completed
W1023 - Esey Street DMC LGIP	0	0	0	10,702	95,073	105,775	110,000	110,000	0	75%	JVARUGHESE	11/12/2019	3/06/2020	10/02/2019			Concept Design in Progress, Fish Passage approvals in progress
W2001 - Gravel Resurfacing (18-19)	0	0	0	97,845	0	97,845	97,845	97,845	0	RTR	100%	BEATTIEM	3/07/2019	15/06/2019	2/07/2019	28/06/2019	Project Completed
W1089 - Multi Purpose Vehicle Fitout - Disaster Centre/Library	0	0	0	36,206	0	36,206	36,206	36,206	0	W4Q	100%	MBELL	12/11/2018	26/07/2019	21/01/2019	15/06/2019	Project Completed
W1095 - FIDS Invermay Road widening 19/19	1,400	1,400	0	639	0	639	631	631	0	TIDS	100%	MCOCHRANE	18/06/2018	3/06/2019	11/12/2019	31/05/2019	Project Completed
W1097 - FIDS Freestone Road 18/19	0	0	0	2,553	0	2,553	2,553	2,553	0	TIDS	100%	MCOCHRANE	4/03/2019	17/06/2019	4/02/2019	14/06/2019	Project Completed
W2004 - Reveals 18/19	0	0	0	0	0	0	11,500	11,500	0	100%	PCRISP	6/08/2018	11/06/2019	6/08/2019	8/02/2019	Project Completed	
W1092 - Thames Creek Culvert reconstruction	0	0	0	0	0	0	0	0	0	100%	MCOCHRANE	5/06/2017	22/06/2017	3/12/2018	8/02/2019	Project Completed	
W1006 - Cycleways - Glen Aplin and Condamine Bridge	37,500	37,500	0	170,694	0	170,694	170,694	170,694	0	CNLGSP	100%	MHOLESZKO	25/06/2018	3/01/2019	8/03/2019	15/06/2019	Project Completed
W2088 - Guy Street, Pratten Street and Parker Street Cycleway Design	0	280,000	0	17,966	126,737	144,703	280,000	280,000	0	CNLGSP	75%	MCOCHRANE	5/11/2018	3/01/2019	4/02/2019		Based on Stanthorpe Cycleway Community feedback, redesign works in progress
W2008 - B Deable Routes	0	0	0	871	0	871	872	872	0	HVSPP	100%	MHOLESZKO	2/07/2019	11/06/2019	12/11/2018	28/06/2019	Project Completed
W2002 - Jimmy Mann Road footway	0	0	0	7,452	0	7,452	7,452	7,452	0	RTR	100%	PCRISP	18/03/2019	21/06/2019	29/01/2019	25/06/2019	Project Completed
W1710 - Stanthorpe CBD Cycle Facilities Design	(4,339)	(4,339)	0	2,432	0	2,432	2,432	2,432	0	200%	MCOCHRANE	6/06/2016	22/12/2019	22/01/2019	31/03/2017	Project Completed	
Current Year	1,686,041	7,208,388	313,089	6,846,941	1,528,908	7,375,849	0	15,185,341	0								
W1064 - Palmer Bridge Freestone (BRP) year 2	500,000	1,100,000	0	1,762,952	305,934	2,068,886	2,200,000	2,200,000	0	BRP	70%	MCOCHRANE	4/02/2019	31/10/2020	16/07/2018		Construction COMPLETE, removal of the old bridge remaining
W2133 - Jack Smith Gully Rehab (TIDS)	183,142	197,500	0	287,494	13,658	401,252	595,000	595,000	0	TIDS	60%	MAPESA	11/05/2019	22/12/2019	25/09/2019		Project Completed
W2137 - Village Arterial Sealing (RTR)	211,596	211,595	0	211,595	0	211,595	211,595	211,595	0	RTR	100%	HEA THT	11/11/2019	20/12/2019	6/06/2019	18/10/2019	Project Completed
W2163 - Broukes Road Bridge (BRP4)	0	526,159	0	19,297	0	19,297	692,300	692,300	0	BRP	0%	MCOCHRANE	7/10/2019	20/12/2019			NFT Assessed and awaiting Council Meeting
W2164 - Upper Forest Springs Bridge (BRP4)	0	301,409	0	17,581	0	17,581	692,300	692,300	0	BRP	0%	MCOCHRANE	20/04/2020	13/06/2020			NFT Assessed and awaiting Council Meeting
W2160 - Freestone Road Rehab (TIDS)	3,021	175,909	0	6,655	14,048	20,702	350,000	350,000	0	TIDS	0%	HEA THT	14/03/2019	12/04/2019			Design in progress - RFQ in a progress for a water pod
W2161 - Depot/Oval/East St upgrade (HVSPP)	0	395,000	0	9,223	0	9,223	790,000	790,000	0	HVSPP	10%	MCOCHRANE	29/07/2019	20/06/2019	5/06/2019		PROJECT BEING REASSESSED BY THE DEPARTMENT FOR DELIVERING IN STAGES OVER MULTIPLE YEARS
W2131 - Resheet Gravel Roads (ex LRS)	0	0	0	782,009	64,312	846,321	1,000,000	1,000,000	0	BRP	60%	BEATTIEM	10/7/2019	3/06/2020	1/07/2019		Construction in progress
W2136 - Fordie Street Allora Rehab	0	438,000	0	205,434	0	205,434	345,000	345,000	0	RTR	100%	MCOCHRANE	5/05/2019	31/06/2019	29/07/2019	13/09/2019	Project Completed, financial completion in progress
W2165 - Guy Street Footpath	0	80,000	0	0	0	0	80,000	80,000	0	CNLGSP	0%	MAPESA	11/12/2019	25/01/2020			Not started
W1087 - Condamine River Walk stage 2 (W4Q)	0	75,000	0	100,403	110,531	203,694	225,000	225,000	0	RTR	10%	MCOCHRANE	11/11/2019	3/01/12/20	8/10/2019		Project almost completed, interlinking and financial completion in progress
W2167 - Donnellys Castle Road Rehab (RTR)	100,955	350,000	0	5,589	0	5,589	350,000	350,000	0	W4Q	0%	HEA THT	22/07/2019	29/06/2019			Planning and Design in progress
W2130 - Sealing Darcy Street, Stanthorpe (W4Q)	0	45,000	0	101,072	0	101,072	101,072	101,072	0	W4Q	100%	HEA THT	5/06/2019	3/06/2020	26/08/2019		Project almost complete, financial completion in progress
W2168 - McLeigh Street Cycleway (CNLGSP)	188,560	645,000	0	15,053	501,743	516,796	645,000	645,000	0	CNLGSP	10%	HEA THT	10/06/2019	10/11/2019	5/06/2019		Project awarded, awaiting project commencement
W2169 - Park Road Crossover (CNLGSP)	47,250	75,000	0	235	160	395	75,000	75,000	0	CNLGSP	0%	MCOCHRANE	10/10/2019	10/11/2019			Planning and Design in progress - agreement signed
W2170 - Quad Pot Ck Cycleway (CNLGSP)	214,000	416,500	0	5,269	0	5,269	833,000	833,000	0	CNLGSP	5%	HEA THT	10/10/2020	15/06/2020	5/06/2019		Project awarded, awaiting project commencement
W2171 - Upper Whistlere Rd Widening (RTR)	257,606	469,000	0	400,063	81,564	481,667	469,000	469,000	0	RTR	95%	MCOCHRANE	21/10/2018	29/11/2019	8/10/2019		Project Completed, financial completion in progress
W2158 - Reseal Program	0	0	0	866,825	121,082	987,917	1,000,000	1,000,000	0	90%	PCRISP	1/07/2019	3/06/2020			Major Program of works completed, minor ancillary scope of works for TMR to be completed by early FEB	
W2159 - Connolly Dam Rd Sealing ROR	0	475,000	0	0	30,229	30,229	950,000	950,000	0	Planning	0%	PCRISP	12/06/2019	29/11/2019			Design and Design in progress - project reallocated to ROR on 50/50 funding
W2174 - Upper Forest Springs Rd Widening/Rehab (RTR)	0	300,000	0	7,139	1,508	8,647	300,000	300,000	0	RTR	0%	PCRISP	20/03/2020	1/06/2020			Project to commence in January 2019
W2244 - Leslie Dam Boat Ramp	0	40,000	0	2,829	10,880	13,709	30,000	30,000	0	0%	MAPESA	11/05/2019	3/06/2020			Planning and Design in progress	
W2245 - Storm King Dam Boat Ramp	0	0	0	21,289	5,152	26,441	25,500	25,500	0	85%	HEA THT	11/10/2019	3/06/2020	24/10/2019			Project Commencing 14th January 2020
W2246 - Wallangarra Village Sealing (RTR)	0	125,000	0	0	0	0	125,000	125,000	0	RTR	0%	JVARUGHESE	3/02/2020	27/03/2020			Project Completed
W2235 - Emergency water supply infrastructure	0	420,000	0	749,509	228,419	977,928	490,000	490,000	0	95%	WEEKSB	4/11/2019	29/11/2019			Storm King Turn Around Completed	
W2192 - Emergent repairs to Stormwater	0	0	0	0	0	0	75,000	75,000	0	0%	SCAMERON	1/07/2019	3/06/2020			Northern Pad - Works Completed	
W2173 - Lock St Kerb & Channel and Car Parking	0	0	0	2,573	0	2,573	155,000	155,000	0	0%	HEA THT	5/09/2019	6/12/2019			not started	
W2194 - Seal Link/Bunchers LA Wallangarra Rd	0	125,000	0	21,347	30,050	41,297	250,000	250,000	0	0%	PCRISP	5/08/2019	3/06/2020	5/10/2019			Design in good progress to get concept approved by TMR and QCR

Capital Works


Program 19/20 - Capital Works Report Jan 20200110

HVSP - Heavy Vehicle Safety And Productivity Program	NOT STARTED
BRP - Bridge Renewal Programme (50/50)	Construction
BS - Blackspot (50/50)	Planning and Design
CNLGGP - Cycle Network Local Government Grants Program (50/50)	Completed
RTR - Roads to Recovery (100)	Warning
TIS - Transport Infrastructure Scheme (50/50)	Not Yet Started
W&O - Works for Queensland (100)	

Project Name	Revenue Actual YTD	Current Revenue Budget	Proposed Revenue Budget	Act+Compend	Commit	Act+Compend	Forecast	Current Budget	Proposed Budget 3rd QTR REVIEW	Funding	Progress	Project Officer	Est Start	Est Finish	Start	Finish	Status/Comment
NEW - Foxe St RCR			138,089					138,089		RTR							Not started
NEW - Resheet TDS			175,000					1,848,742		TDS							Project Commenced
W0205 - Forest Plain Road Rehab RTR 2021	0	313,679		0	0	0		313,679		RTR	0%						Drought funding project - design and planning in progress
W0206 - Mt Colliery Village Sealing (RTR)	0	145,000		0	0	0		145,000		RTR	0%						Design and Planning in progress
W0204 - Border St Wallatanga Widening (RTR 2021)	0	24,000		0	0	0		24,000			0%						Not started
Seed Funding Projects																	
Yangan Road School Parking																	Project not Proceeding
Warwick Shared Zone																	Report Completed, awaiting project number
Yangan Road Intersection works - OPERATIONAL		249,000		155,966	36,219	192,185		249,000	0	OP	100%	MCOCHRANE	28/10/2019	20/12/2019			Project Completed
CAPITAL WORKS - COMMUNITY	-	375,000	-	215,560	45,945	261,504	0	982,562	0								
Previous Year	0	0	0	8,027	5,627	13,654	0	54,062	0								
W0203 - Old Allora Offices Restumping & Raising	0	0		1,255	0	1,255		1,255		W4Q	100%						Project Completed
W0185 - Rest area for tourists and travellers incorporating new	0	0		340	0	340		340		W4Q	100%						Project Completed
W0193 - Stanthorpe Admin Building Under-Painting	0	0		5,432	0	5,432		5,432			100%	ZOED	2/6/2019	26/06/2019	13/09/2019	25/06/2019	Project Completed
W0198 - Equitable Access Requirements - Stanthorpe Admin Building	0	0		1,000	3,592	4,592		5,000			100%	ZOED	2/6/2019	26/06/2019	28/09/2019	28/06/2019	Project Completed
W0188 - Recreation Areas at Connolly Dam and Small Villages	0	0		0	2,035	2,035		2,035		W4Q	100%						Project Completed
Current Year	0	375,000	0	207,534	49,319	247,852	0	974,500	0								
W0188 - Mitchell Shelter Restoration	0	0		62,789	4,544	67,333		155,000			55%	ANNEKEJ	1/6/2019	30/06/2019	1/6/2019		Project to be delivered in two stages 1. Backwork pointing - Works Completed 2. Shelter concrete slab - RFT closing 14th January 2020
W0234 - Buildings Fire Systems Upgrades 2019-20	0	0		0	0	0		62,500			10%	ANNEKEJ	2/6/2019	23/06/2020	1/6/2019		Planning and Design, RFO Closed, one supplier priced awaiting award
W0277 - Leans to Ride Park (W4Q)	0	150,000		10,099	589	10,689		300,000		W4Q	15%	JVARUGHESE	4/11/2019	7/12/2020	1/6/2019		Contracted Awarded, Order being raised Works Commenced
W0184 - Theo Cantor Shed Compliance Upgrade (W4Q)	0	225,000		134,645	35,185	169,830		457,000		W4Q	15%	ANNEKEJ	5/06/2019	23/06/2020	5/06/2019		1. Service relocation 100% Completed 2. Carpark civil works completed except bitumen sealing and concrete works 3. Contract awarded for float works
CAPITAL WORKS - Maintenance	-	0	-	61,330	188,340	249,670	0	1,008,393	0								
Previous Year	0	0	0	1,965	0	1,965	0	1,965	0								
W0197 - Extension of the lighting along Quad Pot Creek	0	0		463	0	463		463			0%	SCAMERON	15/02/2019	30/06/2019	15/02/2019	11/10/2019	Light poles received, awaiting completion of footpath project to install lighting
W0197 - Stanthorpe Park Run Stage 1	0	0		1,502	0	1,502		1,497			100%	MMHONEY	13/12/2018	21/06/2019	5/6/2019	12/06/2019	Project completed
Current Year	0	0	0	51,370	188,340	239,710	0	1,004,393	0								
W0235 - Stanthorpe Cemetery Burial Wall	0	0		10,645	184,288	194,933		270,000		15%	ANNEKEJ	1/11/2019	30/06/2020	1/6/2019			Contract Awarded, pre-start completed 2nd Dec 2019, likely project savings
W0209 - Cycleway / Footpath Strategic Plan	0	0		3,338	0	3,338		3,338		100%	SCAMERON	1/6/2019	30/06/2019	5/02/2019	28/06/2019		Part of last FY - masters away project. Council briefing session completed
W0256 - Footpath Replacement	0	0		27,761	950	28,711		50,000		0%	SCAMERON	1/6/2019	30/06/2020				Planning and Design in progress
W0293 - Replacement of damaged Kerb & Channel	0	0		0	0	0		75,000		0%	SCAMERON	1/6/2019	30/06/2020				Planning and Design in progress
W0291 - Seal High Maintenance gravel sections	0	0		0	0	0		200,000		0%	SCAMERON	1/6/2019	30/06/2020				Not started
W0290 - Seal Gravel Roads	0	0		9,579	3,102	12,672		200,000		15%	SCAMERON	1/6/2019	30/06/2020				Project Commenced
W0278 - Homestead Rd. Widening	0	0		0	0	0		49,000		0%	SCAMERON	2/6/2019	30/06/2019				Not started
W0247 - Oak five improve road and drainage issues	0	0		0	0	0		48,000		0%							Not started
W0279 - Replace damaged light poles	0	0		0	0	0		129,000		0%	SCAMERON	5/06/2019	13/10/2019				Not started
CAPITAL WORKS - COMBINED TOTAL	1,722,036	7,899,381		6,634,480	1,988,883	8,625,363	0	18,198,816	0								
				36%	11%												

12.2 Water Contingency Plan

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Director Infrastructure Services	ECM Function No/s: 31.112

Recommendation

THAT Council receive the Southern Downs Water Contingency Plan.

Report

Southern Downs Regional Council is continuing to explore all opportunities to ensure that there is a supply of drinking water to its residents and businesses. Current forecasts indicate that without substantial rainfall the usual supply of water to Warwick from Leslie Dam may not be available by mid-end 2020 (dependent on water quality in the dams). Storm King Dam which supplies Stanthorpe will be too low to draw from in January 2020.

Council is working with key stakeholders from the State Government, other local government authorities, the community and businesses to undertake actions that ensure that drinking water is made available.

The State Government recently announced a feasibility study into a water pipeline from Toowoomba to Warwick to connect Warwick into the South East Queensland Water Grid. Seqwater is the lead agency on this project and both Toowoomba Regional Council and Southern Downs Regional Council are working closely with Seqwater.

The State Government has committed to funding the construction of emergency water infrastructure for the carting of water from Connolly Dam raw water line to the new water storage tanks at Storm King Dam. This funding totals \$2.4 million in capital infrastructure and \$800,000 per month for the carting of water until 2021. Carting of part of the daily water commenced in December to be blended with Storm King Dam water. Carting of full daily water needs for Stanthorpe commenced on 13 January 2020.

The attached Water Contingency Plan provides an overview of the contingency actions that are being considered and implemented at present.

Budget Implications

Budget implications will be assessed on a monthly and quarterly basis

Policy Consideration

Water and Wastewater Customer Service Standards 2014

Community Engagement

Nil

Legislation/Local Law

Water Supply (Safety and Reliability) Act 2008

Options

Council:

1. Resolve to receive the Southern Downs Water Contingency Plan
2. Resolve to receive the Southern Downs Water Contingency Plan with changes
3. Resolve not to receive the Southern Downs Water Contingency Plan

Attachments

1. Southern Downs Water Contingency Plan [↓](#)

Southern Downs Water Contingency Plan

Southern Downs Regional Council is exploring all opportunities to ensure that there is a supply of drinking water to its residents and businesses. Current forecasts indicate that without substantial rainfall Leslie Dam which supplies Warwick will be at low levels of water supply by mid to late 2020 (dependent on water quality as the dam levels decline). Stanthorpe, supplied by Storm King Dam, is due to cease supplying water from 13 January 2020, at which time Connolly Dam will be used as a water source for Stanthorpe.

Southern Downs Regional Council is working with key stakeholders from the State Government, other local government authorities, the community and businesses to undertake actions that ensure that drinking water is made available.

All works for the supply of emergency water to Stanthorpe have been completed and carting of water to meet approximately half the daily demand commenced in mid-December, along with Emergency Water Restrictions of 80 litres per person per day across the Southern Downs region.

The following is an overview of the contingency actions that are being considered and implemented at present.

Stanthorpe

Short term

- Use of the water supply in Storm King Dam for the supply of water in Stanthorpe will cease from 13 January 2020. From this date, raw water will be carted from Connolly Dam and treated at the Mount Marlay water treatment plant to supply Stanthorpe area.
- The December 2019 consumption level detailed that Stanthorpe is using 1.044 ML per day, 32.365 ML per month. Although the overall water demand in Stanthorpe had increased slightly in the warmer months, there has now been a reduction.
- The average resident in Stanthorpe is using 130 litres per person per day; the current restrictions have a target of 80 litres per person per day.
- Raw water is being transported to the tanks at Storm King Dam from Connolly Dam via standpipes at Rosenthal Road near the raw water pipeline. Carting is currently around half the daily demand; full water carting will commence from 13 January 2020.
- Water restrictions are currently at emergency level, 80 litres per person per day.
- Emergency water restrictions will be strictly enforced with additional meter readings and enforcement.
- At this stage, Council does not intend to cart water from Coolmunda or Glenlyon Dams which are both at low levels and therefore have limited availability of water for Southern Downs. These options may be re-opened in the future should these dams receive rain events that recharge their dam levels.
- Leak detection repairs have been completed and all detected leaks on public infrastructure continue to be repaired throughout the Stanthorpe reticulated network.
- A tender for the de-silting of Storm King Dam is in decision phase.
- Council officers will continue to work with local businesses to improve water conservation.
- Council officers will continue to provide community and school education sessions.
- Council officers will continue to work with accommodation providers in relation to water conservation.
- Officers will continue to identify other potential sources of water.
- The role and function of the Applethorpe Ring tank to be identified.
- Water for road construction and other works continues to be brought into Stanthorpe from other sources.
- Yields from the Soak and the Beehive are being monitored, as well as surrounding bores. A bore at Wallangarra and associated pipework is currently being upgraded to supplement supply.
- If required Southern Downs Regional Council will assist where practical Tenterfield Shire Council to the provision of water.
- The new raw water line from Storm King Dam to the water treatment plant was completed in August 2019.
- Council is seeking to make water tanks or bladders mandatory for all new houses, commercial and industrial developments.
- Water used on the September 2019 bushfires was mostly brought into the region and from Quart Pot Creek, resulting in minimal impact on the level of Storm King Dam.

Medium Term

- Issues associated with recycled water that is currently supplied to the effluent users to be finalised, so as water can be used for other purposes.
- Increase the quality of the recycled water to allow other applications (road construction, etc.).
- Desilting to be potentially undertaken based on reports and survey of dead storage levels at Storm King Dam.
- Planning (feasibility analysis) has commenced on increasing the capacity of Storm King Dam, and a funding submission has been applied for.
- Planning and investigations to commence in relation to establishing a pipeline from Connolly Dam and Storm King Dam in the long term.
- Planning and investigations to commence in relation the upgrade or relocation of the Stanthorpe Sewerage Treatment facility in the medium term to deliver high quality of recycled water.
- Permanent water conservation measures to be mandated, including water tank rebates where applicable.
- Additional water allocations to be identified and further investigated, such as Bookookoorara Creek.
- Option of water from Mole Creek in NSW is currently being further investigated with the State government.

Long term

- Subject to the planning and investigations seek funding for;
 - Increasing the capacity of Storm King Dam
 - Relocating or upgrading the Stanthorpe Sewerage Treatment Plant
 - Establishing a connection between Storm King Dam and Connolly Dam
 - Upgrading of the standard of the recycled water.
- Support the establishment of Emu Swamp Dam as an irrigation project.
- Further investigate the opportunities for sourcing water from the Clarence River in a consortium with Toowoomba Regional Council, Western Downs Regional Council and Tenterfield Shire Council.
- Retain permanent water conservation measures.

Warwick

Short Term

- With no rain and based on current consumption levels, the water supplies in Leslie and Connolly Dam are forecasted to be exhausted by mid to late 2020, depending on the water quality as the dam levels reduce.
- Warwick, Allora and Yangan are all currently serviced by the Warwick Water Treatment Plant.
- Warwick's consumption in December 2019 was 3.64 ML per day and 112.87 ML per month.
- Allora's consumption in December 2019 was 0.144 ML per day and 4.46 ML per month.
- Yangan's consumption in December 2019 was 0.054 ML per day and 1.676 ML per month.
- The average resident in Warwick is using 110 litres per person per day, Allora is 110 litres per person per day and Yangan is 102 litres per person per day, the current restrictions have a target of 80 litres per person per day.
- The testing on the Allora bores is now complete. There is a current allocation at Allora of around 670ML as there is carry over from the previous year allocation.
- Testing of all Council bores in the region has been undertaken with Allora bores likely to be the only bores which will yield adequate water.
- There may also be an opportunity to use Allora bore water to supplement the Warwick supply by sending it back through the existing pipeline to the Warwick Water Treatment Plant.
- Seek endorsement from the Dalrymple Water Committee Meeting (This has occurred and endorsement has been provided).
- Establish the necessary infrastructure to provide drinking water from the bores to Allora. Design of this is currently underway.
- Separate Allora from the Warwick system thereby saving up to 5 ML per month that can be put back into the Warwick system.
- Leak detection has been completed in the Warwick reticulated system.
- Water Restrictions were increased to emergency level, 80 litres per person per day in December.
- Emergency Water Restrictions will be strictly enforced with additional meter readings and enforcement
- Secure water from inside or outside the region that can be transported to the Warwick Water Treatment Plant or Leslie Dam and the cost of transporting the water
- Council is investigating the installation of production bores in the Lyndhurst Lane area that could be connected to Leslie Dam network supplying up to 5 ML per day.
- Quantify the cost of the water and the cost of the transportation of the water to the Warwick Water Treatment facility.
- Quantify the cost of the water and the cost of the transportation of the water to Leslie Dam.
- Determine the most effective delivery point for the delivery of water.

- Deliver the new infrastructure identified in the funding applications in regard to recycled water in the industrial estate and saleyards – this contract has been awarded and design commenced.
- The State Government announced a feasibility study into the piping of water from Toowoomba to Warwick. This study is being led by Seqwater with both Toowoomba Regional Council and Southern Downs Regional Council working closely with Seqwater.
- Commence discussions with the Great Artesian Basin Authority in relation to accessing the basin.
- Seek endorsement from DNRME for additional bores to provide stock water.
- Dead storage level established for Connolly Dam to allow consideration of de-silting or dredging once Connolly Dam water is not in use.
- Works at Connolly Dam have been reviewed and a more efficient and cost effective option identified.
- Considering the viability of additional allocation of water being purchased from SunWater at Leslie Dam.
- State Government Departments to review the application of recycled water or the quality of recycled water to be increased through additional processes.
- Council officers will continue to work with local businesses to improve water conservation.
- Council officers will continue to provide community and school education sessions.
- Council officers will work with accommodation providers in relation to water conservation.
- Council is seeking to make water tanks or bladders mandatory for all new houses, commercial and industrial developments.
- Council to exit water agreements with landholders around Leslie Dam in relation to expired water agreements.

Medium Term

- Desilting to be potentially undertaken based on reports and survey of dead storage levels at Connolly Dam
- Planning and investigations to commence in relation to establishing a pipeline from Connolly Dam and Storm King Dam in the long term.
- Complete renewal works at Connolly Dam.
- Permanent water conservation measures to be mandated, including water tank rebates where applicable.
- Continue to provide community education in relation to water conservation.
- Assess the capacity of the Killarney Water resources to supplement Warwick, potentially via Yangan.
- Planning and investigations to be commenced in relation to accessing water from the Great Artesian Basin.

Long Term

- Create a grid system to distribute water across the municipality.
- Source a connection into the South East Queensland Water Grid or a connection to Clifton should Toowoomba proceed with a pipeline south.

- Establish production bores that have the capacity to drought proof Warwick.
- Increase the quality of and distribution network for the improved use of recycled water for industrial and farming purposes.
- Consider planning for an additional dam in the Elbow Valley region.

The Southern Downs Region

Short Term

- Continue to identify accessible water resources from outside the region for emergency supply.
- Ascertain the capacity of the Soak and the Beehive.
- Testing of the bore around the Soak and the Beehive has been undertaken, although it only yields a small supply it will be adequate for Wallangarra supply. Pipework from the bore has been installed and a pump for the bore is currently being procured.
- Provide education to businesses and the broader community in relation to water conservation.
- Identify if possible options for the limited supply of water for livestock.
- Consider incentives for the installation of water tanks on rural properties.
- Validate the capacity of bores in areas outside the urban centres (bores managed by Council with a relevant allocation have been tested).
- Explore options in relation to augmented water supplies from Killarney.
- Make water tanks or bladders mandatory for all new houses, commercial and industrial developments.
- Manage the expectations of people living in rural areas seeking water for livestock.

Medium Term


- Formalise a network of bores based on the review of the allocations to Southern Downs Regional Council.
- Ensure all bores are being used effectively.
- Develop a long term strategy for water management in the rural areas.
- Provide incentives to residents and businesses to conserve water.
- Seek additional water allocations for Killarney.
- Develop a cross border project with Tenterfield Shire Council to ensure water security.
- Work with the State Government to ensure water permits are available for emergency water requirements including a new borefield.

Long Term

- Review the strategies that have been developed.
- Work with the rural sector to aim for the highest levels of water efficiency.
- Ensure the sustainability of the water supply for small towns across the region.

12.3 Request to Name Council Access Road (Private)

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Executive Assistant to Director Infrastructure Services	ECM Function No/s: 28.63

Recommendation

THAT Council:

1. Adopt O'Connell Street as the official name for the Council access road (private)
2. Install a "No Through Road" sign;
3. Note on Council's mapping system that the road is maintained by Council.

Report

On the 7 November 2019, Council received a request from a resident, to have the Council Access Road (Lot 2 ML1483 - Private) officially known as O'Connell Street from Dalrymple Creek Road to Sprott Street. Historically Lot 2 ML1483 was known as Blackall Street and O'Connell Street. The access road is an easement that the former Allora Council acquired as payment for outstanding rates and Council has maintained it to a constructed road standard. The easement functions as an access road to six adjoining lots.

There are a number of lots that adjoin the easement that are rated as O'Connell Street in Council's Rating System.

Under the Australian Standards private access roads can be named. It is always desirable to name unnamed roads wherever possible so that emergency services can easily find the property.

Council would need to ensure that the road is signed as a "No Through Road" and note on Council's mapping system that the road is maintained by Council.

Budget Implications

The budget implication is approximately \$150 for the purchase and erection of the street name sign.

Policy Consideration

Road and Street Naming Procedure

Community Engagement

Nil

Legislation/Local Law

Australian Standard

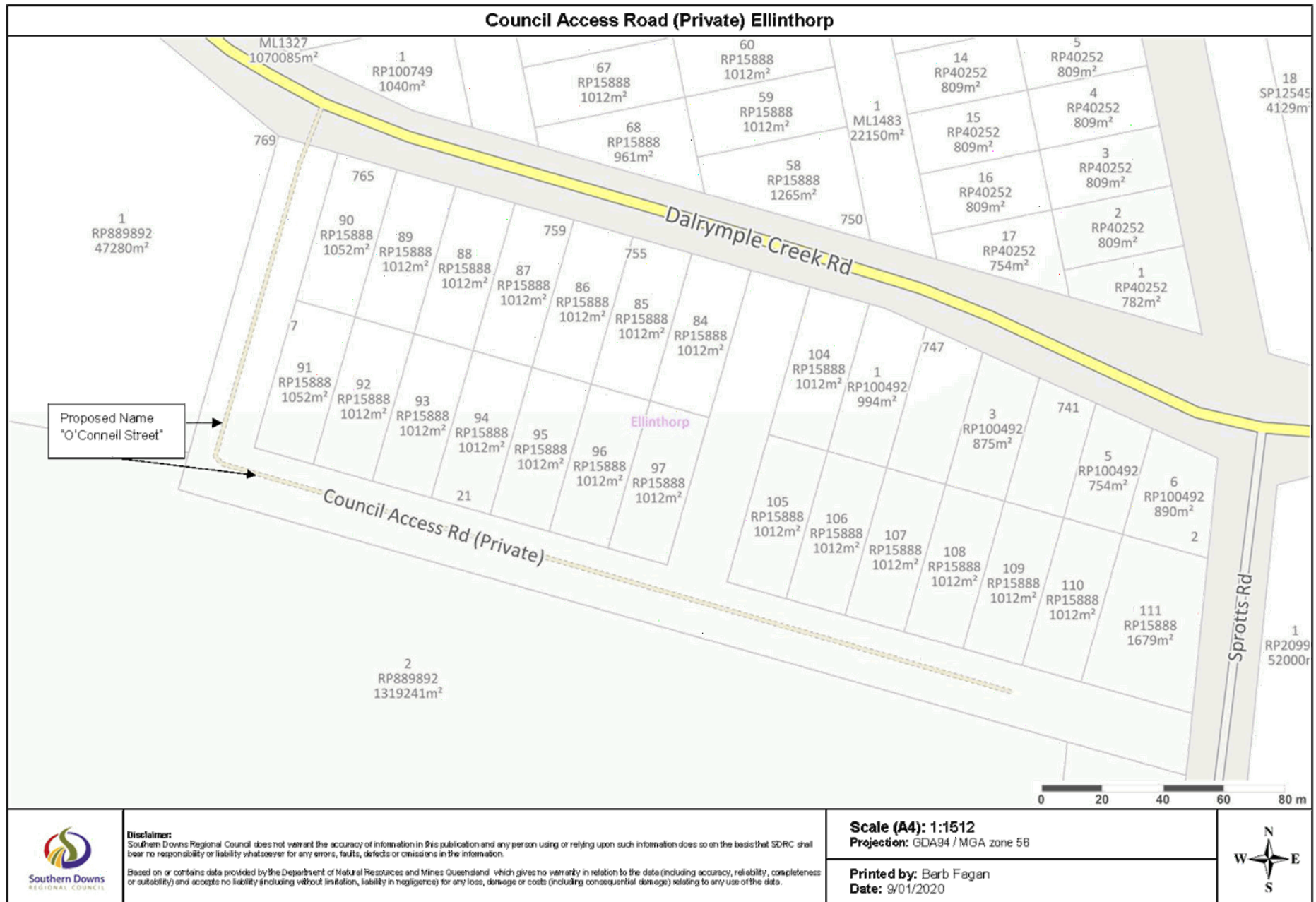
Options

Council:

1. Resolve to adopt O'Connell Street as the official name for the Council access road (private), install a "No Through Road" sign and note on Council's mapping system that the road is maintained by Council.
2. Resolve not to adopt O'Connell Street as the official name for the Council access road (private).

Attachments


1. Location Map - Lot 2 ML1483 [↓](#)



13. SUSTAINABLE DEVELOPMENT REPORTS

13.1 Change to an Existing Approval - XCD (Aust) Pty Ltd, 601 Eukey Road, Storm King

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Planning Officer	ECM Function No/s: MCU\01641.03

APPLICANT:	XCD (Aust) Pty Ltd C/- Nspire Planning and Design
OWNER:	XCD (Aust) Pty Ltd
ADDRESS:	601 Eukey Road, Storm King
RPD:	Lot 2 RP192005, Parish of Folkestone, County of Bentinck
ZONE:	Rural (Granite Belt)
PROPOSAL:	Change existing approval for Short-term accommodation (6 one-bedroom cabins, 2 two-bedroom cabins), to include Food and drink outlet and Function facility
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	Four (4) submissions
REFERRALS:	Not applicable
FILE NUMBER:	MCU\01641.03

Recommendation Summary

THAT the change application in relation to the Development Permit dated 13 June 2014 (as amended by notices dated 24 April 2015, 6 March 2018 and 25 June 2019) for Short-term accommodation (6 one-bedroom cabins and 2 two-bedroom cabins) on land at 601 Eukey Road, Storm King, described as Lot 2 RP192005, be approved such that the approved development is described as Short term accommodation (eight cabins and associated Food and drink outlet and Function facility) and the conditions of Schedule 1 of the Development Approval are amended.



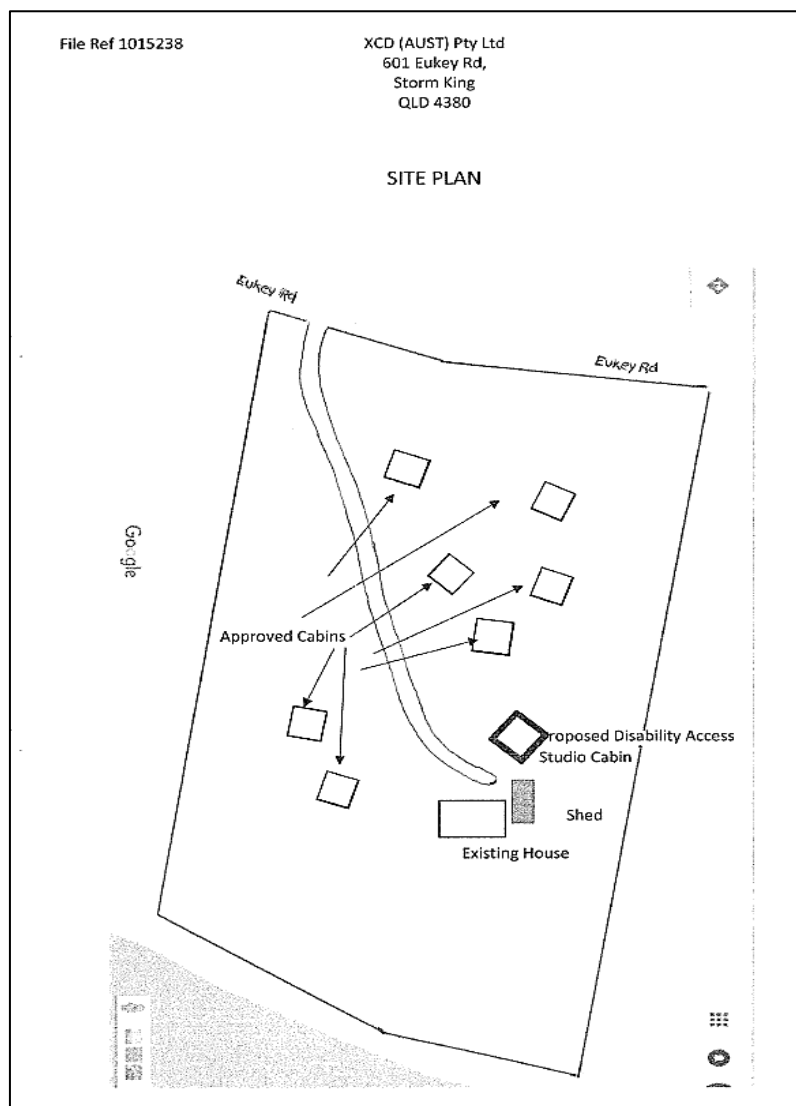
Figure 1: Site layout

Report

On 24 April 2015, a Material Change of Use application was lodged for Short-term accommodation (six one-bedroom cabins, three two-bedroom cabins, up to 24 guests and one communal building) on the property. Five submissions were received in opposition of this development. On 24 June 2015, Council issued a Development Permit for a Material Change of Use for Short-term accommodation (five one-bedroom cabins, two two-bedroom cabins; and a communal building). The conditions of approval allowed for a maximum of 18 guests to be accommodated.

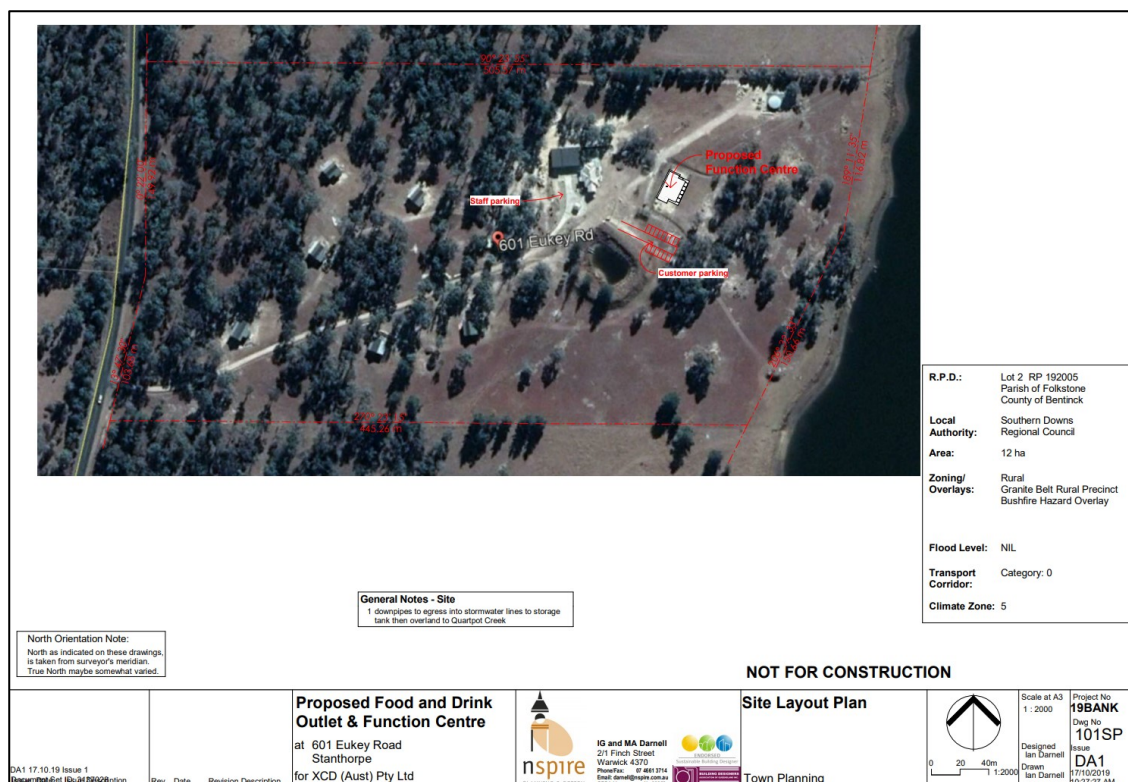
On 9 April 2018, Council issued a Change to an Existing Approval allowing one additional cabin and amending conditions to allow for accommodation of up to 20 guests.

On 10 July 2019, Council approved a Request to Extend Currency Period for Short-term accommodation (six one-bedroom cabins, two two-bedroom cabins and a communal building). The approval extended the currency period for construction of one two-bedroom cabin and the communal centre until 6 July 2020, due to the completed construction of seven cabins at the time of the extension application.



The above is the current approved layout plan, which includes eight cabins.

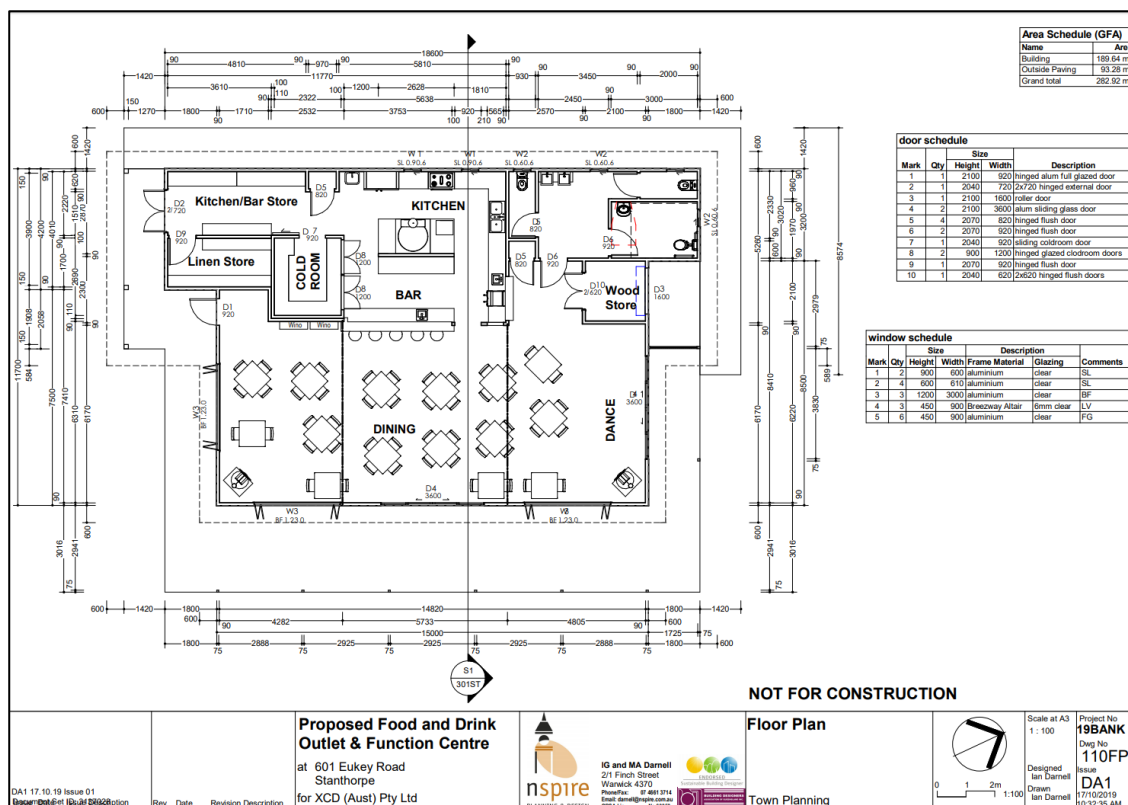
The change application proposes incorporation of a Food and drink outlet and Function facility into the existing development approval, in-lieu of the formerly proposed communal area.



The property has an area of 12 hectares, and has road frontage to Eukey Road which is a constructed sealed road. The subject land is located within the Water resource catchments, Bushfire hazard and Flood hazard overlays. The site also contains a significant portion of Regulated vegetation; however, the proposed development will not result in any vegetation clearing.

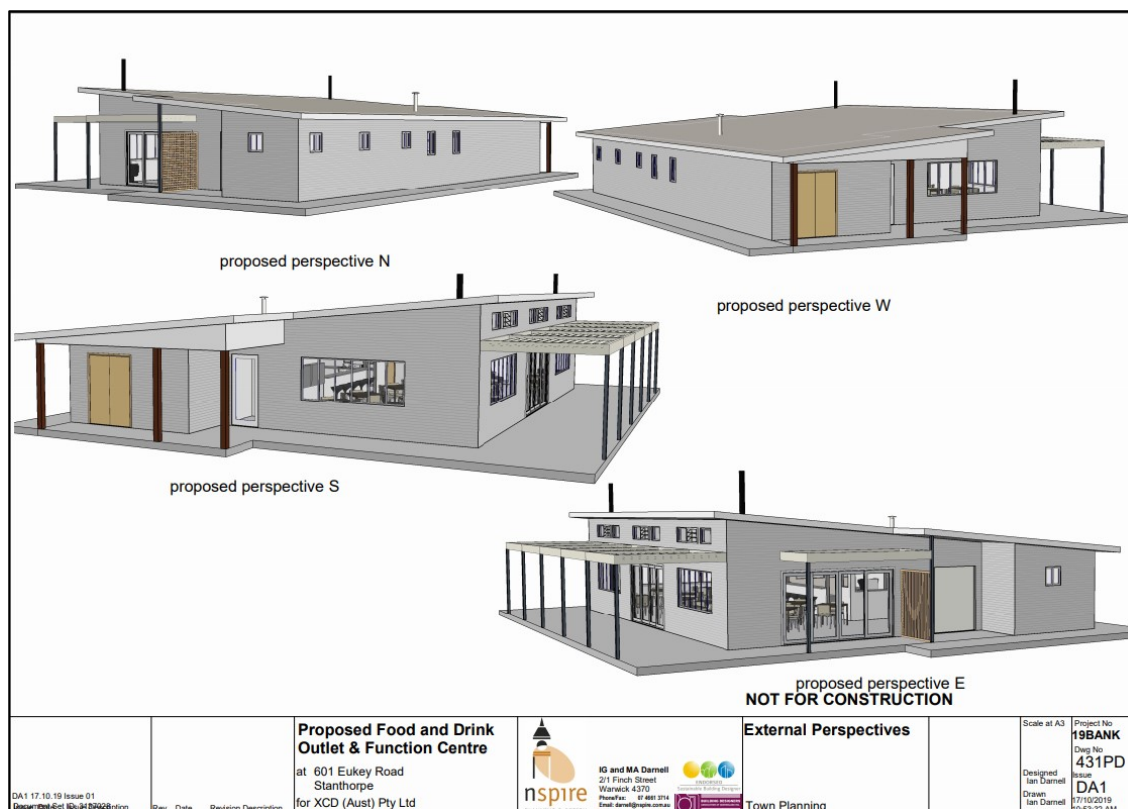
The property currently has seven constructed cabins, a Dwelling house, associated outbuilding and a small dam. The property has a constructed bitumen access from Eukey Road at the south-western boundary of the lot. Internal driveways provide access to the buildings on-site from Eukey Road.

The food and drink outlet and function facility is proposed for construction on the eastern portion of the lot. Fourteen (14) car parking spaces are to be located south of the proposed building, which can be seen in Figure 3.



The proposed function facility and food and drink outlet will accommodate a maximum of 50 patrons, and will be open to the public and guests. The applicant has outlined that six (6) staff will service the food and drink outlet/ function facility. The proposed food and drink outlet will operate 7 days a week between 10.00am and 10.00pm and the function facility may operate later.

The application notes that the site is serviced by overhead electricity and telecommunication infrastructure. Reticulated water is not available to the site, however rainwater tanks are utilised for the supply of water. The application states that an existing on-site sewerage treatment system is designed to deal with both the existing use and proposed use of the function facility. The application outlines the total Equivalent Persons for the site will be no more than 20. Council's Plumbing Inspector has confirmed that there are no concerns from a Plumbing perspective for the additional load on the current On-site Sewerage Facility (OSSF).



Discussion on use definition

The Short-term accommodation aspect has been assessed in previous applications with no further changes proposed for the accommodation activity; therefore, this assessment will solely consider the food and drink outlet and function facility uses on the property.

Storm King Dam's Full Supply Level

The full supply level of Storm King Dam has an RL of 879.0 metres. The Southern Downs Regional Council's Emergency Action Plan for Storm King Dam provides details outlining the steps to be taken during a flood event. The highest activation trigger for action to be taken at Storm King Dam is *Stand Up* and involves an expected rise to 2,000mm above full supply level which is RL 881.0 metres. It is outlined that a rise above full supply level of this volume would place the dam structure at risk of failure.

The proposed use will be situated approximately 100 metres from the full supply level of Storm King Dam. This will ensure the building is located at a height of RL 885.0 metres. Therefore, an increase in the water level to RL 885.0 metres would be unlikely to occur and would have significant implications on the integrity of the dam structure. It is also important to outline that the highest historical level of Storm King Dam was a RL 879.9 metres and was recorded in 2010.

Submissions

Four (4) properly made submissions were received to the application.

Matters raised in submissions	Response
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Matters raised in submissions	Response
<p>Inappropriate land use (Function facility and Food and drink outlet) proposed in the Rural zone.</p> <p>The proposed building will be situated within the full supply level of Storm King Dam.</p>	<p>The application proposes changing the use of the current approval for the communal centre which is considered an ancillary recreational facility compatible with the Short-term accommodation approval. The current approval allows for use of the communal centre for the use of guests on the property. The applicant notes that no complaints have been made from any of the functions that have been held onsite under the current approval conditions. Conditions of the new approval will involve limiting the hours of operation and increasing the number of guests allowed onsite in attendance of the proposed functions. Assessment against the Rural zone code is undertaken in the following sections of this report which considers this use within the Rural zone.</p> <p>The existing approval allows for use of a communal centre in the same location as the proposed structure for Function facility. This location is setback 118 metres from the eastern boundary of the property and approximately 134 metres from the edge of Storm King Dam.</p>
<p>Unacceptable impacts on the amenity and wellbeing of nearby sensitive land uses.</p>	<p>The applicant outlines that the development operations for the Short-term accommodation use, with ancillary functions, are strict in abiding by conditions, and taking noise and lighting impacts into consideration. No complaints from surrounding neighbours were received throughout these events. The proposed use is not considered to have an impact on amenity due to imposed conditions requiring operations to be undertaken in a controlled manner regarding limiting visibility of the use, implementing limitations to mitigate sound and light impacts, limiting the number of patrons to 50 people, and limiting hours of operations.</p>
<p>The proposed development is unable to comply with the necessary benchmarks of the Southern Downs Planning Scheme, specifically with regards to PO1, PO2, PO5 and PO6 of the Rural zone code and PO4 of the Retail and commercial uses code.</p>	<p>PO1 and PO2 outline that uses in the Rural zone are not to conflict with rural land uses or have impact on rural activities in the Rural zone. The property is located in the Granite Belt precinct within the Rural zone which has outcomes promoting <i>farm diversification and tourist development that complements and does not conflict with agricultural activity operating in the precinct</i>. The development is not considered to conflict with agricultural activity. PO5 and PO6 address avoiding adverse impacts on public health and safety, and existing lawful uses. The applicant notes that in addition to the current measures taken to reduce light and sound pollution, existing vegetation provides a buffer between the proposed Function facility and the dam, sheltering surrounding properties from the proposed use on the lot. Health and safety is not considered to be impacted by the proposed use. The applicant notes that stringent measures are taken to ensure that noise emitted abides by State legislation regarding noise pollution as well as Council imposed conditions of approval. A detailed assessment of the proposed</p>

Matters raised in submissions	Response
	<p>development against the planning scheme is included in the following sections of this report.</p> <p>PO4 of the Retail and commercial uses code outlines the road servicing the property <i>is to be of a standard to adequately cater for traffic generated by the use</i>. The road was upgraded recently and is considered to be of a reasonable standard to service the increased traffic generated by the use.</p>
<p>The proposed use will generate unacceptable levels of noise and light pollution.</p> <p>No screening or preventative measures have been proposed by the applicant. The development would be more appropriately located on the north-western portion of the lot, as there is existing vegetative screening and less potential impact on Storm King Dam.</p>	<p>Noise level restrictions and lighting requirements are conditioned in the current approval. The change application can be conditioned to ensure lighting and noise buffers are appropriate for the increased scale of use of this facility.</p> <p>The current location of the facility is the most appropriate position considering the extent of the Bushfire hazard overlay and the extensive Regulated Vegetation on the property.</p> <p>Light pollution is also raised as an issue considering the extent of the glass doors utilised in the building design which will emit significant light both during and after the hours of operation of the venue. The submitter notes the dam to be a reflective amplification of the light due to the close proximity of the venue to the dam.</p> <p>The current application enforces conditions regarding lighting requirements. Light shield barrier conditions can be included to address additional lighting provided in and around the proposed facility to further prevent light pollution.</p>
<p>Concerns regarding public health and safety, with consideration to the proximity of the proposed use to Storm King Dam.</p>	<p>The existing approval allows for operations of an ancillary Communal centre which can be utilised for a similar purpose to a Food and drink outlet and Function facility. The current approval limits the number of patrons restricted to guests residing at the property, with no restrictions on the hours of operation. The change approval allows for restrictions to be placed on the hours of operation with an increase in the number of allowed patrons to 50. Public health and safety is increased as a result of this approval due to appropriate restrictions being placed on the proposed use. The proposed location is setback a considerable distance from the dam, restricting the interactions of guests with the dam.</p> <p>The on-site waste water disposal system is appropriately located, in accordance with plumbing and drainage legislation, to ensure there is no impact on the water quality of Storm King Dam, particularly considering it is a water supply dam.</p>
<p>Potential for significant traffic hazard along Eukey Road with the increased vehicular movements.</p> <p>The increase in arriving and departing traffic within a short period of time may</p>	<p>The applicant identifies that the section of Eukey Road in front of the property was widened in 2015-2016 to facilitate the expected increase in traffic along this road.</p> <p>The applicant also notes that the driveway and</p>

Matters raised in submissions	Response
result in a potential traffic hazard and increased dust nuisance on the property's unsealed internal driveway.	roads within the property are sealed with an environmentally approved dust suppressant spray to reduce the impact of dust on neighbouring properties and Storm King Dam with no harm to the environment.
The applicant has not complied with the original approval plan to plant trees along the boundary fence.	The applicant notes that all landscaping consistent with native plants has been provided in accordance with conditions of approval. This includes provision of landscaping near the entrance to cabins, along the northern, southern and western boundaries so as to minimise the visual impact of the development from adjoining properties. This condition will remain unchanged with ongoing maintenance of the landscaping buffers being required.

Assessment against the Planning Scheme

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

Part 3 Strategic Framework

3.2 Strategic intent

Landscape and environment

The landscape is characterised by its wooded hillsides, rivers and floodplains, extensive areas of cultivation, orchards and vineyards, grazing lands, dense forest and rocky outcrops. The residents of the region value this diverse landscape as it contributes significantly to their sense of place and identity and to the scenic beauty of the area. As well as supporting rural production, the non-urban areas support environmental, recreational, cultural and scenic functions and will be protected from urban and rural residential development.

The natural environment is highly valued by residents and visitors. The Southern Downs is at the top of both the Condamine and Border Rivers catchments and hugs the rugged mountainous areas of the Great Dividing Range and Border Ranges. It is recognised that there is rich diversity in the natural environment and significant areas are protected by State and Federal legislation. The environment will be respected and protected by all new development.

The development is proposed as a place to utilise the regions valued landscape in admiration of the scenic beauty of the area, for both residents and tourists to enjoy a peaceful meal overlooking Storm King Dam. The development will also be available for functions in the idyllic location, which will contribute to supporting local businesses in the organisation and delivery of event functions. The proposed development is respectful of the environment and seeks to protect the existing amenity while delivering a place for people to enjoy the natural environment with primarily a dining experience, and occasionally through holding events at the location.

3.4 Natural environment

The natural environment of the Southern Downs Region is highly valued by residents and visitors for its scenic beauty, intricate and fascinating ecosystems and for the provision of the life giving and life enhancing ecosystem services of clean air, clean water and habitat. The natural environment with its own inherent values significantly contributes to the identified character and sense of place of the Southern Downs and contributes to the economy through tourism activities.

The catchment areas of the dams (Leslie Dam, Connolly Dam, Storm King Dam, Glenlyon Dam and Beehive Dam) are protected in order to deliver a high quality raw water supply for urban reticulation.

The application seeks to utilise the scenic amenity provided by the natural environment around Storm King Dam, to provide a service to both local residents and visitors, contributing to the economy through tourism activities.

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.

All factors of conserving the surrounding environment are taken into consideration with this application. The effluent systems are compliant with requirements for waste water disposal near a water body; the water used onsite is not sourced from the adjoining dam; and, rainwater tanks that are to be filled with water deliveries when rainfall is lacking are utilised.

3.4.4 Element Environmental impacts

Adverse impacts on the environment can potentially affect quality of life and well being of the community as well as the natural environment. Pollution of land, air and water is avoided.

The applicants indicate awareness of the lighting and noise levels involved with operations of the proposed development and seek to comply with conditions of approval which will ensure that impact on the surrounding environment is mitigated.

Benchmarks applying to the development
<p>The following codes of the Southern Downs Planning Scheme are benchmarks applying to the development:</p> <ul style="list-style-type: none">– 6.2.10 Rural zone code– 8.2.3 Bushfire hazard overlay code– 8.2.5 Flood hazard overlay code– 8.2.9 Water resource catchments overlay code– 9.3.8 Retail and commercial uses code– 9.4.2 Carparking and loading code– 9.4.4 Landscaping code– 9.4.5 Outdoor lighting code– 9.4.6 Physical infrastructure code

Rural zone code

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.*

The overall outcomes sought for the zone code are as follows:

- (iii) *The integrity of the rural landscape is protected. This includes agricultural and grazing land as well as land that may be constrained for agriculture and grazing that has a more natural environmental character. The landscape character and its associated visual and scenic amenity is protected by ensuring that development is sensitive and responsive to the scenic amenity of the area, vegetation cover is maintained in significant areas, and signage is controlled.*
- v) *The productive capacity of all rural land is protected for rural use and associated value adding activities. The productive and potentially productive areas of land are protected for ongoing agricultural use. This land is not built on unless there is an overriding need for development and incompatible uses are not located in a manner that inhibits normal farming practice.*

- (vi) *Water quality and the ecological and hydrological processes of waterways and wetlands are protected by limiting intensification of development and infrastructure within the identified floodplain and existing and proposed dam catchment areas and the protection of riparian areas as a result of buffers, erosion and sediment control, stormwater management and protection of flow regimes. No development is to proceed within the area defined for the proposed Emu Swamp Dam.*
- (vii) *Impacts on significant vegetation and habitat areas are minimised by the location of non-rural uses outside of areas of remnant vegetation. Where rearrangements of boundaries occur lots contain building envelopes that exclude areas of remnant vegetation and include any required firebreak from remnant vegetation.*
- (ix) *Activities that complement or value-add to existing rural activities, and do not conflict with natural resource values or nearby rural activities, are encouraged. Diversification supports ongoing economic viability through the pursuit of new markets and industries associated with rural production or the natural environment*
- (xii) *Tourism uses associated with agricultural or rural activities, or within localities with environmental values, are provided where such uses do not give rise to conflicts which could prejudice the existing economic activity in the area or impact on natural resources, environment or landscape character.*
- (xv) *Non-rural uses including tourist uses and industries to value add to rural enterprises:*
 - a. are located, designed, oriented, constructed and operated to minimise impact on existing rural uses and are buffered from productive land; and*
 - b. do not alienate agricultural land; and*
 - c. are located on cleared land to avoid the need for additional clearing of vegetation; and*
 - d. are designed to minimise environmental impacts; and*
 - e. are located, designed, oriented, constructed and operated to avoid hazards such as bushfire, landslide and flood; and*
 - f. are accessed by roads that are of an adequate standard for the traffic generated by the use.*

Granite belt precinct outcomes:

- (i) *The agricultural values in this precinct are protected from development that could impact in a negative manner on these values while providing for some farm diversification and tourist development that complements and does not conflict with the significant agricultural activity operating in the precinct.*
- (iii) *Tourist uses are established to an extent that does not prejudice the productive capacity of the land or result in alienation of agricultural land. Tourist uses and operations are located on the least productive areas of the site on areas that do not require vegetation clearing. They have adequate access and are appropriately buffered and separated from other uses.*
- (iv) *The scenic values of the land are maintained and new development involving substantial built development is screened and set back from road frontages.*
- (vi) *There are generally no intensive animal industries located in this precinct due to conflict with the tourist focus of the precinct and the existing close settlement pattern resulting from historic subdivision. These uses may only be established if it can be shown that the development results in no impacts on the water and scenic values, no impacts on environmental values including loss of vegetation, no loss of productive agricultural land, no conflict with the prevailing character of the precinct and no adverse impact on the amenity of the residents living in or tourists visiting the surrounding area.*

The proposed development is considered to comply with the purpose of the Rural zone code, through imposing conditions the development is not seen to cause any nuisance to any properties adjacent to the proposed use. The rural landscape is seen to be protected by vegetation buffers, restricted hours of operations, restricted number of patrons attending the site, and the general

character of the area being protected by the development being sensitive to the scenic amenity of the area.

The proposed use is not considered to inhibit normal farming practice on adjoining lots. The lot is currently utilised for Short-term accommodation and does not involve any farming practices. The level of construction for the proposed use is minor in nature and can be removed in the future if necessary to allow farming practices to be conducted on the lot.

Vegetation is conserved, no clearing will be required and the development is situated on the most suitable area on the land to provide as little impact to the land as possible through the construction phase. The proposed development location is clear of any flooding and bushfire hazards.

The development is considered to add value to the area, considering the positive impacts that tourism contributes to the social and economic factors of the surrounding community. The development, as noted will not impact on the scenic amenity of the local area, however has the potential to influence environmental conservation of the surrounding area due to the proximity to Storm King Dam and the interactions that guests will have with the natural environment.

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 or the natural, scenic and community values of the area. No development is to proceed within the area defined as the proposed Emu Swamp Dam.

Matters raised in submissions related to concerns over conflict with the community values of the area. The proposed development with imposed conditions is considered to be of a low scale that will service the community values without causing a nuisance for the surrounding neighbourhood.

PO2 Rural activity on land is protected from conflict with other uses that are not rural uses.

The Granite Belt precinct outcomes within the Rural zone code purpose includes *farm diversification and tourist development that compliments and does not conflict with the significant agricultural activity operating in the precinct*. The proposed activity is surrounded by predominantly residential uses despite the lots generally having areas of 12 hectares. Conditions will limit light emission, number of patrons attending the site, hours of operation, and ensure that any land surrounding the proposed development can operate rural uses without being exposed to any impacts from the development.

PO5 There are no significant adverse impacts on public health and safety with regard to:

- (a) the siting scale and design of buildings or other works;*
- (b) waste water disposal;*
- (c) the permanent or temporary occupation of or access to areas subject to natural hazards.*

The scale of the proposed development is minimal and not considered to have adverse effects on the surrounding neighbourhood. The building design is modern in style and complimentary to the environmental scope of the area. Waste water disposal has existing approval for the loads projected to result from this development, and is not of concern. The Food and drink outlet and Function facility is not proposed to have any interactions with Storm King Dam which is seen as a natural hazard. It is recommended that a 1.8 metre high fence with signage be constructed along the eastern boundary adjacent to Storm King Dam, to minimise the effect of hazards on the Food and drink outlet and Function facility.

PO9 Land identified as Agricultural Land Classification (ALC) Class A and Class B is conserved for rural use in accordance with the State Planning Policy.⁸ The productive capacity of the land is protected and maintained.

A marginal portion of the land will be utilised for the Food and drink outlet and Function facility. The proposed use is not considered to impact on the productive capacity of the land. The use is of a minimal nature, and will be sensitive to the environmental nature of the area considering the proximity to Storm King Dam and the rural zoning of the land.

PO19 Uses are limited to uses that do not conflict with or reduce the productive capacity, or scenic values of the land. In particular –

- (a) *The use is located, constructed and operated so it is not likely to cause conflict with agricultural practices;*
- (b) *The use has low visual impact particularly where located on highways, main roads or tourist routes;*
- (c) *The development is located on cleared land and there is no proposed clearing of remnant vegetation;*
- (d) *Development is sited on the least productive, lower agricultural quality parts of the site.*

The development satisfies the requirements and is limited to uses that do not conflict with or reduce the productive capacity of the land. The scenic values of the land are given the opportunity to be maintained and valued by both locals and tourists as a result of the proposed use, empowering the need for the natural area to be sustained and preserved.

Bushfire hazard overlay code

AO3.1 *The use is sited on land that is determined as not having a bushfire hazard by a site specific bushfire hazard assessment.⁹ OR*

- (a) *The use is sited on locations of lowest hazard on the lot (where the whole of an allotment is identified as having the same level of bushfire hazard, all locations are taken to be of lowest hazard on the lot); ...*

AO3.2 *Development complies with a Bushfire Management Plan for the premises. Note - Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition on a previous development approval or by incorporating it in the planning scheme or a planning scheme policy), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager.*

PO3 *Any proposed use does not compromise the safety of people or property from bushfire.*

A Bushfire Management Plan has not been required as a part of the previous approval. Considering the extent of potential bushfire hazard over the access to the property, in conjunction with the increased number of people projected to attend the property, the applicant will be required to provide a Bushfire Management Plan for the premises. This will ensure appropriate procedures are in place in the event of a bushfire.

Flood hazard overlay code

Approximately 40 metres of the subject land from the eastern boundary is located within the State (QRA) Interim Flood Plain as outlined by Councils Flood hazard overlay. The proposed location of the Food and drink outlet/ Function facility will not be impacted by the overlay and the use will be setback from the hazard area.

Water resource catchments overlay code

AO1 *In partial fulfilment of the PO –*

- (a) *No development occurs within 400 metres of the full supply level of the dam.*

PO1 *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.*

The property is covered entirely by the Water resource catchment overlay, due to the land being within the Storm King Dam water catchment. The proposed Food and drink outlet and Function facility is located 134 metres from the full supply level of the dam which is not compliant with the required 400 metre setback.

The OSSF existing on-site is compliant with all plumbing and drainage legislative requirements and is capable of coping with the increased demand on infrastructure. Therefore, the development will not have an adverse impact on the quality of water entering Storm King Dam.

Retail and commercial uses code

PO3 *The physical characteristics of the land are suitable for the use.*

The area specified for the development to be constructed was previously utilised as a tennis court. It is suspected that this land has therefore previously been levelled which provides an appropriate

area for a new structure. In addition to this factor, building provisions can account for the slight slope in the building requirements to ensure the development is constructed appropriate to the characteristics of the land.

PO4 *The site is accessed via a road that is of a standard to adequately cater for the traffic generated by the use without causing traffic hazards, damage to the road or dust nuisance to persons or property not connected with the use.*

The road is considered to be wide enough to cater for the increased traffic projected to travel down Eukey Road as a result of the Food and drink outlet and Function facility. The road is a constructed bitumen sealed carriageway. Councils Engineer has reviewed the application and noted that the existing entrance is sealed with clear sight in both directions along the road when entering and exiting the property. Engineering advice recommended implementation of guideposts and improved signage to direct vehicles entering and exiting the property, which will be included in conditions.

AO5.4

(b) Where the site adjoins land in the Rural residential or Rural zone a landscaped buffer strip at least 10 m wide is provided adjoining side and rear boundaries.

PO5 *Retail and commercial buildings and other structures are designed and constructed in a manner that complements the existing built form in the immediate area.*

Conditions reflect a five (5) metre buffer strip along the sections of the northern and southern boundaries adjacent to the cabins. The conditions will be amended to reflect buffering to be retained in the existing vegetation to the east of the proposed Food and drink outlet and Function facility. The five metre buffer is considered to be of a suitable nature to integrate the development with the surrounding area, therefore a 10 metre wide buffer strip is not necessary.

AO6.2 *The visual impact of buildings, structures or land used for commercial or retail activities is minimised when viewed from any dwelling, other than a dwelling on the same site, through the use of methods such as mounding, landscaping and screen fencing.*

PO6 *Uses are located and designed that*

- *An adequate buffer is provided between the use and adjoining uses;*
- *Noise, odour and lighting impacts are minimised; and*
- *The visual impact of the use is minimised.*

The proposed development has existing mature trees providing a landscaping buffer for the neighbouring properties. Conditions will ensure the landscaping along the eastern elevation of the proposed structure is retained to provide an on-going buffer and screening between neighbouring properties and the Food and drink outlet and Function facility.

Council's Environmental Health Officer has reviewed the application and noted that due to the Food and drink outlet and Function facility requiring a Liquor licence, Council cannot enforce noise conditions for the premises associated with the licence under the *Environmental Protection Act 1994*. This is enforced by Queensland Office of Liquor and Gaming Regulation (OLGR). The current noise condition will remain for the Short term accommodation premises and will be amended to reflect this, and an advisory note will be added reflecting the noise restrictions for the Food and drink outlet and Function facility to be implemented, monitored and enforced by OLGR.

Carparking and loading code

AO1.1 *The number of parking and loading spaces is not less than the minimum number specified in Table 9.4.2.4. Where the calculation of applicable parking rates results in a fraction, the number required will be the next highest whole number. Council may accept an alternative to providing the required spaces on the development site in accordance with Planning Scheme Policy – Off Street Carparking.*

Development	Minimum number of spaces	Service Vehicle
<i>Food and drink outlet</i>	<i>(a) 1 space per 15 m² of gross floor area; plus (b) unobstructive queuing for 6 vehicles associated with any drive-through.</i>	<i>Refuse Collection Vehicle</i>

There are 14 car parking spaces evident on the plans submitted with the application. The applicant notes that under the Food and drink outlet requirement 13 car parking spaces are required. A Function facility is not identified in the Carparking and loading code. Considering the proposed use, it is acceptable for 14 car parking spaces to be allocated to service the development, and there is sufficient area for any overflow, informal parking on the site should it be required on occasion.

Landscaping code

PO1 *Development is landscaped in a manner which:*

- *Makes a positive contribution to the streetscape and enhances the appearance of the facility;*
- *Integrates natural landscape features such as rock outcrops and existing large trees and existing native vegetation;*
- *Enhances buffer areas around property boundaries;*
- *Compliments the relative size and nature of the development;*
- *Screens the view of service, carparking and loading areas;*
- *Enhances the appearance of screens and acoustic fences; and*
- *Ensures the functionality of outdoor space.*

Landscaping is to be maintained along the eastern elevation of the development as identified in the Retail and commercial uses code. The existing landscaping conditions from the previous approval are considered sufficient for the remaining landscaping requirements.

Outdoor lighting Code

AO1.1 *(b) All outdoor lighting complies with AS 4282 Control of obstructive effects of outdoor lighting.*

AO1.2 *The level of illumination 1.5 m outside the boundary of the site from any source, direct or reflected, shall not exceed 8 lux measured at any level upwards from the ground exclusive for the road frontage.*

Council's Environmental Health Officer determined that the existing light conditions for the Short term accommodation use are appropriate for the proposed Food and drink outlet and Function facility.

Physical infrastructure code

AO1.2 *(a) Where a reticulated water system does not exist, development is provided with on site water storage adequate to meet the needs of the development.*

Water tanks will continue to be utilised for provision of water to the property.

AO2.2 *In Allora and on land included in the Community facilities, Environmental management and conservation, Limited development (constrained land), Rural, Rural residential and Township zones, where a reticulated sewerage system does not exist, on-site disposal complies with Australian Standard 1547:2000 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.*

Existing on-site waste water treatment will continue to service the property with the new development. No alteration will be required as this system is adequate to function with the

increased load associated with the additional development as confirmed by Council's Plumbing Inspector.

Minor amendments to other conditions are also proposed to ensure consistency with Council's organisational structure and current legislation.

Infrastructure Charges

Development Type	Network	Charge Rate	Proposed	Credit	Charge
Commercial	Roads and parks	30% of \$70/m ² GFA	189.64m ²	Nil	\$3,982.44
TOTAL:					\$3,982.44

Office use only			
Network	Proportion of Charge	Charge/ Network	Receipt Code
Roads	20%	\$2,654.96	RC241
Parks	10%	\$1,327.48	RC243
Water	35%	NA	RC244
Sewerage	35%	NA	RC245
Stormwater	\$5/m ² imp.	NA	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 Short-term accommodation (Food and drink outlet and Function facility), on land at 601 Eukey Road, Storm King, described as Lot 2 RP192005, Parish of Folkestone, County of Bentinck be approved subject to the following conditions:

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

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

Plan Name	Plan No.	Date
Site Plan	NA	Submitted to Council - 12 June 2015
Site Plan (Location of disability access cabin only)	File Ref:1015238	Submitted to Council 6 March 2018
Disability Access Cabin Indicative Floor Plan	File Ref: 1015238	Submitted to Council 6 March 2018
Cabin B1	15/601.2	3 February 2015
Cabin B2	15/601.6	3 February 2015
Cabin B2 Elevations	15/601.7	3 February 2015
Function room (communal area)	15/601.11	3 February 2015
Function room elevation	15/601.12	3 February 2015
Proposed function room layout	15/601.13	3 February 2015
Site Layout Plan (Location of Proposed Function Centre only) Prepared by Ian Darnell	19BANK 101SP DA1	17 October 2019
Floor Plan Prepared by Ian Darnell	19BANK 110FP DA1	17 October 2019
Elevations 1 of 2 Prepared by Ian Darnell	19BANK 201EL DA1	17 October 2019
Sections Cross Prepared by Ian Darnell	19BANK 301ST DA1	17 October 2019
External Perspectives Prepared by Ian Darnell	19BANK 431PD DA1	17 October 2019

Land Use and Planning Controls

2. The ~~communal area~~ Food and drink outlet and Function facility is not to ~~be used only by~~ exceed a maximum of 50 patrons attending the facility at any one time ~~associated with the Short term accommodation. The communal area is not to be utilised by persons not residing on the site.~~
3. The approved accommodation must be used for short term guests only. The approved units must not be occupied by persons for the purpose of permanent accommodation, excluding those persons in a manager's resident for the premises. The maximum number of guests accommodated at any one time must not exceed 20 persons.
4. No person is to reside in any building identified for tourist accommodation for more than 45 days consecutively, or more than 90 days in any 12 month period.
5. No materials or goods associated with the development are to be displayed or stored within the car park or landscaped areas, or outside the boundaries of the site.

Building and Site Design

6. The cabins are to be set back at least as follows:

- Proposed cabin one - approximately 120 metres from both the southern and northern boundaries.
 - Proposed cabin two - 65 metres from the northern boundary.
 - Proposed cabin three - 85 metres from the northern boundary.
 - Proposed cabin four - 60 metres from the southern boundary.
 - Proposed cabin five - 85 metres from the southern boundary.
 - Proposed cabin six - 85 metres from the southern boundary.
 - Proposed cabin seven - 85 metres from the northern boundary, and 85 metres from the eastern boundary, which is common with Storm King Dam.
 - Proposed Disability Access cabin – 60 metres from the northern boundary.
7. The design, colours and materials of the buildings are to be in accordance with the rural character of the area. The buildings are to be constructed in accordance with the approved plans.
 8. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
 9. A copy of the Form 21 (Final Inspection Certificate) issued for the building works is to be provided to Council prior to the use commencing. (See advisory note below.)

Amenity and Environmental Controls

10. Noise levels emitted from the **Short-term accommodation** premises must not exceed 5dB(A) above the background noise levels in the locality when measured from the nearest part of an affected residential dwelling. ~~The applicant is to note that this may include the need to use noise attenuating materials in the communal centre.~~
11. All wastes are to be suitably collected and disposed of so as not to adversely impact on the environment.
12. No effluent is to drain from the site or into any watercourse, including Storm King Dam.
13. Advertising Devices relating to the Short term accommodation may **only** be erected on the subject land, i.e. Lot 2 RP192005. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the rural 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.
14. All service equipment and refrigeration units are to be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development.
15. Any lighting device is to be so positioned and shielded so as not to cause any glare nuisance to any nearby residential property or passing motorist, or to shine upwards into the night sky.
- 15A. **A Bushfire Management Plan, prepared by a suitably qualified person and addressing the entire property is to be submitted to and approved by Council's Planning Department. Recommendations of the approved Bushfire Management Plan are to be implemented.**

Fencing, Landscaping and Buffers

16. Landscaping is to be provided near the entrance to each proposed cabin. The landscaping is to ~~be comprise of~~ native plants.
17. **Any additional landscaping required to satisfy this condition is to be planted within six (6) months of the Queensland Government's drought declaration being revoked for the Southern Downs Regional Council area. Tree planted buffer strips of at least five (5) metres in width are to be provided as follows:**
 - Adjacent to the northern boundary of the subject land, from the ~~communal-area~~ Food

and drink outlet and Function facility to proposed disability access cabin; and

- Adjacent to the southern boundary ~~to~~ of the subject land, from proposed cabin four to cabin six; and
- Within the existing landscaping to the east of the proposed Food and drink outlet and Function facility.

~~So as to minimise the visual impact of the development from adjoining properties.~~ Within the buffer areas, existing native vegetation is to be retained. The buffer areas are to include random plantings of a variety of native trees and shrubs of differing growth habits are to be provided at spacings of 4-5 metres. The trees and shrubs must be of species that are fast growing, frost resistant and drought hardy. The buffer is to have a mature tree height of at least 3.0 metres. The vegetated buffers are to be maintained so they form an effective buffer.

18. **A Landscaping Plan is to be submitted to and approved by the Director ~~Planning, Environment and Corporate Services~~ Sustainable Development prior to the planting of the treed buffers or the garden.** The Landscaping Plan must include details of the location and species of plants, the irrigation system and the height and material of fencing. Plants are to be generally frost resistant and drought hardy, and must not include weed species. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.

- 18A. ~~The proposed building footprint is to be enclosed along the northern, eastern and southern elevations to define the outdoor area. Details of the proposed fencing are to be submitted to and approved by the Planning Department prior to the issue of a Development Permit for Building Work.~~ Fencing is to be provided and maintained in accordance with the approved details.

Car Parking and Vehicle Access

19. A sealed vehicle access is to be constructed to the site in accordance with Council's standard. (Council's ~~Development and Environment Engineer Engineering Services Department~~ can provide details regarding Council's standard.) The location of the existing access to Eukey Road is considered appropriate.
20. An all-weather driveway is to be constructed to each proposed cabin, or a communal carpark area associated with the cabins.
21. One designated car parking space is to be provided in close proximity to each cabin.
- 21A. ~~At least fourteen (14) car parking spaces are to be provided adjacent to the Food and drink outlet and Function facility. Provision is to be made for disabled parking.~~
- 21B. ~~Directional signage must be installed on entry and exit of the site to direct traffic into the venue. Appropriate signage is to be included on the property to direct vehicles when exiting the property. Signage plans must be submitted to and approved by the Director Sustainable Development prior to the erection of the signs.~~

Roadworks and Stormwater Drainage

22. Any footpaths, kerbing and channelling, roadworks and drainage works damaged during construction of the development are to be reinstated to the pre-existing condition, unless otherwise required by the Director ~~Engineering Infrastructure~~ Services.
23. Site stormwater runoff must be collected, detained and discharged where appropriate in a manner that does not increase the quantity or concentration of stormwater flow in comparison to the pre-development condition. Where necessary, suitable easements to legal points of discharge, which may include adjoining properties, shall be provided to Council, at the developer's cost.

Water Supply and Sewerage

24. At least 67,500 litres of on-site water storage must ~~to~~ be provided on site, to service the cabins.
- 24A. ~~At least 45,000 litres of on-site water storage must be provided on site, to service the Food~~

and drink outlet and Function facility. Any water allocated for drinking water must be treated before use.

25. ~~All sewerage generated from this property must be Wastewater is to be collected and disposed of by means of an on-site sewerage facility (OSSF) suitable Advanced secondary septic system in accordance with the AS/NZS 1547:2012 - On-site Domestic Wastewater Management, Queensland Plumbing and Wastewater Code. An approval for plumbing and drainage works must be obtained in accordance with the Standard Plumbing and Drainage Act 2002 Regulation 2018 prior to the septic system being installed.~~

Infrastructure Charges Notice

26. Payment of \$12,000.00 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.
* \$12,000.00 was paid in full on 11 April 2019.
- 26A. Payment of \$3,982.44 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 and Environment~~ Sustainable Development, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the ~~Sustainable Planning Act 2009 2016~~ and would have to comply with the requirements of the Planning Scheme.
- (iii) ~~If food is to be provided to guests, a~~ An application for licence under the *Food Act 2006* ~~are~~ is to be submitted to Council prior to ~~any food being provided to the guests~~ the commencement of the Food and drink outlet and Function facility use.
- (iv) An application must be submitted and approved by Council for a permit under Local Law for rental accommodation.
- (v) **Plumbing and Drainage Approval is to be obtained** in accordance with the *Plumbing and Drainage Act 2002 2018* 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.
- (vi) **Building Approval is to be obtained** in accordance with the *Sustainable Planning Act 2009 2016* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 21 (Final Inspection Certificate) must be issued for the building works prior to the use commencing.**
- (vii) An application must be submitted and approved by Council for a permit under Southern Downs Regional Council's Local Law No. 1.15 (Carrying out Works on a Road or Interfering with a Road or its operation).
- (viii) ~~Council does not have accurate flood information for this property and therefore cannot determine the height of a Defined Flood Event (DFE). There is no guarantee of flood~~

immunity.

- (ix) The Queensland Office of Liquor and Gaming Regulation (OLGR) are the regulatory authority responsible for issuing a Liquor Licence to the venue, and imposing conditions on a Liquor Licence to ensure that the premises operates in a manner that does not cause unreasonable noise. OLGR are responsible for investigating any complaints relating to noise associated with the premises. All licensees have an obligation to ensure that noise from the Licenced premises is not unreasonable and/or does not exceed the noise limit that is a condition of their liquor licence.

Aboriginal Cultural Heritage

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

Attachments

1. Submissions [↓](#)



Planning Scheme Submission Form

NOTE: ** Mandatory information

NOTE: Please be advised that information is not confidential and will be posted on the SDRC website

FULL NAME **	David Callaghan		
ADDRESS**	471 Nielsens Road, Storm King		
EMAIL**	debcallo1@hotmail.com		
PHONE NUMBER	0434284127		
PROPERTY DETAILS	<i>If your submission relates to a specific property, please provide the following details</i>		
ADDRESS	601 Eukey Road, Storm King 4380		
DESCRIPTION	Lot 2 RP192005		
ATTACHMENTS	YES <input type="checkbox"/> (Attach all relevant documents)	NO <input checked="" type="checkbox"/>	
SIGNATURE	D Callagan		
Please include relevant aspects of the SDRC Planning Scheme (with references), grounds and facts relating to the submission; all circumstance relied upon to support the submission and all other relevant information. **			
Please ensure all relevant documents are attached and submitted with this form.			
<p>I strongly object to the application lodged for the submission relating to MCU\0164.03 at 601 Eukey Road, Storm King.</p> <p>I believe this change regarding this development would greatly impact the peace and quiet of the residents residing in this area, as well as impacting the wildlife and waters of Storm King Dam.</p>			

Ian and Lisa Wade
476 Nielsen Road
STORM KING Q 4380

Southern Downs Regional Council
64 Fitzroy Street
WARWICK Q 4370



8th November 2019

Dear Sir/Madam

Re: Application ID MCU/01641

**Development Application for 601 Eukey Road, Lot 2 RP 192005, Parish of Folkstone,
Council of Bentinck**

Short term Accommodation and Food and Drink outlet and Function Facility

As neighbours and members of the Storm King Community, we would like to make an objection to this application.

The land on which the application is being made is zoned Rural, as is the majority of the land which surrounds Storm King Dam. The rural lifestyle is the reason the surrounding land owners have chosen to make this their home. This point is very much in conflict with The Rural Zone Code (6.2.10) PO1

The proposed placement of the function centre and restaurant falls within a short distance of the high water line of the dam, thereby making a significant impact on the other residents backing onto the dam and on the eastern side of Storm King in the way of light and noise pollution. There is no provision for noise or light buffers neither on the plans available nor in the Proposal, hence not compliant to PO2.

In regard to Public Safety, we feel there must be an acknowledgement in regard to PO5(c) "the permanent or temporary occupation of or access to areas subject to natural hazards". During the operation of a Function Centre there will be Alcohol served and the likely hood of small children. The proximity of such events to Storm King Dam provide a real risk of potential drowning mishaps and needs to be considered.

To state "there is significant distance to the boundaries to prevent any adverse effect on the adjacent lots" is somewhat of an exaggeration. PO6 states the proposed building is "located, designed, orientated and constructed to minimise noise". In the plans provided, the design of

the building is orientated with an outdoor area facing the east and directly overlooking the dam hence causing a major issue with sound pollution to all the neighbours surrounding the dam. Being next to/across from such a venue anywhere is disruptive to the community's lifestyle. However this is amplified by the presence of a large body of water as sound resolution is magnified by the reflection of the sound waves passing over water. Also the direction of the wind through the valley created by Quart Pot creek needs to be taken into account as likelihood to increase the distance the sound will travel.

In relation to Retail and Commercial Uses Code (9.3.8) PO4 "the site is accessed via a road that is of a standard to adequately cater for the traffic generated by the use without causing traffic hazards", we feel it needs to be taken into account that when the facility is being operated as a Function Centre, there will be a large number of vehicles arriving and departing within a short period of time. This is a real hazard on Eukey Road where there is no provision for a turning lane into or leaving the property. As the entry is in a 100k/hr zone, this provides a real risk of traffic accidents and needs to be considered. The roads within the property are unsealed and will lead to dust nuisance.

Light pollution is also a major problem with this project. 9.3.8 PO4 states "(b) Noise, odour and lighting impacts are minimised and (c) the visual impact on the use is minimised. Ours is a relatively unique situation where our boundaries are not adjoining but we are one of the closest neighbours to this development. The operating hours are stated as 10am to 10pm. There will be significant lighting from both inside and outside the venue. There is a large amount of glass and doors leading to outdoor areas, the majority of which face east towards our property and over the water. The function centre, the roads and paths to the function centre, the existing cabins and the carpark will all have to have lighting for public safety. This lighting will be active until at least after closing and clean up time. As this is also a function centre, it is anticipated that late licensing will be applied for on regular occasions leading to the lighting times being extended past midnight. In the environment of being close to a large body of water, the light reflection is also amplified by the reflections. Again there is no provision of a light barrier to shield the light pollution from the proposed venue.

In conclusion

We feel this is a totally inappropriate position for such a facility. Sites which could be considered would be the far north west corner of the property on Eukey Road with substantial sound and light barrier fencing of minimum of 1.8m on the northern and eastern aspects of the building. That the facility is fully fenced to inhibit access to the dam and that turning lanes be constructed onto and from Eukey Road.

We would appreciate any communication in relation to this Development Application in the future.

Yours Sincerely

Ian and Lisa Wade





Planning Scheme Submission Form

NOTE: ** Mandatory information

NOTE: Please be advised that information is not confidential and will be posted on the SDRC website

FULL NAME **	DUNCAN + JULIE MCGONIGAL	
ADDRESS**	69 SHATTE LANE, STORM KING Q, 4380	
EMAIL**	jmcgonigal60@gmail.com	
PHONE NUMBER	4683 7080	
PROPERTY DETAILS	If your submission relates to a specific property, please provide the following details	
ADDRESS	601 EUKEY RD STORM KING 4380	
DESCRIPTION	LOT 2 RP 192005	
ATTACHMENTS	YES <input checked="" type="checkbox"/> (Attach all relevant documents)	NO <input type="checkbox"/>
SIGNATURE	[Signature] J. McGonigal	
Please include relevant aspects of the SDRC Planning Scheme (with references), grounds and facts relating to the submission; all circumstance relied upon to support the submission and all other relevant information. **		
Please ensure all relevant documents are attached and submitted with this form.		
SUBMISSION ATTACHED		

PLANNING SCHEME SUBMISSION RE 601 EUKEY RD. STORM KING 4380

In the Planning Report Proposal, paragraph 1.2 Design Schema states in part:

The owners of this property wish to provide a facility on their lot to allow for tourists and locals to enjoy a **quiet** dining experience overlooks the Storm King Dam. To achieve this, they intend to construct this building on the location of the old tennis court which will help **provide noise** and lighting **attenuation from** the manager's/owner's accommodation, the on-site accommodation and the **neighbouring lots** as it is in a cutting.

Paragraph 1.3 Staffing and Hours of Operation states in part:

The food and drink outlet will operate between 10.00am and 10.00pm most days of the week. Functions and dinners will occur by appointment or on-site dinners and will be the ones that go to the late time.

Paragraph 3.1 Rural Zone Code (6.2.10) Performance Outcome PO6 states:

All uses are located, designed, orientated and constructed to minimise noise, dust, odour or other nuisance from the existing lawful uses including rural and industry uses.

The applicant's compliance response states:

This application is for a change to condition on an existing approved building (not yet constructed) to allow for a food and drink outlet and function facility within the area currently used for short-term accommodation on a rural lot that is surrounded by rural lots some of which are used for other tourist activities. **There is sufficient distance to the boundaries to prevent any adverse effect of the adjacent lots.**

OUR RESPONSE TO THIS APPLICATION

The Floor Plan of the proposed Function Centre (DA1) shows the provision for a **dance area, which implies the use of music, which could be supplied by sound system or live performance.**

We are concerned that the applicant has not taken into account the topography of the surrounding area. Sound carries much further than may be thought possible. We state several instances where sound could be heard at our property at sufficient volume to be a nuisance:

1. Function at Storm King Dam Recreation Centre (live band) January 1998

The sound was sufficiently loud that we were kept awake until the function ended.

2. Power boats on Storm King Dam

We make an interesting point that when power boats are permitted to operate on the dam i.e. when the water level is sufficiently high for them to be used, the boat engines seem to be at an acceptable noise level in that area of the dam where they are permitted to operate. However, down at the southern end of the dam, and up the hill on the eastern side where our property is situated, the noise of the engines is naturally amplified over the

water and by the lie of the land. We mention this purely as an illustration of sound behaviour in our area.

3. Festival at a property over the border to the east in NSW

4. Live bands at Showgrounds in town (17km away)

These last two instances are mentioned to point out how far sound can carry.

We are concerned that the applicant is unaware that noise can impact properties that are further away than just the adjoining lots, because of the topography.



We have two questions:

Will any noise be contained within the confines of the building, with windows and doors closed? Siting the building in a cutting may not be sufficient protection.

If during an event at the function centre, noise can be heard at our property at a level that is unacceptable to us, who do we contact to regain our peace and quiet?

In summary, we are opposed to this change of use application on the grounds that noise from the function centre is likely to impact our property because of the topography.

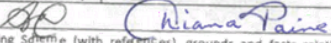
**Duncan and Julie McGonigal
69 Shatte Lane (PO Box 1039)
Storm King Q 4380**

Planning Scheme Submission Form

NOTE: ** Mandatory information

NOTE: Please be advised that information is not confidential and will be posted on the SDRC website

FULL NAME **	Diana Patrica Paine & Susan Jane Shaw		
ADDRESS**	"Turramurra" Storm King Dam STANTHORPE		
EMAIL**	dianapaine6@gmail.com		
PHONE NUMBER	07 321 770 70		
PROPERTY DETAILS <i>If your submission relates to a specific property, please provide the following details</i>			
ADDRESS	601 Eukey Road, Storm King,		
DESCRIPTION	MCU\0164.03		
ATTACHMENTS	YES <input type="checkbox"/> (Attach all relevant documents) NO <input type="checkbox"/>		
SIGNATURE			

Please include relevant aspects of the SDRC Planning Scheme (with references), grounds and facts relating to the submission; all circumstance relied upon to support the submission and all other relevant information. **


Please ensure all relevant documents are attached and submitted with this form.

Objection to proposal for Food and Drink Outled and Function Centre at MCU\0164.03 at 601 Eukey Road, Storm King, Stanthorpe.

1. Noise levels in Rural Area
2. Impact on wildlife and Storm King Dam, which is already under considerable stress with the drought.
3. Applicant has not complied to the original approval plan to plant trees along Boundary fence.
4. Traffic.

13.2 Material Change of Use - Gary Hayes & Partners Pty Ltd, Barlows Gate Road, Elbow Valley

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Planning Officer	ECM Function No/s: MCU\02050

APPLICANT:	Gary Hayes & Partners Pty Ltd
OWNER:	Canning Downs South Pty Ltd
ADDRESS:	Barlows Gate Road, Elbow Valley
RPD:	Lot 1700 M34613, Lot 3 RP77097, Parish of Killarney, County of Merivale
ZONE:	Rural (Sandstone Rises and Traprock Hills)
PROPOSAL:	Intensive animal industry – (Cattle feedlot - 9,400 SCU)
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	One (1) Submission
REFERRALS:	Department of State Development, Manufacturing, Infrastructure and Planning
FILE NUMBER:	MCU\02050

Recommendation Summary

THAT the application for Material Change of Use for Intensive animal industry (Cattle feedlot – 9,400 SCU) on land at Barlows Gate Road, Elbow Valley, described as Lot 1700 M34613, Lot 3 RP77097, Parish of Killarney, County of Merivale, be approved subject to conditions.

Background

On 26 October 2006, Warwick Shire Council issued a Development Permit for the purpose of an Intensive animal industry up to 999 Standard Cattle Units (SCUs) on land at Barlows Gate Road, Elbow Valley, described as Lot 1700 M34613, Lot 100 M3424 and Lots 1 & 3 RP77097, Parish of Killarney, County of Merivale.

A Change Request to the existing approval was approved on 23 November 2012 for the purpose of removing conditions relating to landscaping buffers.

On 23 February 2016, Council issued a Development Permit for the purpose of an Intensive animal industry up to 2,500 SCUs on land at Barlows Gate Road, Elbow Valley, described as Lot 1700 M34613 & Lot 3 RP77097, Parish of Killarney, County of Merivale.

Council received a letter on 26 October 2018 proposing to construct a shed over feedlot pens to trial the infrastructure. The construction of the pens was considered generally in accordance with the Development Permit issued on 23 February 2016, provided there was to be no increase in the number of SCUs without further assessment.

A Change Application has now been received for the purpose of increasing the capacity the Intensive animal industry, increasing the number of Standard Cattle Units to 9,400 on land at Barlows Gate Road, Elbow Valley, described as Lot 1700 M34613 & Lot 3 RP77097.

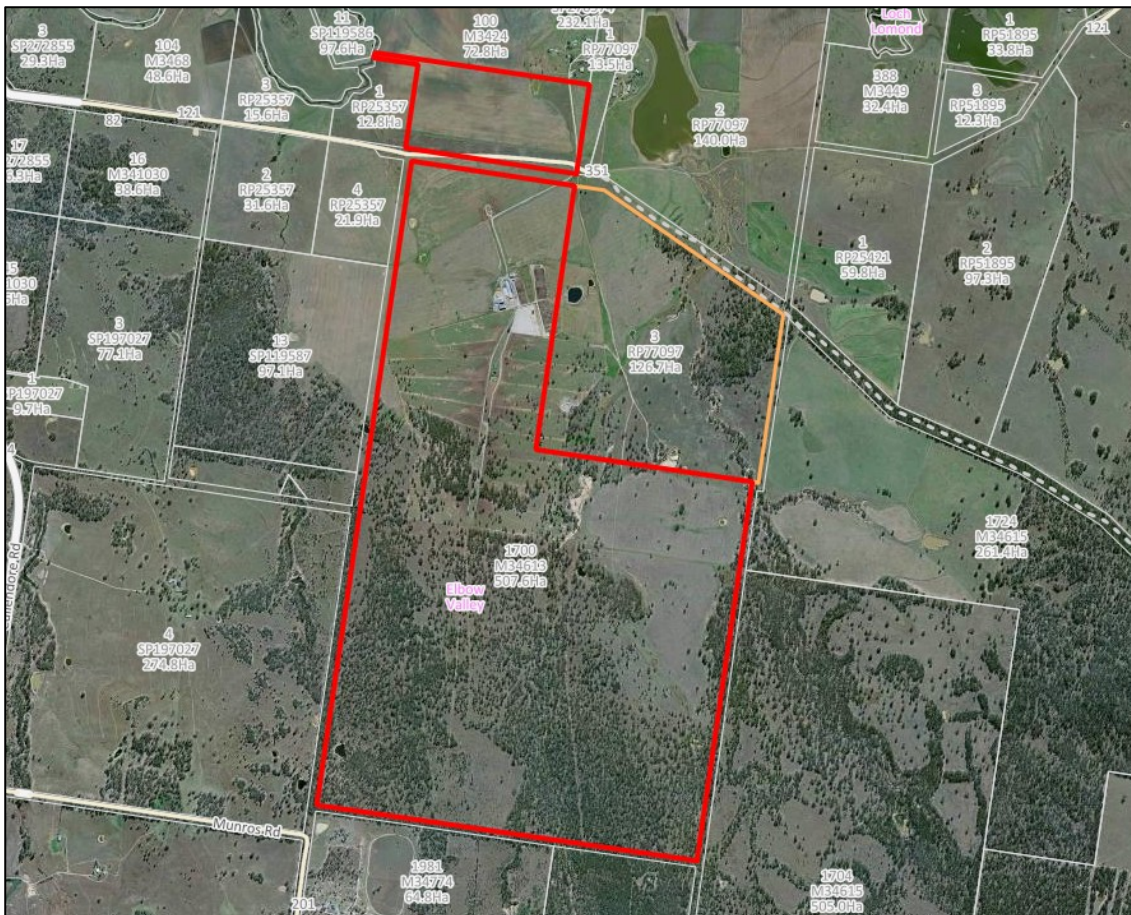


Figure 1 - Aerial imagery of subject land

Report

The site commenced use in 2006 as a cattle feedlot not exceeding 999 Standard Cattle Units (SCU).

The subject lots are on rural land, located in the Sandstone Rises and Traprock Hills rural precinct, southwest of Killarney (see Figure 1). The subject lots are 507.6 hectares and 126.7 hectares in area.

The subject land currently has approval for 2,500 SCU. There are currently 16 existing open pens and a covered pen maintaining an area of 240 x 40 metres located on the common boundary of Lot 1700 M34613 and Lot 3 RP77097. Access to the feedlot will remain from Barlows Gate Road. Barlows Gate Road is partially bitumen sealed, with the remaining section gravel constructed leading onto an unformed road.

The applicant proposes to increase the capacity of the existing Intensive animal industry to 9,400 SCU and construct two additional covered pens southeast of the existing facilities. The larger of the two sheds to be built will maintain an area of 430 x 40 metres and the smaller covered pen is 300 x 40 metres in area. The two pens will be 6.5 metres high to the eaves and 12.5 metres high to the peak of the shed. Large water tanks will be erected to capture the roof water for repurposing and to assist in mitigating water runoff.

The breakdown of the development over the northern and southern pads will be as follows:

	Number of SCU	Total over each pad
Existing pad (north) - open pens	1,750	3,500
Existing pad (north) - cover pens	1,750	
New pad (south) - large shed	3,550	5,900
New pad (south) - smaller shed 1	2,350	
TOTAL	9,400 SCU	9,400 SCU

Figure 2 - Distribution of cattle over pads

Stocking densities

	Number of SCU	Stocking density
Existing pad (north) - open pens	1,750	17.07
Existing pad (north) - cover pens	1,750	4.94
New pad (south) - large shed	3,550	4.36
New pad (south) - smaller shed 1	2,350	4.59

Figure 3 - Stocking densities

The applicant has proposed for the development to be over two stages, in alignment with Figure 2. The proposed changes and stages are as follows:

Stage 1 – increased capacity within the existing feedlot footprint to allow for 3,500 SCU; comprised of 1,750 SCU in open pens and 1,750 SCU in the existing covered pens. Construction of a shed with a GFA of 9,600m², contained with a newly created controlled drainage area (CDA) identified on Figure 7 as CDA 2.

Stage 2 – the remaining 5,900 SCU to be housed over two covered pens on new pads (two proposed covered pens), located to the southeast of the existing feedlot with a newly controlled drainage area identified on Figure 7 as CDA 3.

Onsite processes – cattle intake, dispatch and pen allocation

Prior to the induction of livestock to the feedlot all cattle are backgrounded and treated with appropriate vaccines and treatments. On entry to the feedlot induction of cattle takes place and then cattle are allocated to feed pens, maintaining relevant stocking densities (see Figure 3).

The primary supplier of feed and grains will be from a local feed co-operative and the feed is stored in silos and storage sheds. This will be equal to four (4) truck movements for the purpose of carting food in and out per day.

Cattle feeding and handling will generally be between the hours of 6:00am – 6:00pm; however, hours vary during the summer months.

The number of employees is not foreseen to increase as a result of the proposal i.e. six employees.

Traffic generation and road network condition

The subject land is located approximately 3.3km from the Cullendore Road intersection. The road is bitumen sealed circa 850 metres from the intersection. The remainder of Barlows Gate Road is gravel constructed to the entrance of the existing feedlot.

The traffic route to be utilised is via Warwick-Killarney Road, Cullendore Road, and Barlows Gate Road. In accordance with the Decision Notice issued on 23 February 2016 the development is only allowed to utilise semi-trailers. The applicant has now proposed to increase the servicing to a B-Double.

Nine (9) B-Double movements in and 9 out per day are proposed in addition to the existing operations.

Water security

In accordance with the National Guidelines for Beef Cattle Feedlots in Australia 225.6 ML of high-security water per annum is required for the purpose of the proposal (24 ML per 1,000 SCU). This includes water for: stock, dust suppression, processing of feed, cattle wash down, general cleaning, staff and office amenities.

It has been detailed that there is an existing water supply serviced by a bore on the property and pumping from the Condamine River (if required) available, which are both appropriately licensed for feedlot operations. The water is pumped to a 1 ML water storage area (turkey nest) and then pumped to 18 x 2,000 L plastic tanks.

Waste management processes – controlled drainage areas

Upon cleaning of cattle pens, manure is stockpiled within the controlled drainage area to ensure that any runoff flows into the effluent holding pond. Solids are spread across cultivation and the effluent is held and dispersed by irrigation. Depending on the nature of the effluent, water may be added prior to irrigation to assist in diluting the effluent further.

All water is diverted away from the feedlot pens. The sedimentation pond has the capacity to hold water runoff from a one in 20 year storm event.

In the event of the death of cattle, the operator has the following set of protocols in place: either disposing of the animal in a burial pit covered with earth or via a burning pit. If mass carcass disposal is required, a mass burial pit has been constructed.

The existing feedlot and proposed expansion is located on a ridge. There are two new controlled drainage areas proposed to capture any contaminate runoff.

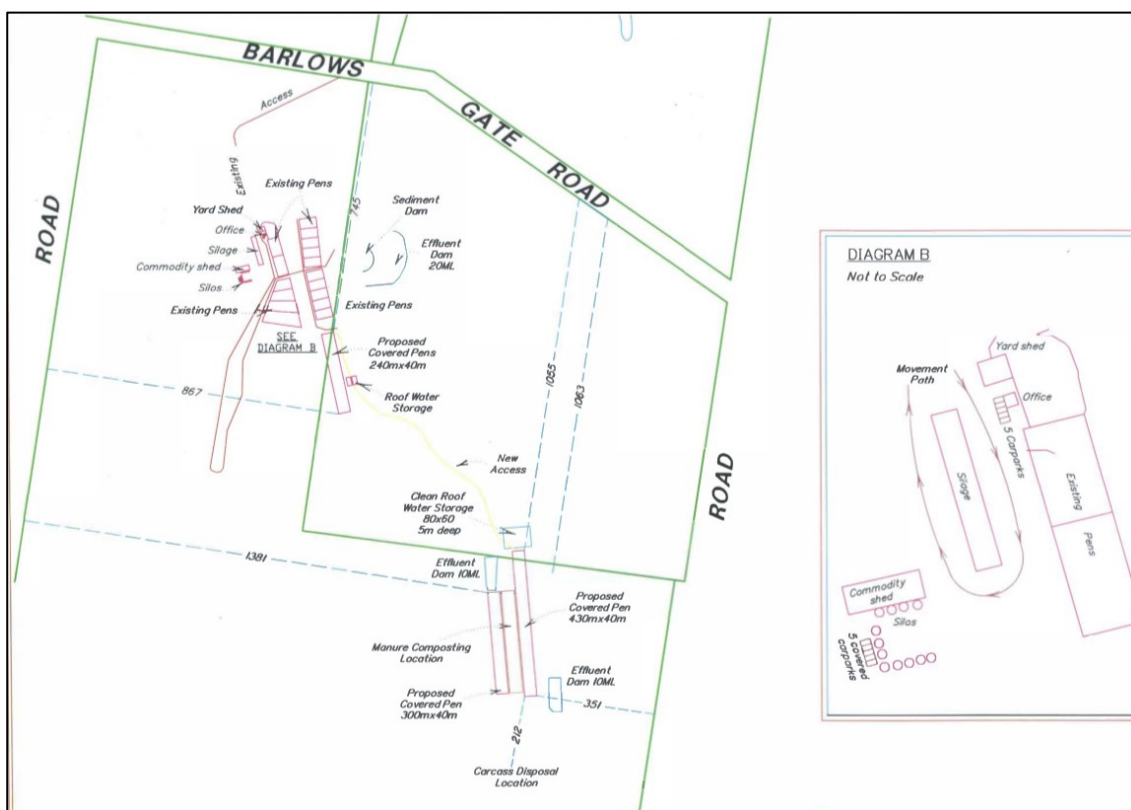


Figure 4 - Site plan

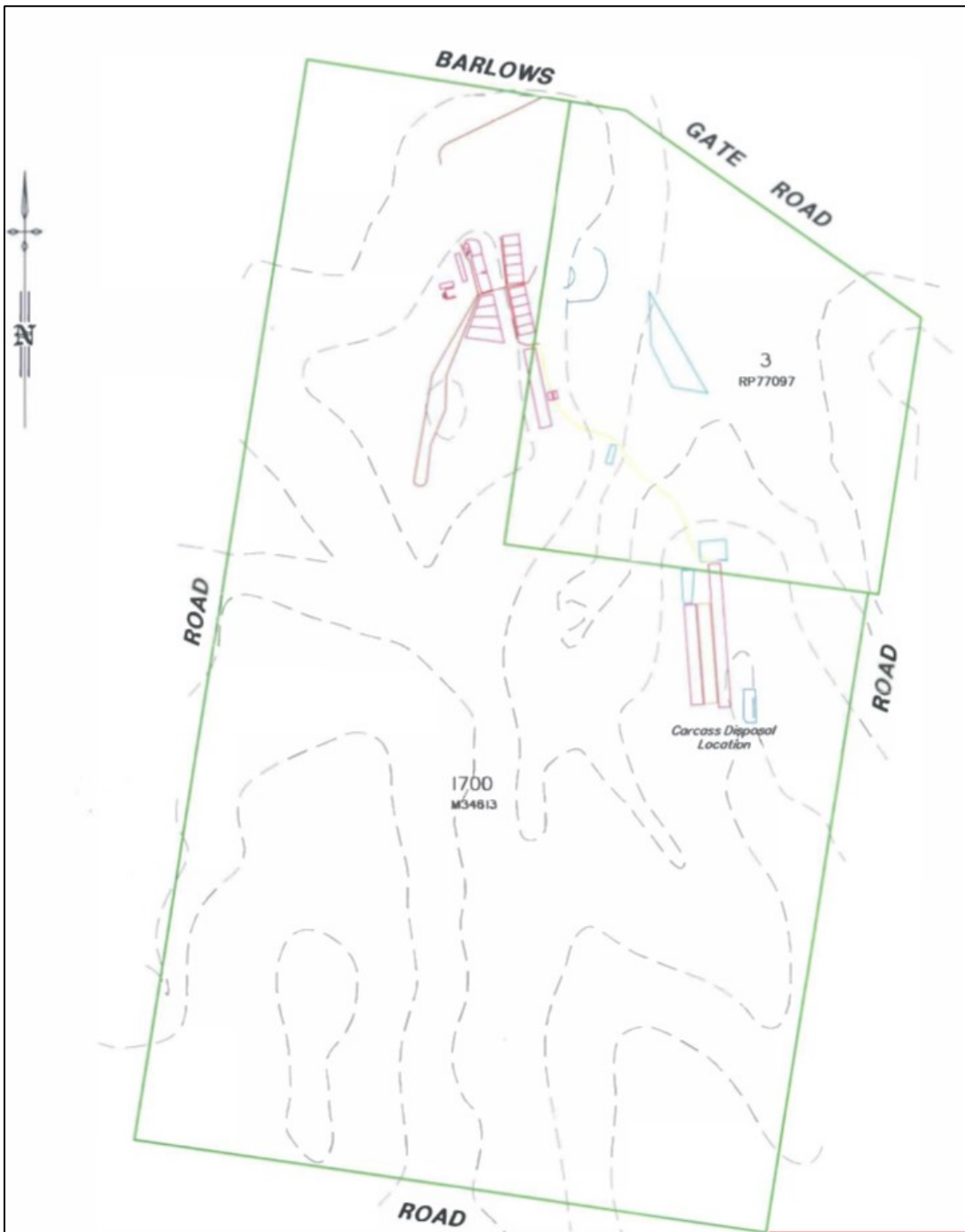


Figure 5 - Site plan



Figure 6 - Waste utilisation areas

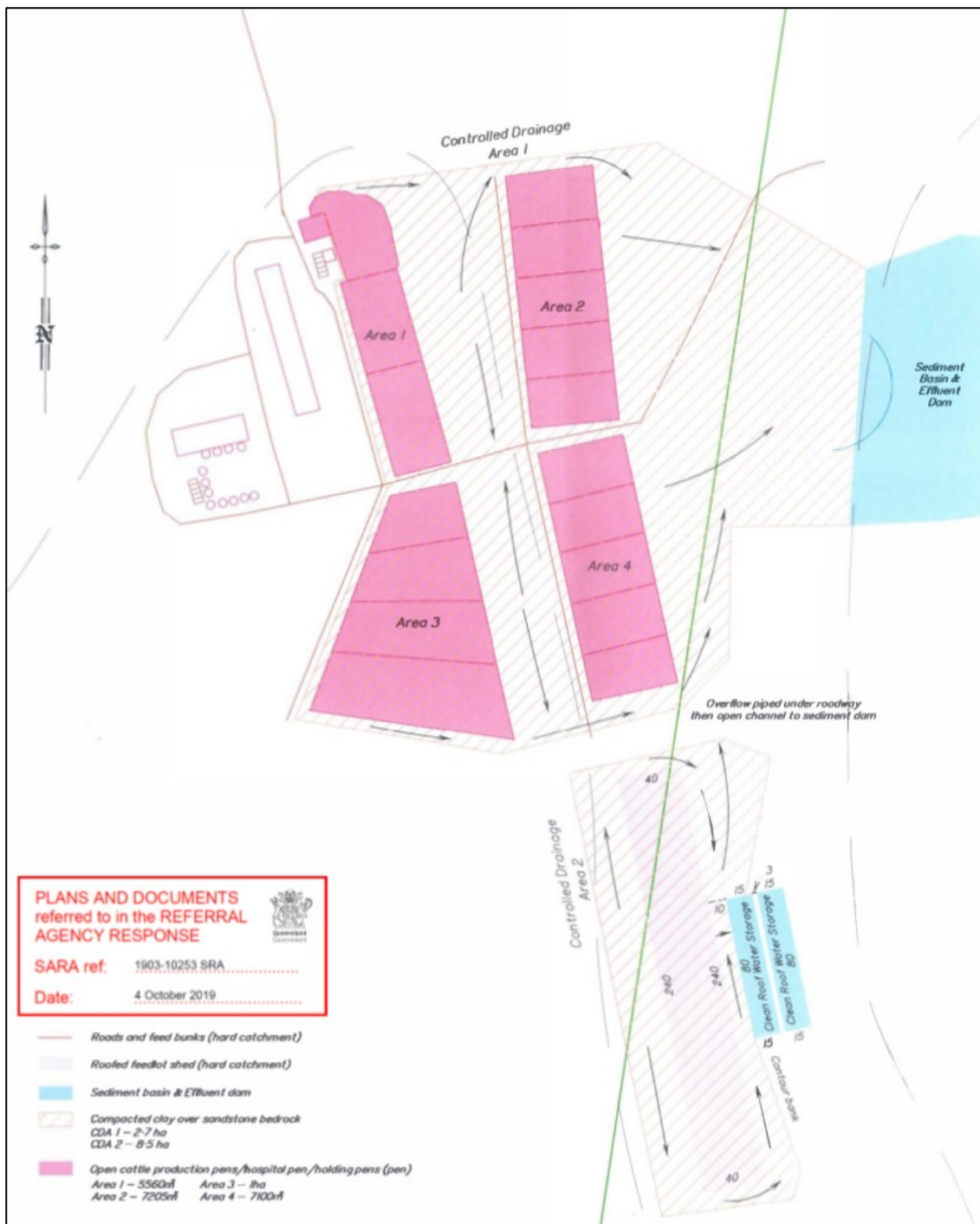


Figure 7 - Controlled drainage areas 1 and 2

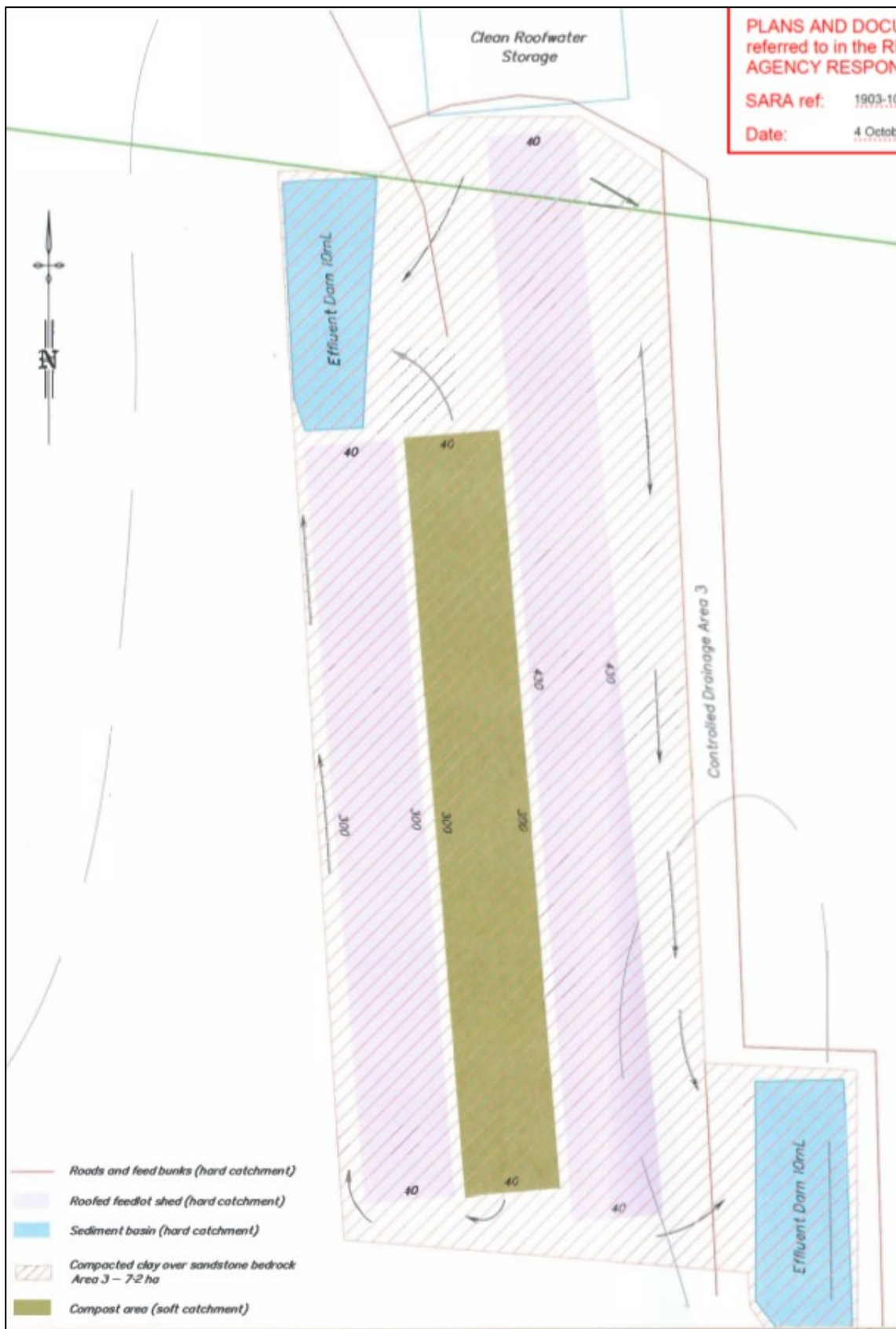


Figure 8 - Controlled drainage areas 3

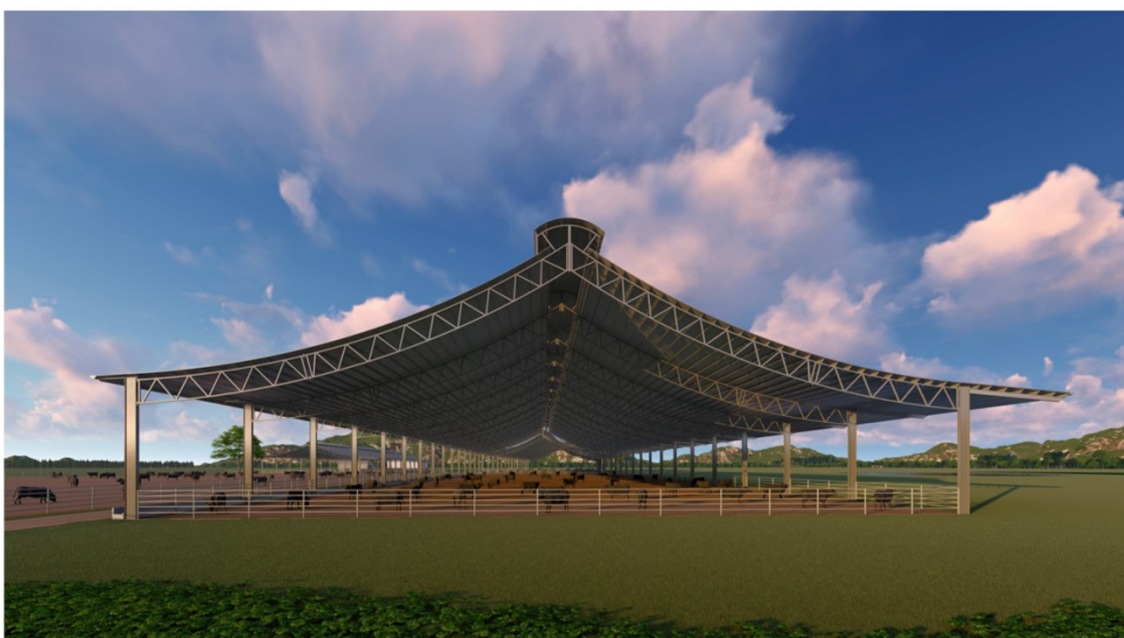


Figure 9 - Covered cattle pens

Changes to the application

The applicant originally applied for a feedlot with a maximum of 12,500 SCU over two stages of the development of the feedlot. This was later reviewed by the applicant in discussions with the Department of Agriculture and Fisheries to a maximum of 12,000 SCU and then further reduced to 9,400 SCU. One of the proposed covered pens was also removed as part of the reduction in overall Standard Cattle Units. The applicant has detailed the following reasons in relation to the changes of the proposal:

The change in the number of standard cattle units and the breakup of the numbers over the two pads ensures consistency with the air quality assessment and previous correspondence from Katestone Environmental. Please find below the stocking densities to reflect this and the reconfirmation of the separation distances for these figures (as previously provided in correspondence from Katestone Environmental) (Figure 3).

The above changes were all made prior to Public Notification commencing for the application and relevant material was made available to the public.

Referral

The application required referral to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP). The DSDMIP require conditions to be attached to any approval.

The Department of Agriculture and Fisheries have issued an Environmental Authority for the proposed increase of operations, conditioning environmental aspects of the development such as air, water, noise, land, waste and general operations.

Submissions

The application underwent public notification from the 15 October 2019 to 5 November 2019. However, public notification was advertised as a new application, rather than a change to the existing approval the subject application. In accordance with Section 53 of the *Planning Act 2016*:

(3) However, the assessment manager may assess and decide a development application even if some of the requirements of the development assessment rules about the notice have not been complied with, if the assessment manager considers any noncompliance has not—

(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.

The application was advertised utilising the information required for a new Development Application and therefore, the details outlined on the notices are not considered to have adversely affected or restricted the public's awareness of the application.

One (1) properly made submission was received over the course of public notification, supported by 21 people from the 'Elbow Valley Community'. The only address provided with the submission is for the principal submitter and therefore, only one of the 21 people is considered to have lodged a 'properly made submission' in accordance with the provisions of the *Planning Act 2016*.

Matters raised in submissions	Response
<p>The layout of the lots associated with the use has been subdivided resulting in fragmentation of land.</p> <p>There are many lots intended for residential uses reflected in the reduced lot sizes, which will be affected by the industry.</p>	<p>The only lots associated with the proposal are Lot 1700 M34613 and Lot 3 RP77097, predominately on the southern side of Barlows Gate Road. Neither of the lots have been reconfigured since 1953; there has been no further fragmentation of land from subdivision.</p> <p>Lot sizes surrounding the two subject lots vary in size from 8 to 500 hectares in area. Surrounding properties are heavily buffered with vegetation, with the exception of a portion of land to the west and north of the existing pens. Further assessment of the potential impacts on surrounding properties is detailed in the assessment against the Planning Scheme.</p>
<p><u>Concerns regarding water and property contamination</u></p> <p>Biodiversity drainage will not be retained.</p> <p><i>Runoff from the feedlot and associated activities severely impacts, not only this area of the Condamine River, but potentially other downstream areas including regional ecosystems containing native flora, fauna and ecological communities.</i></p> <p>Multiple dams have been built over the biodiversity drainage.</p>	<p>The submitter has raised concerns regarding the effluent holding ponds constructed over drainage lines recognised in the Biodiversity area overlay. Biodiversity drainage lines are to assist in planning for greater wildlife corridors and habitat linkages. Given the use and nature of the development, the placement of the ponds will assist in capturing any effluent runoff without conflicting with the Performance Outcomes of the Planning Scheme.</p> <p>Concerns regarding pollutants associated with the feedlot contaminating surrounding land and water</p>

Matters raised in submissions	Response
<p>Untreated effluent follows the biodiversity drainage line to the Condamine River, polluting the river.</p> <p>In flood events effluent contaminates neighbouring land.</p> <p><i>Multiple dam walls/dams have been constructed on Lot 3 RP77097, Lot 4 RP25357 and Lot 1700 M34613 over these seasonal waterways/biodiversity drainage areas, preventing seasonal waterways/biodiversity drainage areas.</i></p>	<p>catchment is managed by the Department of Agriculture and Fisheries (DAF). Several complaints have been made in the past in reference to water runoff to neighbouring properties and to the river.</p> <p>On 8 January 2020, the Livestock Regulator provided the following:</p> <p><i>Departmental officers investigated the alleged contamination of the Condamine River on Friday 3 January 2020. Officers are satisfied that the Canning Downs South Pty Ltd feedlot effluent ponds did not spill or overtop and that the intensive animal feedlotting activity was being managed in accord with the relevant environmental authority conditions (environmental authority 2015-22 is attached). I confirm that the activity was found to be operating within the capacity of standard cattle units permitted under the Environmental Authority. The activity must also comply with conditions of the development approval issued by the Southern Downs Regional Council. Find attached a copy of the most recent development approval held by the Department. It is recommended that any concerns you have about compliance with the development approval can be directed to the Council for their response.</i></p> <p>Issues raised regarding the construction of the dam walls will be further investigated by Council; if there have been works on the dams without approval this can be rectified at the Operational Works stage of the development.</p>
<p>The feedlot will impact the future, potential Elbow Valley Dam site.</p>	<p>There has been no confirmation that 'Elbow Valley Dam' will be constructed, nor where it will be sited.</p>
<p><u>Conflicts with nature, scenic and community values and amenity</u></p> <p>The environment surrounding the feedlot is <i>uninterrupted idyllic rural vistas containing river flats, valleys, hill, protected remnant and high value growth vegetation.</i></p> <p>Feed silos and infrastructure sacrifice the landscape.</p> <p>The proposed use disrupts recreational activity. <i>Lot 1 RP184553, Lot 2 SP276974, and Lot 100 M3424 directly flank a large stretch of the Condamine River such that potential sediment runoff and fouling of Biodiversity drainage through to the Condamine remains a high risk. The manure spreading activities on Lot 100 M3424 also cause dust plumes and excessive odour.</i></p> <p>Degradation of environmental i.e. loss of natural vegetation and disturbance of wildlife corridors.</p> <p>Wildlife is regularly hit by vehicles due to heavy vehicles servicing the feedlot on Cullendore Road and Barlows Gate Road.</p>	<p>Imagery provided shows that there is a large portion of infrastructure on the subject lots which are visible from Barlows Gate Road due to the infrastructure located on a ridge. Whilst the surrounding land does have high scenic amenity the infrastructure which is visible from the roadside includes silos, dams, sheds. All of these structures are generally associated with rural operations regardless as to whether the land is used as a feedlot or land used for grazing.</p> <p>No clearing of vegetation has been proposed nor approved.</p> <p>The Department of Agricultural and Fisheries (DAF) assess and monitor environmental performance compliance.</p> <p>Should the application be approved widening of Barlows Gate Road will be required, which will assist with road safety.</p>

Matters raised in submissions	Response
<p>Absence of landscaping or natural buffers affects rural activity.</p>	<p>In the original Development Permit dated 26 October 2006, for the purpose of an Intensive animal industry (not exceeding 999 SCU) it was approved with two (2) conditions regarding the landscaping/buffering of the use. A Change Request was made in 2012 requesting the review of the landscaping requirements, on the 23 November 2012 the two conditions were removed.</p> <p>The assessing officer at the time provided the following reasoning:</p> <p><i>From a site inspection, it is evident that the feedlot is not visually intrusive from any of the road ways or neighbouring properties. It is acknowledged that in some locations the feedlot would be visible from the formed section of Barlows Gate Road and properties to the north-east, however there is quite a large separation distance and it is considered that the feedlot would not impact on the visual amenity.</i></p> <p>This justification is still considered relevant with consideration to the proposed location of the Intensive animal industry.</p>
<p><u>Concerns regarding traffic generation</u></p> <p>The feedlot has been operating outside of reasonable hours; earliest vehicle at 3.11am and the latest at 11.57pm.</p> <p>Excessive numbers of heavy feedlot vehicles and consequential dust accumulation, preventing safe movements.</p> <p>Condition of the road is not of a width to allow for two vehicles to pass, roads rapidly degrade due to heavy vehicle movements. Guide posts have also been flattened as a result.</p> <ul style="list-style-type: none"> • Blind intersection and bend at Bellinghams Road • Blind hill crest and Sandy Creek crossing • Sandy Creek bridge is <p>Barlows Gate Road is as a school bus route, traffic associated with the industry raises safety concerns i.e. 'Kids' lives at risk' – Warwick Daily News 14 November 2007.</p> <p>Increase of SCU will further impede the use of the stock route network.</p> <p><i>The numbers provided by the Applicant for purpose of the MCU assessment by SDRC, DAF and DSDMIP indicated the current 2500 SCU feedlot were 2-3 per day, that is at least 6 times lower than the number of heavy feedlot vehicles actually measured on Barlows Gate Road.</i></p> <p><i>Alternative route via Cullendore Road and Munros Road which would allow safer and more efficient access to the rear of the feedlot at Lot 1700 M34613 and onto Lot 3 RP77097.</i></p> <p><i>Should any expansion of the current feedlot be</i></p>	<p>The applicant has provided traffic assessment details with the application and supplementary information regarding the potential traffic movements on Barlows Gate Road.</p> <p>An assessment undertaken by Council's Infrastructure Services Department has outlined some additional widening works that will be required to the bitumen sealed section of Barlows Gate Road. This will improve road safety in this location and ensure that additional traffic will not impose on other road users. Conditions can be imposed to ensure appropriate road safety along Barlows Gate Road.</p>

Matters raised in submissions	Response
<i>approved, the local community also requests that the access route of the current and expanded feedlot be moved to an alternative route, such as Munros Rd that is safer, straighter, wider, less populated and less used.</i>	
<p><u>Concerns regarding odour and noise</u></p> <p><i>Excessive odour generated by the current feedlot manure spreading operations has impacted residents and property users at most of the properties in the vicinity. The diminished air quality interferes with the use and enjoyment of their land. The impact of this odour varies with the prevailing wind direction and strength; recent rain events; and the season/temperature.</i></p> <p>Fly impact from manure spreading.</p> <p>Despite feedlot pens 200 metre setback in compliance with planning scheme AO3.2 of Intensive animal industry code there is dense backgrounding of cattle are not setback from all boundaries, impacting other land users and residents.</p>	<p>An environmental assessment has been undertaken as part of the application by Katestone Environmental Pty Ltd. It has been detailed that that the covered pens greater assist in reducing any nuisances i.e. odour and therefore, reducing fly quantities.</p> <p>Backgrounding of cattle does not count in the total number of SCU and can operate outside of the parameters of a feedlot. The specified setback of an Intensive animal industry to neighbouring properties does not apply to the grazing of cattle and therefore, the matter highlighted is not a planning matter that can be further assessed, as the application is in reference to the industry.</p>

Assessment against the Planning Scheme

Part 3 Strategic Framework

3.2 Strategic intent

Rural production - Rural industries contribute to the economy, character and identity and food security of the Southern Downs.

The existing feedlot has been operational since 26 October 2006. Intensive animal industries provide security of beef production on smaller parcels of land with higher cattle density in comparison to production via grazing, which is dependent on seasonal conditions and the suitability of land. The proposed expansion to the existing feedlot will continue to support the local economy and increase food security in the Southern Downs Region.

Benchmarks applying to the development
<p>The following codes of the Southern Downs Planning Scheme are benchmarks applying to the development:</p> <ul style="list-style-type: none"> – 6.2.10 Rural zone code – 8.2.2 Biodiversity areas overlay code – 8.2.3 Bushfire hazard overlay code – 9.3.6 Intensive animal industry code – 9.4.2 Carparking and loading code – 9.4.4 Landscaping code – 9.4.5 Outdoor lighting code – 9.4.6 Physical infrastructure code

Rural zone code

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 or the natural, scenic and community values of the area. No development is to proceed within the area defined as the proposed Emu Swamp Dam.*

The subject land currently contains 2,500 Standard Cattle Units over 16 existing open pens and one covered pen. Due to the feedlot's location on a ridge and the size of the covered pens, the feedlot is visible in part from Barlows Gate Road; primarily to the north and east of the subject lots. The proposed increase in Standard Cattle Units to 9,400 and two additional covered pens will also remain visible to the public.

Despite the impact on the scenic values, the covered pens will allow for greater mitigation of nuisances common to feedlots i.e. reduction in odour emissions and contaminated water runoff, better integrating the use on rural land. The reduction of odour and contaminated water runoff will assist in preserving the natural environment.

No clearing of vegetation is required for the proposed development. Katestone Environmental Pty Ltd has undertaken a separation distance assessment to address odour emissions. All identified receptors have been identified as having appropriate setbacks in excess of the required distances of separation.

The proposed expansion of the industry is considered to conditionally comply with PO1 and PO2 without impairing scenic, natural or community values.

PO3 Development does not adversely impact on the function, connectivity and pasture productivity of the stock route network.

Barlows Gate Road is identified as part of the stock route network. The network is not known to be actively used as a stock route; however the network will not be adversely impacted as a result of the expansion. The proposed changes in considered to satisfy the code.

AO4.2 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.

PO4 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.

The access route will be from Warwick-Allora Road, via Cullendore Road and Barlows Gate Road. From the sealed portion of Barlows Gate Road to the entrance of the feedlot is gravel constructed, approximately 2.5 kilometres remains unsealed. Given the nature of the industry, the associated heavy vehicles and the traffic increase, the feedlot will be required to upgrade sections of Barlows Gate Road.

To ensure greater safety on the immediate road network and operation of the feedlot, a condition will be imposed to widen the sealed sections of Barlows Gate Road with Stage 1 and to bitumen seal the remainder of the road with Stage 2. This will ensure a reduction in dust and noise, and improve the safety and efficiency of the road.

PO5 There are no significant adverse impacts on public health and safety with regard to:

- (a) the siting scale and design of buildings or other works;*
- (b) waste water disposal;*
- (c) the permanent or temporary occupation of or access to areas subject to natural hazards.*

The proposed shelters covering the feed pens aid reduction in contaminated water runoff, as the pens which are holding the cattle are covered. Rainwater falling on the shelters is also captured. Additionally, the sedimentation basin and effluent ponds will be deepened to assist in holding greater volumes of effluent; a condition will be imposed to ensure that they are able to adequate.

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

The distances of separation and the vegetation to the south of the feedlot are considered appropriate to buffer the neighbouring lots to the south and east. Due to the topography of the land and existing vegetation, the proposed operations will be naturally screened by the hill to the west. Therefore, the development is considered to minimise nuisance from existing lawful uses.

PO25 *Uses are limited to uses that do not conflict with or reduce the productive capacity, or scenic values of the land. In particular –*

- (a) The use is located, constructed and operated so it is not likely to cause conflict with agricultural practices;*
- (b) The use has low visual impact particularly where located on highways, main roads or tourist routes;*
- (c) The development is located on cleared land and there is no proposed clearing of remnant vegetation;*
- (d) Development is sited on the least productive, lower agricultural quality parts of the site.*

The feedlot is setback approximately 350 metres from the nearest property boundary. The construction of the covered pens reduces the volume of contaminated water runoff. No clearing of vegetation is required, and development will be partially visible from Barlows Gate Road; however, the visibility is not considered to be of a scale that will interrupt the scenic values of the land. To assist in traffic movements and potential impacts to adjoining properties, hours of loading and unloading will be limited.

Biodiversity areas overlay code

The proposed location of the feedlot pens will not require the clearing of any vegetation or interrupt the existing biodiversity drainage channels on-site. Two (2) effluent ponds will be located within close proximity to the proposed pens, to ensure that contaminants do not drain into these channels.

Bushfire hazard overlay code

AO3.2 *Development complies with a Bushfire Management Plan for the premises.*

Note - Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition on a previous development approval or by incorporating it in the planning scheme or a planning scheme policy), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager.

A large portion of land south of Lot 1700 and a small parcel of land in the north-east of Lot 3 are identified in the Bushfire hazard overlay. However, all Infrastructure associated with the feedlot is wholly located outside of mapped bushfire hazard. The proposed feedlot increase will also involve water storage within close proximity to the proposed pens in the event of a bushfire.

Intensive animal industry code

AO2 *The premises have access to the Region's road network via fully constructed sealed roads from the property boundary.*

PO2 *The site is accessed via a road that is of a standard to adequately cater for the traffic generated by the use without causing traffic hazards, damage to the road or dust nuisance to persons or property not connected with the use.*

The applicant has provided traffic assessment details with the application and supplementary information regarding the potential traffic movements on Barlows Gate Road. Additionally, the applicant has proposed to enter into a voluntary Infrastructure Agreement with Council to allow for the continued maintenance of Barlows Gate Road, to prevent damage to the road. With consideration to the information provided in the traffic assessment, proposed maintenance and the proposed staging of the development, it is considered reasonable for the existing gravel sections of Barlows Gate Road to remain gravel for Stage 1. Prior to the commencement of Stage 2, the proposed development will require a bitumen sealed road from the intersection with Cullendore Road.

An assessment undertaken by Council's Infrastructure Services Department has outlined some additional widening works that will be required to the bitumen sealed section of Barlows Gate Road. This will improve road safety in this location and ensure that additional traffic will not impose on other road users. With conditions imposed, the development is considered to comply with the Code.

AO3.1

- (a) *For an Intensive animal industry that is a prescribed Environmentally Relevant Activity (concurrence or otherwise) in accordance with Schedule 2 of the Environmental Protection Regulation 2008, an odour impact assessment is conducted that demonstrates that no existing dwelling (not located on the same land as the Intensive animal industry), or land located in the Township, Rural residential or residential zones, will be within the 2.5 odour unit contour.*

AO3.2 *For the following Intensive animal industries, the development is setback at least 200 m from all boundaries:*

- *poultry farm of more than 1000 birds*
- *piggery of 400 or more standard pig units*
- *feedlot of 150 or more standard cattle units*
- *feedlot of 1000 or more standard sheep units*

For all other Intensive animal industries, the development is setback at least 100 m from all boundaries.

The industry is setback approximately 350 metres from the nearest property boundary. The two covered pens are proposed over the common boundary of Lot 3 RP77097 and Lot 1700 M34613, not in compliance with AO3.2. A condition will be imposed to amalgamate the two lots to meet compliance with the Acceptable Outcome; alternatively, a statutory covenant is required to be formalised over Lot 3 RP77097 and Lot 1700 M34613. This will prevent the ability of the owner to sell either of the lots as they are most susceptible to the impacts associated with a feedlot. Evidence of the fulfilment of the condition will be required prior to the issue of any Building Approvals.

AO3.4 *The Intensive animal industry and associated infrastructure is screened from adjacent public places and nearby properties. A 20 m wide vegetated buffer strip is located between the facility and adjoining roads and properties.*

The original development permit issued on 26 October 2006 conditioned a landscaping buffer. A change request was later made and approved for the removal of the buffers. The assessing officer provided the following justification:

From a site inspection, it is evident that the feedlot is not visually intrusive from any of the road ways or neighbouring properties. It is acknowledged that in some locations the feedlot would be visible from the formed section of Barlows Gate Road and properties to the north-east, however there is quite a large separation distance and it is considered that the feedlot would not impact on the visual amenity.

It is to be highlighted that this was decided when the feedlot was at a capacity of 999 SCU whereas, the applicant has now proposed to further increase to 9,400. The applicant has not proposed the planting of a vegetated buffer strip and therefore, the development must comply with the Performance Outcome.

PO3 *The use does not have unacceptable impacts on people or properties not associated with the use.*

The applicant provided an Air Quality Assessment report prepared by Katestone Environmental Pty Ltd, in response to a request for further information by Council officers. The findings of this report outlined that the development is able to align with the National Guidelines, based on S Factor data. The S Factor modelling requires certain separation distances to mitigate the impacts of odour and other such impacts associated with an Intensive animal industry.

Whilst the development may align with the National Guidelines, the Planning Scheme stipulates additional requirements to greater manage impacts on the community. However, based on the information provided, the use is not considered to have unacceptable impacts on people or properties not associated with the use. Majority of environmental based compliance will be the responsibility of the Department of Agriculture and Fisheries. In the event odour is considered to reach an unacceptable level, the level of impact will be reviewed and an odour impact assessment may need to be undertaken at the operators cost.

The applicant has detailed the separation distances to the closest receptors in accordance with *National Guidelines for Beef Cattle Feedlots*. The closest receptors exceed the required separation distances and the existing vegetation between surrounding land and the rise of the land will assist in reducing potential impacts.

Carparking and loading code

The Carparking and loading code does not specify the number of parking spaces required for an Intensive animal industry. It has been detailed that the number of employees is six (6) and is not predicted to increase as a result of the use.

On entry to the feedlot there are cattle yards for loading and unloading with a driveway and roundabout (around the silage) allowing ample space for maneuvering a truck. The applicant has included 10 car parking spaces, five (5) near the front office and the remaining west of the silos. It is considered that there are ample parking spaces and sufficient area to maneuver on-site.

Landscaping code

The lot contains a substantial portion of existing vegetation throughout the subject property. With consideration to the nature of the proposed use, the provision of additional landscaping is not considered appropriate for the proposed change.

Physical infrastructure code

AO1.2 *(a) Where a reticulated water system does not exist, development is provided with on site water storage adequate to meet the needs of the development.*

In accordance with the National Guidelines for Beef Cattle Feedlots in Australia 225.6 ML of high-security water per annum is required for the purpose of the feedlot. The applicant has detailed that the property has existing water licenses for water to be extracted to meet the 225.6ML requirement in compliance with the guideline. A condition has been imposed for written evidence from the Department of Natural Resources, Mines and Energy of all water licenses for the use or for the applicant to otherwise demonstrate compliance with the requirement of 225.6 ML, complying with AO1.2.

AO4

- (a) All Caretaker's accommodation, Dwelling houses and Dual occupancies in the Rural zone, are erected on lots that have access via a constructed road.*
- (b) A Dwelling house in the Rural residential zone or Township zone is erected on a lot that has access via a constructed road.*
- (c) For all development other than that described in (a) and (b), the road providing access to the development is constructed in accordance Table 9.4.7.4.*

PO4 *Constructed road access that links with the constructed road network is provided to the development. The site is accessed via a road that is of a standard to adequately cater for the traffic generated by the use without causing traffic hazards, damage to the road or traffic or dust nuisance to persons or property not connected with the use.*

The applicant has provided traffic assessment details with the application and supplementary information regarding the potential traffic movements on Barlows Gate Road. Additionally, the applicant has proposed to enter into a voluntary Infrastructure Agreement with Council to allow for the continued maintenance of Barlows Gate Road, to prevent damage to the road. With consideration to the information provided in the traffic assessment, proposed maintenance and the proposed staging of the development, it is considered reasonable for the existing gravel sections of Barlows Gate Road to remain gravel for Stage 1. Prior to the commencement of Stage 2, the proposed development will require a bitumen sealed road from the intersection with Cullendore Road.

An assessment undertaken by Council's Infrastructure Services Department has outlined some additional widening works that will be required to the bitumen sealed section of Barlows Gate Road. This will improve road safety in this location and ensure that additional traffic will not impose

on other road users. With conditions imposed, the development is considered to comply with the Code.

Options

Council:

1. Resolve to approve the application subject to conditions as recommended.
2. Resolve to approve the application subject to conditions other than as recommended.
3. Resolve not to approve the application and refuses the application, giving reasons for the refusal.

Recommendation

THAT the application for Material Change of Use for Intensive animal industry (Cattle feedlot – 9,400 SCU) on land at Barlows Gate Road, Elbow Valley, described as Lot 1700 M34613, Lot 3 RP77097, Parish of Killarney, County of Merivale, be approved subject to the following conditions:

Schedule 1 - Southern Downs Regional Council Conditions

Approved Plans

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

Plan Name	Plan No.	Date
Site Plan Prepared by Gary Hayes and Partners	W5307-07	11 September 2019
Site Plan Prepared by Gary Hayes and Partners	W5307-07 A	11 September 2019
Site Plan – Waste Utilisation Areas Prepared by Gary Hayes and Partners	W5307-07 B	11 September 2019
Site Plan – Controlled Drainage Areas 1 and 2 Prepared by Gary Hayes and Partners	W5307-07 C	11 September 2019
Site Plan – Controlled Drainage Area 3 Prepared by Gary Hayes and Partners	W5307-07 D	11 September 2019

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 approval stages are as follows:

Stage one – 3,500 Standard Cattle Units over existing pads.

Stage two – 5,900 Standard Cattle Units over new pads.

Land Use and Planning Controls

4. This approval allows for the use of the site for the following uses only:
 - Intensive animal industry – cattle feedlot not exceeding 9,400 standard cattle units.
5. The material change of use the subject of this development permit must be completed within a period of 6 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 development shall generally operate only between the hours of 5.00am to 10.00pm.
7. Prior to the issue of any building approval the existing allotments, Lot 3 RP77097 and Lot 1700 M34613, are to be amalgamated into one allotment and a new Certificate of Title issued to cover the newly created allotment prior to the use of the site commencing.

ALTERNATIVELY,

A statutory covenant is to be provided over Lot 3 RP77097 and Lot 1700 M34613 to retain these lots in the same ownership until such time as the use of the land for an Intensive animal industry ceases. The covenant documentation is to be prepared at the developer's

cost and submitted to Council for approval.

Building and Site Design

8. A copy of the Certificate of Compliance for Plumbing and Drainage Works is to be provided to Council. (See advisory note below.)
9. A copy of the Form 21 (Final Inspection Certificate) issued for the building works is to be provided to Council prior to the use commencing. (See advisory note below.)

Amenity and Environmental Controls

10. Advertising Devices relating to the feedlot may **only** be erected on the subject land, i.e. Lot 1700 M34613, Lot 3 RP77097. The location, size, type and content of any advertising sign or device located on the land is to be compatible with the rural 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.
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.

Car Parking and Vehicle Access

12. No B-Doubles are to access the land for purposes associated with the Intensive animal industry without the relevant permits.

Roadworks

13. Prior to Stage One commencing, sealed road widening of Barlows Gate Road, from the Cullendore Road intersection to chainage 700 metres, is to occur to achieve a sealed width of at least 6.0 metres, including stormwater drainage.
14. Prior to Stage One commencing, gravel road widening of Barlows Gate Road, from the sealed section to the access of Lot 1700 M34613, is to occur to achieve a minimum width of at least 6.0 metres, including stormwater drainage.
15. Prior to Stage Two commencing, sealed road widening of Barlows Gate Road, from the Cullendore Road intersection to the access of Lot 1700 M34613, is to occur to achieve a sealed width of at least 6.0 metres, including stormwater drainage.

Water Supply and Waste water

16. Written evidence from the Department of Natural Resources, Mines and Energy is to be provided to the Director Sustainable Development outlining that the water licenses on Lot 1700 M34613 & Lot 3 RP77097 are able to be used for the Intensive animal industry.
17. A copy of the renewal of the Water Licenses is to be provided to Council prior to the use commencing.

Operational Works

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

Advisory Notes

- (i) Unless otherwise stated, all conditions of this approval are to be complied with to the satisfaction of the Director Sustainable Development, prior to the use commencing, and then compliance maintained at all times while the use continues.
- (ii) Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the Planning Scheme.
- (iii) It is encouraged that you arrange for a free compliance inspection to be carried out prior to

the use commencing. This will involve a physical inspection of the premises along with an internal audit of Council's records. Written advice will be provided for your records advising if compliance with the conditions has been achieved.

- (iv) The General Environmental Duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke, beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.
- (v) **Plumbing and Drainage Approval is to be obtained** in accordance with the *Plumbing and Drainage Act 2018* 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.
- (vi) **Building Approval is to be obtained** for a Class 10A in accordance with the *Planning Act 2016* for the proposed building work. The building application must be submitted to a Building Certifier with the appropriate **forms, plans and fees** associated with this application. The building plans are to accord with the plans approved in this approval. The building is to be constructed in accordance with the Building Approval prior to the commencement of the use. A **Form 21 (Final Inspection Certificate) must be issued for the building works prior to the use commencing**.
- (vii) An Environmental Authority for Environmentally Relevant Activity No. ERA 2((1(b) is to be obtained in accordance with the Environmental Protection Act 1994 prior to the commencement of any Environmentally Relevant Activity.
- (viii) No clearing of remnant vegetation or regulated regrowth vegetation is to occur under this approval. A Development Permit for Operational Works must be obtained from the Department of Infrastructure, Local Government and Planning for the clearing of any remnant vegetation, unless exempt under Schedule 21 of the *Planning Regulation 2017*.
- (ix) 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 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.

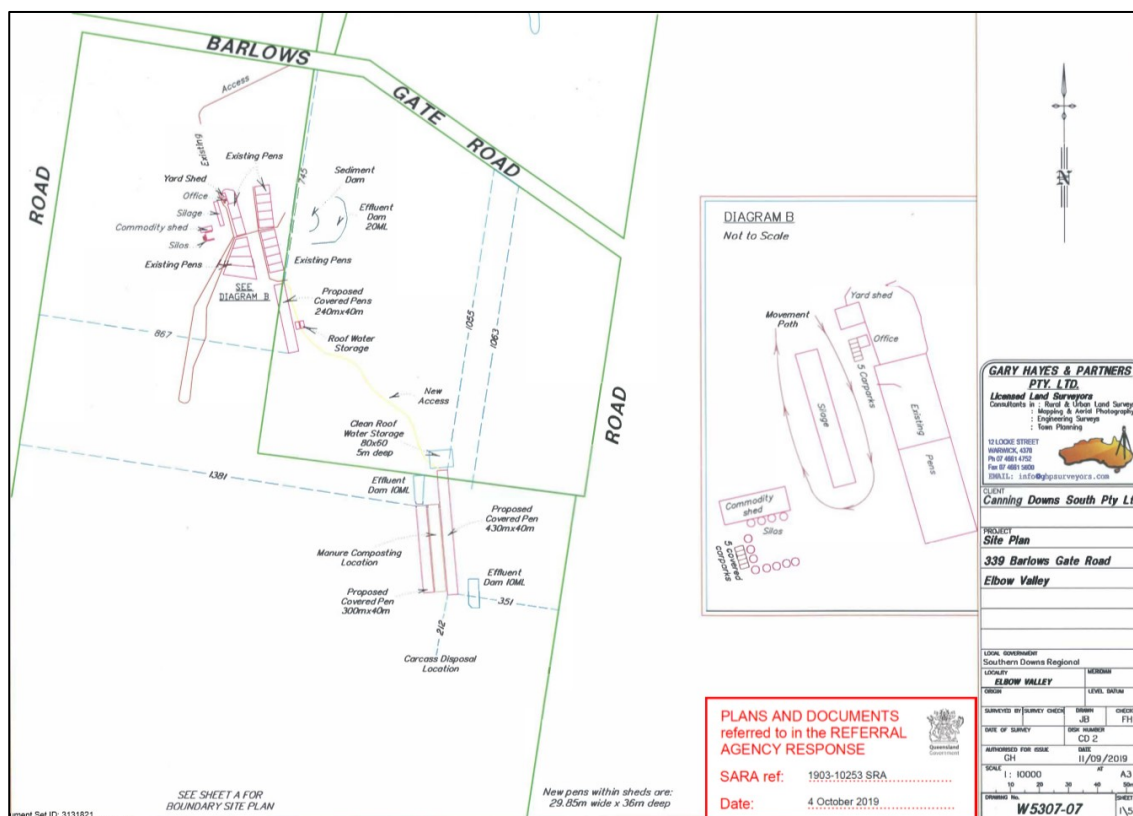
- (x) An Erosion and Sediment Control Plan (ESCP) must be submitted for approval with the application for Operational Works. The ESCP must demonstrate that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing 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.
- (xi) 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.
- (xii) All Development Permits for Operational Works and Plumbing and Drainage Works should be obtained prior to the issue of a Development Permit for Building Works.

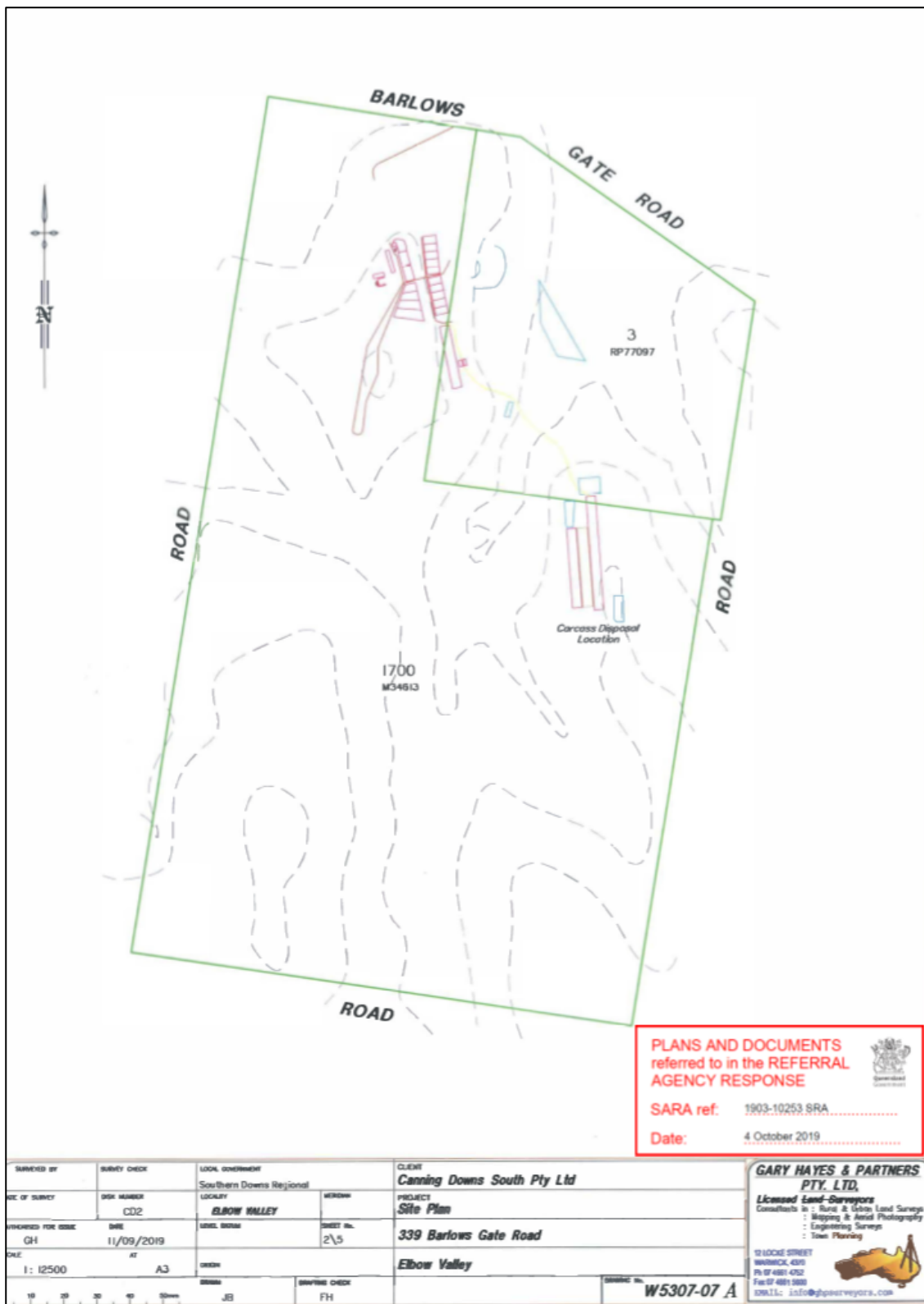
- (xiii) All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

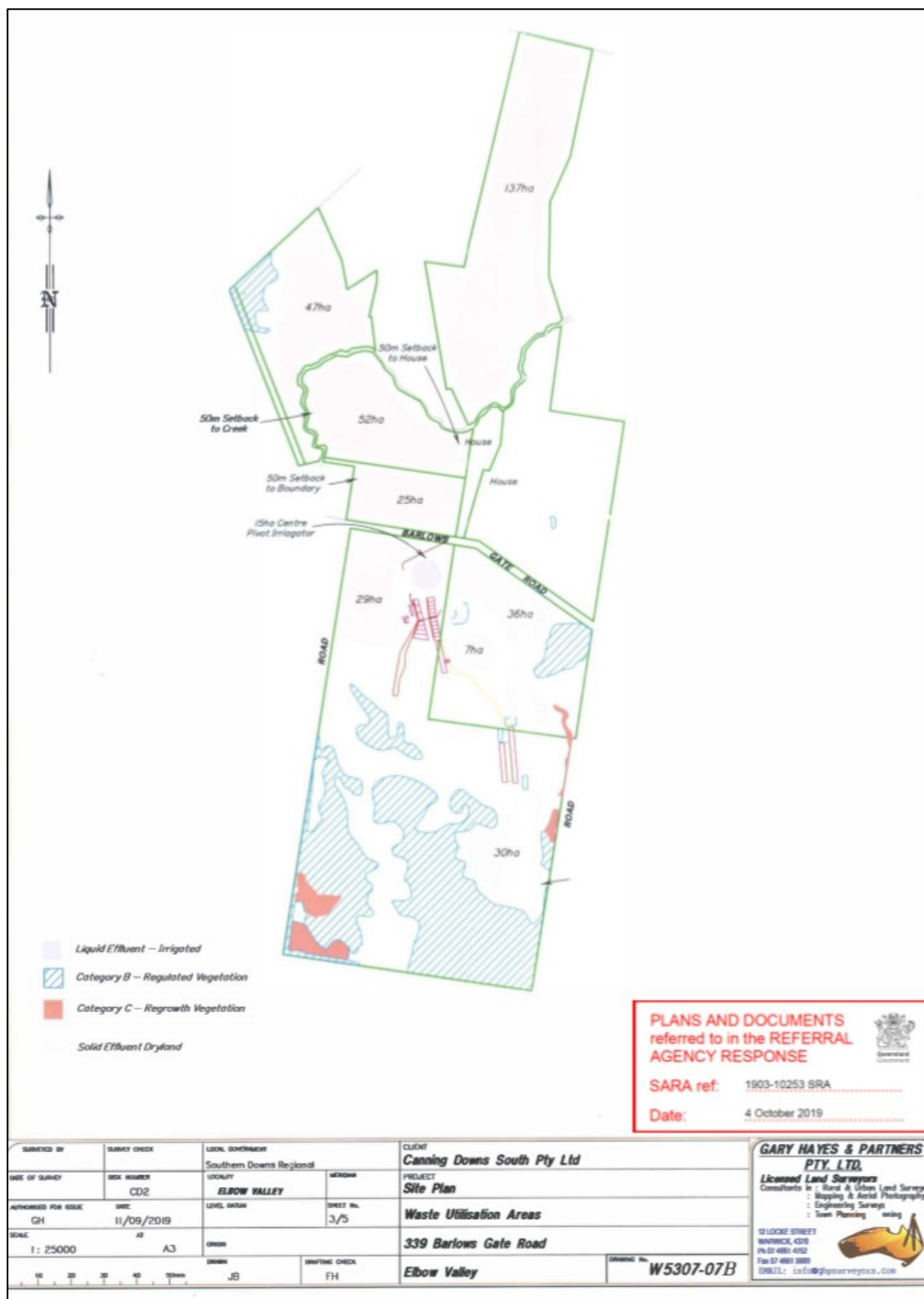
Aboriginal Cultural Heritage

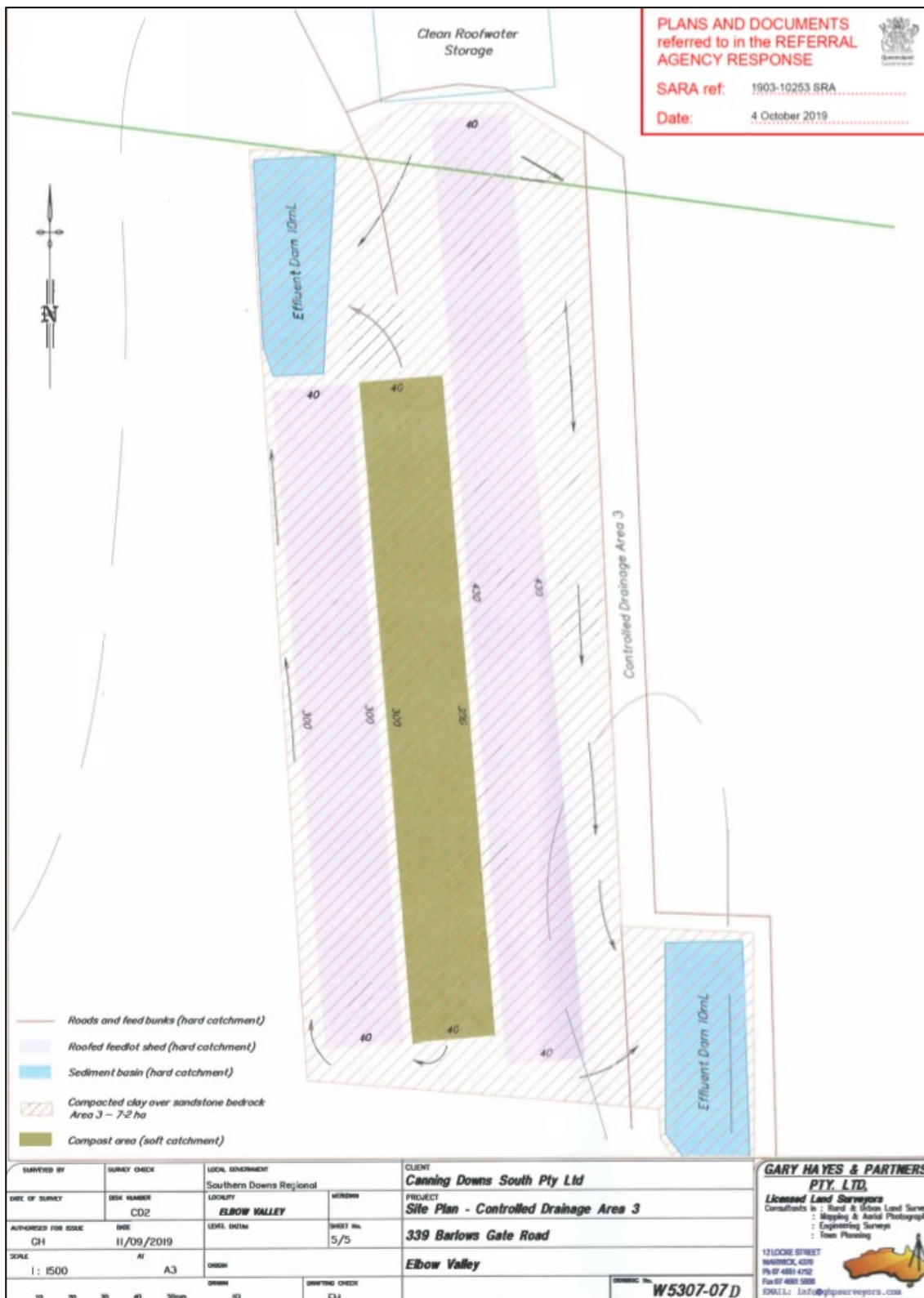
- (xiv) All reasonable and practicable measures must be taken to ensure that no harm is caused to Aboriginal cultural heritage (the “cultural heritage duty of care”). The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. 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's conditions as a Concurrence agency









Attachment 1—Referral agency conditions

(Under Section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material Change of Use for Intensive Animal Industry (Extension to existing cattle feedlot, from 2,500 SCU to 9,400 SCU, over two stages)		
Schedule 10, Part 5, Division 4, Table 2, Item 1—The Chief Executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Agriculture and Fisheries 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>Development authorised under this approval for ERA 2(1) (b) – Intensive animal feedlotting is limited to 9,400 Standard Cattle Units as shown in the following approved plans:</p> <ul style="list-style-type: none"> • Site Plan, prepared by Gary Hayes & Partners Pty Ltd, dated 11/09/2019, Drawing No. W5307-07, Sheet No. 1/5 • Site Plan, prepared by Gary Hayes & Partners Pty. Ltd., dated 11/09/2019, Drawing No. W5307-07A, Sheet No. 2/5. • Site Plan – Waste Utilisation Areas, prepared by Gary Hayes & Partners Pty Ltd, dated 11/09/2019, Drawing No. W5307-07B, Sheet No. 3/5 • Site Plan – Controlled Drainage Areas 1 and 2, prepared by Gary Hayes & Partners Pty. Ltd., dated 11/09/2019, Drawing No. W5307-07C, Sheet No. 4/5 • Site Plan – Controlled Drainage Area 3, prepared by Gary Hayes & Partners Pty. Ltd., dated 11/09/2019, Drawing No. W5307-07D, Sheet No. 5/5. 	At all times

Attachments

1. Submission [↓](#)

Elbow Valley Community
Community contact: Dr Kathryn Radford
0466268711
evolve.ten@gmail.com

21 October 2019

The Chief Executive Officer
Attention: Planning Department
Southern Downs Regional Council
PO Box 26
WARWICK QLD 4370

Re: Community objections to MCU\02050 application for the extension of CDS feedlot, Elbow Valley.

Background

There already exists significant local and wider community concerns related to the current 2500 SCU feedlot and associated operations at Barlows Gate Road.

Until recently most of the affected property owners have been farmers and hobby farmers without the means or understanding to navigate the jurisdictions of various local and government authorities. Their livelihood and basic existence are dependent upon the effective and efficient use of their land and the surrounding infrastructure, including roads, bridges and causeways. They have the right to use and enjoy their land and the surrounding rural and natural environment within the various frameworks authorised by Southern Downs Regional Council (SDRC), State and Federal bodies without harm, nuisance or interference. Similarly, the wider community and tourists that frequent Barlows Gate Road have the right to use and enjoy the public infrastructure and environment of the area without adverse amenity, health and safety impacts.

Surrounding industry, such as the CDS Feedlot, that apply and are approved to co-exist with the community must also operate within these regulatory frameworks and ensure that there are no significant adverse amenity, health and safety impacts on any public or nature as a result of their existence and operation. However, to date that has not been the case and the affected community has spent considerable time and resource to collect evidence-based information so that consideration of the balance of interest of all parties can be adequately assessed in relation to the proposed development.

Evidence based concerns associated with the existing feedlot were outlined in documents received by SDRC Planning Department on 13 May 2019 and accompanied by evidence provided both as exhibits and raw data on USB. The primary purpose of the 13 May 2019 communication was to inform the SDRC about the ongoing adverse impacts on the local community that were caused by the current feedlot and associated operations so that SDRC could potentially rectify those impacts that are within the SDRC jurisdictions.

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In addition, the community also requested that SDRC provide any of this information relevant to State and Federal bodies so they may rectify any adverse community impacts related to the current feedlot and associated operations that are within their jurisdictions. The Community appreciates any actions already taken by SDRC with regards to some of these adverse impacts, including any communications with other relevant agencies.

The concerned property owners understand the challenge for SDRC planning and development is to find a balance between appropriate industry interests and this rapidly growing residential community's interests. However, the affected property owners use and enjoyment of their private properties (both dwelling and land), public infrastructure, as well as their community values, scenic amenity and public health and safety are severely impacted by the existence of the current feedlot and associated operations. As such the local community is in strong opposition, not only to further expansion of the feedlot, but also the current feedlot as it is presently operated and serviced.

In reference to the SDRC Public Notification associated with application (MCU\02050) to extend the feedlot at Canning Downs South (CDS) located at Barlows Gate Rd, the local Elbow Valley community (Attachment 1) outline their specific objections to the proposed development in the following document including evidence-based exhibits (attached file).

The primary objections relate to the use of Barlows Gate Rd as an access road for activities associated with the feedlot/proposed feedlot, including the heavy vehicular traffic, which has and will continue to cause increasingly devastating impact on the use, amenity, health and safety of the local community, wider community, SDRC infrastructure and natural environment and wildlife.

Summary of objections

	Objections	Relevant Code	Reasons (Page)
1	Conflicts with existing rural land uses.	<i>PO1 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO2 & PO3 Intensive animal uses code.</i>	4
2	Conflicts with planned and potential land uses that may benefit the wider community and beyond.	<i>PO1 Rural zone code.</i>	4
3	Natural environment character of the land is not retained.	<i>PO1 Rural zone code; PO5 & PO6 Intensive animal uses code.</i>	4
4	Conflicts with natural, scenic and community values and amenity.	<i>PO1 & PO8 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO3 & PO5 Intensive animal uses code.</i>	5
5	Absence of landscaping or natural buffers affects rural activity.	<i>PO2 & PO3 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO2 Intensive animal uses code.</i>	6
6	Excessive vehicular feedlot/proposed feedlot traffic impacts stock route network.	<i>PO3 Rural zone code; PO3 Intensive animal uses code.</i>	6
7	Excessive number of inappropriately heavy large feedlot/proposed feedlot vehicles combined with high existing number of other users prevents the safe and efficient operation of Barlows Gate Rd as an access road.	<i>PO4 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO2 & PO3 Intensive animal uses code.</i>	7
8	Close proximity of dwellings, house sites and work areas to dust, noise and vibration generated by the heavy feedlot/proposed feedlot vehicles adversely impacts residences and other users of Barlows Gate Rd and Cullendore Rd.	<i>PO4 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO2 & PO3 Intensive animal uses code.</i>	8
9	The inherent nature of Barlows Gate Rd, in light of the nature and number of the heavy feedlot/proposed feedlot vehicles and other users, preclude the safe and efficient operation of the road as an access road.	<i>PO4 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO2 & PO3 Intensive animal uses code.</i>	9
10	Dust, noise, vibration, road safety and biological hazards not only adversely affect the property owners and public but must also adversely affect the owners and workers of the feedlot/proposed feedlot.	<i>PO5 Rural zone code; PO2 & PO3 Intensive animal uses code.</i>	11
11	Unacceptable odour and fly impact from manure spreading operations.	<i>PO3 Intensive animal uses code.</i>	11
12	Degradation of the natural environment through loss of natural vegetation and disturbance of wildlife corridors.	<i>PO5 Intensive animal uses code.</i>	12

Evidence based reasons for objections.

1 Conflicts with existing rural land uses (PO1 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO2 & PO3 Intensive animal uses code).

The rural land in the vicinity of the feedlot/proposed feedlot and associated operations has been subdivided into a pattern that is highly fragmented and has significant rural settlement, and potential for further rural settlement (**Exhibit 1**). Properties range between approximately 2 acres and 1254 acres, with the majority less than 100 acres. Many of the newer subdivisions within this Rural zone are Residential 4 for the purpose of rate collection (**Exhibit 2**).

More than 20 properties, are currently exposed to adverse impacts from the feedlot and associated operations that causes interference with the use and enjoyment of their land (including dwellings). These impacts vary according to the use and location of the properties relative to the feedlot and associated operations, and include but are not limited to: odour, flies, dust, noise, loss of scenic and natural amenity, disruption and fouling of waterways, and/or health and safety impacts generated by the number and operation of heavy vehicles that service the feedlot via Barlows Gate Rd (discussed in detail below in 6, 7, 8 & 9).

The predominant uses of the rural land in the vicinity of the feedlot/proposed feedlot and associated operations are:

- a) farming (cattle grazing/breeding/agriculture) (eg. Lot 104 M3468, Lot 3 RP25357, Lot 6 RP15538, Lot 1 RP25357, Lot 1 RP54942, Lot 2 RP54942, Lot 1 RP175357, Lot 2 SP167953, Lot 11 SP119586, Lot 12 SP276974, Lot 15 RP15537, Lot 3 RP15534, Lot 4 RP15534, Lot 2 RP77097, Lot 389 M3449, Lot 388 M3449, Lot 142 SP302512, Lot 1 RP25421, Lot 2 RP51895 and Lot 3 RP51895);
- b) hobby farming and lifestyle (eg. Lot 17 SP272855, Lot 3 SP272855, Lot 1 RP36820, Lot 11 RP56247, and Lot 16 M341030, Lot 137 ML2022, Lot 1 RP132271);
- c) recreation (eg. Lot 2 RP25357) and;
- d) tourism (eg. Lot 2 RP15534).

These uses are not in conflict with each other and do not conflict with natural, scenic and community values, but cannot operate efficiently and effectively with intensive animal farming due to a number of local community, environmental, public health and safety concerns (discussed in section 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12). Any further extension of the feedlot, especially the increase in heavy vehicular traffic on Barlows Gate Road, will further conflict and prevent some existing rural land uses primarily due to health and safety concerns (discussed in section 6,7,8,9 & 10).

2 Conflicts with planned and potential land uses that may benefit the local and wider community (PO1 Rural zone code).

The future potential Elbow Valley Dam site includes the site of the feedlot/proposed feedlot and associated operations. The feasibility of this potential dam which could provide water security for Warwick and irrigation to local producers has been recently progressed. Most of the residents affected by the feedlot/proposed feedlot have dwellings outside of the potential dam site.

3 Natural environment character of the land is not retained (PO1 Rural zone code; PO5 & PO6 Intensive animal uses code).

The feedlot/proposed feedlot and associated operations are sited on properties with important Biodiversity/ Biodiversity Drainage overlay. Lot 1700 M34613 and Lot 3 RP77097 have areas within the Biodiversity Overlay and Lot 1700 M34613, Lot 3 RP77097, Lot 100 M3424, Lot 2 SP276974, and Lot 1 RP184553 all have areas of Biodiversity Drainage Overlay (**Exhibit 3**). Even though the feedlot/proposed feedlot pens are not on the biodiversity or biodiversity drainage overlay per se, use areas associated with the feedlot are located within these overlays. Runoff from the feedlot and associated activities severely impacts, not only this area of the Condamine River, but potentially other downstream areas including regional ecosystems containing native flora, fauna and ecological communities.

Exhibit 4 is a photograph taken from the southern reaches of Lot 6 RP15538 overlooking the Condamine River. When it rains untreated effluent from the feedlot situated on Lot 1700 RPM34613 (seen at the top of the photo) already runs across Lot 1700 RPM34613 onto Lot 4 RP25357 and Lot 1 RP25357 via Biodiversity drainage directly into the Condamine River bordering Lot 6 RP15538.

Multiple dam walls/dams have been constructed on Lot 3 RP77097(**Exhibit 5**, Lot 4 RP25357(**Exhibit 6**) and Lot 1700 M34613(**Exhibit 7**) over these seasonal waterways/biodiversity drainage areas (**Exhibit 3**). These dams prevent the natural seasonal flow of water north towards the Condamine River over other properties at Lot 2 RP51895, Lot 3 RP51 895, Lot 1 RP25421, Lot 388 M3449, Lot 142 SP02512, Lot 2 RP77097, Lot 389 M3449, Lot 1 RP25357, Lot 2 RP25357 and Lot 3 RP25357.

Since the land surrounding the feedlot has been compacted over time by large numbers of backgrounding and feedlot cattle, these dams quickly overflow with contaminated effluent after rain and move across other farmers' properties and into biodiversity drainage areas. This interference with the waterways/biodiversity drainage severely impacts the ability of the affected farmers to use their land by depriving them of much needed quality natural water flow for stock grazing areas and crops, and contaminates their land and the Condamine River with raw effluent. Therefore, countless downstream rural properties may also be contaminated and their uses affected by the feedlot/proposed feedlot. The authorisation for the constructions of these dams is unknown and needs to be confirmed by the relevant authorities.

4 Conflicts with natural, scenic and community values and amenity (PO1 & PO8 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO3 & PO5 Intensive animal uses code).

The rural or natural environment character of the land in the area is highly valued by the local community, natural wildlife and wider public. The feedlot/proposed feedlot and associated operations are in direct conflict with these values for the following reasons:

- a) The feedlot/proposed feedlot and associated operations are surrounded on all sides by otherwise uninterrupted idyllic rural vistas containing: river flats, valleys and hills covered in protected remnant and high value growth vegetation; Class A and B good quality agricultural land; grazing land; the protected upper Condamine River; associated riparian vegetation; and the protected National Parks of the Main Range. The significant scenic amenity is enjoyed not only by residents and property owners, but also by the wider community. Recreational fishermen and kayakers regularly use the Condamine River, and tourists including 4WD campers, horse riders, touring motorcyclists and cyclists take this alternative scenic route, along Barlows Gate Rd, from Warwick to Killarney (**Exhibit 8**).

- b) The appearance and siting of the current feedlot/proposed feedlot are not compatible with the scenic character of the area. The feedlot/proposed feedlot and associated infrastructure can and will be clearly viewed from Barlows Gate Rd (**Exhibit 9, Exhibit 44**). In addition, the large commodity silos and high-density of animals on the scarified landscape dominate the area and adversely impact the natural, scenic and community values.
- c) Wildlife corridors are located in close proximity to Barlows Gate Rd, home to abundant diverse wildlife, including native birds, reptiles, kangaroos, wallabies, wallaroos, possums, other small marsupials and spotted quolls (**Exhibit 10**). Wildlife from this corridor is killed on a weekly basis by the heavy vehicles servicing the feedlot on Cullendore and Barlows Gate Rds. The excessive number of heavy vehicles already servicing the feedlot has been measured over time and is addressed in detail in section 5 below.
- d) Fisherman and kayakers from the SDRC region and beyond use this specific part of the Condamine River for recreation due to the diversity of fish and scenery. Platypus have been routinely viewed in this area of the Condamine River. It has already been noted that the feedlot and associated operations are located in the upper reaches of the otherwise pristine Condamine River. Lot 1 RP184553, Lot 2 SP276974, Lot 100 M3424, Lot 1700 M34613 and Lot 3 RP77097 are/will be involved in effluent disposal associated with the current and expanded feedlot operation (**Exhibit 11**). Lot 1 RP184553, Lot 2 SP276974, and Lot 100 M3424 directly flank a large stretch of the Condamine River such that potential sediment runoff and fouling of Biodiversity drainage through to the Condamine remains a high risk. The manure spreading activities on Lot 100 M3424 also cause dust plumes and excessive odour (Discussed in detail in section 11). As well as natural ecosystems, countless properties downstream from the effluent disposal lots depend upon access to adequate flows of high-quality water, especially in light of the current drought conditions

5 Absence of landscaping or natural buffers affects rural activity (PO2 & PO3 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO2 Intensive animal uses code).

There are no screens natural or otherwise to protect the scenic amenity of properties to the North, North West, West, North East and East. The feedlot/proposed feedlot and associated infrastructure can be seen from Barlows Gate Rd (**Exhibit 9, Exhibit 44**) and is in clear sight of rural residences, house sites and private properties including, but not limited to, Lot 17 SP272855, Lot 3 SP272855, Lot 16 M341030, Lot 104 M3468, Lot 2 RP25357, Lot 6 RP15538, Lot 11 SP119586, Lot 12 SP276974, Lot 3 RP15534, and Lot 4 RP15534 and Lot 11 RP56247 (**Exhibit 12**).

The scenic amenity valued by the community and public is not only impacted, but also evidences that there are no buffers (screens or barriers, natural or otherwise,) between the feedlot/feedlot route and most affected rural properties to prevent or minimise dust, noise and other environmental nuisances adversely impacting rural activities, for example farming, hobby farming, horse riding and tourism. A landscaping buffer may provide some environmental nuisance buffer and scenic amenity relief from the feedlot and associated infrastructure for rural properties that are relatively lower and closer, but not others, that are at an elevated position. However, most of the rural activities are/will be affected by the dust, noise and danger that is/will be associated with the current/increased heavy vehicular traffic along the length of Barlows Gate Road.

6 Excessive vehicular feedlot traffic impacts stock route network (PO3 Rural zone code; PO3 Intensive animal uses code).

Although the feedlot itself is not located on the stock route network, the extremely heavy traffic and nature of vehicles servicing the feedlot, having regard to the unsuitable nature and state of Barlows Gate Rd, would preclude the road and/or road reserves practical use as a stock route (Discussed in detail in section 9). Stock can neither be transported by vehicle nor foot whilst these heavy vehicles use the road. In addition, there is no room or safe location where heavy vehicles of this size can navigate around or turn back creating an extremely hazardous environment for all road users involved (**Exhibit 8, Exhibit 35**).

Surrounding rural uses other than the feedlot can exist without potential conflict to the stock route network as they predominantly use tractors, minibus, caravans, camper trailers, fuel trucks, utes, 4WD and urban cars that are smaller and more agile than the heavy vehicles servicing the feedlot. On occasion wide load machinery such as a bulldozer may use the road, but is generally escorted through the blind corners and narrow stretches of Barlows Gate Rd by a smaller vehicle.

7 Excess number of inappropriately heavy large feedlot vehicles combined with high existing number of other users precludes the safe and efficient operation of Barlows Gate Road (PO4 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO2 & PO3 Intensive animal uses code).

Barlows Gate Rd is a constructed road and has a section of sealed road from Cullendore Rd ending part way down Lot 3 SP272855 and is unsealed to the feedlot and beyond (**Exhibit 13**).

All heavy vehicles that pass properties on Barlows Gate Rd do so twice and the majority service the feedlot because:

- a) all heavy vehicles of the nature servicing the feedlot cannot continue on Barlows Gate Rd beyond the feedlot since the road is unconstructed and unmaintained and only suitable for smaller vehicles;
- b) the heavy vehicles all enter and exit at the feedlot and return via the same route onto Barlows Gate Rd towards Cullendore Rd;
- c) there is only one other property on Barlows Gate Rd (Lot 2 RP77097 and associated Lots) prior to the unconstructed section that is infrequently serviced by a heavy vehicle for rural grazing/breeding.

The nature and number of heavy vehicles required to service the current 2500SCU feedlot/proposed feedlot may preclude the use of Barlows Gate Rd as an access road because:

- a) the excessive number of heavy vehicles servicing the current/proposed feedlot endangers other users of the road and generates significant dust nuisance, noise and vibration. Dated and timed photographs of heavy vehicles on Barlows Gate Rd from 11/04/2019 to 2/05/2019 indicated heavy vehicles passed each property on Barlows Gate Rd 337 times. During the same time period the road was used by other vehicles that passed 460 times, many of which were going to and from the feedlot. This equates approximately to an average of 18 passes by heavy vehicles each day (Monday through Saturday) and 25 passes by other vehicles each day. The data (timed and dated photographs) used to determine these figures has been provided on a USB stick for confirmation (**Exhibit 14**). The data also shows that on the 11/04/2019 heavy vehicles passed by properties and/or residences 56 times.
- b) the heavy vehicles were also found to service the feedlot site before 6am (15 passes) and after 6pm (16 passes). The earliest heavy vehicle was observed at 3:11:57am and the latest at 23:57:07 pm (**Exhibit 15**).

The community has significant concerns as to the ability of the proposed development to adhere to an acceptable number of heavy feedlot vehicles and for SDRC to regulate the number of heavy feedlot vehicles currently/proposed to use Barlows Gate Rd. The numbers provided by the Applicant for purpose of the MCU assessment by SDRC, DAF and DSDMIP indicated the current 2500 SCU feedlot were 2-3 per day, that is at least 6 times lower than the number of heavy feedlot vehicles actually measured on Barlows Gate Rd. **See Applicants Application for: Development Permit – Material Change of Use for an Intensive animal use, page 4 vs data provided.**

8 Close proximity of dwellings, house sites and work areas to dust, noise and vibration adversely impacts residences and other users of Barlows Gate Road and Cullendore Road (PO4 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO2 & PO3 Intensive animal uses code).

As a direct result of the heavy vehicles servicing the feedlot/proposed feedlot the use of at least 3 properties on the right and 3 properties on the left (moving towards the feedlot) on Barlows Gate Rd are/will be adversely impacted by significant dust, noise and/or vibration nuisance, as well as other safety and health issues discussed in later sections.

- a) Lot 17 SP272855 (82 Barlows Gate Rd) has an existing dwelling close to Barlows Gate Rd reserve (Exhibit 16). The lot is part of a previous subdivision for the purpose of rural settlement. The speed and nature of the heavy vehicles moving away from the feedlot from the unsealed to the sealed section of the road, generate and blow dust directly onto this dwelling (Exhibit 17).
- b) Lot 16 M341030 owners are in the process of building a SDRC approved family home. The lot is part of a previous subdivision for the purpose of rural settlement. The house site (indicated by the house pad) is also close to the road reserve (Exhibit 18). The access to the house site is at the crest of a hill such that vehicles entering and exiting the property find it difficult to see approaching trucks and vice versa (Exhibit 19). Owners and trades people will work on the house site in the dust, noise and vibration conditions generated by the heavy vehicles using the road, which raises serious health and safety concerns (Exhibit 20). This family is also building a domestic horse arena adjacent to the house with the intention that neighbouring children access the arena. Children have to cross the unsealed road on their horses and potentially negotiate large numbers of heavy vehicles, that have long breaking distances, hidden in plumes of dust.
- c) Lot 2 RP25357 is on the unsealed section of the road and shares a boundary fence with land adjacent to the feedlot. The lot is part of a previous subdivision for the purpose of rural settlement. The owner, family and friends use this property for recreational purposes and the entire property on the northern and eastern boundaries for hundreds of meters is exposed to the nuisance dust generated by the heavy vehicles on Barlows Gate Rd and the internal access road to the feedlot (Exhibit 21).
- d) Lot 1 RP36820 and Lot 3 SP272855 owners are in the process of preparing a SDRC building application, with the intention of building a dwelling in the immediate future, in proximity of the unsealed and sealed portions of the road on Lot 3 SP272855. The lot was part of a previous subdivision for the purpose of rural settlement. The existing house rainwater tanks indicate the house will be situated close to the road reserve (Exhibit 22). SDRC Planning scheme codes preclude the building of the dwelling further into the block and away from the road due to flood hazard across the property from the Condamine River and Sandy Creek. The property owners work week days from early morning to the evening on the property in the proximity of the unsealed road preparing a domestic orchard, kitchen garden and

restoring the landscape with plantings. They are routinely forced to abandon work on their properties to avoid the significant dust plumes and noise generated by the heavy vehicles servicing the current feedlot (**Exhibit 23**).

- e) Lot 104 M3468 (121 Barlows Gate Rd) has been the site of a generational family home for over 100 years, and is also severely affected by the dust plumes. This family also owns Lot 3 RP25357, Lot 1 RP25357 and Lot 6 RP15538 which is the site of a rental home. **Exhibit 24** video shows that the dust generated from the heavy vehicles servicing the feedlot is swept hundreds of meters across their properties to the main dwelling and beyond. The children are dropped off at the gate at 121 Barlows Gate Rd by the school bus Monday to Friday, sometimes amongst the plumes of dust and noise from the heavy vehicles that pick up substantial speeds down the hill towards the existing feedlot (**Exhibit 25**). These children use the land for recreational purposes including horse riding/training, and motor cycle/bicycle riding, whilst their father works on the entirety of the lands growing agricultural crops and grazing and breeding cattle stock and horses. **Exhibit 26** shows one of the children riding their horse abruptly turn back towards the house after they are engulfed by dust generated by a heavy vehicle servicing the current feedlot. The children have also been noted using Barlows Gate Rd on their horses and bicycle in order to check stock and the integrity of the perimeter fences.
- f) Lot 100 M3424 (339 Barlows Gate Rd) and Lot 2 SP276974 (230 Cobons Rd) have dwellings associated with the feedlot. The two dwellings at Lot 100 M3424 may be affected by dust plumes given their proximity to Barlows Gate Rd, and internal access roads to Lot 100 M3424 which are used by some of the heavy vehicles to access additional infrastructure associated with the feedlot (**Exhibit 27**).
- g) Lot RP132271 (987 Cullendore Road), Lot 137 ML2022 (702 O'Deas Road) and other residences are in close proximity to Cullendore Road may also be adversely impacted by the nuisance conditions, including noise and/or vibration generated by the excessive number of heavy vehicles travelling to and from the feedlot (**Exhibit 28**).

9 The inherent nature of Barlows Gate Rd, in light of the nature and number of the heavy feedlot/proposed feedlot vehicles and other users, preclude the safe and efficient operation of the road as an access road (PO4 Rural zone code; PO25 Sandstone rises and traprock hills precinct benchmarks; PO2 & PO3 Intensive animal uses code).

The inherent nature and current state of Barlows Gate Rd preclude its' use as an appropriate access road for heavy vehicles of the nature that service the feedlot/proposed feedlot for the following reasons:

a) Sealing Barlows Gate Rd.

Barlows Gate Rd has both sealed and unsealed sections before the subject site is reached (**Exhibit 13**). Maintenance of the unsealed sections of Barlows Gate Rd does little to reduce the dust and/or noise generated by the heavy vehicles required to service the feedlot on this road. **Exhibit 29** (and previous videos **Exhibit 21, 23, 24** and **26**) show the plumes of dust generated by the heavy vehicles on recently maintained (graded) unsealed section of the road. Since the establishment of the current feedlot the remainder of Barlows Gate Rd has not been sealed by the feedlot owner. Other industries in the region using similar heavy vehicles have done so. Precedent examples of access roads that have been sealed that were similar to Barlows Gate Rd in the immediate area exist. Sibelco, having regard to the nature and number of vehicles using the O'Deas Rd (the closest road to Barlows Gate Rd towards Warwick off Cullendore Rd) sealed O'Deas Rd to the site of development for their quarry operations (**Exhibit 30**). Even if the dust, noise and vibration could be adequately addressed,

the safety of the sealed portion and characteristics of Barlow Gate Road itself as noted from (b) to (i) below could not.

b) Blind intersection and bend at Bellinghams Rd.

Bellinghams Rd services, not only the many residents on that road and beyond, but also the wider public commuting to and from Killarney as an alternative route. The intersection where it meets Barlows Gate Rd is dangerous due to the number and type of the heavy vehicles servicing the feedlot/proposed feedlot, in the context of a blind intersection and bend in the road immediately prior to a sharp dip to the narrow Sandy Creek causeway (Exhibit 31).

c) Blind hill crest.

Three of the properties on Barlows Gate Rd have access roads at the crest of a hill making it difficult for the heavy vehicles to see them entering or leaving their properties (Exhibit 18 and 19). The low visibility is exacerbated by lingering dust generated by the heavy vehicles (Exhibit 20). Many of the heavy vehicles are so large they have stalled on their way up the hill and remain as a stationary hazard at the blind spot. Some heavy vehicles have lost part of their uncovered loads during the abrupt stalls, leaving citrus or grain covering the entire width of the road (Exhibit 32). A vehicle has driven unawares over the crest into a load of citrus peels across the road and skidded off the road, just meters away from Sandy Creek (Exhibit 33). Cement trucks going to the feedlot for building works have also spilt cement down the side of the same portion of road as they climb the hill (Exhibit 34).

d) Narrow road

The sealed section of Barlows Gate Rd is very narrow and is only suitable for one normal vehicle width (Exhibit 35). Since the establishment of the feedlot, vehicles are routinely run off the roads by the heavy vehicles because the heavy vehicles cannot slow or stop quickly enough on the narrow road. Exhibit 36 shows a guide post flattened from a vehicle that has run off the road. Minor attempts have been made to repair the edges of road, which degrade rapidly due to the excessive heavy vehicle traffic (Exhibit 37). The road has not been, and cannot be, widened enough to allow opposing normal traffic to pass without driving off the sealed road (Exhibit 38). In any case, adequately widening the road cannot address the inherent characteristics of Barlows Gate Rd, such as a blind intersection, crests and bends that make it totally unsuitable for heavy vehicle traffic of the type servicing the feedlot/proposed feedlot within the context of other road users.

e) School bus route

Barlows Gate Rd is a school bus route from the sealed portion down to the unsealed portion at 121 Barlows Gate Rd, where school children are dropped off and the bus turns around (Exhibit 25). The safety issues especially on the sealed, narrow, blind corners and crests of the badly damaged road are of extreme concern not only to the school bus and its' precious cargo, but also to all of the other users of the road. The safety issues involving the school bus and the state of Barlows Gate Rd have been historically problematic during the existence of the feedlot and the subject of some community and media scrutiny (Exhibit 39).

f) Sandy Creek floodway

Barlows Gate Rd crosses Sandy Creek via a narrow floodway (Exhibit 40). Vehicles travelling towards the feedlot must drive off the road as they approach the blind bend into Sandy Creek floodway to avoid a potential accident (Exhibit 41).

Should a flooding event occur at the Sandy Creek floodway, which happens from time to time, vehicles would be unable to access the feedlot. Given the back route from Killarney to the feedlot/proposed feedlot is impassable for heavy machinery in any condition, quality assurance questions about the ability of the feedlot/proposed feedlot to operate within the required regulatory frameworks exist.

g) Potential upgrade of Road

It is unlikely that Barlows Gate Rd could be upgraded or maintained to an appropriate standard similar to that of a rated Main Roads network that would be suitable for heavy vehicles of the type servicing the feedlot/proposed feedlot. The potential use of UHF communication between the heavy vehicles servicing the feedlot/proposed feedlot and associated signs on the road may improve safety for these vehicles, but it does nothing to protect the rest of the local community and wider public without UHF communication.

h) Road used as a thoroughfare between Warwick and Killarney

Barlows Gate Rd continues towards Killarney and is used by residents, workers, tradespeople, school bus, tourists, campers and groups of 4WD, motorcycle and cycling enthusiasts (**Exhibit 8**). Users are routinely forced off the road by the heavy vehicles servicing the feedlot, not only because of the blind corners, crests and dips, but also because the sealed portion of Barlows Gate Rd is so narrow it only allows safe passage of one normal vehicle (**Exhibit 35 and Exhibit 38**). In consideration of the road users, within the context of the nature and current state of Barlows Gate Rd, it should not be used by the heavy vehicles servicing the feedlot/proposed feedlot, but continues to do so.

It is not the community's intention to suggest alternative routes that could be considered an acceptable outcome for the feedlot's/proposed feedlot's existence. However, with regards to the balance of interests of all parties involved, alternative routes should be considered for assessment against Rural zone code Access PO4. One such route is via Cullendore Road and Munros Road which would allow safer and more efficient access to the rear of the feedlot at Lot 1700 M34613 and onto Lot 3 RP77097.

Cullendore Road is two lane and Munros Rd is a constructed, but not sealed road. Unlike Barlows Gate Rd, Munros Rd is a relatively wide, straight road without intersections or blind corners, it is not a school bus route, and is only bounded by two very large properties neither of which use Munros Rd for access (**Exhibit 42**). Only one property has a dwelling, the back of which can be seen from the road.

10 Dust, noise, vibration, road safety and biological hazards not only adversely affect the property owners and public, but also adversely affect the owners and workers of the feedlot/proposed feedlot (PO5 Rural zone code; PO2 & PO3 Intensive animal uses code).

The significant adverse impacts on public health and safety of nearby property owners and general public (not associated with the feedlot) already discussed above must also impact the workers and owners of the feedlot who use Barlows Gate Rd multiple times per day. The number of heavy vehicles servicing the feedlot within the context of the inherent nature and state of Barlows Gate Rd, puts everyone travelling on the road at significant road safety risk. In addition, besides other public, some workers and the owners themselves live in dwellings bordering Barlows Gate Rd on Lot 100 M3424, and are opposite the feedlot and adjacent to associated feedlot infrastructure and internal access roads (**Exhibit 27**). As such, they are also exposed to health risks including inhalation of dust, excessive noise and biological hazards (odour, flies and organisms), due to their very close proximity to the feedlot and associated uses, such as, manure spreading at Lot 100 M3424 and the general runoff in the area of the entire feedlot operations.

11 Unacceptable odour and fly impact from manure spreading operations (PO3 Intensive animal uses code).

Excessive odour generated by the current feedlot manure spreading operations has impacted residents and property users at most of the properties in the vicinity. The diminished air quality interferes with the use and enjoyment of their land. The impact of this odour varies with the prevailing wind direction and strength; recent rain events; and the season/temperature.

- a) Lot 104 M3468 dwelling is affected by the excessive odour generated by the feedlot and/or the manure spreading from mid Spring through to early Autumn, when temperatures are high and there are South Easterly or Easterly winds. Odour is often accompanied by fly plagues. However, fly plagues appear to be worse on relatively still days, days with light South Easterly or Easterly winds, or after rain.
- b) Lot 11 SP 119586 and Lot 12 SP276974 state they are generally affected by odour and flies during the spreading of the manure from the feedlot onto Lot 100 M3424 and after rain.
- c) Lot 17 SP272855 is currently for sale, including the existing dwelling, and is close to Lot 3 SP272855. These properties are both affected by odour and flies from the feedlot and/or associated operations.
- d) Property owners on Lot 3 SP272855 who work on their property can only smell the odour from the feedlot during Summer with the South Easterly and Easterly winds. Although these land users' activities are not significantly affected by the odour, they are severely affected by the fly plagues during Spring to Autumn, including the accidental ingestion of large numbers of flies that force them to abandon works.
- e) Lot 16 M341030 are not always at their property, but have noticed the odour on occasion. Although they are not currently affected by odour, they will be commencing building in the immediate future and aim to move into the residence on or before the end of 2019. Tradespeople and the owners are likely to be affected by flies from manure spreading on site well before this, as soon as building commences.
- f) Generally other dwellings on Lot 1 RP175357, Lot 1 RP54942, Lot 2 RP54942, Lot 2 SP167953, Lot 3 RP15534, Lot 4 RP15534 are not affected by constant odour from the feedlot, as they are not in close proximity to the feedlot, however they are affected by odour and/or flies during manure spreading operations.
- g) Lot 3 RP15534 and Lot 4 RP15534 are also affected by excessive dust plumes generated by the ploughing of the manure spreading areas prior to manure spreading.

Although feedlot pens are setback at least 200m from all boundaries on Lot 1700 M34613, the biological burden of the dense backgrounding cattle that will ultimately enter the feedlot are on Lot 1700 M34613 and Lot RP77097 are not set back at all from boundaries and impact other land users and residents.

In addition, other operations are not set back from property boundaries, including manure spreading on Lot 100 M3424 and transport of cattle and commodities by heavy vehicles on Barlows Gate Rd.

12 Degradation of the natural environment through loss of natural vegetation and disturbance of wildlife corridors (PO5 Intensive animal uses code).

Environmental values are/will be affected by the feedlot/proposed feedlot and associated operations.

- a) Lot 1700 M34613 and Lot 3 RP77097 contain Category B remnant vegetation and Category C high value regrowth. Buffers do not exist on these lots, nor other lots associated with the operation of the feedlot, that may protect regional ecosystems including: natural vegetation and wildlife. Exhibit 43 is a photograph of an area adjacent to the current feedlot (area of future feedlot development) that has recently been scarified or cleared (also apparent to the

left side of the photograph **Exhibit 12**, an elevated view of the feedlot from Lot 12 SP276974.

- b) Wildlife corridors, indicated by the Biodiversity overlay, are located in close proximity to Barlows Gate Rd, Bellinghams Road and Cullendore Road, home to abundant wildlife, including the spotted quoll (**Exhibit 10**). There is no buffer between these feedlot access roads and the wildlife corridors. Wildlife from this corridor is killed on a weekly basis by the excessive number of heavy vehicles servicing the feedlot from Cullendore, Bellinghams and Barlows Gate Rd.

Conclusion

The local community has outlined a number of evidence-based reasons why the proposed development of the feedlot extension should not proceed. These reasons are directly relevant to SDRC jurisdictions, some of which involve more serious potential adverse impacts than others. Primary objections are related to the choice of the access road (Barlows Gate Rd) or the associated operations of feedlot/proposed feedlot, for example manure spreading.

The local community cannot speculate the exact impact that an increase in the feedlot scale (including the concomitant increase in backgrounding cattle) will have. However, given the unacceptable level of impacts generated by the existence and operation of the current feedlot, these adverse impacts can only increase beyond the current levels and further outside of the performance and acceptable outcomes indicated in the SDRC planning codes.

In consideration of one of the most serious adverse impacts alone, the health and safety concerns involved with the excessive number of inappropriate heavy vehicles currently servicing the feedlot via Barlows Gate Rd, and in light of the number of other community users and residences, the community has provided compelling evidence that the proposed development should not be approved by the SDRC.

In addition, the community has significant concerns as to the ability of the Applicant to adhere, to and for the SDRC to regulate, an acceptable number of heavy feedlot vehicles that will service the proposed development via Barlows Gate Road. The number of heavy feedlot vehicles measured on Barlows Gate Road servicing the current 2500 SCU feedlot is 6 times higher than the number provided in the MCU\02050 development application already provided for assessment by SDRC, DSDIMP and DAFF.

Should any expansion of the current feedlot be approved, the local community also requests that the access route of the current and expanded feedlot be moved to an alternative route, such as Munros Rd that is safer, straighter, wider, less populated and less used.

Yours Sincerely,

Elbow Valley community (Attachment 1).

Attachment 1 Elbow valley community.

Lot/s	Name	Contact	Date	Signature
Lot 3 SP272855 & Lot 1 RP36820	Kathryn Radford	0466268711	10/5/19	K Radford
	John Hunt		10/5/19	J. Hunt
Lot 16 M341030	Grant Malbon	0448700385	10/5/19	G. Malbon
	Julie Malbon		10/5/19	J. Malbon
			10/5/19	J. Malbon
Lot 104 M3468 & Lot 3 RP25357 & Lot 6 RP15538	Alex Bellingham	0488149764	11/5/19	A. Bellingham
	Annette Bellingham		11/5/19	A. Bellingham
Lot 12 SP276974	John Wilkin	0428233886		
	Jackie Wilkin		11/5/19	J. Wilkin
Lot 1 RP175357	Neil Simpson	0429875726	11/5/19	N. Simpson
	Lisa Simpson			L. Simpson
Lot 2 RP54942	Lou Ots	0427754995	10/5/19	L. Ots
	Merisa Ots			M. Ots
Lot 15 RP15537	Frank Archer	0437644295	10/5/19	F. Archer
Lot 11 RP56247	Steve Geary	0459810939	13/5/19	S. Geary
	Leonie Geary			L. Geary
Lot 17 SP272855	Peter Schiffmann	0422104674	12/5/19	P. Schiffmann
	Amanda Schiffmann			A. Schiffmann
Lot 2 SP167953	George McVeigh	0459441606	10/05/19	G. McVeigh
	Lou McVeigh			L. McVeigh
Lot 11 SP119586	Rodney McDonald	46679164	10-5-19	R. McDonald
	Dian McDonald			D. McDonald
Lot 1 RP54942	Rob Fraser	0400718090	10-5-19	R. Fraser
	Amy Fraser			A. Fraser

Exhibit 1. SDRC online mapping of rural settlement in vicinity of feedlot.

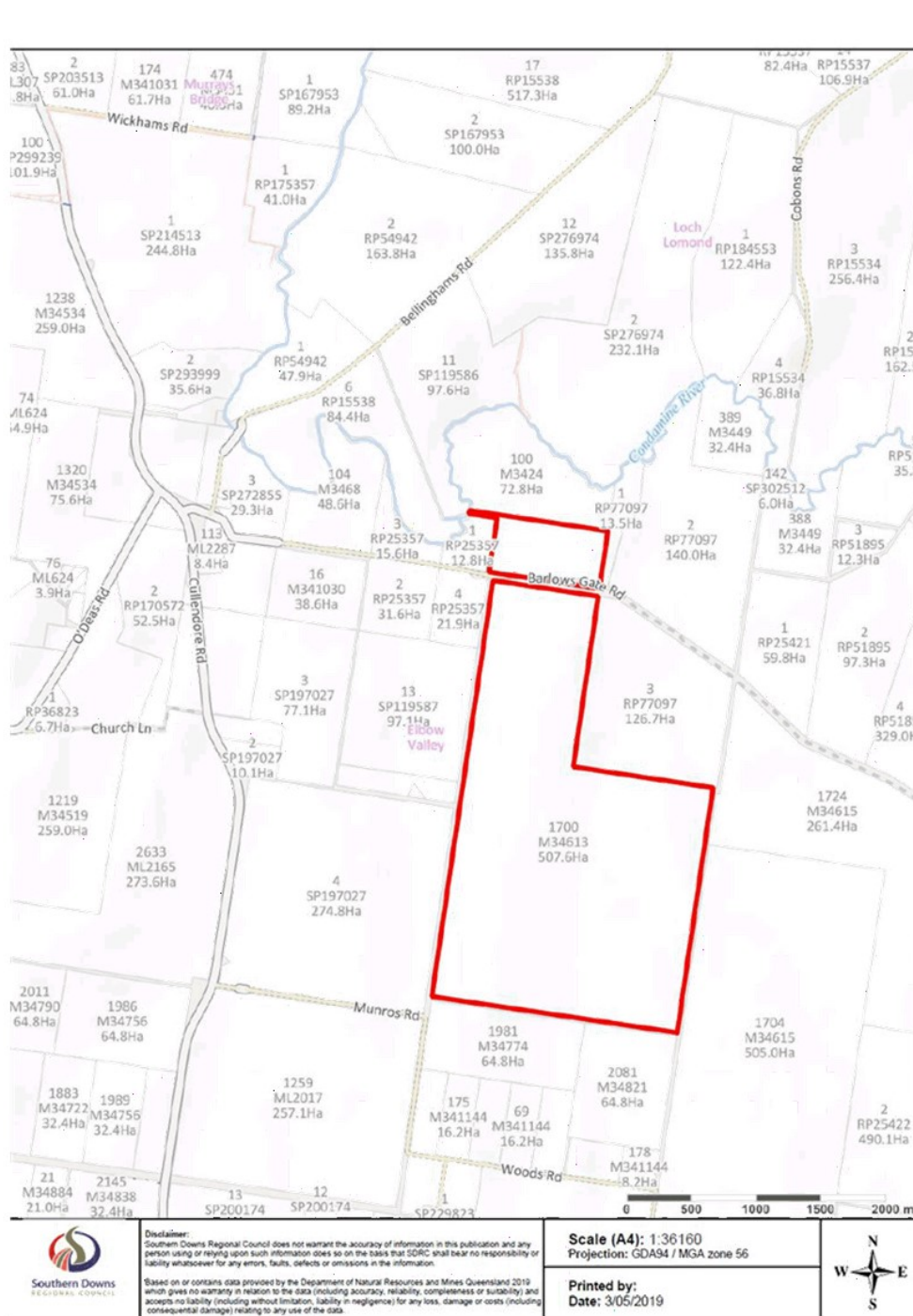



Exhibit 2. Residential 4 rates notice for example lots of subdivided land in the vicinity of the feedlot.



Southern Downs
REGIONAL COUNCIL

Offices: 64 Fitzroy Street, Warwick
61 Marsh Street, Stanthorpe
78 Herbert Street, Allora
Postal: PO Box 26, Warwick, Qld, 4370
Phone: 1300 697 372 (1300 My SDRC) Fax: (07) 4661 0333
Email: mail@sdrc.qld.gov.au Web: www.sdrc.qld.gov.au
ABN: 59 796 792 651

RATE NOTICE

FURTHER IMPORTANT READING MATTER IS MENTIONED ON THE REVERSE

Kathryn M Radford
15 Schrieks Road
ALLORA QLD 4362

You are hereby given notice that the below rates and charges have been made and levied by the Southern Downs Regional Council for the year as shown below on the land described herein, and are payable by the due date and may be recovered by legal process without further notice. E. & O.E.

DAVID KEENAN
CHIEF EXECUTIVE OFFICER

PROPERTY ID	BILLING No.	RATING YEAR	ISSUE YEAR	VALUATION
138420	303872	01/07/2018 - 30/06/2019	22/08/2018	230000

DESCRIPTION AND LOCATION OF PROPERTY
 Bellingham Road ELBOW VALLEY QLD 4370
 Lot 1 on RP 36820 Lot 3 on SP 272855
 30.1406 HA

RATING DETAILS

******* 2018-2019 SUPPLEMENTARY RATE NOTICE *******

State Govt. Emergency Management Levy E01 From 10/05/18	7.35
State Govt. Emergency Management Levy E01 From 01/07/18	53.20
Rural Fire Equipment Levy From 10/05/18	5.27
Rural Fire Equipment Levy From 01/07/18	37.00
General Rates Residential 4 From 10/05/18	350.28
General Rates Residential 4 From 01/07/18	2525.40

Discount (if applicable) will be allowed only if paid by due date.

DISCOUNT DATE	GROSS TOTAL	DISCOUNT AMOUNT	NET TOTAL PAYABLE
21/09/2018	\$ 2,978.50	-215.68	\$2,762.82

Exhibit 3. Lots assigned for feedlot operations, including effluent disposal and/or manure spreading, are within Biodiversity and/or Biodiversity Drainage Overlay areas.

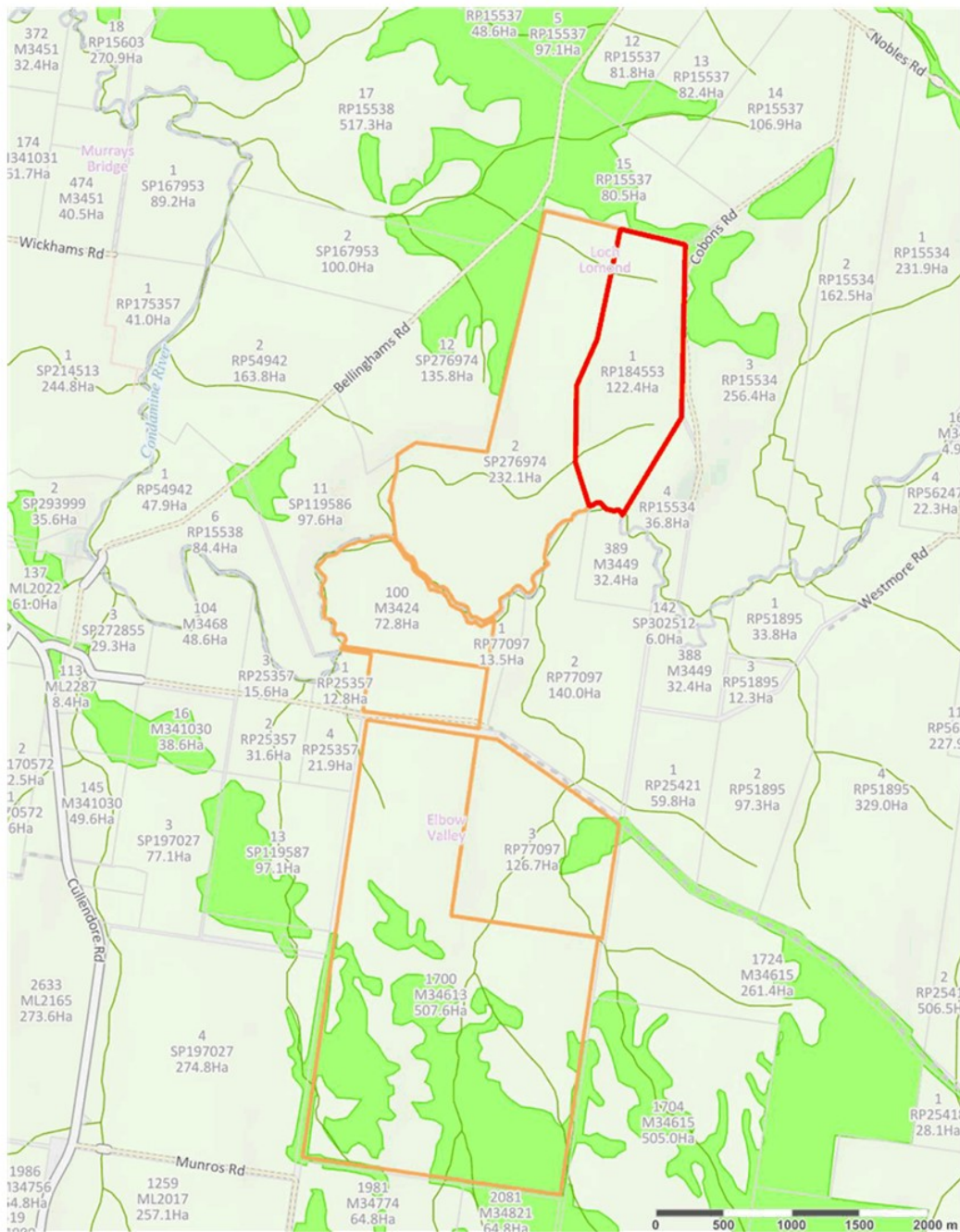


Exhibit 4. Photograph taken from Lot 6 RP15538 of a Biodiversity drainage site entering the Condamine. When it rains untreated effluent from the feedlot (above) flows across various properties into Biodiversity drainage and directly into the Condamine River.



Exhibit 5. Dam recently constructed on Lot 3 RP77097 east of current feedlot that blocks the seasonal creek/overland waterflow to Lot 2 RP77097 and subsequently to the Condamine River.

Dam is downstream from feedlot extension on ridge on Lot 3 RP77097



Exhibit 6. Dam constructed on Lot 4 RP25357 north west of current feedlot and visible from Barlows Gate Rd that blocks seasonal creek/overland waterflow to Lot 1 RP25357 and subsequently to the Condamine River.



Exhibit 7. Dam constructed on Lot 1700 M34613 north west of current feedlot and visible from Barlows Gate Rd that blocks seasonal creek/overland waterflow to Lot 100 M3424 and subsequently to the Condamine River.



Exhibit 8. Types of recreational users of Barlows Gate Road.



Exhibit 9. Feedlot as viewed from Barlows Gate Road (2 pages).





Exhibit 10. SDRC online mapping Biodiversity Overlay, including wildlife corridor along Cullendore and Barlows Gate Road.



Exhibit 11. Lots involved with feedlot operations, including effluent disposal and/or manure spreading. Note Lot 15 RP15537, Lot 2 SP276974 and Lot 100 M3424 directly flank the Condamine River.



Exhibit 12. Examples of loss of scenic amenity from properties surrounding the feedlot (4 pages).









Exhibit 13. Aerial image of Barlows Gate Rd indicates a sealed section from Cullendore Rd ending part way down Lot 3 SP272855 on Barlows Gate Rd.



Exhibit 14. Excessive number of heavy vehicles and other vehicles on Barlows Gate Rd over a three-week period, the majority of which service the feed lot. Example photographs only, refer to photographs on USB stick provided for total numbers.



Exhibit 15. Example of heavy vehicles observed to service feedlot via Barlows Gate Rd before 6am and after 6pm. Refer to night photographs on USB provide for total number.



Exhibit 16. Close proximity of dwelling at 82 Barlows Rd (Lot 17 272855) to Barlows Gate Rd.



Exhibit 17. Dust impact upon dwelling at 82 Barlows Gate Rd generated as heavy vehicle moves from the feedlot towards Cullendore Rd.



Exhibit 18. Close proximity of house site at Lot 16 M341030 to Barlows Gate Rd. House pad shows where approved dwelling will be constructed.



Exhibit 19. Driveways at Lot 16 M341030 and Lot 17 SP272855 on the crest of the hill at Barlows Gate Rd.



Exhibit 20. Dust generated by heavy vehicle servicing the feedlot at the crest of the hill at the driveway of Lot 16 M341030. Lot 17 SP272855 shares part of this access driveway and Lot 3 SP272855 also has the access driveway directly opposite.



Exhibit 21. Video of Lot 2 RP25357 (at end of treed road reserve) on right of Barlows Gate Rd engulfed by dust for hundreds of metres generated by heavy vehicle servicing feedlot. Refer moment capture (photo below) or double click on video icon for full video.



Video of dust nuisance Lot 2 RP25357.mp4



Exhibit 22. Proximity of house site (adjacent to rain water tanks) at Lot SP272855 to Barlows Gate Rd.



Exhibit 23. Video of Lot 3 SP272855 on the left of Barlows Gate Rd engulfed by dust generated by heavy vehicle servicing feedlot. Refer moment capture (photo below) or double click on video icon for full video.



Video of dust nuisance Lot 3 SP272855.mp4



Exhibit 24. Video of dust generated by heavy vehicle servicing the feedlot swept across Lot 104 M3468, Lot 3 RP25357, and Lot 1 RP25357 (with dwelling). Refer moment capture (photo below) or double click on video icon for full video.



Video of dust nuisance Lot 104 M3468, Lot 3 RP25357, Lot 1 RP25357.mp4



Exhibit 25. School bus that drops off children at 121 Barlows Gate Rd.



Exhibit 26. Video of child riding horse on Lot 104 M3468 that is forced back to house whilst being engulfed by dust generated by a heavy vehicle servicing the feedlot. Refer moment capture (photo below) or double click on video icon for full video.



Video of dust nuisance child on horse Lot 104 M368.mp4



Exhibit 27. Aerial image of proximity of dwellings associated with the feedlot on Lot 100 M3424 and Lot 1 RP77097 to Barlows Gate Rd and internal access road.



Exhibit 28. Aerial image of proximity of dwellings at Lot 1 RP13227 (987 Cullendore Rd) and Lot 137 ML2022 on corner of O'Deas Rd and Cullendore Rd.



Exhibit 29. Dust plume generated by heavy vehicle servicing the feedlot on unsealed section of Barlows Gate Rd.



Exhibit 30. Nearby intersection of O'Deas Rd and Cullendore Rd indicative of width (two lanes) and quality of access route to Sibelco compared to Barlows Gate Rd.



Exhibit 31. Blind intersection of Bellinghams Rd with Barlows Gate Rd indicates dip and bend at left towards Sandy Creek floodway.



Exhibit 32. The dried remnants of citrus peel, on both sides of road, that had originally covered the width of the road approximately 8 weeks prior when an uncovered heavy vehicle stalled going up the hill at Barlows Gate Rd.



Exhibit 33. Skid marks on the side of the road from an out of control vehicle narrowly missing Sandy Creek.



Exhibit 34. Cement spill from cement truck on hill at Barlows Gate Rd.



Exhibit 35. Narrow sealed section on Barlows Gate Rd is only one vehicle wide.



Exhibit 36. Guide post flattened by vehicle forced off the road.



Exhibit 37. Repairs to the edge of the road rapidly degrade due the excessive heavy vehicle traffic.



Exhibit 38. Two cars cannot pass on the sealed section of Barlows Gate Rd without driving off each side of the road.



Exhibit 39. Warwick Daily news media article indicates safety has been a significant issue for the school bus which must share Barlows Gate Rd with the heavy vehicles servicing the feedlot.

Kids' lives at risk

14th Nov 2007 8:00 AM

By LINDA GROSS

PHIL Stiles believes children's lives are in danger because of the terrible state of the gravel roads on his school-bus run.

Mr Stiles operates the Murray's Bridge school-bus run east of Warwick and said yesterday the safety of his passengers was being compromised by the lack of proper road maintenance.

His run takes in Cullendore, Wickhams, Barlow's Gate and Craikes roads, just to name a few. He said they were gradually getting worse, with large potholes, washed-out culverts and steep sides making for some "hairy" trips.

"Barlow's Gate Road has been bad for the past six to 12 months and I can't remember when they last graded it," he said.

"The rain has made it worse, if that's possible and to get off the road when I meet a B-double loaded with cattle is scary business.

"I'm swerving from one side of the road to the other to avoid holes in the road and on some sections there is nowhere to go."

Mr Stiles was prompted to contact the Daily News after seeing a Warwick Shire Council crew working on a private road in the district.

"Surely a private road should take second place to a road that has a school bus operating on it," he said.

Mr Stiles said he was worried about the safety of the 20 to 30 children, ranging in age from five to 15 years, who used his bus.

He is not alone in his concerns about the condition of roads in the area, with Ross King also expressing his anger. Mr King has operated the mail run for the past 10 years, covering the Junabee, Loch Lomond, Murray's Bridge, Elbow Valley and Cullendore districts.

"I've been to council and given them lists of roads that are badly in need of work," he said.

"This is the worst that I have seen Barlow's Gate Road in my 10 years as a mail man," he said.

Warwick Shire Council technical services director Peter See said the council had completed widening of Cullendore Road, from the Killarney turn-off to O'Dea's Road, in the past couple of months.

"Council budgeted \$400,000 this financial year for Cullendore Road," he said.

"We have spent \$360,000 so far and early in the new year more work will be carried out on the gravel section, sealing some parts from Cullendore Gate back towards Warwick.

"Fortunately, we have had soaking rain, but unfortunately this causes roads to fall apart and this is a consistent problem right across the shire.

"The nature of a gravel road is that there is never a consistent standard."

What do you think? Is your road as bad as, or worse than, the one in this photo? Call us and let us know on 4660 1312 or email edit@warwickdailynews.com.au

Exhibit 40. Narrow Floodway at Sandy Creek. During seasonal flooding of Sandy Creek floodway there is no way for heavy vehicles to get in and out of the feedlot



Exhibit 41. Worn section on the side of Barlows Gate Rd immediately before the floodway. All vehicles must drive off the road to avoid a potential accident at this blind corner to the floodway.



Exhibit 42. Aerial view of Munros Rd via Cullendore Rd indicates it may be a safer alternative route to the feedlot via the rear of Lot 1700M34613.



Exhibit 43. Recently cleared vegetation (machinery in situ) on ridge on Lot 3 RP77097 to the east of the current feedlot (proposed site of feedlot expansion).




Exhibit 44. The first stage of the proposed feedlot has already been erected and can be clearly viewed from Barlows Gate Rd.



13.3 Quarterly Report on Development Approvals for the October to December Quarter 2019

Document Information

 Southern Downs <small>REGIONAL COUNCIL</small>	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Development Assessment Coordinator	ECM Function No/s: N/A

Recommendation

THAT Council receives the report and notes the summary of the development approvals statistics for the October to December 2019 Quarter.

Report

This report provides Council with a summary of the number of development related approvals, the timeframe for Council's assessment, and identifies the approvals which are progressing toward construction.

This report deals with all development approvals in the development cycle for the October to December 2019 quarter, and relates to the following application types:

- Material Change of Use
 - Other associated applications
 - Works on Local Heritage Places
- Reconfiguring a Lot
 - Other associated applications
- Plans of Subdivision (Survey Plans)
- Operational works
- Building applications
- Plumbing and drainage applications and
- Temporary events permits

The Sustainable Development department issued all the decisions within legislated timeframes in accordance to the *Planning Act 2016* and the *Plumbing and Drainage Act 2018*.

The figures provided in relation to Building applications refer to Council certified applications only. No data in relation to private building certification is provided.

1.0 Number of applications decided in fourth quarter of 2019:

This table summarises the number of applications decided in the quarter.

Applications	Fourth quarter 2019	Fourth quarter 2018	Fourth quarter 2017	Fourth quarter 2016
Material Change of Use	17	31	27	17
- Negotiated decisions	2	3	3	2

Applications	Fourth quarter 2019	Fourth quarter 2018	Fourth quarter 2017	Fourth quarter 2016
- Change to an existing approval	7	6	5	9
Reconfiguring a lot	6	18	13	8
- Negotiated decisions	2	2	0	0
- Change to an existing approval	2	11	4	5
Survey Plans	17	17	12	5
Operational works	1	2	4	2
Building	24	34	28	28
Plumbing & drainage	63	76	42	73
Temporary events	2	3	1	2
TOTALS	143	206	139	151

2.0 Decision timeframe

Please note that the assessment times exclude the time when an application is referred to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) for input, or when additional information for an application is requested. The DSDMIP has 30 business days to review and decide an application referred to them, and this assessment period is over and above that of Council's.

2.1 Land-use, operational works and building applications

The Development Assessment Rules in the *Planning Act 2016* stipulate the development assessment process, and prescribes timeframes in which all land-use, operational works and building applications **must** be decided. The Development Assessment Rules allow Council 35 business days to decide an application (this includes time taken to issue any Information Request). The following table outlines the average time in business days Council's Sustainable Development Department takes to assess and decide delegated applications.

Applications	First quarter 2019 (b.d.)	Second quarter 2019 (b.d.)	Thirds quarter 2019 (b.d.)	Fourth quarter 2019 (b.d.)	Fourth quarter 2018 (b.d.)
Material Change of Use: - Delegated - Council meeting	13.5 27	14.08 56	15.93	25.31 27.25	20.37 29.5
Reconfiguring a lot: - Delegated - Council meeting	10.45	15.61	9.77 45	31 38	9.81 31
Operational works	7	4	13.75	4	9
Building	10.89	10.65	9.04	8.58	11.48

* An application is applicant driven, and Council cannot proceed with assessment unless the required actions, such as referral to the DSDMIP, and public notification, are completed by the applicant.

From the statistics it is clear that Council's decision-making time, in business days, is consistently less than what is set out in the Development Assessment Rules.

2.2 Plan of subdivision

The *Planning Regulation 2017* stipulates the assessment process and prescribes timeframes in which a request for an approval of a plan of subdivision **must** be decided by Council. The Regulation allows 20 business days, to issue the signed Survey Plan.

The average period for processing a plan of subdivision is 2.29 business days.

2.3 Plumbing and drainage applications

The *Plumbing and Drainage Act 2018* stipulates the assessment process, and legislates timeframes in-which plumbing and drainage applications **must** be decided. The Act allows 10 business days, to decide an application, and this timeframe includes all inspections.

The average assessment period for a plumbing application is 0.76 business days.

2.4 Temporary Event Permits and On-going Compliance

The *Planning Act 2016* stipulates that an enforcement authority must issue a Show cause notice if they reasonably believe a person has committed, or is committing, a development offence; and is considering giving an enforcement notice for the offence to the person.

In the fourth quarter, Council issued three (3) Show cause/Enforcement notices for Building and Planning compliance.

The *Local Government Act 2009* establishes several types of local laws, including Subordinate local laws. Subordinate Local Law No. 1.12 (Operation of Temporary Entertainment Events) 2011 regulates applications made for Temporary Entertainment Events. There were two (2) Temporary Event Permits decided within the fourth quarter of 2019.

3.0 Developments which are proceeding

The strongest indication of a development proceeding, once a Development permit is issued, is the submission of subsequent Operational works, Building, and Plumbing and drainage applications.

In the last quarter, the following larger developments have progressed:

- MCU\01791 – Material Change of Use (Service Station – Redevelopment of existing service station), 86 Wallace Street, Warwick – approved 26 April 2018.
OPW\000153 – Operational Works (Access and associated works for redevelopment of Service Station) – approved 30 October 2019.
- RC\01786 – Reconfiguration of Lot (Subdivision of 1 into 38 lots), Carbine Street, Rosenthal Heights – approved 20 December 2019.

4.0 Initiatives and Improvements

4.1 This quarter:

Since the last quarter the Strategic Planning and Prosperity department has seen the commencement of a new Planning Officer, Administration Officer and the Manager Strategic Planning and Prosperity. The department has seen a range of complex applications and diversity in the applications being received.

4.2 Next quarter:

Improving Councils timeframes in the assessment of application is a key focus for the first quarter of 2020.

Budget Implications

Nil

Policy Consideration

Nil

Community Engagement

The planning applications that were Impact assessable underwent public notification in accordance with the *Planning Act 2016*.

Legislation/Local Law

Building Act 1975

Plumbing and Drainage Act 2018

Planning Act 2016

Southern Downs Planning Scheme

Local Law No. 1 (Administration) 2011

Subordinate Local Law No. 1.12 (Operation of Temporary Entertainment Events) 2011

Options

Council:


1. Resolve to receive the report and note the summary of the development approvals statistics for the October to December 2019 quarter.
2. Resolve not to receive the report and note the summary of the development approvals statistics for the October to December 2019 quarter.

Attachments

Nil

13.4 Residential Attraction - Strategic Research and Analysis

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Manager Strategic Planning and Prosperity	ECM Function No/s: N/A

Recommendation

THAT Council receives the Southern Downs Residential Attraction – Strategic Research and Analysis report.

Report

As part of the Residential Attraction project, Council engaged AEC Group Ltd to prepare a Residential Attraction – Strategic Research & Analysis report. The purpose of this report was to provide research and analysis of household socio-economic data to support the development of a marketing and communication plan for Southern Downs, which also forms part of the Residential Attraction project. The key focus areas for the project were to provide:

- Comparative analysis of incomes and costs for local residents compared to those in other regions.
- Comparative analysis of accessibility of the region, in terms of journey to work and access to health care.
- Identification of the population typologies likely to be the target market for the marketing and communication plan.
- Understanding of the potential implications of drought on local population outcomes.

The report identified the following target markets as key for residential attraction:

- Small or expanding businesses due to the low labour cost.
- Residents working from home, as the region is ideally located for persons who work for themselves or work remotely, due to the affordability, location and the provision of services.
- Retirees, as it is an attractive location with a relaxed lifestyle, and provides access to cheaper housing and costs of living.
- Families seeking more affordable lifestyle, of particular note is single mums, as the location provides a friendly lifestyle, lower rents, with a community network.

This report will provide the background for the marketing strategy, which is in the process of being developed.

Budget Implications

Funds were received through the Building Better Regions Fund and allocated under Council's current budget.

Policy Consideration

Shaping Southern Downs
Corporate Plan 2019-2024
Operational Plan 2019/2020

Community Engagement

Nil

Legislation/Local Law

Nil

Options

Council:

1. Resolves to receive the Southern Downs Residential Attraction – Strategic Research and Analysis report.
2. Resolves to not receive the Southern Downs Residential Attraction – Strategic Research and Analysis report.

Attachments

1. Southern Downs Residential Attraction - Strategic Research and Analysis report [↓](#)

SOUTHERN DOWNS RESIDENTIAL ATTRACTION – STRATEGIC RESEARCH & ANALYSIS

SOUTHERN DOWNS REGIONAL COUNCIL
DECEMBER 2019

aecgroup ltd.com





DOCUMENT CONTROL

Job ID: J001618
Job Name: Southern Downs Residential Attraction – Strategic Research & Analysis
Client: Southern Downs Regional Council
Client Contact: Julie Schmidt
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Telephone: (07) 3831 0577
Document Name: Southern Downs Residential Attraction Profile FINAL REPORT.docx
Last Saved: 19/12/2019 9:40 AM

Version	Date	Reviewed	Approved
Draft Report	26/11/2019	SH	ARP
Final Report	18/12/2019	SH	ARP

Disclaimer:

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EXECUTIVE SUMMARY

BACKGROUND

The Southern Downs local government area recorded a population of approximately 35,600 in 2018 and has recorded modest population growth in the past five years. The local population has an older average age than the nation at 42.7 years (compared to 38.3) and has the 5th highest aged dependency ratio (the ratio of persons aged over 65 to the working aged population) in Queensland.

It is currently anticipated that employment in Southern Downs will increase by approximately 800 jobs in 2019-20, presenting the region with an opportunity to undertake marketing and strategic activities to attract new residents. Southern Downs Regional Council (Council) has received funding under the Building Better Regions Fund (BBRF) to develop the Southern Downs Resident Attraction Project, which is aimed at attracting working families to the Southern Downs region.

Council will develop the Marketing and Communication Plan associated with the Southern Downs Resident Attraction Project. However, a compelling and accurate evidence base is required to inform and support these strategic documents.

PURPOSE OF REPORT

The purpose of this report is to provide research and analysis of household socio-economic data to support the development of a Marketing and Communication Plan for the Southern Downs Local Government Area (LGA). In particular, the focus areas of the research and analysis project are:

- Comparative analysis of incomes and costs for local residents compared to those in other regions
- Comparative analysis of accessibility of the region, in terms of journey to work and access to health care
- Identification of the population typologies likely to be the target market for the marketing and communication plan
- Understanding of the potential implications of drought on local population outcomes.

KEY FINDINGS

This report has identified the following target markets as key for residential attraction in the Southern Downs:

- **Small or Expanding Businesses:** Low labour costs in the Southern Downs provide a lucrative opportunity for small businesses. Likewise, expanding business which need to reduce costs will also benefit.
- **Residents Working from Home:** The Southern Downs provides an ideal location for persons who work for themselves or work remotely with the affordability, geographical accessibility and provision of services within the region making it an ideal location to both live and work. Residents have all of the essential services provided in metropolitan areas, however, at a more affordable cost and in many cases with more accessibility.
- **Retirees:** There is a trend towards rural retirement migration. Regional areas are attractive places for the older generation to retire due to the need to access cheaper housing and costs of living, relocating to where there is more family/ community support and the more relaxed lifestyle (R. Winterton, A. Butt, B Jorgensen, J. Martin, 2018).
- **Families Seeking a More Affordable Lifestyle:** Families with children, particularly those with single mums, are increasingly attracted to regional areas. The high and increasing cost of living in metropolitan areas provides a strong incentive to move to more affordable and lifestyle friendly locations. In particular, rents are relatively more affordable than metropolitan areas, with residents recording lower rental payments as a proportion of income. Additionally, the presence of family, friends and a community network in regional Australia is a likely attractor for single mums seeking support to raise their children.

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1. INTRODUCTION

1.1 BACKGROUND

The Southern Downs local government area recorded a population of approximately 35,600 in 2018 and has recorded modest population growth in the past five years. The local population has an older average age than the nation at 42.7 years (compared to 38.3 years) and has the 5th highest aged dependency ratio (the ratio of persons aged over 65 to the working aged population) in Queensland.

It is currently anticipated that employment in Southern Downs will increase by approximately 800 jobs in 2019-20, presenting the region with an opportunity to undertake marketing and strategic activities to attract new residents. Southern Downs Regional Council (Council) has received funding under the Building Better Regions Fund (BBRF) to develop the Southern Downs Resident Attraction Project, which is aimed at attracting working families to the Southern Downs region.

Council will develop the marketing and communication plan associated with the Southern Downs Resident Attraction Project. However, a compelling and accurate evidence base is required to inform and support these strategic documents. In particular, the focus areas of the research and analysis project are:

- Comparative analysis of incomes and costs for local residents compared to those in other regions
- Comparative analysis of accessibility of the region, in terms of journey to work and access to health care
- Identification of the population typologies likely to be the target market for the marketing and communication plan
- Understanding of the potential implications of drought on local population outcomes.

1.2 APPROACH

AEC undertook background research and data analysis for Southern Downs LGA, including literature and data collection, and profiling. The profiling and analysis were conducted at LGA level for Southern Downs and the comparison regions of Toowoomba, Brisbane, Gold Coast, Sydney and Melbourne, wherever consistent and comparable data was available. A compilation of LGAs was utilised for the Greater Sydney and Greater Melbourne comparison regions. The profiling and analysis led to the identification of incomes and costs for local residents, the degree of accessibility of the region, migration typologies, impact of external drought implications and the gaps between Southern Downs and other areas in Regional Queensland.

This document follows the following structure:

- **Chapter 2: Southern Downs Snapshot:** This chapter provides an overview of the key selling points of the Southern Downs compared to the key comparison regions. Analysis in this chapter is supported by data provided in Appendix A.
- **Chapter 3: Migration:** This chapter provides an overview of the key migration trends in regard to regional Australia, Southern Downs and similar regional areas. Analysis in this chapter is supported by data provided in Appendix A.
- **Chapter 4: Summary of Findings:** This chapter provides a summary of the findings of the based on the analysis in Chapters 2 and 3. These findings provide direction on the key target markets for residential attraction in the Southern Downs.

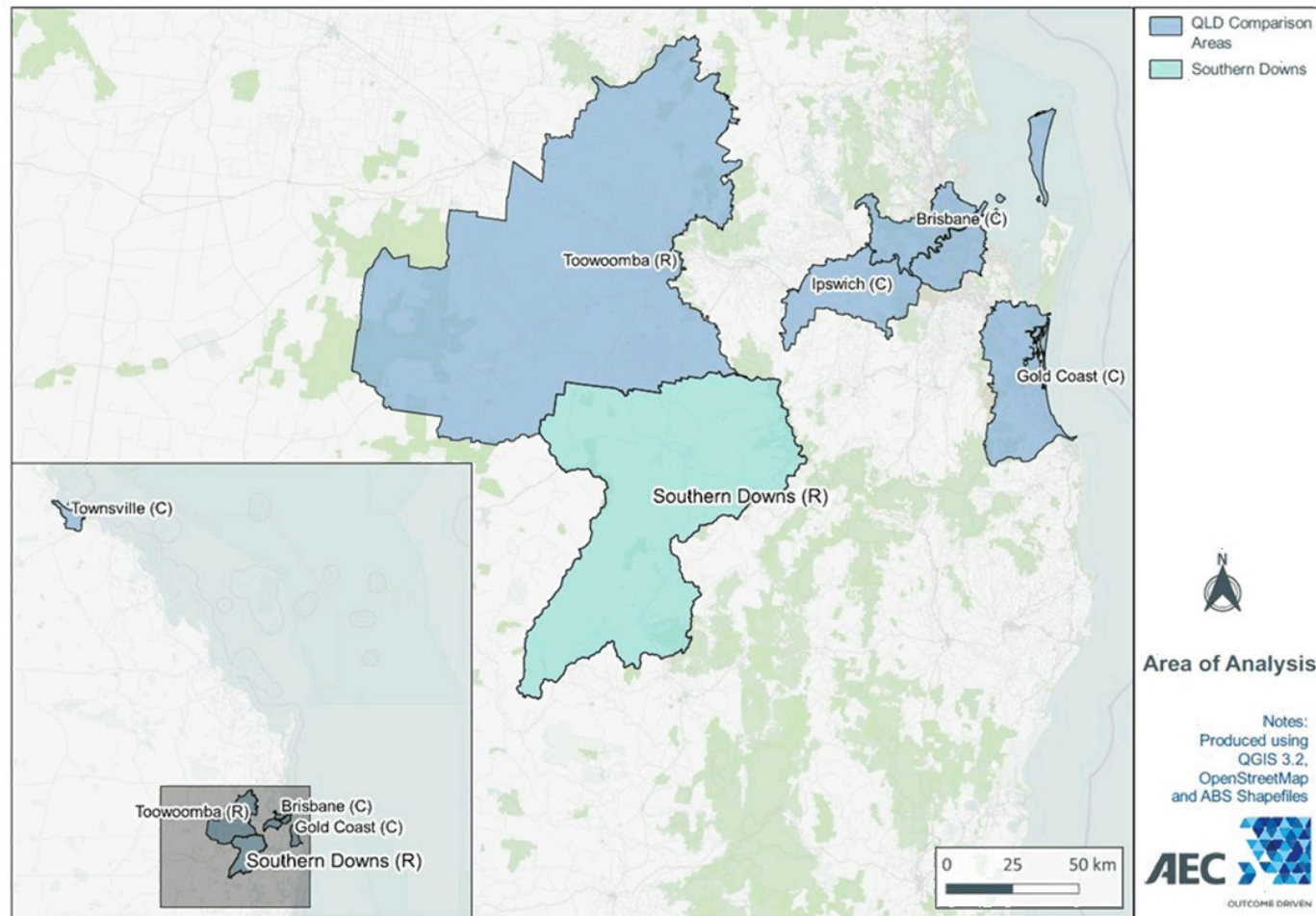
1.3 GEOGRAPHY

For the purposes of this assessment, Southern Downs LGA will be compared to the regions of Brisbane LGA, Ipswich LGA, Gold Coast LGA, Townsville LGA, Toowoomba LGA, Sydney (sum of LGAs) and Melbourne (sum of LGAs). Sydney will be defined by the LGAs that comprise the five districts in the metropolitan area and Melbourne by the six regions in the metropolitan area (see below).

SOUTHERN DOWNS RESIDENTIAL ATTRACTION – STRATEGIC RESEARCH AND ANALYSIS



Figure 1.1. Southern Downs and Queensland Comparison Areas

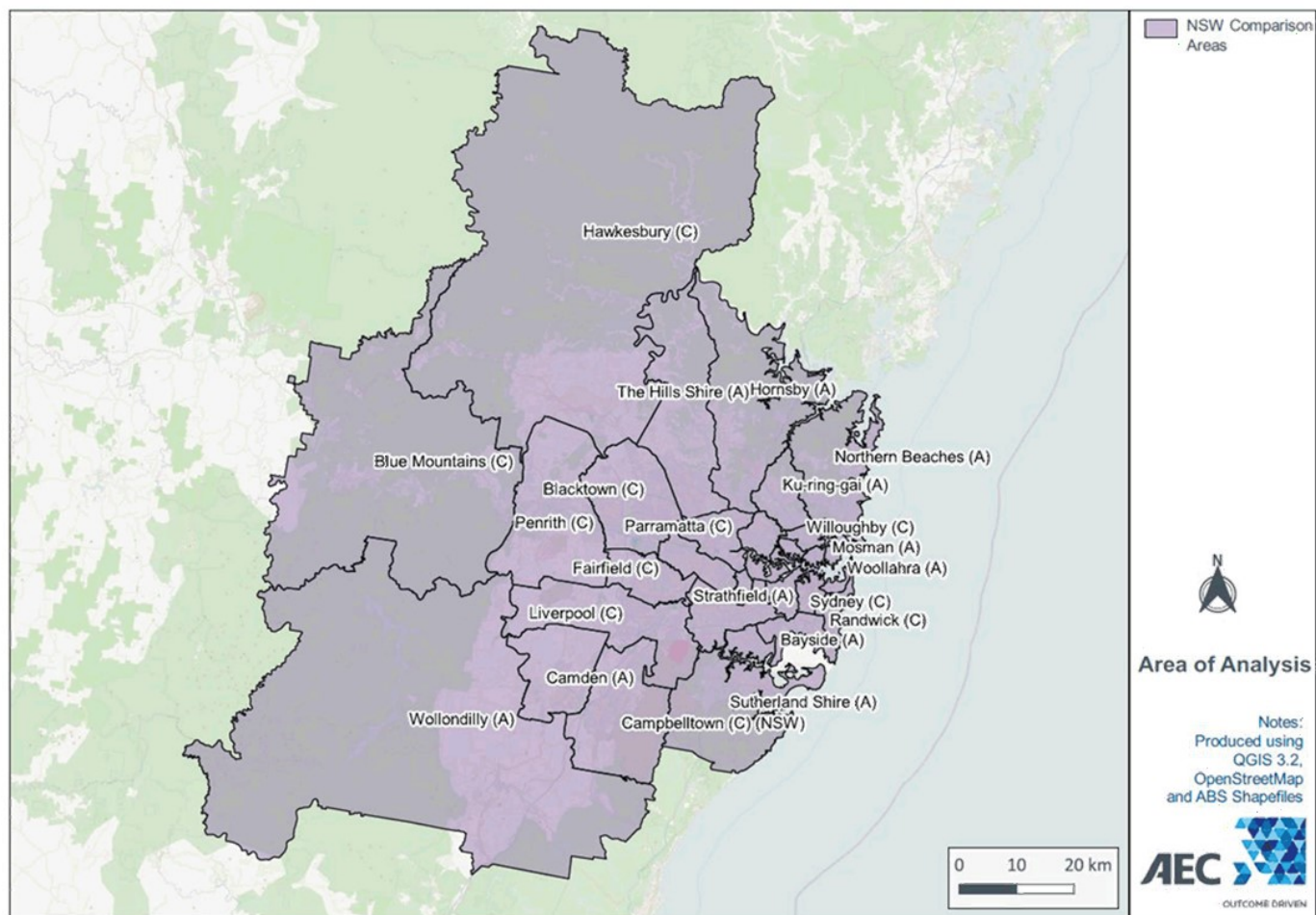


Source, AEC.

SOUTHERN DOWNS RESIDENTIAL ATTRACTION – STRATEGIC RESEARCH AND ANALYSIS



Figure 1.2. New South Wales Comparison Areas

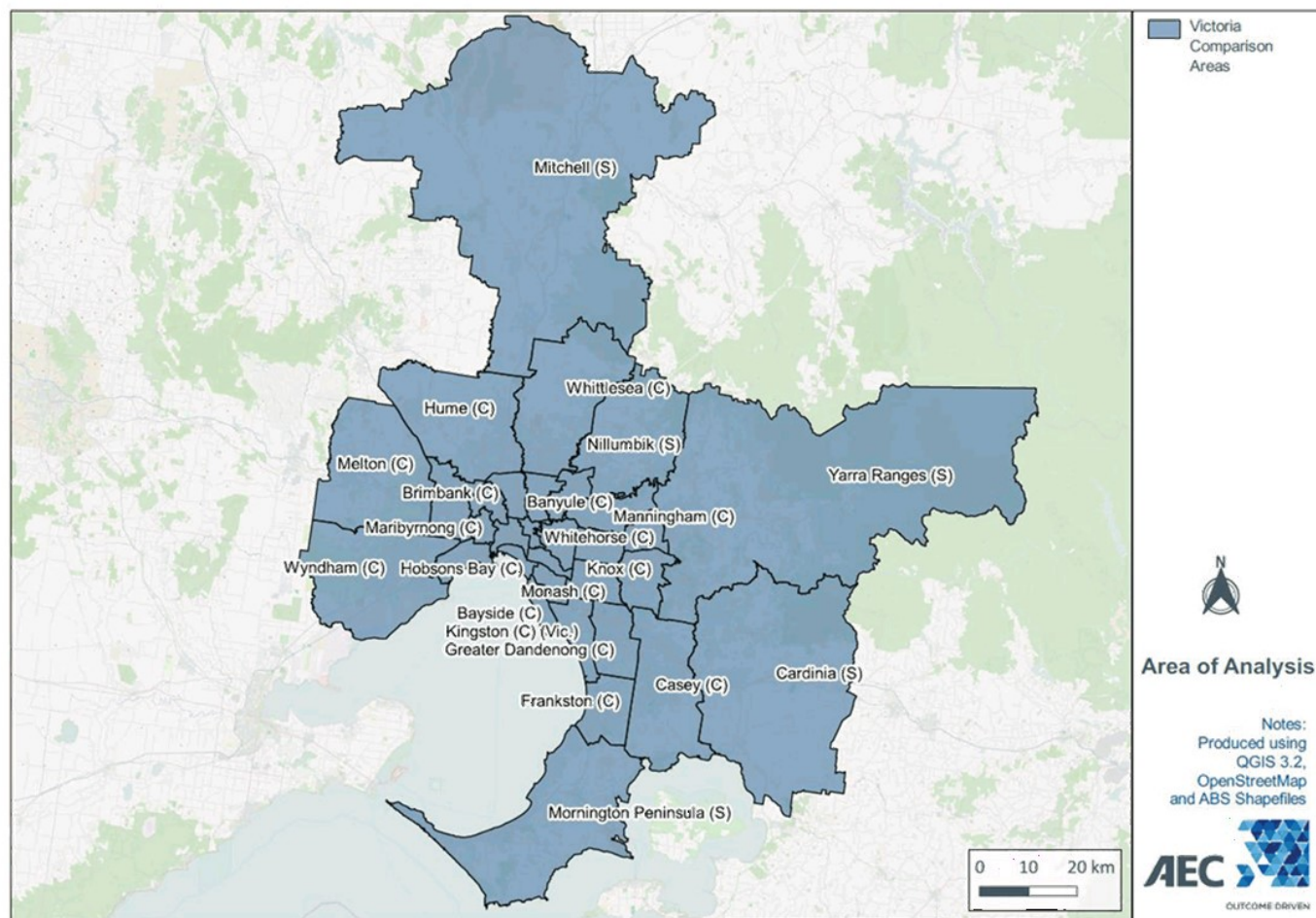


Source: AEC.

SOUTHERN DOWNS RESIDENTIAL ATTRACTION – STRATEGIC RESEARCH AND ANALYSIS



Figure 1.3. Victoria Comparison Areas








Source: AEC.

SOUTHERN DOWNS RESIDENTIAL ATTRACTION – STRATEGIC RESEARCH AND ANALYSIS



2. SOUTHERN DOWNS COMPARATIVE ADVANTAGES SNAPSHOT

 Cost of Living	<p>House Prices: \$250,00 (130.9% below comparison region average)</p> <p>Rent Costs: \$224 (60.8% below comparison region average)</p> <p>Rent Payment Rate: 18.0% (1.7 percentage points below comparison region average)</p> <p>Retail Costs: 0.8 index points lower than Brisbane</p> <p>Education Costs: \$1,620 (45.2% below comparison average)</p>	<p>Southern Downs residents benefit from higher levels of affordability compared to the comparison regions.</p> <p>In particular, housing costs, rental costs, rent payment rates, retail prices and education costs (per student) are all lower than the average of the comparison regions, suggesting savings to residents.</p>
 Low Business Costs	<p>Average Personal Income: \$34,570 per annum (33.1% lower than comparison region average)</p> <p>Work from Home: 9.7% of residents work from home (Compared to 4.8% for comparison regions)</p>	<p>Southern Downs businesses benefit from lower labour expenses compared to the comparison regions, which otherwise can account for up to 70% of total business costs. This is consistent across all occupation categories. Southern Downs is an ideal location for self-employed or remote workers with a large proportion of residents working from home, reducing costs of business set-up and operations for small businesses.</p>
 Geographical Accessibility	<p>Employment Self Containment: 93.7%</p> <p>Time to Drive to Work^(a): 22 minutes on average (on par with the average for comparison regions)</p> <p>Drive to Work: 72.2% of residents</p> <p>Walk to Work: 5.3% of residents</p> <p>Access to Key Centres: Within 3.5 hours to all regional and metro centres.</p>	<p>Southern Downs residents have good geographical accessibility to working locations and major cities/ regional centres. Lower congestion levels compared to major cities results in shorter travel times (BITRE, 2016). Cost savings occur due to the shorter average travel time to work and higher proportion of residents that walk to work.</p> <p>Located just 1 hour drive out of the Southern Downs, the Toowoomba Wellcamp Airport provides direct flights to Sydney, Melbourne, Townsville and Western Australia (Wellcamp, 2019).</p>
 Service Accessibility	<p>Strong service provision in the following services:</p> <ul style="list-style-type: none"> • GPs • Hospitals • Specialist Medical Services • Butchers & Smallgoods Makers • Cafes & Restaurants • Supermarket & Grocery Stores • Takeaway Food Services 	<p>The number of GPs, nurses and specialists in the Southern Downs is lower than all comparison regions. However, the Southern Downs performs well for its population size, outperforming regions of similar population size in regard to provision of health services and food & beverage services.</p>
 Community Cohesion	<p>Volunteer Rates: 26.9% (7.4% higher than comparison region average)</p> <p>Resident Retention: 82.7% (7.7% higher than comparison region average)</p>	<p>Residents in the Southern Downs exhibit strong community connectedness and cohesion. This is demonstrated by the higher than average proportion of volunteers and high resident retention rates.</p>

Note: (a) Please refer to Table A. 13 for assumptions for this estimate. Sources: REIQ (2019), ABS (2017a, b), REIQ (2019), QGSO (2015), ATAP (2016), Petrol Spy (2019), Paycor (2018).

3. MIGRATION

MIGRANTS TO THE SOUTHERN DOWNS



Average Age (2016):
45.0 years



Area of Origin (2016):

- Brisbane (2.0%)
- Overseas (1.8%)
- Toowoomba (1.8%)



Industry of Employment (2016):

- Education and training (13.4%)
- Healthcare and social assistance (13.2%)
- Agriculture, forestry and fishing (13.0%)

MIGRANTS TO SIMILAR REGIONS



Average Age (2016):

Lockyer Valley: 40.9 years

Somerset: 33.1 years

South Burnett: 35.7 years



Area of Origin (2016):

Lockyer Valley: Toowoomba (4.3%), Overseas (4.2%), Ipswich (3.5%)

Somerset: Ipswich (6.0%), Moreton Bay (3.6%), Brisbane (3.4%)

South Burnett: Moreton Bay (2.6%), Brisbane (1.9%), Toowoomba (1.2%)



Industry of Employment (2016):

Lockyer Valley:

- Agriculture, forestry and fishing (18.4%)
- Healthcare and social assistance (10.7%)
- Construction (8.7%)

South Burnett:

- Healthcare and social assistance (19.0%)
- Education and training (15.0%)
- Retail trade (9.7%)

Somerset:

- Manufacturing (16.9%)
- Healthcare and social assistance (11.2%)
- Construction (10.9%)

3.1 MIGRATION POPULATION TYPOLOGIES

Since 2014-15, the Australian population has been migrating away from capital cities to more regional areas. This is a change in the long run trend, where regional migration has declined by 12.6% (on average) per annum between 2009-10 and 2014-15. In 2015-16, all age cohorts experienced a net increase in migration to regional Australia, with the exception of the 15-24 years age cohort which declined.

Australians are typically driven to regional areas due to attractive government initiatives, employment opportunities, affordability, and lifestyle change. Government initiatives, such as the 'Rent a Farmhouse' campaign in Trundle (New South Wales), have historically assisted domestic migrants to regional Australia (My Trundle, 2019). Financial incentives (i.e. extremely low start-up costs) are utilised to attract migrants to the region where they must abide certain criteria such as minimum stays, and renovation activity. The affordability and employment opportunities in regional Australia are additional drivers of migration. Lifestyle change is another aspect attracting Australians to regional areas, due to the opportunity to escape the 'rat race' and affordable housing. During retirement is a common period for lifestyle change, with approximately 37% of the 14,000 55-64-year-old regional Queensland migrants recorded in the labour force in 2006, but not in 2011 (Western Alliance, unknown).

Regional areas which have historically experienced higher migration have tended to attract retirees and single mums with children. Net migration is most positive in the 45-year-old and over age category (for both males and females), which expanded by approximately 17,450 people (for regional Australia as a whole) in 2015-16 (ABS, 2017c). The 15-24 years old age cohort recorded a net decline (approximately 11,600 people), indicating youth are moving to metropolitan areas for university and entry into employment (ABS, 2017c). Females aged 25-44 years recorded a net increase in 2015-16, in line with the increase in children aged 0-14 years, indicative of single mums with children migrating to these regions (ABS, 2017c). This can be attributed to the affordability of regional Australia compared to metropolitan areas.

The Lockyer Valley LGA, Somerset LGA and Southern Burnett LGA were chosen as suitable comparison regions with similar economic structures to the Southern Downs who are experiencing strong population growth (between 1.6% and 3.7%). The below section refers to Southern Downs LGA with comparison to these regions.

Southern Downs migrants are older (on average) compared migrants in the Lockyer Valley, Somerset and South Burnett (ABS, 2017a). Retirement is, therefore, likely a common reason for migration to the Southern Downs. Employment opportunities have also facilitated migration of approximately 27,000 individuals to the Southern Downs (ABS, 2017a, c). The Southern Downs attracts workers within similar industries to the comparison regions, particularly healthcare and social assistance. Compared to Somerset and the Lockyer Valley, the Southern Downs has a gap in attraction of construction workers. The area of origin between Southern Downs and comparison regions was consistent, primarily drawing from areas of South East Queensland.

3.2 IMPLICATIONS OF DROUGHT ON MIGRATION

Australia has experienced a severe and extended period of low rainfall since the start of 2017, with substantial rain deficiencies across most of New South Wales, Queensland and South Australian parts of the Murray-Darling Basin (BOM, 2019). The reduced water available for irrigation has resulted in negative economic and social outcomes for regional areas, particularly those with a primary agricultural industry (like the Southern Downs).

A long duration drought results in increased costs for agricultural industry activity, loss of crops and livestock, lost productivity, stalled industry activity and reduced incomes and employment opportunities (Climate Council, 2019). This directly impacts agricultural industry workers; however, the impacts also flow to the wider community. Decreased economic activity and deterioration of households' financial positions results in withdrawal from the community, increased workloads and lack of provision of and access to services including education and training opportunities for children. Psychological trauma, higher incidence of depression, anxiety and suicide become increasingly prevalent during this time (NCCARF, 2010).

These resulting impacts pose a high-level risk to population retention and attraction through two components; outward migration and inward migration. Local residents are more inclined to move to less drought impacted areas in search of economic opportunities and a better lifestyle. Negative media coverage of drought affected areas and

SOUTHERN DOWNS RESIDENTIAL ATTRACTION – STRATEGIC RESEARCH AND ANALYSIS



declining employment opportunities discourages inward migration. This coupled effect results in subdued (or potentially negative) resident population growth; population growth has declined in regional Queensland from 1.4% growth on average per annum between 2006 and 2013 to 0.4% between 2013 and 2018 (ABS, 2019) (CSRM, 2018) (Charles Sturt University, 2004).

4. SUMMARY OF FINDINGS

Key findings from the analysis are summarised in the section below. The following target markets have been identified as key for residential attraction in the Southern Downs:

- **Small or Expanding Businesses:** Low labour costs in the Southern Downs provide a lucrative opportunity for small businesses. Likewise, expanding business which need to reduce costs will also benefit.
- **Residents Working from Home:** The Southern Downs provides an ideal location for persons who work for themselves or work remotely with the affordability, geographical accessibility and provision of services within the region making it an ideal location to both live and work. Residents have all of the essential services provided in metropolitan areas, however, at a more affordable cost.
- **Retirees:** There is a trend towards rural retirement migration. Regional areas are attractive places for the older generation to retire due to the need to access cheaper housing and costs of living, relocating to where there is more family/ community support and the more relaxed lifestyle (R. Winterton, A. Butt, B Jorgensen, J. Martin, 2018).
- **Families Seeking a More Affordable Lifestyle:** Families with children, particularly those with single mums, are increasingly attracted to regional areas. The high and increasing cost of living in metropolitan areas provides a strong incentive to move to more affordable and lifestyle friendly locations. In particular, rents are relatively more affordable than metropolitan areas, with residents recording lower rental payments as a proportion of income. Additionally, the presence of family, friends and a community network in regional Australia is a likely attractor for single mums seeking support to raise their children.

Analysis of regions with similar economic structures and high population growth has led to the identification of an appropriate population growth Key Performance Indicator (KPI). These regions include the Lockyer Valley, Somerset and South Burnett. Over the past five years, these regions have grown in population size by between 1.6% and 3.7% (on average) per annum. The Southern Downs recorded a population decline of 0.8% (on average) per annum over the same time period. Therefore, with the appropriate residential attraction strategies in place, growth of between 2.0% and 3.0% is an appropriate KPI.

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APPENDIX A: SUPPORTING DETAILS

INCOMES AND COSTS

Table A. 1. Average Personal Weekly Income by Occupation, PoUR, 2016

Area	Managers	Professionals	Technicians and Trades Workers	Community and Personal Service Workers	Clerical and Administrative Workers	Sales Workers	Machinery Operators and Drivers	Labourers
Southern Downs	\$1,076	\$1,366	\$946	\$736	\$825	\$605	\$1,013	\$685
Brisbane	\$1,947	\$1,734	\$1,224	\$775	\$1,164	\$802	\$1,001	\$711
Ipswich	\$1,532	\$1,493	\$1,198	\$855	\$1,055	\$687	\$1,089	\$794
Gold Coast	\$1,607	\$1,526	\$1,168	\$777	\$1,005	\$780	\$1,057	\$780
Townsville	\$1,615	\$1,589	\$1,260	\$910	\$1,076	\$651	\$1,252	\$731
Toowoomba	\$1,401	\$1,549	\$1,174	\$793	\$1,004	\$684	\$1,211	\$746
Sydney	\$2,028	\$1,769	\$1,162	\$807	\$1,170	\$871	\$1,025	\$760
Melbourne	\$1,842	\$1,622	\$1,135	\$763	\$1,090	\$767	\$1,002	\$738

Source: ABS (2017a).

Table A. 2. Retail Price Index, 2015

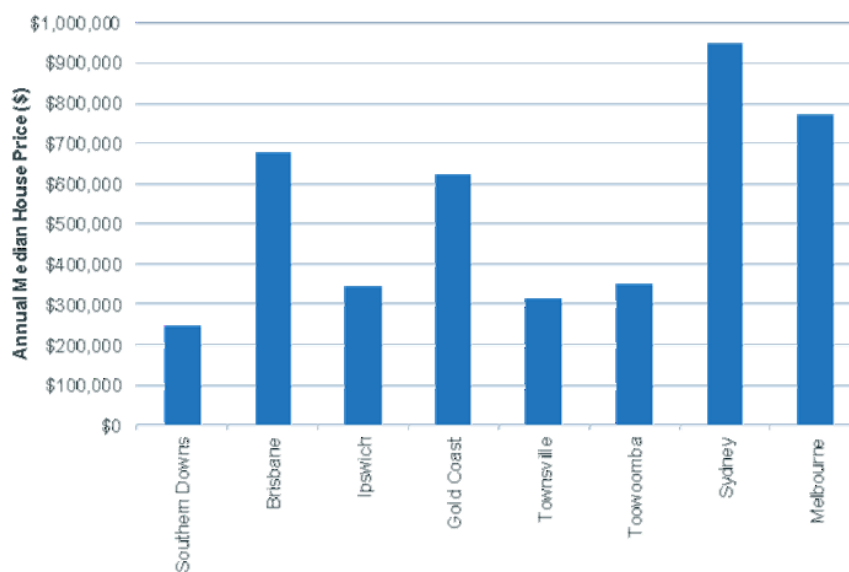
Name	Alcohol and tobacco	Clothing and footwear	Food and non-alcoholic beverages	Furnishings, household equipment and services	Health	Housing	Insurance and financial services	Recreation and culture	Transport	All items less housing	All items
Southern Downs	100.4	90.8	105.8	82.8	100.1	68.0	101.7	103.1	97.8	99.2	92.2
Brisbane	100.5	100.6	99.2	98.9	100.0	111.7	101.4	99.5	100.0	99.8	102.5
Ipswich	98.2	104.0	99.8	103.9	99.8	77.3	103.5	99.8	100.7	100.8	95.5
Gold Coast	99.7	81.7	101.4	88.4	100.1	108.8	105.0	96.1	99.8	97.8	100.2
Townsville	100.7	112.6	114.2	82.9	100.1	80.8	111.6	99.1	100.9	102.6	97.7
Toowoomba	101.3	102.6	109.5	120.9	99.9	81.6	95.4	101.3	100.5	104.6	99.5

Note: Brisbane Region has an index of 100, i.e. an index of 90.8 indicates prices 9.2% lower than Brisbane Region.
Source: QGSO (2015).

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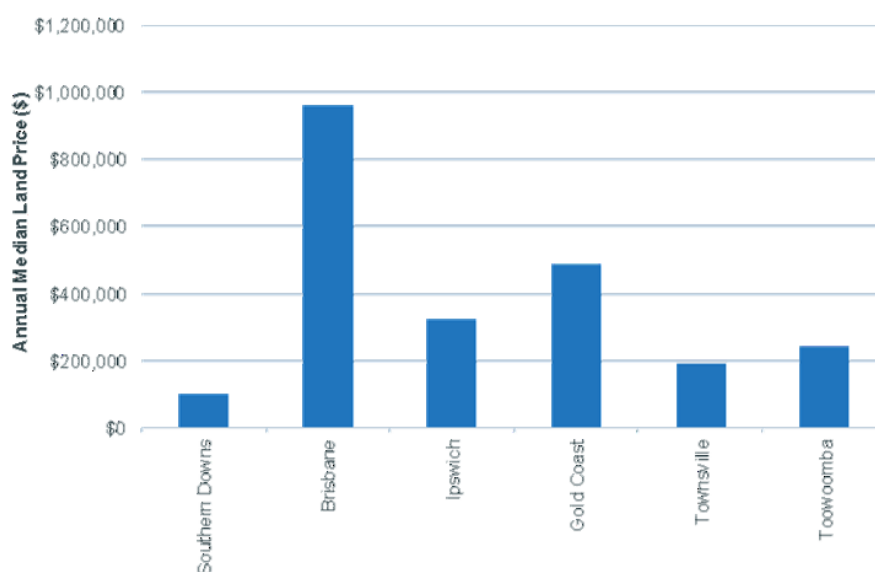


Figure A. 1. Annual Median House Price (\$), 2019



Note: House prices represent houses <2,400sqkm.
 Source: (REIQ, 2019)

Figure A. 2. Annual Median Land Prices (\$), 2019



Note: Land prices represent land >2,400sqkm. Melbourne and Sydney have been excluded as a suitable comparator was not available.
 Source: (REIQ, 2019)

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Table A. 3. Average Weekly Rent Payment, 2016

Region	Average Rent Payments	Payment Rate ^(a)
Southern Downs	\$224	18.0%
Brisbane	\$396	19.0%
Ipswich	\$308	18.7%
Gold Coast	\$402	23.4%
Townsville	\$299	17.7%
Toowoomba	\$275	17.4%
Sydney	\$469	21.7%
Melbourne	\$372	19.8%

Note: (a) Weekly rent payment as a proportion of total weekly household income.
 Source: ABS (2017a).

Table A. 4. Average Monthly Mortgage Repayments, 2016

Region	Average Monthly Mortgage Repayments	Repayment Rate ^(a)
Southern Downs	\$1,407	26.1%
Brisbane	\$2,181	24.1%
Ipswich	\$1,698	23.8%
Gold Coast	\$2,022	27.2%
Townsville	\$1,820	24.9%
Toowoomba	\$1,654	24.2%
Sydney	\$2,460	26.3%
Melbourne	\$2,014	24.7%

Notes: (a) Monthly mortgage repayments as a proportion of total monthly household income.
 Source: ABS (2017a)

Table A. 5. Residential Minimum Differential Rates (\$), 2018-19

Area	Residential (minimum differential general rate)
Southern Downs	\$1,135
Brisbane	\$734
Ipswich	\$961
Gold Coast	\$960
Townsville	\$1,103
Toowoomba	\$980
Sydney	-
Melbourne ^(a)	\$1,630

Note: (a) Melbourne rates are representative of a selection of LGAs in Sydney.
 Sources: SDRC (2019), Brisbane City Council (2019b), City of Ipswich (2019), City of Gold Coast (2019a), City of Townsville (2019), Toowoomba Region (2019a), City of Melton (2019), Penrith City Council (2019).

Table A. 6. Water Usage and Service Rates (\$), 2018-19

Area	Water Usage (per kilolitre)	Water Services (per quarter)	Sewerage Services (per quarter)
Southern Downs	\$2.0	\$146	\$177.8
Brisbane	\$3.8	\$56	\$137.0
Ipswich	\$4.0	\$81	\$152.0
Gold Coast	\$4.1	\$53	\$181.0
Townsville	\$1.4	\$90	\$201.5
Toowoomba ^(a)	\$2.5	\$163	-
Sydney	\$2.1	\$120	\$154.8
Melbourne	\$2.4	\$29	\$92.6

Notes: (a) No separate cost for sewerage services available.
 Sources: Gold Coast (2019b), Brisbane City Council (2019b), Townsville City Council (2019), Toowoomba Region (2019b), SDRC (2019), Sydney Water (2019), Southeast Water (2019).

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Table A. 7. Electricity Rates (\$), 2019

Area	Postcode Used	Lowest Price Plan Available (per year)
Southern Downs	4370	\$1,580
Brisbane	4000	\$1,350
Ipswich	4305	\$1,350
Gold Coast	4217	\$1,350
Townsville	4810	\$2,120
Toowoomba	4350	\$1,580
Sydney	2000	\$1,470
Melbourne	3000	\$1,230

Source: Energy Made Easy (2019), Compare Energy Vic (2019).

Table A. 8. Cost of Travel to Work (\$), 2019

Area	Cost (per person, per day) ^(a)
Southern Downs	\$10.08
Brisbane	\$7.58
Ipswich	\$10.65
Gold Coast	\$10.50
Townsville	\$9.57
Toowoomba	\$9.50
Sydney	\$7.63
Melbourne	\$8.24

Notes: (a) Total cost includes fuel costs and vehicle repair and maintenance costs, per day (i.e. two trips)
 Sources: ATAP (2016), Petrol Spy (2019).

Table A. 9. Average Annual Personal Income, PoUR, 2016

Region	2016
Southern Downs	\$34,571
Brisbane	\$51,982
Ipswich	\$41,358
Gold Coast	\$44,164
Townsville	\$45,228
Toowoomba	\$42,700
Sydney	\$50,498
Melbourne	\$46,235

Source: ABS (2017a)

Table A. 10. Volunteer Rates, 2016

Area	Volunteer Rate (%)
Southern Downs	26.9%
Brisbane	21.9%
Ipswich	17.8%
Gold Coast	16.3%
Townsville	20.3%
Toowoomba	23.7%
Sydney	17.8%
Melbourne	18.9%

Source: ABS (2017a).



Table A. 11. Education Costs per Student, 2017

Area	Cost per Student (\$)
Southern Downs	\$1,620
Brisbane	\$3,521
Ipswich	\$1,758
Gold Coast	\$2,702
Townsville	\$2,203
Toowoomba	\$2,933
Sydney	\$3,685
Melbourne	\$3,905

Source: ACARA (2019).

ACCESSIBILITY

Table A. 12. Average Distance Travelled to Work (All Methods), 2016

Name	Average Distance Travelled to Work (km)
Southern Downs	23.0
Brisbane	17.1
Ipswich	26.5
Gold Coast	26.7
Townsville	28.0
Toowoomba	23.0
Sydney	17.4
Melbourne	18.2

Source: ABS (2017a).

Table A. 13. Average Distance Travelled to Work (Car, as Driver), 2016

Name	Average Distance Travelled to Work (km)	Time Taken ^(a) (mins)
Southern Downs	22.3	22
Brisbane	17.5	17
Ipswich	25.0	25
Gold Coast	24.8	25
Townsville	21.0	21
Toowoomba	21.3	22
Sydney	18.0	18
Melbourne	19.0	19

Note: (a) The BITRE (2016) report reveals the average speed on the journey to work for Sydney residents is 33 km/hr, however, as this was not available for all regions a speed of 60 km/hr was assumed for all. Hence, the travel times do not consider congestion, however, it is acknowledged that this will likely increase the travel time benefit between Southern Downs and the metropolitan comparison cities.

Source: ABS (2017a).

Table A. 14. Top 5 Methods of Travel to Work, 2016

Name	Car, as driver	Worked at home	Car, as passenger	Walked only	Truck	Remaining
Southern Downs	72.2%	9.7%	7.1%	5.3%	0.9%	4.8%
Brisbane	64.0%	4.3%	5.0%	3.6%	0.6%	22.6%
Ipswich	81.5%	4.1%	6.7%	1.8%	0.6%	5.3%
Gold Coast	77.7%	6.7%	5.4%	2.8%	0.7%	6.7%
Townsville	80.7%	3.1%	6.5%	2.8%	0.7%	6.3%
Toowoomba	78.4%	6.2%	6.6%	3.6%	0.6%	4.5%
Sydney	56.7%	4.7%	4.2%	4.5%	0.9%	29.0%
Melbourne	65.9%	4.4%	4.2%	3.4%	0.5%	21.6%

Note: Proportion excludes people who did not go to work.

Source: ABS (2017a).

Table A. 15. Journey to Work (Where Residents Work) – Top Five, PoUR by PoW, 2016

Place of Work	Proportion (%)
Southern Downs	91.8%
Toowoomba	3.7%
Brisbane	1.1%
Tenterfield	0.5%
Western Downs	0.3%
Brisbane	
Brisbane	87.5%
Logan	3.3%
Moreton Bay	2.7%

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Place of Work	Proportion (%)
Ipswich	2.1%
Gold Coast	1.2%
Ipswich	
Ipswich	49.3%
Brisbane	41.5%
Logan	3.4%
Gold Coast	1.2%
Lockyer Valley	0.7%
Gold Coast	
Gold Coast	82.7%
Brisbane	7.7%
Logan	3.3%
Tweed	1.9%
Ipswich	0.4%
Townsville	
Townsville	94.0%
Brisbane	0.7%
Cloncurry	0.6%
Isaac	0.5%
Burdekin	0.4%
Toowoomba	
Toowoomba	92.6%
Lockyer Valley	1.5%
Brisbane	1.4%
Western Downs	1.2%
Southern Downs	0.4%
Sydney	
Sydney	22.4%
Parramatta	6.6%
Blacktown	5.1%
Canterbury-Bankstown	4.5%
Northern Beaches	4.2%
Melbourne	
Melbourne	20.8%
Monash	5.2%
Greater Dandenong	4.7%
Hume	4.2%
Yarra	3.9%

Source: ABS (2017a), (Google Maps, 2019).

Table A. 16. People Per Health Profession, 2016

Occupation	GPs and Resident Medical Officers	Nurses	Specialists
Southern Downs	573	138	6,619
Brisbane	286	66	3,193
Ipswich	460	136	5,305
Gold Coast	412	101	4,794
Townsville	277	77	6,242
Toowoomba	390	76	3,367
Sydney	383	115	3,133
Melbourne	382	99	3,671

Source: ABS (2017a)

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Table A. 17. Travel Time to Southern Downs

Area	Car	Plane
Brisbane	2 hours 8 min	-
Ipswich	2 hours 1 min	-
Gold Coast	3 hours 0 min	-
Townsville	15 hours 15 min	2-hour 45 min
Toowoomba	1 hour 10 min	-
Sydney	9 hours 15 min	2-hour 40 min
Melbourne	16-hour 30 min	3 hours 20 min

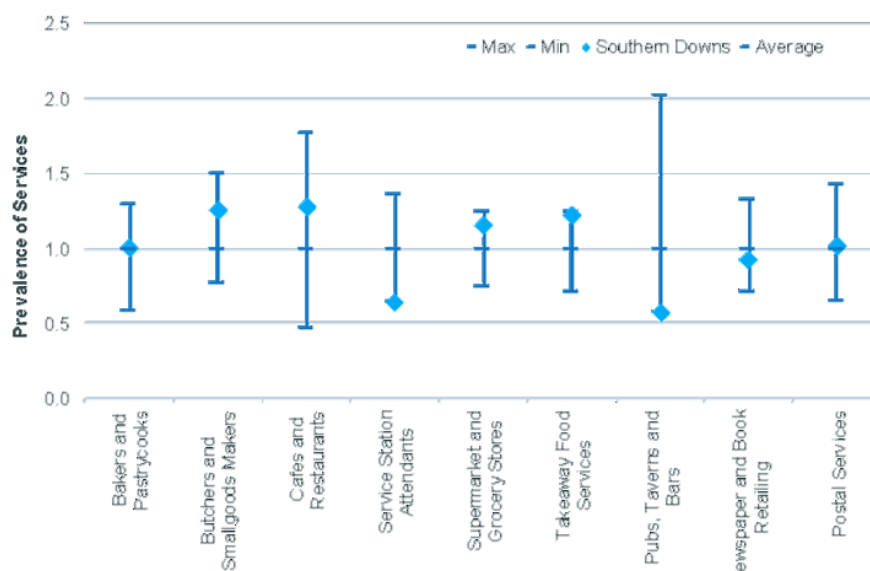
Notes: The plane ride accounts for an additional 1-hour drive from Toowoomba airport to Southern Downs.
 Source: Google Maps (2019), Wellcamp (2019).

To demonstrate the prevalence of a service in an area, analysis of employment by industry (ANZSIC) and occupation (ANZSCO) levels for key services sectors has been compared to population levels in each local government area in Queensland. This analysis demonstrates the prevalence of essential services provided within an economy (such as childcare services) in 2016, compared to the population mass present in the region in 2016. This analysis can indicate whether an area has any gaps in regard to the provision of essential services, compared to other local government areas of a similar size (in terms of population).

All local government areas in Queensland were allocated to eight population bands which enable local government areas to be easily compared to peer regions. The Southern Downs recorded a population of 35,138 in 2016 and is allocated to population band 7 (30,000 to 49,999). There are 7 other local government areas within the same population band, these include Gympie, Livingstone, Lockyer Valley, Scenic Rim, South Burnett, Western Downs and Whitsunday.

In order to easily compare service provision levels for local governments, the average level of service provision (defined by employment) was re-based to 1 and all other results were re-based on this basis to ensure ease of analysis and comparison between the local government areas. An outcome below "1" would suggest that service provision in Southern Downs is below the average of its peers and an outcome above "1" would suggest that service provision is above the average of its peers.

Figure 4.1. Food and Beverage Services, Southern Downs vs. Population Band 7 (30,000 to 49,999 people)

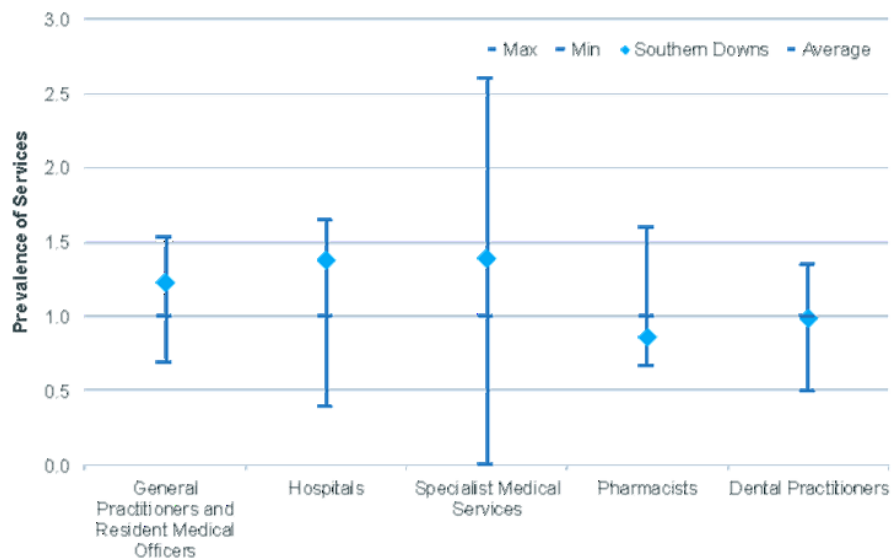


Notes: The above graph reveals the average level of service provision (rebased to 1) compared to the LGAs within the population band. An outcome below "1" would suggest that service provision in Glenden is below the average of its peers and an outcome above "1" would suggest that service provision is above the average of its peers. Population band 7 accounts for LGAs with between 30,000 and 49,999 people.
 Source: ABS (2017a).

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Figure 4.2. Healthcare, Southern Downs vs. Population Band 7 (30,000 to 49,999 people)



Notes: The above graph reveals the average level of service provision (rebased to 1) compared to the LGAs within the population band. An outcome below "1" would suggest that service provision in Glenden is below the average of its peers and an outcome above "1" would suggest that service provision is above the average of its peers. Population band 7 accounts for LGAs with between 30,000 and 49,999 people.
 Source: ABS (2017a).

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MIGRANT POPULATION TYPOLOGIES

Table A. 18. Regional Australia Net Migration by Age and Sex, 2006-07 to 2015-16

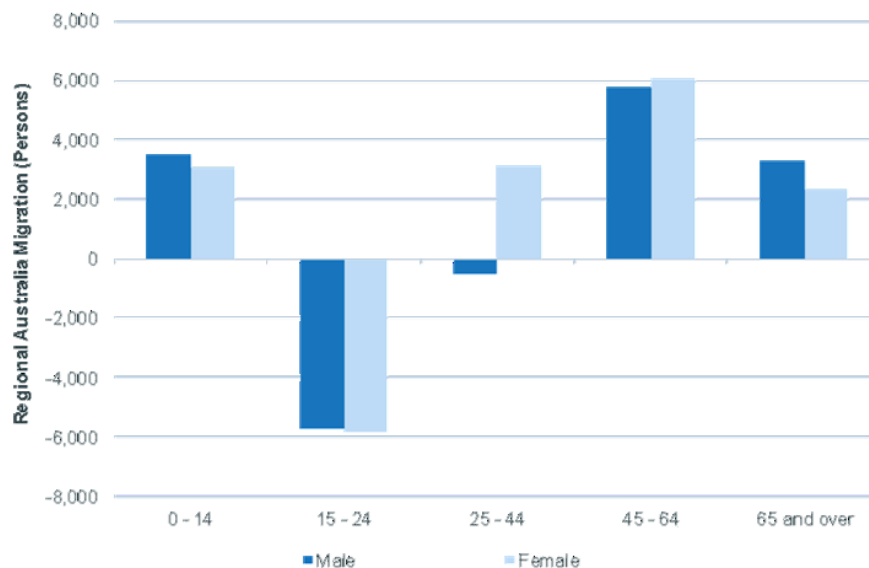
Year	0 - 14		15 - 24		25 - 44		45 - 64		65 and over	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
2006-07	4,214	3,798	-6,822	-6,616	2,182	4,856	5,192	5,520	865	458
2007-08	4,882	4,976	-6,677	-6,381	2,456	5,453	5,354	5,375	1,039	779
2008-09	5,236	4,426	-6,602	-5,808	2,763	5,971	5,119	5,147	1,336	916
2009-10	4,867	4,666	-5,878	-5,186	2,592	5,832	5,055	5,180	1,409	970
2010-11	4,569	3,915	-6,247	-5,706	2,799	5,472	5,393	5,057	1,764	1,113
2011-12	4,694	4,085	-5,587	-5,879	2,438	4,108	5,309	5,032	1,568	1,193
2012-13	3,729	3,513	-5,790	-5,472	1,558	4,087	5,102	4,976	1,848	899
2013-14	2,941	3,322	-5,134	-6,226	119	3,283	5,355	5,305	1,954	1,265
2014-15	3,270	2,410	-5,622	-6,129	-662	2,235	4,979	5,284	2,608	1,572
2015-16	3,545	3,050	-5,751	-5,867	-520	3,147	5,767	6,074	3,312	2,296

Source: ABS (2017b)

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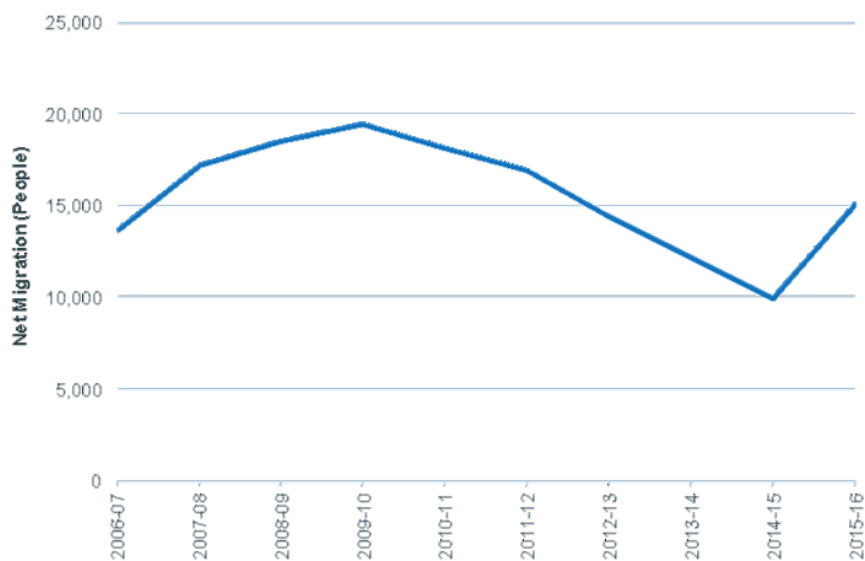


Figure A. 3. Regional Australia Net Migration by Age and Sex, 2015-16



Source: ABS (2017b).

Figure A. 4. Regional Australia Interstate Net Migration, 2006-07 to 2015-16

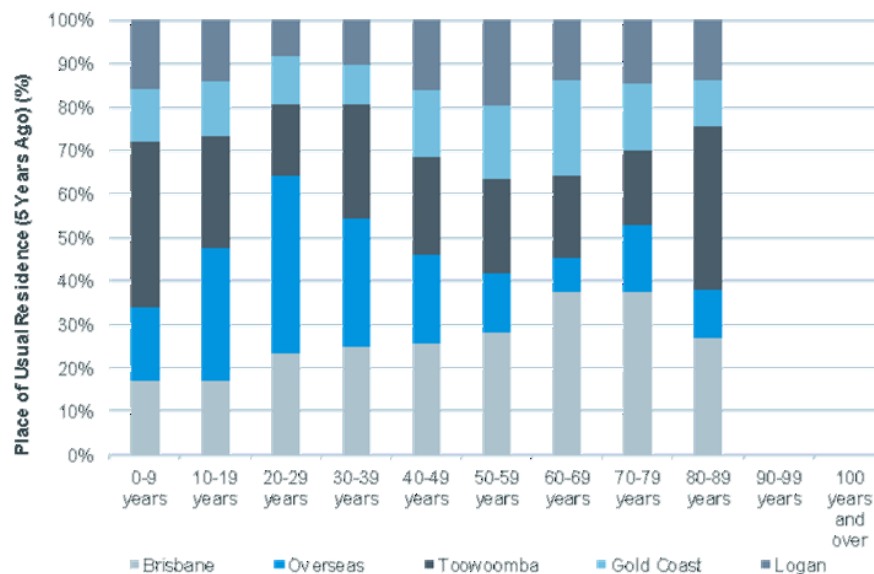


Source: ABS (2017b).

SOUTHERN DOWNS RESIDENTIAL ATTRACTION – STRATEGIC RESEARCH AND ANALYSIS

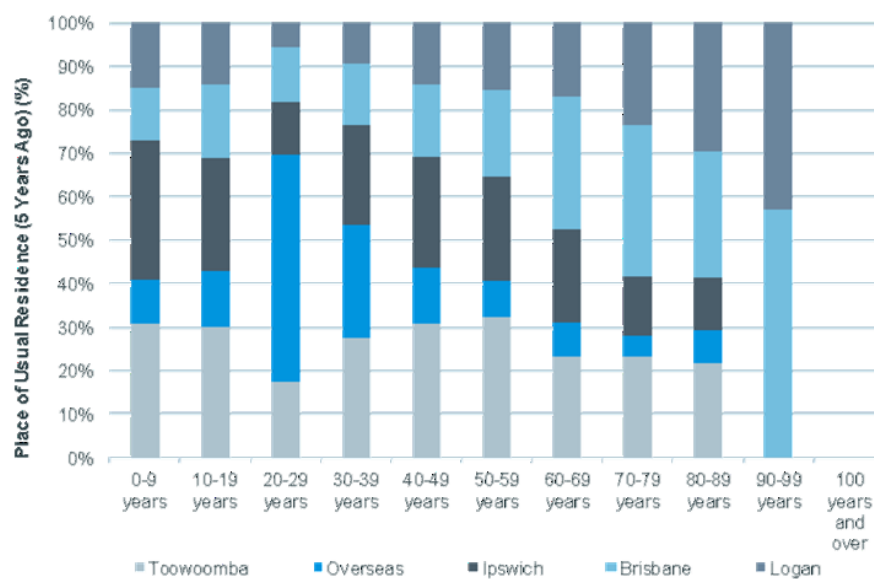


Figure A. 5. Place of Usual Residence 5 Years Ago by Age, Southern Downs



Source: ABS (2017a).

Figure A. 6. Place of Usual Residence 5 Years Ago by Age, Lockyer Valley

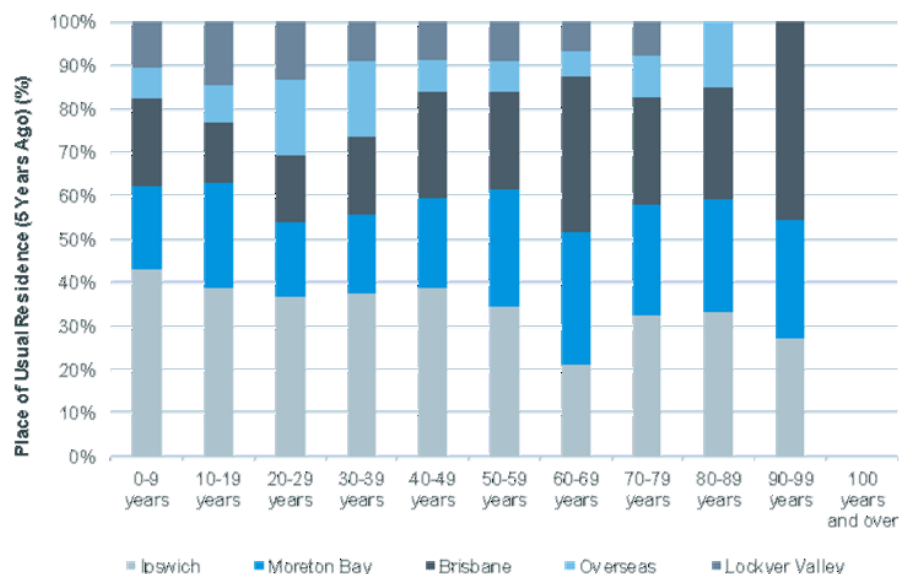


Source: ABS (2017a).

SOUTHERN DOWNS RESIDENTIAL ATTRACTION – STRATEGIC RESEARCH AND ANALYSIS

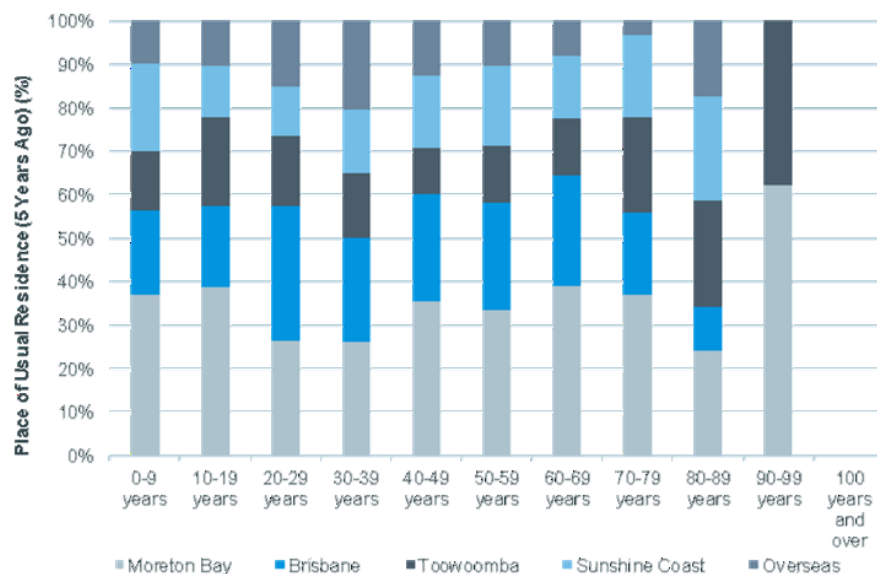


Figure A. 7. Place of Usual Residence 5 Years Ago by Age, Somerset



Source: ABS (2017a).

Figure A. 8. Place of Usual Residence 5 Years Ago by Age, South Burnett

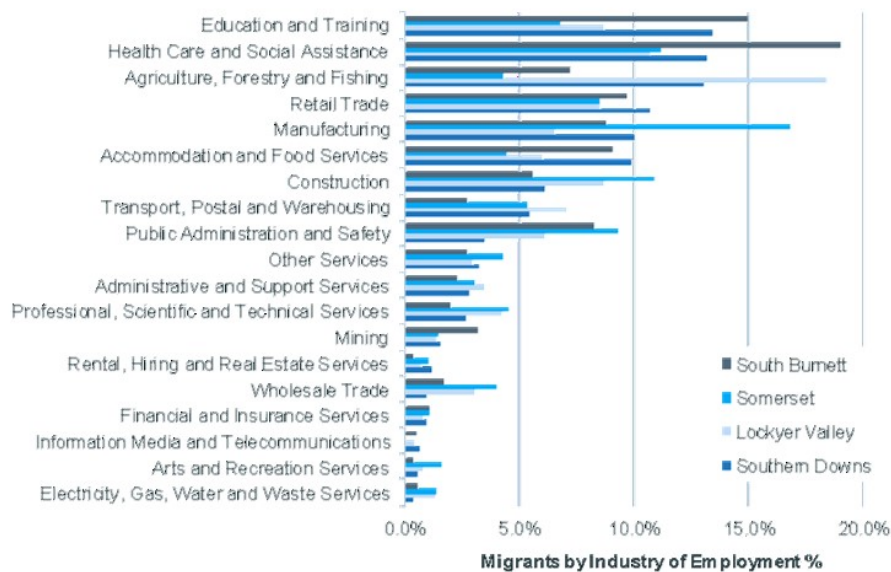


Source: ABS (2017a).

SOUTHERN DOWNS RESIDENTIAL ATTRACTION – STRATEGIC RESEARCH AND ANALYSIS



Figure A. 9. Place of Usual Residence 5 Years Ago by Industry of Employment, 2016



Source: ABS (2017a)

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OUTCOME DRIVEN



13.5 Granite Belt - Urban Design Framework update

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Manager Strategic Planning and Prosperity	ECM Function No/s: 05.116

Recommendation

THAT Council receives the report and note the update on the Granite Belt – Urban Design Framework, particularly noting the extended feedback period until 28 February 2020.

Report

As part of the implementation of the Shaping Southern Downs plan, Council has commenced a number of distinct Urban Design Frameworks (UDFs) for townships across the region. This work is designed to help reinforce the identity, landscape design and unique character of each locality. The Urban Design Frameworks help identify a clear plan and program of works for what specific actions both Council and the community can take to improve the amenity and identity of each location. These documents assist in identifying priorities, projects and matters of importance for local communities and help inform Council budget processes, funding applications and enable the community to actively seek funding for themselves using documented projects. UDF processes are also helpful in the preparation of the new Planning Scheme.

On 8 July 2019 Council resolved to undertake a planning project (UDF) for the Granite Belt region utilising the support of a dedicated volunteer group of community members as the planning group to help support and guide the project. Engagement Plus was engaged to facilitate the project and has worked alongside the community, planning group and Council to deliver on the project brief.

Following the Stanthorpe and Granite Belt bushfires in September 2019, the UDF process was slightly expanded, with the intention of supporting community recovery efforts. The main point of difference for this UDF process has been the inclusion of a long term vision, and breadth of projects associated with essential services and initiatives to which the community aspires.

The Granite Belt – Your Vision, Our Future, Urban Design Framework has undergone extensive consultation, with the findings gathered over the past months outlined in the draft document. Public consultation on that draft commenced on 19 December 2019.

To date 24 responses have been received, from the planning group, internal staff and the general public. There was an oversight in the initial draft document in relation to referencing Emu Swamp Dam. This has been rectified and the revised document has been included in all advertising and is also attached to this report.

Due to the level of interest and feedback requesting a longer consultation period, and also the need for Council officers to further consider the identified strategies, feedback will continue to be sought until 28 February 2020. Advertisements advising of the change to the comment period have been included in the Stanthorpe Border Post, the Warwick Daily News, Council's 'Have Your Say' webpage and Council's Facebook page.

Budget Implications

Budget allocation will be required for any implementation of the recommendations outlined within the UDF.

Policy Consideration

The document has a relationship with several other plans and policies of council including the following:

- Stanthorpe Streetscape Plan
- SDRC Cycleway Masterplan
- Waste Reduction and Recycling Plan
- Local Government Infrastructure Plan
- Sport and Recreation Strategy
- Southern Downs Entry Signage Strategy
- Housing Needs Assessment/Housing Attraction Study
- Economic Development Strategy
- Marketing Strategy
- Southern Downs Local Disaster Management Plan

Aspects may need to be considered as part of the upcoming Planning Scheme Amendments.

Community Engagement

The draft plan is currently open for public feedback, until 28 February 2020. The draft plan is available for viewing on Council's 'Have Your Say' webpage, with a hard copy version of the draft plan also on display at the Stanthorpe Civic Centre foyer windows and available at the Stanthorpe and Warwick Council administration offices. During this time, community comments can be received either via the link on the 'Have Your Say' webpage or written feedback lodged at Council's Stanthorpe and Warwick Offices.

Feedback received during the public consultation period will be reviewed by the Granite Belt Planning Group and Council to determine if any amendments to the draft plan are required before the final plan is considered by Council.

Legislation/Local Law

Nil

Options

Council:


1. Resolve to receive the report and note the update on the Granite Belt – Urban Design Framework, particularly noting the extended feedback period until 28 February 2020.
2. Resolve not to receive the report.

Attachments

Nil

13.6 Communities Combating Pest and Weed Impacts During Drought Program - Biosecurity Management of Pests and Weeds - Round 2

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Acting Manager Environmental and Regulatory Services	ECM Function No/s: 15.02

Recommendation

THAT Council endorse application being made to the Communities Combating Pest and Weed Impacts During Drought Program - Biosecurity Management of Pests and Weeds for the identified proposed projects.

Report

Round 2 of the Australian Government's *Communities Combating Pest and Weed Impacts During Drought Program - Biosecurity Management of Pests and Weeds* opened on 19 December 2019. The program is administered by the Department of Agriculture and closes on 5 February 2020. Southern Downs Regional Council (SDRC) was invited to apply as one of the 138 local Governments nationally and 19 in Queensland considered to be significantly impacted by drought. Eligible local governments may apply for up to \$1,000,000 across multiple projects.

SDRC was successful in its application to round 1 of the program in 2019 for a \$1,000,000 wild dog exclusion fencing project, *Exclusion fencing for a sustainable sheep and wool industry in the Southern Downs Region of Queensland*. These funds are being used to augment SDRC's \$700,000 exclusion fencing project, *Building a sustainable sheep and wool industry through exclusion fencing in the Southern Downs*, funded through the Queensland Government's Feral Pest Initiative Round (QFPI) 3. Both projects seek to realise cluster fencing in strategic locations of the Traprock Region. The criteria for the QFPI funding provides only for a standard specification of fence, which precludes other designs that may be more effective in terms of cost and in excluding wild dogs. Landholders participating in the projects receive a subsidy but are required to invest the majority of capital into the project and rightly wish to have control over the most practical and cost effective infrastructure design. Approaches to the Queensland Government and the Department of Agriculture and Fisheries to amend the criteria have been unsuccessful. This impacts on the delivery of the Australian Government project as those funds are to be used to value add to the cluster fencing to be erected under the QFPI project.

SDRC applied to Round 3 of the QFPI in 2018 for a project targeting feral cats and wild dogs. The project aimed to implement proactive measures to reduce the impacts of feral cats. It also sought to undertake strategic control measures, including targeted baiting in non-urban areas and trapping in urban and non-urban areas, coupled with a scientific monitoring process. The project aimed to undertake wild dog control measures including aerial baiting of inaccessible habitat in concert with those for feral cats. The application was unsuccessful.

SDRC applied to the Queensland Government's Natural Resource Investment Program's TraNsfoRM! Innovation program in 2019 for a project seeking to integrate drone and satellite imagery with distribution modelling to map and model key invasive plants in the Southern Downs. The project was a collaboration between SDRC and the University of Southern Queensland. The

aim of the project was to develop tools and methods to detect and map populations of key invasive pest plants in the Southern Downs region to better inform the implementation of Council's Invasive Pests Control Scheme and other natural resource management initiatives. It would also model the distribution of pest plants under current and future climate change scenarios. The Queensland Government prioritised this program's funding to other areas and Council's application was therefore not funded.

Projects proposed to be included in Council applications include:

1. Demonstration wild dog cluster (\$320,000 approx.) – using innovative electric and other fencing solutions to erect cluster fencing in the Pikes Creek locality, through subsidies to participating landholders
2. Cats and dogs in the Southern Downs (\$230,000 approx.) – addressing two key invasive pest species in the Southern Downs, wild dogs and feral cats, using complementary control and monitoring measures
3. Invasive pest plant mapping (\$450,000 approx.) – integrate drone and satellite imagery with distribution modelling to map and model key invasive plants in the Southern Downs.

Budget Implications

It is anticipated that Council's contribution to the projects will be in-kind. Project management costs will be factored into project budgets in the funding applications.

Policy Consideration

Operational Plan

4.3 Protect our prime agricultural land for sustainable primary industry use

6.5 Protect the natural environment of reserves under Council control via strategic natural resource management

Shaping Southern Downs

4.4.1.2 Conserve agricultural areas, including those which provide community with an affordable supply of fresh food, food security and export earning potential.

4.4.3.1 Develop policies, programs and management plans, aimed at increasing the biodiversity and conservation value of land within the region.

4.4.3.2 Conserve and protect valued natural resources, including water, land, flora and fauna.

4.4.3.6 Manage invasive pests within the region.

Community Engagement

The proposed projects have been developed in consultation with Council's Pest Management Advisory Committee.

Legislation/Local Law

Biosecurity Act 2014

Local Law No. 2 (Animal Management) 2011

Subordinate Local Law No. 1.5 (Keeping of Animals)

Subordinate Local Laws No. 7 (Control of Pests)

Options

Council:


1. Endorse application being made to the Communities Combating Pest and Weed Impacts During Drought Program - Biosecurity Management of Pests and Weeds for the identified proposed projects.
2. Does not endorse application being made to the Communities Combating Pest and Weed Impacts During Drought Program - Biosecurity Management of Pests and Weeds for the identified proposed projects.

Attachments

Nil

13.7 Stock Route Management Review Submission

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 22 January 2020
	Acting Manager Environmental and Regulatory Services	ECM Function No/s: 11.24

Recommendation

THAT Council endorse the submission made to the Department of Natural Resources, Mines and Energy review regarding the declaration of stock routes in Queensland.

Report

In May 2019 the Department of Natural Resources, Mines and Energy (DNRME) announced a review of the expiring stock route network management regulation and strategy.

As part of the review, Southern Downs Regional Council made a submission to the following:

- A consultation paper on the regulation and strategy; and
- An information request seeking data on the costs associated with the administration, management, compliance and enforcement of the stock route network in our region

Council's submission (endorsed at the 22 May 2019 Council Meeting) outlined the nature of the stock routes in the region indicating they were unused and lacked any water facilities. The submission also noted the primary use of the stock route network in the region is for short-term grazing permits during drought. Recommendations were made in the submission to make grazing permits easier to access for landholders and easier to administer for Council.

DNRME has recently sought local government feedback on a proposed Queensland Stock Route Network Map, specifically the declaration of stock routes and stock route water facilities. The map indicates the Southern Downs has a number of 'secondary' and 'negotiated' stock routes in the region. The definition of these terms is not clear. The map also shows a number of reserves (for camping and overnighting stock) and water points (sub-artesian bores and natural waterholes) that indicate these are available for travelling stock. Very low recent past usage by travelling stock and safety and resource limitations effectively preventing use by travelling stock in future dictate that any declared stock routes in the region should be listed as unused. Council is also of the understanding that there are no current State owned stock route water facility assets in the region.

Council's submission (Attachment 1) makes the following recommendations:

- All water infrastructure currently shown as occurring in the Southern Downs Regional Council Area on the Queensland Stock Route Network Map should be removed.
- The Queensland Stock Route Network Map should also show the stock routes in the Southern Downs Regional Council area as unused.

Budget Implications

Nil

Policy Consideration

Corporate Plan

4.3 Protect our prime agricultural land for sustainable primary industry use.

Shaping Southern Downs

4.4.1.2 Conserve agricultural areas, including those which provide community with an affordable supply of fresh food, food security and export earning potential.

Community Engagement

Nil

Legislation/Local Law

Stock Route Management Act 2002

Stock Route Management Regulation 2003

Options

Council:

1. Endorse the submission made to the Department of Natural Resources, Mines and Energy review regarding the declaration of stock routes in Queensland.
2. Not endorse the submission made to the Department of Natural Resources, Mines and Energy review regarding the declaration of stock routes in Queensland.

Attachments

1. Submission to the Department of Natural Resources, Mines and Energy review regarding the declaration of stock routes in Queensland [!\[\]\(569ff5d1aa9137b5defb690d1175fea6_img.jpg\)](#)

**Southern Downs Regional Council
Submission to:
Department of Natural Resources, Mines and Energy
Queensland Stock Route Declarations**

Southern Downs Regional Council offers the following feedback on the Department of Natural Resources, Mines and Energy's Queensland Stock Route declarations review.

Please note that Southern Downs Regional Council provided a submission in May 2019 to the review of the Stock Route Management Regulation 2003 and Queensland Stock Route Management Strategy 2014-2019.

The map of declared stock routes indicates the Southern Downs Regional Council Area supports a significant number of secondary and negotiated stock routes. The map also indicates there are a number of reserves and water points (sub-artesian bores and natural waterholes).

Council seeks clarification on the following:

- A definition of the stock route classifications, specifically what "secondary" and "negotiated" stock routes mean; and,
- Detailed information on the location of any stock route water infrastructure, Council is unaware of any remaining infrastructure for stock watering in the region.

Given the recent past use of the stock route network (the last permit for travelling stock, issued in 2014, was an isolated occurrence) and the anticipated future use being restricted to roadside *grazing* permits, Council seeks to have the map of declared stock routes and stock route water facilities modified to better reflect the contemporary usage and condition of the stock routes and infrastructure in the region.

Recommendation: All water infrastructure currently shown as occurring in the Southern Downs Regional Council Area on the map should be removed. The map should also show the stock routes in the Southern Downs Regional Council area as unused.

Should you require any clarification or have any questions please do not hesitate to contact Council's Acting Manager Environmental and Regulatory Services, Mat Warren on 1300 MYSDRC (1300 697 372) or at mat.warren@sdrc.qld.gov.au.

14. REPORTS OF DEPUTATION OR CONFERENCE & REPORTS FROM DELEGATES APPOINTED BY COUNCIL TO OTHER BODIES

Nil

15. NOTICES OF MOTION

Nil

16. GENERAL BUSINESS

17. 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:

17.1 Application for Rates Deferral - PID 93980

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.

17.2 Resolution for Procurement Exception

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.

17.3 PN122055 - Write-off Interest and Legal Fees on Outstanding Rates

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.

17.4 Saleyards Advisory Committee - Minutes of the Meeting held 12 December 2019

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.

17.5 YMCA Monthly Report - December 2019 - Warwick Indoor Recreation and Aquatic Centre

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.

17.6 RFT 20_066 Bourkes Road Bridge Replacement - Design and Construct

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.

17.7 RFT 20_065 Upper Forest Springs Road Bridge Replacement - Design and Construct

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.

17.8 RFT 20_026 Asbestos Remedation at Warwick, Allora and Killarney Waste Facilities

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.