



In accordance with Section 277E of the Local Government Regulation 2012 it is not practicable for the public to attend the meeting because of health and safety reasons associated with the public health emergency involving COVID-19.

The meeting will therefore be closed to the public, with only Councillors and staff essential for the functioning of the meeting in attendance. Consistent with Council's legislative responsibilities, the minutes of Council's meeting will be made available for inspection by the public on its website.

Dear Councillors

Your attendance is hereby requested at the General Meeting of Council to be held in the Warwick Town Hall, Palmerin Street, Warwick on **Wednesday, 24 June 2020 at 9:00AM.**

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

Jane Stroud

ACTING CHIEF EXECUTIVE OFFICER

19 June 2020

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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 - 27 May 2020

Recommendation

THAT the minutes of the General Council Meeting held on Wednesday 27 May 2020 be adopted.

4.2 Special Council Meeting - 29 May 2020

Recommendation

THAT the minutes of the Special Council Meeting held on Friday 29 May 2020 be adopted.

4.3 Special Council Meeting - 16 June 2020

Recommendation

THAT the minutes of the Special Council Meeting held on Tuesday 16 June 2020 be adopted.

4.4 Special Council Meeting - 17 June 2020


Recommendation

THAT the minutes of the Special Council Meeting held on Wednesday 17 June 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: 24 June 2020
	Acting 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 General Council Meeting held 27 May 2020, and the Special Council Meeting held on 29 May 2020.

Copies of the Actions Reports are attached.

Attachments

1. Actions Report - General Council Meeting 27 May 2020 [↓](#)
2. Actions Report - Special Council Meeting 29 May 2020 [↓](#)



ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING

Date From: 27/05/2020

Date To: 27/05/2020

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
27/05/2020	5.1	Actions from Previous Council Meetings	Keenan, David	11 Jun 2020 - 12:28 PM - Jane Stroud Action completed by: Seymour, Marion Noted	11/06/2020
27/05/2020	6.1	Conflict of Interest - Cr Tancred - Agenda Item 11.3	Stroud, Jane	11 Jun 2020 - 12:28 PM - Jane Stroud Action completed by: Seymour, Marion Noted	11/06/2020
27/05/2020	6.3	Conflict of Interest - Cr McNally - Agenda Item 13.1	Stroud, Jane	11 Jun 2020 - 12:28 PM - Jane Stroud Action completed by: Seymour, Marion Noted	11/06/2020
27/05/2020	6.4	Conflict of Interest - Cr McNally - Agenda Item 17.5	Stroud, Jane	11 Jun 2020 - 12:28 PM - Jane Stroud Action completed by: Seymour, Marion Noted	11/06/2020
27/05/2020	8.1	Correspondence	Stroud, Jane	11 Jun 2020 - 12:29 PM - Jane Stroud Action completed by: Seymour, Marion Noted	11/06/2020
27/05/2020	9.1	Petition - Dangerous Dogs	Stroud, Jane	11 Jun 2020 - 12:30 PM - Jane Stroud Action completed by: Seymour, Marion Petition had been referred to the Acting Director Sustainable Development for investigation	11/06/2020
27/05/2020	10.1	Council Meeting Schedule for June to December 2020	Stroud, Jane	11 Jun 2020 - 12:30 PM - Jane Stroud Action completed by: Seymour, Marion Calendar for Council Meetings advertised and updated on the Council Website	11/06/2020
27/05/2020	10.2	Appointment of Councillors to Additional External Organisations	Stroud, Jane	11 Jun 2020 - 12:32 PM - Jane Stroud Action completed by: Seymour, Marion Letters sent to each organisation to advise of the appointment of the Councillor representatives	11/06/2020
27/05/2020	11.1	Finance Report April 2020	Gross, Helen	2 Jun 2020 - 10:55 AM - Helen Gross Action completed by: Gross, Helen Recommendation noted	2/06/2020
27/05/2020	11.2	Proposed Land Tenure	Duell, Kate	8 Jun 2020 - 11:45 AM - Kate Duell Action completed by: Duell, Kate	8/06/2020



ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING

Date From: 27/05/2020

Date To: 27/05/2020

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
				Future Lessee notified via phone and email. Working through process of preparing new lease.	
27/05/2020	11.3	Policies Review - Council Meetings Policy, Councillor Portfolio's, Advisory Committees and Other Committees Policy, Councillors Acceptable Requests Guidelines and Entertainment & Hospitality Expenditure Policy	Collins, Jody	<p>11 Jun 2020 - 4:59 PM - Jody Collins</p> <p>Policies updated on SDRC website and communicated to staff via email from CEO.</p> <p>11 Jun 2020 - 5:00 PM - Jody Collins</p> <p>Action completed by: Collins, Jody Policies updated on SDRC website and communicated to staff via email from the Acting CEO.</p>	11/06/2020
27/05/2020	12.1	Infrastructure Services Directorate Monthly Report	McKenzie, Seren	<p>11 Jun 2020 - 2:01 PM - Seren McKenzie</p> <p>Action completed by: Fagan, Barb Noted</p>	11/06/2020
27/05/2020	12.2	Learn to Ride Bike Pathway in Australiana Park - Community Consultation	Varughese, James	<p>16 Jun 2020 - 11:46 AM - James Varughese</p> <p>Action completed by: Fagan, Barb Works have commenced on site and is expected to be complete by middle of July 2020</p>	16/06/2020
27/05/2020	12.3	Bridge Renewal Program Round Five and Heavy Vehicle Program Round 7 Project Proposals	Varughese, James	<p>16 Jun 2020 - 11:47 AM - James Varughese</p> <p>Action completed by: Fagan, Barb All five projects submitted via Australian Government Infrastructure Management System project submission portal. Awaiting outcome.</p>	16/06/2020
27/05/2020	12.4	Water Contingency Plan	Rathod, Lalji	<p>11 Jun 2020 - 2:01 PM - Lalji Rathod</p> <p>Action completed by: Fagan, Barb Noted</p>	11/06/2020
27/05/2020	13.1	Material Change of Use – Corporation of the Roman Catholic Diocese of Toowoomba, 64A Guy Street, 47B-47C Wood Street, Warwick	Schramm, Georgina	<p>2 Jun 2020 - 3:30 PM - Georgina Schramm</p> <p>Action completed by: Bilbrough, Allison Deferred to Special Meeting 29 May 2020</p>	2/06/2020
27/05/2020	13.2	Material Change of Use – Consideration of Change Representations – Adapt Planning Pty Ltd, 19 Church Road, The Summit	Schramm, Georgina	<p>2 Jun 2020 - 3:31 PM - Georgina Schramm</p> <p>Action completed by: Bilbrough, Allison Notice of Refusal emailed to applicant</p>	2/06/2020
27/05/2020	13.3	Material Change of Use – Consideration of Change Representations – Adapt Planning Pty Ltd, 55 Chapman Lane, Amiens	Schramm, Georgina	<p>2 Jun 2020 - 3:31 PM - Georgina Schramm</p> <p>Action completed by: Bilbrough, Allison</p>	2/06/2020



ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING

Date From: 27/05/2020

Date To: 27/05/2020

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
				Negotiated Decision Notice emailed to applicant	
27/05/2020	13.4	Submission to the National Natural Disaster Arrangements Royal Commission (Bushfire Royal Commission)	Magnussen, Craig	1 Jun 2020 - 11:49 AM - Craig Magnussen Action completed by: Bilbrough, Allison Submission made to Bushfire Royal Commission	1/06/2020
27/05/2020	13.5	Funding Submission - Wildlife and Habitat Bushfire Recovery Program	Magnussen, Craig	1 Jun 2020 - 11:49 AM - Craig Magnussen Action completed by: Bilbrough, Allison Funding application submitted	1/06/2020
27/05/2020	13.6	COVID-19 Conservation and Land Management Jobs Stimulus Package Proposal	Magnussen, Craig	15 Jun 2020 - 12:38 PM - Craig Magnussen Action completed by: Bilbrough, Allison Letters expressing Council's support mailed to Federal and State Members of Parliament as per Council Resolution.	15/06/2020
27/05/2020	13.7	Rural Water Tank Rebate Policy	Connors, Tim	1 Jun 2020 - 11:50 AM - Tim Connors Action completed by: Bilbrough, Allison Resolution noted. The Policy has been uploaded and preparation work for the EOI is underway.	1/06/2020
27/05/2020	16.1	Recognition of Volunteers	Stroud, Jane	11 Jun 2020 - 12:34 PM - Jane Stroud Action completed by: Seymour, Marion Schedule created allocating each Councillor with an Ordinary Meeting where they will recognise a community volunteer	11/06/2020
27/05/2020	17.1	Request for remission of Sewerage Charges for PID 10970	Gow, Lachlan	2 Jun 2020 - 2:05 PM - Lachlan Gow Response sent 2 Jun 2020 - 2:05 PM - Lachlan Gow Action completed by: Gow, Lachlan Response sent	2/06/2020
27/05/2020	17.2	Application for Rates Concession - PID 139545	Heinemann, Monica	8 Jun 2020 - 3:36 PM - Monica Heinemann Action completed by: Heinemann, Monica Report submitted for June Ordinary Council Meeting.	8/06/2020
27/05/2020	17.3	Waste Contracts - Transfer Stations and Tender Consideration Plan	Brooks, Darryl	1 Jun 2020 - 11:51 AM - Darryl Brooks Action completed by: Bilbrough, Allison Council Resolution noted and correspondence sent accordingly.	1/06/2020
27/05/2020	17.4	20_135 Landfill Management Services Tender	Brooks, Darryl	1 Jun 2020 - 11:51 AM - Darryl Brooks	1/06/2020



ACTIONS FROM PREVIOUS GENERAL COUNCIL MEETING

Date From: 27/05/2020

Date To: 27/05/2020

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
				Action completed by: Bilbrough, Allison Council Resolution noted and correspondence sent accordingly.	
27/05/2020	17.5	Proposed Mining Operation	Connors, Tim	1 Jun 2020 - 11:48 AM - Tim Connors Action completed by: Bilbrough, Allison Advised lawyers of Council Resolution	1/06/2020
27/05/2020	17.6	Resolution of Legal Action	Connors, Tim	1 Jun 2020 - 11:52 AM - Tim Connors Action completed by: Bilbrough, Allison Resolution noted and Council's lawyer has been advised.	1/06/2020
27/05/2020	17.7	Request for Development Application Fees Waiver	Basson, Manus	15 Jun 2020 - 4:30 PM - Manus Basson Action completed by: Bilbrough, Allison Applicant advised of Council Resolution	15/06/2020



ACTIONS FROM SPECIAL COUNCIL MEETING

Date From: 29/05/2020

Date To: 29/05/2020

MEETING DATE	ITEM NUMBER	AGENDA ITEM	ACTION OFFICER	ACTION TO DATE	COMPLETED
29/05/2020	3.1	Conflict of Interest - Cr McNally - Agenda Item 5.1	Stroud, Jane	<i>11 Jun 2020 - 12:36 PM - Jane Stroud</i> Action completed by: Seymour, Marion Noted	11/06/2020
29/05/2020	4.1	Draft Budget 2020/2021	Page, Andrew	<i>17 Jun 2020 - 11:41 AM - Andrew Page</i> Action completed by: Seymour, Marion Draft Budget, Draft Revenue Statement and Draft Fees and Charges for 2020/2021 were placed on public exhibition for 14 days to allow community feedback.	17/06/2020
29/05/2020	5.1	Material Change of Use - Corporation of the Roman Catholic Diocese of Toowoomba, 64A Guy Street, 47B-47C Wood Street, Warwick	Stroud, Jane	<i>17 Jun 2020 - 11:32 AM - Jane Stroud</i> Action completed by: Seymour, Marion Noted	17/06/2020
29/05/2020	5.1	Material Change of Use - Corporation of the Roman Catholic Diocese of Toowoomba, 64A Guy Street, 47B-47C Wood Street, Warwick	O'Mara, Angela	<i>15 Jun 2020 - 4:30 PM - Angela O'Mara</i> Action completed by: Bilbrough, Allison Decision Notice emailed to applicant.	15/06/2020
29/05/2020	6.1	RFQ 20_239 - Recruitment of Chief Executive Officer	Pennisi, Vic	<i>11 Jun 2020 - 12:37 PM - Vic Pennisi</i> Action completed by: Seymour, Marion Successful and unsuccessful applicants advised and recruitment process commenced	11/06/2020

6. DECLARATIONS OF CONFLICTS OF INTEREST


7. MAYORAL MINUTE

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: 24 June 2020
	Acting Chief Executive Officer	ECM Function No/s:

Recommendation

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

Report

1. **Minister for Local Government, Racing and Multicultural Affairs** in response to a letter from Council regarding how anonymous and fictitious complaints are dealt with (copy attached).

Action: Noted.

2. **Department of Environment and Science** in support of Council's consideration of employment of two biodiversity officers, noting the work currently underway by Council to develop an Environmental Sustainability Strategy (copy attached).

Action: Noted.

3. **Darling Downs-Moreton Rabbit Board** advising Council about the change to Board logo and signage (copy attached).

Action: Noted.

4. **Downs and Surat Basin Water Group** providing an update on Regional Water Governance Review Progress Update and seeking advice Council's advice on whether it is supportive in the creation of a Regional Water Alliance and possible nomination of a Council representative (copy attached).

Action: Council to invite the Group to present to a future meeting of the Infrastructure and Executive Committee.

5. **Treasurer and Minister for Infrastructure and Planning** advising that he has extended the COVID-19 emergency applicable event provisions will remain in effect until 31 October 2020 (copy attached).

Action: Referred to the Acting Director Sustainable Development.

Attachments

1. Letter from Minister for Local Government, Racing and Multicultural Affairs [↓](#)
2. Letter from Department of Environment and Science [↓](#)
3. Letter from Darling Downs-Moreton Rabbit Board [↓](#)
4. Letter from Downs and Surat Basin Water Group [↓](#)
5. DASB Regional Water Governance Review Update [↓](#)
6. Letter and Minister for Infrastructure and Planning [↓](#)



Minister for Local Government,
Minister for Racing and
Minister for Multicultural Affairs

Our ref: MC20/2914

Your ref: JS: MES

1 William Street
Brisbane Queensland 4000
PO Box 15009
City East Queensland 4002
Telephone +61 7 3719 7560
Email lgma@ministerial.qld.gov.au
Website www.dlgma.qld.gov.au
ABN 65 959 415 158

8 June 2020

Ms Jane Stroud
Acting Chief Executive Officer
Southern Downs Regional Council
PO BOX 26
WARWICK QLD 4370

Dear Ms Stroud

Thank you for your letter of 28 May 2020 to the Honourable Stirling Hinchliffe MP, Minister for Local Government, Minister for Racing and Minister for Multicultural Affairs about investigation of anonymous and fictitious complaints referred to the Office of the Independent Assessor (OIA). The Minister has asked that I respond on his behalf.

As you are aware, the OIA was created by the Queensland Government to provide an independent process for assessing and managing Councillor conduct complaints as part of its commitment to provide greater transparency to help restore Queenslanders' trust in the system of Local Government.

Under section 150W of the *Local Government Act 2009* (the Act) the OIA can initiate an investigation made anonymously where the OIA believes there is enough information that may identify inappropriate behaviour by a Councillor.

As a part of the Local Government reform agenda the ability for anonymous complaints that provide sufficient details of Councillor inappropriate conduct or misconduct should remain as an important part of the checks and balances of Local Government administration. Without the ability for whistle-blowers to make an anonymous complaint, situations may arise where people are too scared to make complaints, which may ultimately lead to more serious problems within those Local Governments.

The OIA has sufficient powers to determine whether an anonymous complaint is frivolous or vexatious and can refuse to investigate a complaint that it deems to be made by a serial complainant. However, where an anonymous complaint has substance about the conduct of a Councillor, the OIA is duty bound to investigate if it involves alleged inappropriate conduct and can refer it back to the Council to deal with.

There are already mechanisms for suppressing the names of whistler-blowers under various legislation and the Act provides serious penalties to protect complainants from reprisals. However, the Southern Downs Regional Council's proposal to require complainants to provide a real name does not achieve any tangible outcome other than discouraging whistler-blowers from making complaints. The Crime and Corruption Commission, the Queensland Ombudsman, the Auditor-General and the OIA all allow complaints to be made anonymously because of the importance of encouraging complainants to come forward.

The other issue you raise about 'online trolls' or people using the anonymity of the internet to defame people is becoming more prevalent. Accordingly, the Council should continue to take legal action against people who defame Councillors or staff and should lobby the Federal Government for changes to the laws regarding defamation and associated use of social media platforms for that purpose.

Minister Hinchliffe has asked for Mr Damon Meadows, Principal Advisor, Strategy and Service Delivery, Local Government Division in the Department of Local Government, Racing and Multicultural Affairs to assist you with any further queries. You may wish to contact Mr Meadows on 4616 7314 or by email at damon.meadows@dlgrma.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'KATE ADAMS', written in a cursive style.

KATE ADAMS
CHIEF OF STAFF



Department of
Environment and Science

Our Ref: CTS 10830/20

22 May 2020

The Chief Executive Officer
Southern Downs Regional Council
PO Box 26
WARWICK QLD 4370

mail@sdrc.qld.gov.au

Dear Ms Stroud

I write to express my support for the consideration I understand is being given by Southern Downs Regional Council (SDRC) to the employment of two biodiversity officers.

The Department of Environment and Science (DES) has been working with SDRC, local landholders and conservation-oriented organisations to increase the awareness of conservation matters and the ways in which conservation outcomes may be improved across the Southern Downs. Most recently, on 29 November 2019, the Private Protected Areas Program (DES), co-hosted a landholder workshop with SDRC, the Granite Belt Sustainability Action Network (GBSAN), Southern Queensland Landscapes and the Stanthorpe Rare Wildflower Consortium to share information about how landholders can improve property management. Presentations and stalls were hosted by SDRC, Queensland Parks and Wildlife Service, the Queensland Trust for Nature and other organisations. The workshop was very successful and well-attended, attracting over 100 landholders from across the region, and was addressed by Councillor Cameron Gow from SDRC.

Since that time, in addition to the local activity generated by the workshop, my colleagues and I have also continued to work with representatives of GBSAN to identify opportunities for improved conservation across the region.

I am also aware of the work underway within SDRC to develop an Environment and Sustainability Strategy with community input. The delivery of such a strategy, and ongoing engagement between the SDRC, state and local agencies and other conservation oriented-organisations within the region, would be greatly enhanced by the employment of biodiversity officers.

I would be happy to discuss our mutual conservation goals with you at any time.

Yours sincerely

A handwritten signature in black ink, appearing to read "Nick Weinert".

Nick Weinert
Executive Director
Protected Area Strategy and Investment
Queensland Parks and Wildlife Service and Partnerships

GPO Box 2454 Brisbane
Queensland 4001 Australia
Website www.des.qld.gov.au
ABN 46 640 294 485



28 June 2020

Acting Chief Executive Officer
Southern Downs Regional Council
PO Box 26
WARWICK QLD 4370

Email: mail@sdrc.qld.gov.au

Dear Madam

RE: Change to Board Logo and Signage

At its recent meeting held 21 May 2020, the Board adopted new corporate branding incorporating

- a new logo and icon; and
- new roadside signage.

The changes build on the television advertising campaign conducted by the Board last year. Funding at that time was provided through the State Government's Biosecurity Project 5 funding package, which aimed to raise awareness in the south-east corner that pet rabbits were banned in the State.

The Board has fifteen (15) roadside signs, predominantly on roads coming into Queensland from New South Wales, and these will be progressively replaced with the new signs over the coming months.

The new signs will replace the existing ones, and will not require any location, etc changes to install.

A draft of the new sign is attached for information purposes.

Please contact me with any concerns.

Yours faithfully

Ian Stevenson
Chief Executive Officer

ABN: 44 509 080 794

26 Wood Street Warwick 4370
PO Box 332 Warwick 4370
Telephone: 07 4661 4076
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DOWNES AND SURAT BASIN WATER GROUP



Queensland
Water Regional Alliance Program

20 June 2020

The Chief Executive Officer
Southern Downs Regional Council
PO Box 26
Warwick Qld 4370

mail@sdrcl.qld.gov.au

Attention Ms Jane Stroud

Dear Jane,

QWRAP Downs and Surat Basin Water Group – Regional Water Governance Review Progress Update

You will be aware that Southern Downs Regional Council has been an active and supportive member of the Downs and Surat Basin (DASB) Water Group since it was formed in 2016 as a pilot region under the Queensland Water Regional Alliance Program (QWRAP). As a condition for accessing the QWRAP funding an independent review of regional collaboration models was undertaken in 2019. The review recommended that councils form a Regional Water Alliance to facilitate further collaboration and in June 2019 Council agreed to investigate this option further subject to participation by other DASB councils.

Four of the six DASB councils agreed to pursue an Alliance model but unfortunately circumstances delayed securing full regional support prior to the elections in March. We are now seeking to brief your new council on collaboration to date (see attached update), the progress of the three other Queensland Water Alliances, and reconfirm commitment to scoping Terms of Reference for an Alliance in your region. By supporting the DASB Water Group and its transition to more formal arrangements, Council will enhance opportunities to benefit from the increasing regionalisation of water and sewerage funding.

Should council elect to opt-in to creating a Regional Water Alliance, it is recommended that consideration be given to nominating a council representative to receive regular (quarterly) progress updates from the technical group and oversee the Alliance scoping and formation. In other regions, this representation is undertaken by council mayors usually through a ROC group. Because the DASB region does not currently have a ROC group, DASB councils are being invited to nominate an appropriate representative for a water-specific group or to use an existing high-level regional forum. This will provide an opportunity for councils to opt-in to and guide the Alliance process as best suits their current needs.

In closing, I would like to thank you for your commitment to Council's continuing participation in the DASB Water Group in its current form and request your continuing support for Council's officers who contribute so much to the Steering Group and the DASB Water Group's projects.

Should you wish us to meet with Council for an updated briefing on collaboration to date, the progress of the three other Queensland Water Alliances, and to reconfirm Council's commitment to scoping Terms of Reference for an Alliance in your region, please contact me and I will make the necessary arrangements. Further, if you have any questions about the Regional Water Governance Review or QWRAP in general, please don't hesitate to get in touch, either with myself, or the *qldwater* and LGAQ contacts listed below.

Yours Sincerely



Alan Kleinschmidt
Regional Coordinator DASB Water Group

Contact Information

Alan Kleinschmidt	Regional Coordinator DASB Water Group	Mobile 0447 227 735 Email alankleinschmidt@iprimus.com.au
Rob Fearon	Director Innovation Partnerships, <i>qldwater</i>	Telephone 0428 300 208 Email rfearon@qldwater.com.au
Subathra Ramachandram	Lead – Water and Wastewater, LGAQ	Telephone 0487 078 621 Email Subathra_Ramachandram@lgaq.asn.au

DOWN AND SURAT BASIN WATER GROUP



REGIONAL WATER GOVERNANCE REVIEW UPDATE JUNE 2020

Background

The Downs and Surat Basin (DASB) Water Group is one of five Queensland Water Regional Alliance Program (QWRAP) groups operating throughout the state. The DASB Water Group, comprising Balonne Shire Council, Goondiwindi Regional Council, Maranoa Regional Council, Southern Downs Regional Council, Toowoomba Regional Council and Western Downs Regional Council, was formed in 2016 and has operated since through a technical steering group comprising senior officer representatives from all member Councils.

The DASB Water Group receives funding under the QWRAP program to employ a part-time Regional Coordinator, totaling \$120,000 to date, and has access to bid-pool funding to support qualifying collaborative projects. Since 2016, we have received almost \$150,000 in project co-funding, going towards projects including the development of regional SCADA standards, water security planning, sewer relining and the Regional Water Governance Review.

As a condition of receiving this funding, we were required to undertake a review of alternative regional water governance arrangements, with a view to optimizing regional collaboration. The Downs and Surat Basin Regional Water Governance Review was undertaken by AEC with input from all councils and the final report delivered in December 2018. Consultation on the final report with member Councils commenced in March 2019.

The review recommended a formal Regional Water Alliance as the optimum structure to promote collaboration and support communities across the region. This would entail a formal Terms of Reference agreed by all participants with an annual work plan implemented by the technical group and overseen by a political committee with representatives from each council. Councils would opt in to projects developed through the work plan on an as-needs basis.

Four councils elected to adopt the review's recommendations during 2019 but agreement from all councils in the region was not achieved prior to local government elections in 2020. This document provides information for new and continuing councilors in the DASB region to inform decision making about ongoing water and sewerage collaboration.

How have we progressed to date?

The technical group has pursued two parallel priorities. The first was to work on collaborative projects which included joint procurement of sewer condition assessment and relining services, alignment of statutory reporting requirements, developing regional SCADA standards, and collaborative water security assessments and planning. These projects achieved modest savings, were seen as beneficial by all participating councils and have successfully attracted funding from the QWRAP program.

The second priority was the review of governance arrangements which was discussed with four of the six DASB Water Group member Councils on the following dates:

Maranoa Regional Council:	12 th March 2019
Balonne Shire Council:	16 th April 2019
Goondiwindi Regional Council:	24 th April 2019
Southern Downs Regional Council:	24 th June 2019

These Councils were supportive of the recommended formal alliance arrangement with a two-tier governance structure, comprising a governance committee and a technical committee, and expressed a strong desire to further regional collaboration in water matters. Further, all Councils

Downs and Surat Basin Water Group



were open to proceeding with a formal alliance in the absence of one or more current member Councils, and also in allowing additional neighbouring Councils to participate in projects as well as exploring opportunities to extend membership to other interested Councils. Another common theme was a desire to see the QWRAP program expanded to include capital funding, possibly under a similar model to the existing Roads Alliance programs.

Councillors at Toowoomba and Western Downs Regional Councils have not yet been directly consulted on their decision about formation of a Regional Water Alliance.

Where to from here?

Given the strong level of support from the Councils consulted in early 2019 and the ongoing water-related pressures facing DASB councils it has been recommended that Terms of Reference for a Water Alliance be drafted with a view to allowing DASB (and potentially the remaining SWRED) councils to opt-in at their discretion. This will allow those councils that support the formal Water Alliance to continue to access QWRAP funding and provide additional time for those that are still considering their approach. This approach would involve the following:

- Developing a draft TOR for a regional Water Alliance based on recommendations of the Downs and Surat Basin Regional Water Governance Review Report, and the Water Alliance structures adopted in three other Queensland regions;
- Continuing with joint projects prioritised by the existing technical group;
- Providing regular updates for new and returned Councilors about progress, comparison with other regions and development of the proposed Water Alliance; and
- Providing Councils with options for formation of a Regional Water Alliance prior to December 2021.

Recommendations

That council consider whether to:

1. continue participating in regional water and sewerage projects with other DASB and SWRED councils;
2. participate in the scoping and development stages of a Regional Water Alliance; and
3. nominate a council representative to a regional strategic water group to oversee the operations of the technical group including the development of an Alliance model.

Further Information

If you have any questions or would like to discuss the DASB Water Group or QWRAP in general, please contact:

Alan Kleinschmidt	Regional Coordinator DASB Water Group	Mobile 0447 227 735 Email alankleinschmidt@iprimus.com.au
Rob Fearon	Director Innovation Partnerships, <i>qldwater</i>	Telephone 0428 300 208 Email rfearon@qldwater.com.au
Subathra Ramachandram	Lead – Water and Wastewater, LGAQ	Telephone 0487 078 621 Email Subathra_Ramachandram@lgaq.asn.au

Information about QWRAP is available on the QWRAP website <https://qldwater.com.au/QWRAP>.



The Hon. Cameron Dick MP
Treasurer
Minister for Infrastructure and Planning

1 William St Brisbane
GPO Box 611 Brisbane
Queensland 4001 Australia
Telephone 07 3719 7200
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ABN 90 856 020 239

Our Ref: MBN20/648

Councillor Vic Pennisi
Mayor
Southern Downs Regional Council
PO Box 26
WARWICK QLD 4370

Email: vic.pennisi@sdrc.qld.gov.au

Dear Councillor Pennisi

On 17 March 2020, I wrote to all local government Mayors advising of amendments to the *Planning Act 2016* (Planning Act) in response to the COVID-19 emergency. This included that I had made a declaration that the COVID-19 emergency was to be an applicable event under the Planning Act from 20 March 2020 to 20 June 2020 across Queensland.

I now write to advise that I have extended the COVID-19 emergency applicable event period to 31 October 2020.

This means the applicable event provisions will remain in effect until 31 October 2020, including:

- my ability to suspend or extend timeframes under the *Planning Act 2016*
- my ability to declare a use for the applicable event (declared use), allowing existing and lawful uses to operate 24 hours – 7 days a week
- allowing for applications for a temporary use licence (TUL).

This also means the declared use notice for a shop, warehouse and transport depot will continue to have effect as will the approved TULs (unless there is a condition stating otherwise).

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

Yours sincerely

A handwritten signature in blue ink, appearing to read "Cameron Dick".

CAMERON DICK MP
Treasurer
Minister for Infrastructure and Planning

10/June/2020


9. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

Nil

10. EXECUTIVE SERVICES REPORTS

10.1 Granite Belt Irrigation Project - Development assessment options

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Manager Strategic Planning and Prosperity	ECM Function No/s:

Recommendation

THAT Council:

1. Resolve to endorse the preferred development assessment option for Emu Swamp Dam, being that the proponent seeks an Infrastructure Designation under the *Planning Act 2016*.
2. Resolve to delegate authority to the Chief Executive Officer to negotiate with the Granite Belt Irrigation Project (proponent) about their contribution toward the increase in Council's operational capacity, once the proponent has further proposal and process details.

Report

Background

For a number of decades, Council had been investigating and researching the demonstrated need and various options to supply a secure drinking water supply to the residents and businesses of Stanthorpe. The investigation had generated a significant volume of reports that have addressed various options for creating a long term solution for drinking water supply to Stanthorpe, as well as identifying the benefits that may potentially emanate from additional irrigation water being made available to new parts of the Granite Belt area.

Council had previously considered the development of Emu Swamp Dam ("ESD") as an option to meet the urban water needs of Stanthorpe and regional development needs of the agricultural areas. Up to June 2017, Council has expended over \$4 million to undertake various studies and investigations that have led to the appropriate approvals now being in place for the establishment of ESD.

- In September 2014, approval from the Queensland Coordinator-General's Office on the Environmental Impact Statement was received, subject to conditions and approvals.
- In November 2014, the Commonwealth Minister for the Environment provided approval of 'controlled action', subject to conditions under the *Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth)*.

In about September/October 2016, Council was notified of its success under the National Water Infrastructure Development Fund ("NWIDF") to undertake a feasibility study of the Emu Swamp Dam Project.

In mid-November 2016, Council released an Expression of Interest ("EOI") 17/034 for the Emu Swamp Dam Feasibility study. The purpose of the EOI was to identify suitably qualified and experienced companies, consultants and/or individuals to undertake the development and

progression of further studies and investigations associated with the successful funding application put forward by Council under the NWIDF.

At a Special Council Meeting held on 28 February 2017, Council resolved to enter into a contract with GHD Pty Ltd to complete a strategic assessment of the ESD proposal. In response to the resolution, Council entered into a contract with GHD to conduct a Feasibility Assessment of the Emu Swamp Dam project, of which the first stage was to complete a Strategic Assessment of the proposal. This assessment was to include water demand analysis and options identification.

On 24 February 2017, Council executed a grant deed with the Department of Energy and Water Supply to access funding under the NWIDF to undertake a feasibility study of the Emu Swamp Dam project. The deed was subject to conditions and a number of milestones.

The outcome of the report found that there were other options more effective and less costly than the construction of Emu Swamp Dam. The GHD report found that the following options should be pursued by Council. These options included:

1. Integrated Water Supply Management
2. Connolly Dam Pipeline
3. Raise Storm King Dam
4. Ballandean Dam (Urban Supply only)
5. Emu Swamp Dam (Urban Supply only)
6. On Farm Storage (Market Lead Response)
7. Emu Swamp Dam (Urban/Irrigation or Irrigation Only) (Market Lead Response)

However, as the report made recommendations beyond those specified under the scope of the original Deed Agreement, Council resolved at its 14 June 2017 Special Council Meeting to delegate authority to the Chief Executive Officer to negotiate with the then Department of Energy and Water Supply ("DEWS") about changing the scope of the Grant Deed, to allow Council to investigate other water supply options as identified in the report, and to seek confirmation from the Federal and State Governments to approve the release of the report.

On 14 June 2017, Council wrote to DEWS requesting the State intercede between Council and the Commonwealth government to amend the NWIDF deed to allow Council to progress the other identified options.

On 3 July 2017, the Commonwealth's Department of Agriculture and Water Resources wrote to the State Government advising that, *"As you would be aware the funding for Emu Swamp Dam Feasibility Study was award (sic) by the Australian Government based on a competitive expression of interest process. I note that SDRC no longer wish to continue with the approved feasibility study, and in this context, I advise that all work on the study should cease until a decision is made on their request to change the purpose of the study."*

In response to the Commonwealth's letter, Council contacted the Commonwealth Department and were informed that:

1. Council should cease all work under the current EOI arrangement and bring this process around the ESD Feasibility study to an end;
2. Council can make application under a new modified process to investigate those other options put forward in the GHD report. This application should be supported by a business case that clearly articulates the project description, costings, and justification to complete the new project. The project would still need to meet the original agreed timeframe of 29 June 2018.
3. Council owns the SDRC Emu Swamp Dam Business Case Stage 1 Final report developed by GHD. However, the Commonwealth would like a few days' notice to brief the Minister before the report is released to the public.

As a result of the above advice, Council called a community meeting on Monday 31 July 2017 to go through the findings with the community and to explain the next steps.

On 14 August 2017, a further report was presented to Council. As a result of that report, Council resolved to endorse the Southern Downs Water Security Options Business Case for submission to DEWS for funding consideration.

Also on 14 August 2017, Council wrote to DEWS, submitting the endorsed Project Business Case for the Department's consideration. Identified within the scope, was clause 2.4 of this business case, which identified the following:

"2.4 PROJECT SCOPE

2.4.1 Inclusions

Progressing the alternate options identified by the Southern Downs Regional Council Emu Swamp Dam Business Case Stage 1 Final Report ("the report"), dated June 2017, authored by GHD Pty Ltd ABN 39 008 488 373 to a Preliminary Business Case, leading to a Detailed Business Case developed in accordance with the Building Queensland Framework.

These options are as follows:

1. Integrated Water Supply Management;
2. Connolly Dam Pipeline
3. Raise Storm King Dam
4. Ballandean Dam (Urban Supply only)
5. Emu Swamp Dam (Urban Supply only)
6. On Farm Storage (Market Lead Response)
7. Emu Swamp Dam (Urban/Irrigation or Irrigation Only) (Market Lead Response)

2.4.2 Exclusions

Progressing Emu Swamp Dam to a preliminary business case (the next stage) for the purpose of urban/irrigation or irrigation only."

On 6 October 2017, the Commonwealth wrote to the State Government advising, "*The Australian Government has considered your request to vary the scope of the Emu Swamp Dam Feasibility Study and the proposed variation is not agreed, as it no longer reflects the objective of the approved feasibility study.*"

At the 22 November 2017 General Council Meeting it was resolved to

1. Progress the alternate options identified by the Southern Downs Regional Council Emu Swamp Dam Business Case Stage 1 Final Report ("the report"), dated June 2017, authored by GHD Pty Ltd ABN 39 008 488 373 to develop a funding application leading to a Detailed Business Case developed in accordance with the Building Queensland Framework.

The options identified and endorsed by Council through an alternate business case are as follows:

- a) Integrated Water Supply Management;
 - b) Connolly Dam Pipeline;
 - c) Raise Storm King Dam;
 - d) Ballandean Dam (Urban Supply only);
 - e) Emu Swamp Dam (Urban Supply only).
2. Approve the re-allocation of the \$50,000 identified for the Emu Swamp Dam Feasibility Study to initiate a Water Management Plan for the whole Southern Downs region.

Currently the proponents are in discussion with the irrigator customers to finalise their commitment.

On 11 June 2020, Council has received correspondence from the proponents which outlines their offer to Council in relation to facilitating an increase in Council's operational capacity, along with the opportunity for Council to be a customer in the project. The conditions in relation to being a customer are also outlined in the offer. A copy of this correspondence is attached to this report.

The proponent has detailed that the project has already secured \$47 million in funding from the Australian Government, conditional approval of \$13.6 million from the Queensland Government (with \$6 million already flowing to the project) and an irrigator customer commitment of \$23.4 million; totaling \$84 million dollars.

Development assessment options

There are a number of approvals required to complete the Granite Belt Irrigation Project. The State government has provided Council will a preliminary list of the approvals and the relevant agency to issue the approvals, as outlined in Table 1. It is understood that the first two items have been obtained by the proponent and this list will need to be reviewed once further details are finalised, i.e. pipe routes.

Table 1: Preliminary list of required approvals

	Type of required approval and applicable legislation	Relevant agency
1.	Coordinator-General's Evaluation Report (CGER) on environmental impact statement (SDPWO Act)	Coordinator-General (CG)
2.	<i>Environment Protection Biodiversity Conservation Act 1999</i> (EPBC Act)	Commonwealth Department of the Environment (DEE)
3.	Water authorities (<i>Water Act 2000</i>)	Department of Natural Resources, Mines and Energy (DNRME)
4.	Offsets Imposed Condition; CGER on the EIS (SDPWO Act)	Department of Environment and Science (DES)
5.	MCU & Operational Works for Dam and Pipelines (<i>Planning Act 2016</i>)	SDRC (referrals to State Assessment Referral Agency (SARA) likely – see below)
6.	Waterway Barrier Works (<i>Planning Act 2016</i>)	Department of Agriculture and Fisheries (DAF) & SARA
7.	Operational Works (Clearing vegetation) (<i>Planning Act 2016</i>)	DNRME & SARA
8.	Operational Works (excavating 10,000t of material)	Department of Transport and Main Roads (DTMR) & SARA
9.	Referable Dam – <i>Water Supply (Safety and Reliability) Act 2008</i>	DNRME
10.	Permit to occupy required for development within a reserve (<i>Land Act 1994</i>): Lot 199 on BNT153 – reserve for Camping and Water purposes. Lot 438 on BNT1235 – reserve for Water purposes. Lot 39 on BNT1522 – reserve for Water purposes with 2 secondary tenures will require amendment	DNRME
11.	Local Road permits (SDRC Local Laws No. 4 and No. 7)	SDRC
12.	Clearing permit for the taking of a protected plant (<i>Nature Conservation Act 1992</i>)	DES
13.	Species Management Program to be submitted for consideration in relation to tampering with animal breeding places (<i>Nature Conservation Act 1992</i>)	DES

	Type of required approval and applicable legislation	Relevant agency
14.	Resource Operations Licence (ROL) or Interim Resource Operations Licence (IROL) (<i>Water Act 2000</i>)	DNRME
15.	Riverine protection permit for excavating or placing fill in a watercourse (<i>Water Act 2000</i>)	DNRME
16.	Environmental authority for: <ul style="list-style-type: none"> - ERA 8 - ERA 16 (2a) - ERA 16 (2b) - ERA 16 (3a) (<i>Environmental Protection Act 1994</i>)	DES
17.	Native Title agreements (<i>Native Title Act 1993</i>)	Registered Native Title Body Corporate
18.	Certification of Failure Impact Assessment (<i>Water Supply and Safety Reliability Act 2008</i>)	DNRME
19.	Sales permit (quarrying and sand extraction from State land) (<i>Forestry Act 1959</i>)	DAF
20.	Quarry material allocation notice (<i>Water Act 2000</i>)	DNRME
21.	Rehabilitation permit for catching fauna during construction (<i>Nature Conservation Act 1992</i>)	DES
22.	Wildlife movement permit (<i>Nature Conservation Act 1992</i>)	DES
23.	Cultural heritage management plan (<i>Aboriginal Cultural Heritage Act 2003</i>)	Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP)
24.	Wayleave agreement for crossing a rail corridor (<i>Transport Infrastructure Act 1994</i>)	DTMR
25.	Permit to occupy required for development within a reserve (<i>Land Act 1994</i>)	DNRME
26.	Road corridor permit required to maintain, operate or conduct ancillary works and encroachments on a state-controlled road (<i>Transport Infrastructure Act 1994</i>)	DTMR
27.	Interfering with a state-controlled road required to carry out road works or to interfere with a state-controlled road (<i>Transport Infrastructure Act 1994</i>)	DTMR
28.	Road closure permit required for closing local government roads (<i>Land Act 1994</i>)	DNRME
29.	Notice to the relevant electricity entity of works near electricity works (<i>Electricity Act 1994</i>)	Relevant electricity entity

There are two options available in relation to development assessment under the *Planning Act 2016*, which relates to both planning and operational works approvals associated with all aspects of the project, as highlighted blue in Table 1.

1. Infrastructure designation (ID)

An Infrastructure Designation (ID) process, formerly known as a 'community infrastructure designation', gives infrastructure entities a streamlined, considered, whole-of-government response on a request for community-supporting infrastructure and avoids later approvals that would otherwise be required under the *Planning Act 2016*.

An ID can be made by a public sector entity, a non-public sector entity or a local government. In accordance with the *Planning Regulation 2017*, water cycle management infrastructure is an infrastructure type for which a designation could be applicable.

The Minister's Guidelines and Rules sets out the process for an ID. Prior to the lodgement of a request for an ID, the infrastructure entity is encouraged to undertake a prelodgement meeting with Council to ascertain and document any major concerns. Evidence of this prelodgement meeting is to be submitted to the state government with the ID request.

The ID process also includes a minimum 15 business day consultation period. The consultation must include all affected parties and stakeholders identified, along with Council, and relates to all aspects of the project applicable to the *Planning Act 2016* (as outlined in Table 1); meaning that separate public notification for each aspect is not required. The consultation period provides an additional opportunity for Council to offer comment, raise any concerns or make suggestions in relation to conditions.

The decision relating to the designation is made by the Planning Minister. The key aspect to this option is that following the Ministers decision, there are no appeal rights applicable.

The result of the ID is that all development in relation to infrastructure under a designation will be accepted development (provided it complies with requirements for a designation under the Act), with no further development approvals being required under the *Planning Act 2016*.

A designation has effect for six years, unless a public sector entity or other entity owns the designated premises and construction of the infrastructure has started, or an extension has been granted.

It should be noted that an approved designation does not sterilise land for the purpose of the designation only, or prevent other forms of approval development from taking place.

2. Council as assessment manager

This option involves the same process as all other planning and operational works applications for which Council is the assessment manager. The State government would remain a referral agency in relation to the identified state interests, however the receipt and consideration of submissions, assessment and decision making processes would remain the responsibility of Council.

As shown in Table 1, separate applications would need to be submitted to Council for the different aspects of the project. All impact assessable applications would be subject to public notification and the potential for the lodgement of an appeal in the Planning and Environment Court.

This option would have a significant impact on Council resources and would likely result in the engagement of consultants which have expertise in some of the specialist areas of the assessment.

Prescribed Project

The Emu Swamp Dam Project (Granite Belt Irrigation Project) was approved with conditions as a coordinated project on 29 September 2014. The Environmental Impact Statement (EIS) was the result of the coordinated project process.

The proponents have been discussing with the Coordinator-General's office about gaining a Prescribed Project Declaration for the project. A prescribed project is one which is of significance, particularly economically and socially, to Queensland or a region.

A prescribed project declaration enables the Coordinator-General, if necessary, to intervene in State and local government approval processes to ensure timely decision-making for the prescribed project, meaning the majority of the required approvals outlined in Table 1. Any

intervention may be in the form of issuing notices: a progression notice, a notice to decide, or with the approval of the Minister, a step-in notice.

A step-in notice can be issued post a decision being made on an application at the request of the applicant, and in the case of a planning decision under the Planning Act, it does result in any appeal or review in relation to that decision being of no further effect. Once a step-in notice has been issued, the Coordinator-General's decision on a prescribed project cannot be appealed against under the *State Development and Public Works Organisation Act 1971* or other relevant legislation, which can assist in providing greater certainty and timeliness for economically and socially significant projects.

The Office of the Coordinator-General can overcome unreasonable delays in obtaining project approvals by:

- acting as a point of contact for the proponent within government to streamline government communications;
- coordinating local and State government agencies regarding statutory approvals required for the project; and,
- facilitating discussions and information exchanges between the proponent and other stakeholders (e.g. local authorities and State government agencies).

Given the timeframes a prescribed project declaration is most effective when used to obtain the final approvals after preliminary approvals have already been provided by the Coordinator-General or another authority.

Council has gained advice from the State government to confirm that should the proponent be successful in obtaining the Prescribed Project Declaration, the Infrastructure Designation process can still be undertaken in relation to the approvals required under the *Planning Act 2016*. The two act in parallel to facilitate the coordinated and timely assessment.

When considering the abovementioned options and the budget implications, Council needs to bear in mind the associated decision regarding becoming a customer of the irrigation project and Council's level of involvement in the project. A degree of separation needs to be maintained to ensure there is no conflict with Council's role in the assessment of any development applications for the construction of the infrastructure.

Council officers have discussed the ID option with the proponent and their consultants, to ascertain if there was any reluctance in pursuing this option. The proponent has not identified any concerns in relation to the ID process.

It is recommended that the proponent should be encouraged to request an ID. The ID process:

- provides the greatest separation for Council, whilst still ensuring the ability to provide commentary and raise concerns for consideration;
- ensures experts in the field are undertaking the assessment of the project;
- provides the proponent with a streamlined, whole-of-government response;
- avoids the need for additional approvals under the *Planning Act 2016*;
- ensures that all affected stakeholders are directly consulted; and
- is the most cost effective option for Council.

The footprint and associated buffer of the dam will impact on the current alignment of Stalling Lane. An alternative route is required to ensure the properties along Stalling Lane maintain access. The realignment of Stalling Lane is likely to occur separately and prior to any ID process. This is due to timing and the need to confirm the final route. The consultants are in the process of finalising a route and will then formally submit an application to Council for the realignment.

Budget Implications

Granite Belt Irrigation Project has made a written offer to Council in relation to facilitating an increase in the Council's operational capacity to enable the project's necessary approvals to be coordinated and delivered within the project's timelines.

Under the ID process, there are two touch points for Council; being the initial pre-lodgement meeting and written advice, and during the consultation period. Even if the proponents seek an ID, there will be an increase in the Council's workload to provide comprehensive responses at the two *Planning Act 2016* touch points, along with the provision of other approvals under Council's jurisdiction, as outlined in Table 1. It would be advantageous to accept this offer, provided appropriate conflict measures are in place, to ensure Council is appropriately resourced to process the necessary approvals.

The details of any agreement would need to be finalised once the proponent has further details in relation to the proposal and the process to be undertaken.

Policy Consideration

The Stanthorpe Regional Water Supply Security Assessment Report as compiled by the Department of Energy & Water Supply, which was adopted by Council on 28 September 2016.

The Southern Downs Regional Council Emu Swamp Dam Business Case Stage 1 Final Report ("the report"), dated June 2017, authored by GHD Pty Ltd ABN 39 008 488 373, endorsed by Council on 14 June 2017.

Community Engagement

Both development assessment options outlined in this report require public consultation to be undertaken.

Legislation/Local Law

Planning Act 2016

Planning Regulation 2017

State Development and Public Works Organisation Act 1971

Minister's Guidelines and Rules

Southern Downs Planning Scheme

Attachments

1. Granite Belt Irrigation Project - Letter of offer [↓](#)



PO Box 23, Stanthorpe QLD 4380
www.granitebeltirrigationproject.com.au
Granite Belt Water Limited ACN: 631 442 129

Ms. Jane Stroud
Acting Chief Executive Officer
Southern Downs Regional Council
PO Box 26
WARWICK QLD 4370

11 June 2020

By Email: jane.stroud@sdrcl.qld.gov.au

Dear Jane,

On behalf of the Board of Granite Belt Water Limited and the team involved in the Granite Belt Irrigation Project, thank you for providing the project with the opportunity to present an update to Council on Monday 8 June 2020. The Board and the Project appreciate the openness and the expressed willingness of the Southern Downs Regional Council to work in collaboration to deliver this vital piece of water infrastructure to the Southern Downs, Granite Belt and Stanthorpe.

During the presentation, the project outlined the various interactions that will be required between Granite Belt Water Limited and the Council if the project is to be delivered expeditiously. Granite Belt Water also acknowledges the impost that projects such as this make on the normal operations of Council and the workload of its employees.

In this regard Granite Belt Water would like to negotiate with Council to facilitate an increase in the Council's operational capacity to enable the projects necessary approvals to be coordinated and delivered within the project's timelines. This approach is not uncommon in the mining and development industries.

Granite Belt Water would also like to offer the Southern Downs Regional Council the opportunity to participate in the project as a customer. Customers of the Granite Belt Irrigation Project are required to pay \$6,000 per Megalitre (ML) as a capital contribution. The volume in megalitres that equates to the total capital contribution will be converted, prior to the schemes commissioning, into a supplemented water allocation. This supplemented water allocation would be owned by the Southern Downs Regional Council.

Should the Southern Downs Regional Council participate in the project it would also be responsible for the payment of annual charges that reflect the annual maintenance and operational costs for the dam and distribution scheme, as well as the depreciation or renewal annuity for the replacement of the Dam, Pipeline, Pumps and Power infrastructure. As an example, if the Councils were to connect to the Scheme at Applethorpe, the Detailed Business Case identifies that the annual charges would be in the vicinity of \$408 per annum per ML.



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Granite Belt Water Limited ACN: 631 442 129

The purchase of a 400ML – 450ML allocation in the Granite Belt Irrigation Project, combined with the intended ‘continuous sharing’ operations model proposed has the potential to increase the water supply for urban use in the Stanthorpe Water Management Area by 50% (upwards of 1200ML).

As the owner of an allocation within the Granite Belt Irrigation Project (and subsequent distribution scheme) the Southern Downs Regional Council will have the option to reserve all of the water for urban supply; temporarily trade the full annual allocation to irrigators within the scheme to offset the purchase price and annual charges; or any combination of the above. The water allocated to Southern Downs Regional Council is able to be managed by the Council to obtain the best value to the community.

The Project would also seek to negotiate with Council the moving or purchase of 400-450ML of the 1150ML un-supplemented allocation associated with Storm King Dam. Historical modelling conducted by both Granite Belt Water and the Department of Natural Resources, Mines and Energy has identified that Storm King Dam might only be capable of meeting an annual demand of 740ML above which the frequency of supply failures (i.e falling below its minimum operating volume) increases, as identified in the *Stanthorpe Regional Water Supply Security Assessment* (DEWS 2016:10).

Moving the un-supplemented water from Storm King Dam, situated high in the catchment and an area of only 92 km² to Emu Swamp Dam, lower in the catchment with an area of 586km² improves the reliability of both catchments and may be potentially more financially viable and fiscally prudent for the Council. It will also contribute to the ultimate success of the Granite Belt Irrigation Project.

The Project would also seek to negotiate the purchase of other parcels of un-supplemented water held by the Council. Granite Belt Water Limited has identified three parcels of water (30ML + 5ML + 24ML) totalling 59ML which the project would like to purchase to improve the reliability of the volume of water being aggregated for the project.

Granite Belt Water would also appreciate the support and approval of the Southern Downs Regional Council to lease water from the Queensland Government’s Unallocated Water for future urban supply in the Border Rivers and Moonie Water Plan.

The ability of the project to aggregate 3510ML of Mean Annual Diversion is required as a pre-requisite for the ongoing support of the Queensland Government. The Detailed Business Case identified the availability of unallocated water in the catchment serviced by the Granite Belt Irrigation Projects, Emu Swamp Dam. The project has identified that leasing 1000ML-1500ML of unallocated water for future urban supply, enables the project to fulfil two objectives. Firstly, it identifies that the project is able to aggregate sufficient volume of water to progress and, secondly the leasing of water enables the project to purchase all of the necessary allocations to replace the leased water over time, thus avoiding paying a premium for water on the open market.



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www.granitebeltirrigationproject.com.au
Granite Belt Water Limited ACN: 631 442 129

The project has identified a strategy whereby the leased water will be replaced by purchased allocations over a period of 10-15 years, returning the water, incrementally, to the Queensland Government for allocation or use for future urban purposes. This strategy also addresses the Minister for Natural Resources Mines and Energy's stated goal of see all of the water in the Water Plan used for productive purposes.

In summary the offer to the Southern Downs Regional Council is in five (5) parts:

1. Purchase a volume of water in the Granite Belt Irrigation Project
2. Negotiate the transfer/sale of 400ML – 450ML of un-supplemented water from Storm King Dam to the Granite Belt Irrigation Project to offset the cost of purchasing a volume of supplemented water allocation.
3. Negotiate the sale of 59ML of un-supplemented water allocations to the Granite Belt Irrigation Project, for inclusion in the total water aggregation for the Project.
4. Support the short to medium term (10-15 year) lease of the States unallocated water for future urban supply to enable the Project to aggregate sufficient entitlements for the project to commence and deliver the economic benefits to the Southern Downs, Granite Belt and Stanthorpe area such as 700 new full time jobs, a \$65 million increase in gross farm production, and improved urban water security for Stanthorpe.
5. Negotiate the provision of, and assistance with, extra capacity within Southern Downs Regional Council to enable the coordination and processing of all approvals necessary to deliver the Granite Belt Irrigation Project.

Granite Belt Water Limited stands ready to partner with the Southern Downs Regional Council to deliver this vital piece of water infrastructure to the Southern Downs, Granite Belt and Stanthorpe. The project has already secured \$47 million in funding from the Australian Government, conditional approval of \$13.6 million from the Queensland Government (with \$6 million already flowing to the project) and an irrigator customer commitment of \$23.4 million.

This \$84 million dollar fully funded project has the potential to provide significant economic opportunities, employment and water security to the region. Your response to our offer would be appreciated before 30 June 2020.

Should you require any further information please do not hesitate to contact me on the following telephone number, 0414 480 140 or email lloyd@granitebeltirrigationproject.com.au


Kind regards

Lloyd Taylor
Chief Executive

11. CORPORATE SERVICES REPORTS

11.1 Financial Report as at 31 May 2020

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Financial Services Coordinator	ECM Function No/s:

Recommendation

THAT Council receive and note the Financial Report as at 31 May 2020.

Report

Council's operating performance against forecast shows that the operating surplus before capital items is \$7.9m. All of the general rates for 2019/20 have been raised in July; they were due for payment on 13 October 2019. The second water consumption and utility notices were issued on 13 April 2020 and will be due for payment by 30 June 2020.

Income Statement

Total operating revenue of \$75.2m has been recognised for the financial year and capital revenue of \$14.3m has been received for the year.

Overall operating expenditure of \$67.3m is \$6.1m under the year to date estimate of \$77.4m. Materials and services are \$6.0m under the year to date estimate.

It must be noted that at present the Operating Surplus ratio within the Key ratios is showing as not being achieved. This is due to the Operating Surplus being above the threshold of 10%, however this is anticipated at 30 June 2020 to be within the allowable range of 0% to 10%.

Balance Sheet

As at 31 May 2020 Council had \$51.1m in cash at bank and investments. Total loans owing (including the current and non-current portions) amount to \$19.7m.

Capital Works in Progress

Capital works expenditure to 31 May 2020 is \$20.0m which is 50.7% of the adopted capital works budget of \$39.5m. There are committed costs of \$8.6m meaning \$28.6m has been spent and committed; this represents 72.5% 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	124,000	313,000	375,199	119.9%	9,882	385,081	123.0%
Buildings	3,680,000	- 1,674,813	2,005,187	892,819	44.5%	110,850	1,003,669	50.1%
Plant and Equipment	3,234,000	241,500	3,475,500	2,038,009	58.6%	1,234,753	3,272,762	94.2%
Road, Drains and Bridges	14,622,442	- 107,840	14,514,602	9,495,732	65.4%	2,667,964	12,163,696	83.8%
Water	4,226,375	3,723,171	7,949,546	5,186,017	65.2%	510,349	5,696,366	71.7%
Sewerage	6,940,670	735,000	7,675,670	814,122	10.6%	3,449,250	4,263,372	55.5%
Other Assets	2,497,500	1,076,573	3,574,073	1,217,167	34.1%	641,887	1,859,054	52.0%
Total	35,389,987	4,117,591	39,507,578	20,019,065	50.7%	8,624,935	28,644,000	72.5%

Budget Implications

The third quarter budget review was presented to Council at the April general meeting. The budget figures shown in this report are the adopted quarter three amounts.

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

Attachments

1. Performance Report 31 May 2020 [↓](#)



Southern Downs
REGIONAL COUNCIL

Performance Report

May 2020

Southern Downs Regional Council Income Statement

for the period ending 31 May 2020

Audited 2019 Actual \$		Annual 2020 Budget \$	Phased 2020 YTD Budget \$	Phased 2020 YTD Actual \$
Revenue from ordinary activities				
31,408,397	General Rates	32,610,550	32,616,713	32,513,855
287,480	Rural fire brigade levy	274,000	274,000	269,858
25,956,703	Utility Rates and Charges	25,737,693	24,829,077	25,556,090
129,035	Invasive Pest Separate Rate	200,000	183,333	115,308
(1,813,029)	Less Discounts	(1,916,300)	(1,916,567)	(1,887,663)
-	Tank Rebates	(1,500,000)	(1,375,000)	(1,508,413)
(649,044)	Rates on Council properties	(668,551)	(358,732)	(327,091)
55,319,542		54,737,392	54,252,824	54,731,944
5,230,591	Fees and Charges	5,254,395	4,833,271	4,946,134
1,796,409	Interest	1,253,200	1,146,825	1,092,505
3,206,055	Contract & Sales Revenue	2,618,684	1,502,241	1,323,644
1,241,088	Rent and Other Income	1,572,166	1,442,438	1,264,894
9,961,621	Government Grants and Subsidies	15,024,964	13,813,232	11,837,013
76,755,306	Total Operating Revenue	80,460,801	76,990,831	75,196,134
Expenses from ordinary activities				
23,912,608	Employee Costs	24,849,482	22,978,569	22,891,096
30,357,733	Materials and Services	37,479,736	34,145,054	28,116,543
16,127,926	Depreciation and Amortisation	16,597,590	15,256,347	15,282,616
1,656,609	Finance Costs	1,457,262	1,018,009	1,052,871
72,054,876	Total Operating Expenses	80,384,070	73,397,979	67,343,126
4,700,430	Operating Surplus/(Deficit) before capital items	76,731	3,592,852	7,853,008
Other Capital Amounts				
11,656,176	Capital Grants, Contributions and Donations	311,800	285,817	14,314,409
(1,861,655)	Other capital income and (expenses)	(120,000)	(96,000)	(3,229,760)
14,494,951	Net Result Surplus/(Deficit)	268,531	3,782,669	18,937,657

Explanation

Income Statement

This Statement outlines:

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

The Net Result Surplus/(Deficit) for the reporting period is a good measure of council's financial performance.

This figure is determined by deducting total expenses from total revenue.

Southern Downs Regional Council Balance Sheet

as at 31 May 2020

Audited 2019 Actual \$		Annual 2020 Budget \$	Phased 2020 YTD Actual \$
Current Assets			
50,270,960	Cash assets & Investments	38,325,000	51,143,290
7,781,732	Receivables (includes Rates & Utilities receivable)	6,491,000	16,192,046
10,500	Assets held for sale	593,800	323,500
890,778	Inventories	246,200	570,896
58,953,970		45,656,000	68,229,732
Non-Current Assets			
742,000	Investment Property	742,000	742,000
718,855,107	Property, plant and equipment	835,832,037	787,703,684
147,690	Other Financial Assets	95,000	46,360
30,414,390	Capital works in progress	-	26,637,126
1,124,884	Intangible Assets	987,963	1,178,615
751,284,071		837,657,000	816,307,785
810,238,041	TOTAL ASSETS	883,313,000	884,537,517
Current Liabilities			
8,643,857	Creditors and other payables	8,642,000	5,297,571
6,474,969	Provisions	4,215,000	6,143,027
1,469,729	Interest bearing liabilities	1,595,000	1,505,627
16,588,555		14,452,000	12,946,225
Non-Current Liabilities			
20,782,859	Interest bearing liabilities	17,739,000	18,223,761
4,566,373	Provisions	3,953,000	4,751,643
-	Other Payables	-	-
25,349,232		21,692,000	22,975,404
41,937,787	TOTAL LIABILITIES	36,144,000	35,921,629
768,300,254	NET COMMUNITY ASSETS	847,169,000	848,615,888
Community Equity			
183,477,525	Asset Revaluation Reserve	233,811,000	233,872,137
584,822,729	Retained surplus	613,358,000	614,743,751
768,300,254	TOTAL COMMUNITY EQUITY	847,169,000	848,615,888

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

Working Capital Ratio			
(Current Assets / Current Liabilities)	3.16 : 1	5.27 : 1	✓
Target Ratio	> 1:1		
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.			
Operating Surplus Ratio			
(Net Operating Surplus / Total Operating Revenue) (%)	0.3%	25.2%	✗
Target Ratio	> 0.0% to < 10.0%		
This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes.			
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.			
Net Financial Liabilities Ratio			
((Total Liabilities - Current Assets) / Total Operating Revenue)	-12.6%	-43.0%	✓
Target Ratio Upper Limit (%)	<=60%		
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.			

Key Ratios

Interest Coverage Ratio			
(Net Interest Expense / Total Operating Revenue) (%)	0.25%	-0.053%	✓
Target Ratio Upper Limit (%)	10.0%		
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.			
<hr/>			
Asset Sustainability Ratio			
(Capital Expenditure on the Replacement of Assets (renewals) / Depreciation Expense)	238.0%	187.4%	✓
Target Ratio Lower Limit (%)	> 90%		
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.			
<hr/>			
<u>Comments on Ratio Results.</u>			
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.			
Whilst changes to the legislation have amended the required ratios, the ratios listed will continue to be reported on.			
An operating surplus ratio that is higher than target shows that while expecting to generate substantial revenues can assist in offsetting past or future operating deficits, and fund proposed capital expenditure and/or debt repayments it can also indicate that a local government is providing levels of service below that expected by ratepayers.			
However these ratios represent Council's position at a single point in time and should not be considered in isolation. Ratios should be considered over the long term.			

Executive Services Operating Statement			
	FY Budget	YTD Budget	YTD Actual
	\$	\$	\$
Operating Revenue			
Operating Grants and Subsidies	1,665,602	1,528,975	271,590
Sundry Revenue	46,956	42,790	64,243
Total Operating Revenue	1,712,558	1,571,765	335,833
Operating Expenditure			
Employee Costs	2,194,380	2,026,911	2,125,952
Materials	312,251	286,304	400,683
Contracts and Services	394,902	363,460	243,162
Finance Costs	-	-	-
Depreciation and Amortisation	7,782	7,142	7,068
Plant Hire	294,658	270,103	361,797
Other Expenses	784,988	719,572	752,545
Rates on Council Properties	337	134	148
Total Operating Expenses	3,989,298	3,673,626	3,891,355
Operating Surplus/(Deficit)	(2,276,740)	(2,101,861)	(3,555,522)

Corporate and Community Services Operating Statement			
	FY Budget	YTD Budget	YTD Actual
	\$	\$	\$
Operating Revenue			
Rates and Utility Charges	31,038,950	31,039,121	30,970,023
Fees and Charges	1,131,388	1,037,204	1,089,601
Operating Grants and Subsidies	4,786,195	4,391,929	4,843,367
Interest Received	1,253,200	1,146,825	1,092,505
Leasing and Rent	495,373	455,565	485,103
Recoverable Works	35,000	34,583	29,002
Sundry Revenue	360,447	331,328	252,410
Total Operating Revenue	39,100,553	38,436,555	38,762,011
Operating Expenditure			
Employee Costs	5,568,707	5,192,313	5,979,852
Materials	3,593,130	3,347,768	2,794,228
Contracts and Services	2,341,912	2,146,727	1,489,843
Finance Costs	273,520	125,280	162,459
Depreciation and Amortisation	774,842	712,325	676,735
Plant Hire	330,574	303,026	296,267
Other Expenses	1,104,121	1,034,553	1,049,324
Rates on Council Properties	168,367	98,211	72,155
Total Operating Expenses	14,155,173	12,960,203	12,520,863
Operating Surplus/(Deficit)	24,945,380	25,476,352	26,241,148

Infrastructure Services Operating Statement			
(Excludes Water and Wastewater)			
	FY Budget \$	YTD Budget \$	YTD Actual \$
Operating Revenue			
Fees and Charges	667,842	612,188	855,483
Operating Grants and Subsidies	6,662,297	6,107,106	4,937,786
Leasing and Rent	12,640	11,587	14,640
Recoverable Works	2,583,684	1,467,658	1,294,643
Sundry Revenue	26,098	24,004	26,260
Total Operating Revenue	9,952,561	8,222,543	7,128,812
Operating Expenditure			
Employee Costs	9,502,424	8,777,499	7,576,994
Materials	5,433,589	5,003,681	4,638,792
Contracts and Services	7,080,113	6,154,857	4,467,953
Finance Costs	376,142	292,231	283,944
Depreciation and Amortisation	10,014,086	9,212,658	9,314,221
Plant Hire	(3,918,991)	(3,586,732)	(3,484,312)
Other Expenses	50,999	46,749	49,999
Rates on Council Properties	444,899	234,013	228,575
Total Operating Expenses	28,983,261	26,134,956	23,076,166
Operating Surplus/(Deficit)	(19,030,700)	(17,912,413)	(15,947,354)

Sustainable Development Operating Statement			
(Excludes Waste)			
	FY Budget \$	YTD Budget \$	YTD Actual \$
Operating Revenue			
Rates and Utility Charges	200,000	183,333	115,308
Fees and Charges	1,050,575	963,017	1,000,307
Operating Grants and Subsidies	583,530	536,569	381,930
Sundry Revenue	49,248	46,832	58,202
Total Operating Revenue	1,883,353	1,729,751	1,555,747
Operating Expenditure			
Employee Costs	4,442,754	4,080,607	3,336,691
Materials	793,007	729,582	685,792
Contracts and Services	1,236,794	1,132,897	756,697
Depreciation and Amortisation	8,004	7,347	7,558
Plant Hire	486,572	446,024	420,828
Other Expenses	800,224	781,265	96,730
Rates on Council Properties	5,671	2,327	2,130
Total Operating Expenses	7,773,026	7,180,049	5,306,426
Operating Surplus/(Deficit)	(5,889,673)	(5,450,298)	(3,750,679)

Water Services Operating Statement			
	FY Budget	YTD Budget	YTD Actual
	\$	\$	\$
Operating Revenue			
Rates and Utility Charges	10,320,417	10,311,861	9,843,446
Fees and Charges	609,470	558,371	486,025
Operating Grants and Subsidies	24,834	22,765	24,834
Sundry Revenue	15,000	13,750	17,108
Total Operating Revenue	10,969,721	10,906,747	10,371,413
Operating Expenditure			
Employee Costs	1,415,465	1,301,313	2,280,344
Materials	2,878,163	2,640,853	2,458,592
Contracts and Services	1,763,948	1,616,984	1,452,199
Finance Costs	282,100	211,574	213,064
Depreciation and Amortisation	3,145,124	2,886,658	2,858,187
Plant Hire	443,665	408,319	403,402
Other Expenses	115,000	105,453	426,813
Rates on Council Properties	8,006	3,878	5,986
Total Operating Expenses	10,051,471	9,175,032	10,098,587
Operating Surplus/(Deficit)	918,250	1,731,715	272,826

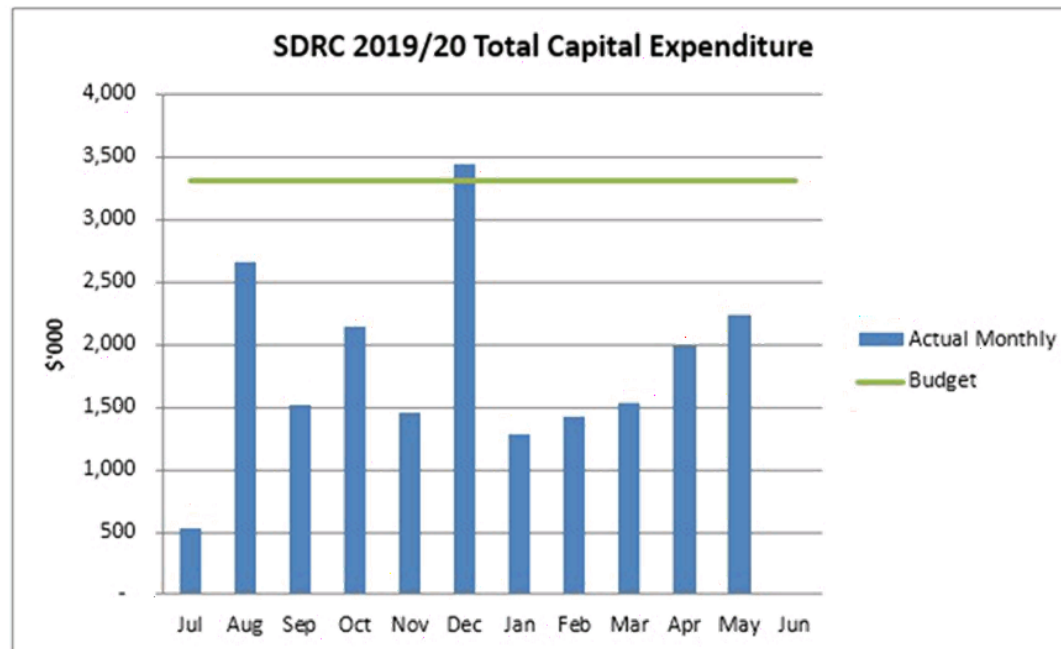
Sewerage Services Operating Statement			
	FY Budget	YTD Budget	YTD Actual
	\$	\$	\$
Operating Revenue			
Rates and Utility Charges	9,232,027	8,462,692	9,513,235
Fees and Charges	302,270	277,174	166,545
Total Operating Revenue	9,534,297	8,739,866	9,679,780
Operating Expenditure			
Employee Costs	1,102,618	1,025,779	1,031,612
Materials	858,912	789,659	741,071
Contracts and Services	1,224,585	1,122,536	942,195
Finance Costs	403,340	297,079	300,886
Depreciation and Amortisation	2,554,129	2,344,285	2,332,909
Plant Hire	292,802	268,429	264,710
Rates on Council Properties	29,349	12,607	10,535
Total Operating Expenses	6,465,735	5,860,374	5,623,918
Operating Surplus/(Deficit)	3,068,562	2,879,492	4,055,862

Waste Services Operating Statement			
	FY Budget	YTD Budget	YTD Actual
	\$	\$	\$
Operating Revenue			
Rates and Utility Charges	4,614,549	4,614,549	4,617,022
Fees and Charges	1,492,850	1,385,318	1,348,174
Operating Grants and Subsidies	1,302,506	1,225,888	1,377,506
Sundry Revenue	566,403	516,583	346,928
Total Operating Revenue	7,976,308	7,742,338	7,689,630
Operating Expenditure			
Employee Costs	623,135	574,146	559,651
Materials	2,000,626	1,829,030	1,510,940
Contracts and Services	6,606,037	6,021,186	4,735,270
Finance Costs	122,160	91,845	92,517
Depreciation and Amortisation	93,623	85,932	85,937
Plant Hire	177,155	162,767	161,021
Rates on Council Properties	11,922	7,562	7,563
Total Operating Expenses	9,634,658	8,772,468	7,152,899
Operating Surplus/(Deficit)	(1,658,350)	(1,030,130)	536,731

**Capital Works Projects by Asset Class
As At 31 May 2020**

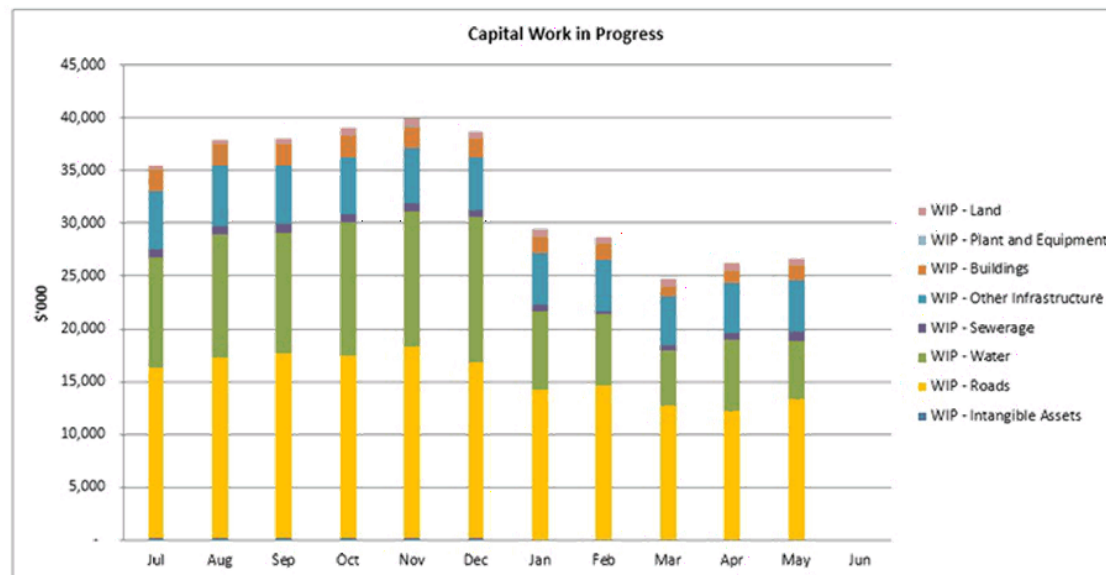
	Annual Approved Budget	Carryover and Amendments	Total Budget	YTD Expenditure	% Spent	Committed	Spent and Committed	% Spent and Committed
Land and Land Improvements	189,000	124,000	313,000	375,199	119.9%	9,882	385,081	123.0%
Buildings	3,680,000	- 1,674,813	2,005,187	892,819	44.5%	110,850	1,003,669	50.1%
Plant and Equipment	3,234,000	241,500	3,475,500	2,038,009	58.6%	1,234,753	3,272,762	94.2%
Road, Drains and Bridges	14,622,442	- 107,840	14,514,602	9,495,732	65.4%	2,667,964	12,163,696	83.8%
Water	4,226,375	3,723,171	7,949,546	5,186,017	65.2%	510,349	5,696,366	71.7%
Sewerage	6,940,670	735,000	7,675,670	814,122	10.6%	3,449,250	4,263,372	55.5%
Other Assets	2,497,500	1,076,573	3,574,073	1,217,167	34.1%	641,887	1,859,054	52.0%
Total	35,389,987	4,117,591	39,507,578	20,019,065	50.7%	8,624,935	28,644,000	72.5%

Southern Downs Regional Council
Capital Expenditure
As At 31 May 2020



Capital committed costs as at 31 May is \$8.6 Million

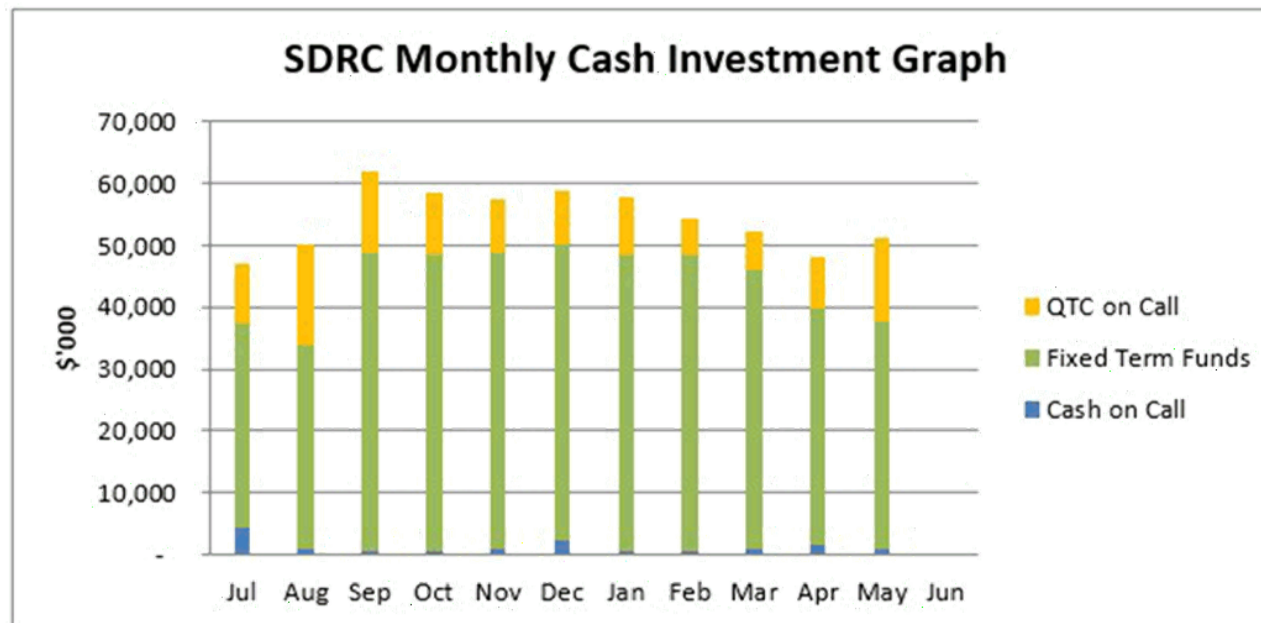
Southern Downs Regional Council
Total Work in Progress (WIP) Report
As At 31 May 2020



	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	14,225	14,649	12,664	12,271	13,394	-
Water	10,564	11,562	11,501	12,672	12,885	13,802	7,445	6,709	5,342	6,739	5,425	-
Sewerage	736	758	773	786	654	668	623	267	440	622	907	-
Other Infrastructure	5,492	5,743	5,522	5,298	5,333	5,016	4,854	4,894	4,579	4,676	4,913	-
Buildings	2,022	2,027	2,033	2,058	2,048	1,701	1,564	1,484	1,001	1,260	1,336	-
Plant and Equipment	21	21	21	21	21	21	1	1	1	1	1	-
Land	374	376	512	704	697	702	702	708	708	742	743	-
	35,492	37,876	38,009	39,009	39,948	38,726	29,414	28,712	24,735	26,311	26,719	-

WIP projects of \$1.4 million have been capitalised in May 2020

**Southern Downs Regional Council
Total Monthly Cash Investment Register
As At 31 May 2020**




**Southern Downs Regional Council
Borrowings Report
As At 31 May 2020**

QTC Loan Account Balances:

	\$
Fund Name: Southern Downs Regional Council	
CBD Redevelopment Stage 2	831,214
Market Square Pump Station	387,900
General	2,806,962
General 2009	1,329,155
General 2009/10	201,988
General 2010/11	3,052,601
General 2011/12	3,872,818
General 2012/13	2,193,429
Warwick Sewerage Treatment Plant	775,612
Allora Water Main	3,962,317
Stanthorpe Sewerage	315,393
Total Loan Balance	<u>19,729,388</u>

11.2 Adoption of Schedule of General Fees and Charges 2020/2021

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Manager Finance and Information Technology	ECM Function No/s:

Recommendation

THAT Council adopt the Schedule of General Fees and Charges 2020/2021.

Report

The purpose of this report is for Council to adopt the Schedule of General Fees and Charges for the 2020/2021 financial year.

Council's Schedule of General Fees and Charges 2020/2021 has been prepared in accordance with the requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012* and is presented for Council's consideration and adoption. Council has the ability to change fees and charges throughout the year and readopt the Schedule of Fees and Charges.

The fees and charges have an average increased by 2.5% for the 2020/2021 financial year. Due to the minimal value of some of the fees and charges and rounding of the dollar values, there are some fees and charges that have varied percentage increases. It is also worth noting some fees and charges are subject to Council's previous COVID decision resolved at the Special Council Meeting on 15 May 2020.

Budget Implications

The Southern Downs Regional Council Schedule of General Fees and Charges 2020/2021 has been prepared in accordance with the requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*.

Policy Consideration

Operational Plan 2019/20

4.12 Explore/review potential efficiencies and opportunities for Council's operations.

Community Engagement

Nil

Legislation/Local Law

Local Government Act 2009 and *Local Government Regulation 2012*.

Attachments

1. Schedule of General Fees & Charges 2020/2021 [↓](#)



Southern Downs

REGIONAL COUNCIL

Proposed SCHEDULE OF GENERAL FEES and CHARGES 2020/21

(INCLUDING GST TREATMENT)

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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Southern Downs Regional Council

Sustainable Development

Animals – Registration and Impounding

Stock Route Agistment Permit

Large stock per head per week	Local Government Act 2009 s97 2(a)	N	As set by State Government
Small stock per head per week	Local Government Act 2009 s97 2(a)	N	As set by State Government

Stock Route Travel Permit

Large stock per km per 20 head or part thereof	Local Government Act 2009 s97 2(a)	N	As set by State Government
Small stock per km per 100 head or part thereof	Local Government Act 2009 s97 2(a)	N	As set by State Government

Impounding Fee (per animal)

Horses, cattle	Local Government Act 2009 s97 2(d)	N	\$34.50
Sheep, goats	Local Government Act 2009 s97 2(d)	N	\$34.50
Stallion or bull	Local Government Act 2009 s97 2(d)	N	\$60.00

Supervision Fee

Horses, cattle (for each group of 5 animal or part/day)	Local Government Act 2009 s97 2(d)	N	\$71.00
Sheep, goats (up to 10 head per day)	Local Government Act 2009 s97 2(d)	N	\$40.00
Sheep, goats (where more than 10 for each group of 50 or part/day)	Local Government Act 2009 s97 2(d)	N	\$35.00

Release Fee

Horses, cattle (for each 5 head)	Local Government Act 2009 s97 2(d)	N	\$65.50
Sheep, goats (up to 10 head)	Local Government Act 2009 s97 2(d)	N	\$18.60
Sheep, goats (where more than 10 for each group of 50 or part)	Local Government Act 2009 s97 2(d)	N	\$34.50
Stallion or bull	Local Government Act 2009 s97 2(d)	N	\$65.50

Fee of Notice

Advertisement in Newspaper	Local Government Act 2009 s97 2(d)	N	At Cost + \$54.50
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Droving/Transport

Fee	Local Government Act 2009 s97 2(d)	N	At Cost + \$65.00
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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All Other Animals

Fee	Local Government Act 2009 s97 2(d)	N	As determined by CEO
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Hire of Cat/Fox Trap or Barking Collar

Hire per week or part thereof	-	Y	\$10.40
Deposit (refundable)	-	N	\$80.00

Cats and Dogs – Registration and Impounding

Dog Registration (Calendar Year)

For each dog kept at any premises;
All dogs within the Southern Downs Region are to be registered from 3 months of age.

Working Dogs

No registration fees apply to working dogs in the Region, except those kept in a designated town area. Written evidence must be provided to demonstrate that the dog is a bone fide Working Dog in accordance with the Animal Management (Cats & Dogs) Act 2008.

> Desexed dogs include dogs that have been purchased from Council as an unclaimed dog, the purchase price for which includes desexing.

> Owners of dogs who produce proof of membership of Dogs Queensland for the current year shall be entitled to a 50% reduction in fees. The owner must demonstrate that they comply with the Planning Scheme & Council's Local Laws.

> Owners of dogs which are kept in a kennel in accordance with the Planning Scheme shall be entitled to a 50% reduction in fees for the first 20 dogs kept at the kennel and a 75% reduction in fees for all dogs in excess of the first 20 dogs kept at the kennel, subject to the kennel complying with the conditions of the planning permit for the use of the site as a kennel, and the Animal Management (Cats & Dogs) Act. Council may cancel this reduction in fees at any time where circumstances change or where matters of non compliance with the planning approval, Local Law or the Act occur.

> Owners of dogs who produce evidence that dogs are registered with the appropriate authorities as seeing-eye dogs/hearing-aid dogs shall not be charged a registration fee.

NOTE: OWNERS OF DOGS ARE ONLY ENTITLED TO ONE REDUCTION IN FEES DEPENDING ON THEIR CIRCUMSTANCES AND CANNOT OBTAIN A NUMBER OF DIFFERENT REDUCTIONS FOR THE SAME DOG.

> A 50% refund may be sought on cancellation of registration before 30 June because of death of dog or relocation of dog. This refund must be requested in writing.

> Any new dog registered after 30 June will be at 50% of the standard annual fee for the first year of registration. (For a dog due for registration prior to 30 June, the full registration fee applies)

The amount of refund of three year dog registration fees for deceased dogs and dogs removed from the region is at the discretion of MES or LLC taking into consideration time elapsed.

> **Pensioner's Discount** on dog registration will be given to all Pension Holders eligible for a Rates Concession

Standard Rate

Desexed – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$38.00
Desexed – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$111.00
Pensioner's Desexed Dog – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$34.00
Pensioner's Desexed Dog – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$97.50
Not Desexed – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$151.00
Not Desexed – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$435.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Standard Rate [continued]

Pensioner's Not Desexed Dog – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$133.50
Pensioner's Not Desexed Dog – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$369.00
Guide Dog/Assistance Dog	Local Government Act 2009 s97 2(a)	N	\$0.00
Declared Dangerous Dog	Local Government Act 2009 s97 2(a)	N	\$332.00
Puppy Registration (aged 3-6 months)	Local Government Act 2009 s97 2(a)	N	\$148.00
Puppies desexed after 6 months entitled to refund	Local Government Act 2009 s97 2(a)	N	\$106.00
Upon presentation of proof of desexing			

Discount Period Rate

Discount period is 30 days from issue of the renewal notice.

Desexed – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$22.50
Desexed – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$59.00
Pensioner's Desexed Dog – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$18.00
Pensioner's Desexed Dog – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$47.50
Not Desexed – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$134.50
Not Desexed – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$414.00
Pensioner's Not Desexed Dog – 1 year Registration	Local Government Act 2009 s97 2(a)	N	\$123.00
Pensioner's Not Desexed Dog – 3 years Registration	Local Government Act 2009 s97 2(a)	N	\$348.00
Guide Dog/Assistance Dog	Local Government Act 2009 s97 2(a)	N	\$0.00
Declared Dangerous Dog	Local Government Act 2009 s97 2(a)	N	\$332.00
Puppy Registration (aged 3-6 months)	Local Government Act 2009 s97 2(a)	N	\$131.50
Puppies desexed after 6 months entitled to refund	Local Government Act 2009 s97 2(a)	N	\$106.00
Upon presentation of proof of desexing			

Impounding Release Fees (Registration fee and microchipping extra)

Release of registered dog/release of cat	Local Government Act 2009 s97 2(d)	N	\$76.50
PLUS per day after the first day	Local Government Act 2009 s97 2(d)	N	\$30.50
Release of unregistered dog to owner	Local Government Act 2009 s97 2(d)	N	\$153.00
PLUS per day after the first day	Local Government Act 2009 s97 2(d)	N	\$30.50
PLUS applicable registration fee			

Purchase of unclaimed dogs

Male – Small	Local Government Act 2009 s97 2(d)	Y	\$228.00
Male – Large	Local Government Act 2009 s97 2(d)	Y	\$245.00
Female – Small	Local Government Act 2009 s97 2(d)	Y	\$255.50
Female – Large	Local Government Act 2009 s97 2(d)	Y	\$281.00
Microchipping of animals (extra)	Local Government Act 2009 s97 2(d)	Y	\$59.50
Only animals born or acquired after 1st December 2008 applicable			

Purchase of unclaimed cats

Male	Local Government Act 2009 s97 2(d)	Y	\$102.50
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Purchase of unclaimed cats [continued]

Female	Local Government Act 2009 s97 2(d)	Y	\$195.00
Microchipping of animals (extra)	Local Government Act 2009 s97 2(d)	Y	\$59.50
Only animals born or acquired after 1st December 2008 applicable			

Purchase of desexed dog or cat

Purchase of desexed dog or cat (not including registration (whole SDRC Area))	Local Government Act 2009 s97 2(d)	Y	\$84.50
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Other Animal Fees

Replacement of registration tag	Local Government Act 2009 s97 2(a)	N	\$5.70
Dangerous Dog signs	-	Y	\$49.00

Wild Dog Bounty

Wild Dog Bounty per head – whole SDRC area	Local Government Act 2009 s97 2(a)	N	\$100.00
Wild Dog Pups (Determined by Authorised Officers)	Local Government Act 2009 s97 2(a)	N	\$50.00

Building Fees

Class 1

Up to 150m2	Local Government Act 2009 s97 2(e)	Y	\$1,180.00
For each additional 10m2 or part thereof	Local Government Act 2009 s97 2(e)	Y	\$51.50
For alterations and additions not exceeding 50m2	Local Government Act 2009 s97 2(e)	Y	\$718.00
NOTE: No Owner Builder Fees, No additional storeys fees			

Removal Buildings

Assessment of building work (including Amenity and Aesthetics assessment)	Local Government Act 2009 s97 2(e)	Y	\$2,050.00
Amenity and Aesthetics Assessment of removal building only	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$770.00
Demolition Fee	Local Government Act 2009 s97 2(e)	Y	\$308.00
Security bond for removal dwelling	Local Government Act 2009 s97 2(e)	N	Determined in accordance with building assessment
Partial refund of security bond (does not apply to final release of bond) where inspection is required	Local Government Act 2009 s97 2(e)	N	\$164.00/hr
Partial refund of security bond (does not apply to final release of bond) – where no inspection is required	Local Government Act 2009 s97 2(e)	N	\$164.00/hr
Final release of bond (including inspection) where building work is not completed within 12 months of approval	Local Government Act 2009 s97 2(e)	N	\$164.00/hr

Class 10 – Without Plumbing Fixtures (unless only wash basin)

Up to 100m2	Local Government Act 2009 s97 2(e)	Y	\$513.00
For each additional 10m2 or part thereof	Local Government Act 2009 s97 2(e)	Y	\$31.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Class 10 – With Plumbing Fixtures

Up to 100m2	Local Government Act 2009 s97 2(e)	Y	\$923.00
For each additional 10m2 or part thereof	Local Government Act 2009 s97 2(e)	Y	\$31.00

Class 2-9

For first 200m2	Local Government Act 2009 s97 2(e)	Y	\$1,745.00
For each additional 10m2 floor area or part thereof	Local Government Act 2009 s97 2(e)	Y	\$51.50
Extension up to 100m2	Local Government Act 2009 s97 2(e)	Y	\$923.00
Buildings in excess of 2 storeys or 2,000m2	Local Government Act 2009 s97 2(e)	Y	Quote to be provided

Application for extension of building approval

Application Fee	Local Government Act 2009 s97 2(e)	Y	\$102.50
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Re-inspection fee

Where required to re-inspect building work previously inspected or where application has lapsed (per inspection)	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$330.00
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Building Searches

Physical searches on land to see whether all building on the land have received approval	Local Government Act 2009 s97 2(e)	N	\$210.00/hr
Records search	Local Government Act 2009 s97 2(e)	N	\$174.50
This search is using Council's computer and manual records only and may not reflect what is on the land			
Reissue of records search	Local Government Act 2009 s97 2(e)	N	\$82.00
Urgent records search (within 2 working days)	Local Government Act 2009 s97 2(e)	N	\$308.00
Urgent reissue of Records search	Local Government Act 2009 s97 2(e)	N	\$164.00
Certificate of Classification	Local Government Act 2009 s97 2(e)	N	\$210.00/hr
Certificate of Classification – Copy	Local Government Act 2009 s97 2(e)	N	\$92.50

List of Building Approvals Issued Each Month

Application Fee	-	Y	\$615/year or \$62/month
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Change of Classification

Class 1a-1b	Local Government Act 2009 s97 2(e)	Y	\$677.00
Class 10-1	Local Government Act 2009 s97 2(e)	Y	\$1,075.00
Any change within or changing to Classes 2-9	Local Government Act 2009 s97 2(e)	Y	\$210.00/hr Min. Fee incl. GST: \$880.00

Erection of Structures

New pool and fence	Local Government Act 2009 s97 2(e)	Y	\$533.00
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continued on next page ...

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Erection of Structures [continued]

Signs and Billboards	Local Government Act 2009 s97 2(e)	Y	\$533.00
Awning – erection of an awning to a commercial building	Local Government Act 2009 s97 2(e)	Y	\$667.00
Verandah/Patio/Pergola	Local Government Act 2009 s97 2(e)	Y	\$533.00
Temporary Structure (eg Marquees)	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$698.50
Special Structure (cannot comply with a BSA classification)	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$715.00

Existing Pool Fence Inspection Fee

Existing Pool Inspection Fee	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$279.99
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Inspection Fee

Fee	Local Government Act 2009 s97 2(e)	Y	\$164.00/hr Min. Fee incl. GST: \$279.99
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Other Assessment Requests

Application to Council as a Concurrence Agency for Building Works in accordance with the Sustainable Planning Regulation (excluding removal buildings)	Local Government Act 2009 s97 2(e)	N	\$164.00/hr
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**Amenity and aesthetic impact or particular building work (including shipping containers; dwellings <60m²; dwellings resembling shed; dwelling in flood area),
Whether building (other than Class 1 – 4) may be occupied for residential purpose,
Design and siting (eg siting concession),
Fire safety in particular budget accommodation buildings,
Higher risk personal appearance services,
Building work for residential service**

Application to Council as a Concurrence Agency for Amenity and Aesthetics Assessment of removal building only	Local Government Act 2009 s97 2(e)	N	\$164.00/hr
Application to extend relevant period of building approval for which Council was a Concurrence Agency	Local Government Act 2009 s97 2(e)	Y	\$100.00

Lodgement/Archival Fee

Application Fee	Local Government Act 2009 s97 2(c)	N	\$145.00
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Refund of Building Fees and Plumbing Fees

Application approved but no inspections carried out (where No GST paid on original charge)	-	N	30%
Application assessed but not approved (where No GST paid on original charge)	-	N	50%
Application received, initial processing, including splitting (where No GST paid on original charge)	-	N	90%
Approval Lapsed (where No GST paid on original charge)	-	N	No Refund
Application received, initial processing, including splitting (where GST paid on original charge)	-	Y	90%

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Refund of Building Fees and Plumbing Fees [continued]

Application assessed but not approved (where GST paid on original charge)	-	Y	50%
Application approved but no inspections carried out (where GST paid on original charge)	-	Y	30%
Approval Lapsed (where GST paid on original charge)	-	Y	No Refund

Request for Development Information (Form 19)

Request	Local Government Act 2009 s97 2(c)	N	\$123.00
D1 – refer to Building Record search (for additional fee); D2 – refer to Certificate of Classification – copy (for additional fee); D3 – refer to Building Record search (for additional fee); E1 – E3 – refer to Standard Planning & Development Certificate (for additional fee)			

Plumbing Fees

Plumbing and Drainage Application

The following fees for plumbing and drainage also apply in respect of septic tank installations and on-site treatment plants

Non-Profit Organisations

50% discount of the Application and Permit Fees for non-profit organisations (upon receipt of a written application to the Director Sustainable Development verifying their non-profit status)

Application for plumbing and drainage works (includes inspection fee)

Class 1 and 10	Local Government Act 2009 s97 2(e)	N	\$115 per fixture
Class 2-9 Building – commercial work (this applies to new buildings and additions to buildings with more than 5 fixtures)	Local Government Act 2009 s97 2(e)	N	Fixture Fee + \$670.00
Relocatable Dwellings (includes in-factory inspection fee)	Local Government Act 2009 s97 2(e)	N	\$318.00
Temporary Site Ablution Buildings	Local Government Act 2009 s97 2(e)	N	\$310.00

Assessment and inspection for internal hydraulic plans including commercial premises, industrial premises, retail premises and multiple unit development for common property

Water and sewer pipe work	Local Government Act 2009 s97 2(e)	N	\$6.15 per metre
Fire service landing valve	Local Government Act 2009 s97 2(e)	N	\$154.00
Sewer maintenance hole (MH)	Local Government Act 2009 s97 2(e)	N	\$154.00

Other

Inspection fee – includes advisory inspection prior to application (to be paid at time of booking)	Local Government Act 2009 s97 2(e)	N	\$158.50
Re-inspection fees – when work not ready or incomplete at time notified for inspection	Local Government Act 2009 s97 2(e)	N	\$308.00
Conversion from Septic to Treatment Plant and or Installation of a Treatment Plant	Local Government Act 2009 s97 2(e)	N	\$308.00
Copy of "as constructed" Drainage Plan – no cost to property owners or plumbers working on behalf of owners with written permission	Local Government Act 2009 s97 2(e)	N	\$70.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Licence, Registration and Permit Fees

Replacement Licence Fee	Local Government Act 2009 s97 2(a)	N	\$39.00
Amendment of Licence Fee (Administrative Details of Licence Only)	Local Government Act 2009 s97 2(a)	N	\$68.00

Food Premises

Notes:

Licence for Mobile Food Vehicle not required if licensed by another Local Government.
For Personal Appearance Services and Food Premises, 'Existing Approved Premises' means, premises has been operating as that use within the last 12 months.

New applications received in April, May or June will be continued until the end of the next licensing period (ie 30 June the next year).

50% discount of the Food Licence and Personal Appearance Fees for non-profit organisations (upon receipt of a written application to the Director Sustainable Development verifying their non-profit status)

Application for Licence Renewals/New Licence for Existing Approved Premise (no plans required)

Low Risk Premises

Bed & Breakfast, Homestay, Motels (that only serve to occupants), **Food shops** that only sell unpackaged food (all handling/preparation is done elsewhere), **Takeaway food bars** with 2 or less employees, **Domestic Water Carriers**, **Home Kitchens** (depending on food type and volume of food produced) and **Other Food Premises** considered low risk by Manager Environmental Services.

Low Risk Premises	Local Government Act 2009 s97 2(a)	N	\$255.50
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High Risk Premises

Food manufacturers, Cafe/Restaurant, Takeaway food bar, (3 or more employees), **Caterer** (on-site and off-site), **Childcare centre, Hospital kitchen, Nursing home and Mobile food vehicle, Home Kitchens and Other Food Premises** not consider low risk by Manager Environmental Services

High Risk Premises – Category 1	Local Government Act 2009 s97 2(a)	N	\$369.00
High Risk Premises: Premises with a single customer service area & food preparation area			
High Risk Premises – Category 2	Local Government Act 2009 s97 2(a)	N	\$457.00
High Risk Premises: Premises with more than one customer service area & food preparation area			

Additional Inspections

Additional routine inspection(s) required, as determined by inspecting Environmental Health Officer	Local Government Act 2009 s97 2(a)	N	\$174.50
Per inspection			
Additional re-inspection(s) required, as determined by inspecting Environmental Health Officer	Local Government Act 2009 s97 2(a)	N	\$174.50
Per re-inspection			

Application for New Licence or Alterations to Existing Premise (plans required)

Low Risk Premises	Local Government Act 2009 s97 2(a)	N	\$544.00
As defined above.			
High Risk Premises (as defined above) – Category 1	Local Government Act 2009 s97 2(a)	N	\$674.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Application for New Licence or Alterations to Existing Premise (plans required) [continued]

High Risk Premises (as defined above) – Category 2	Local Government Act 2009 s97 2(a)	N	\$815.00
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Design Approval for Food Premises Plans

Design Approval for Food Premises Plans	Local Government Act 2009 s97 2(a)	N	\$402.00
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Temporary Permit Fee (Stall) (Food Licence)

1 event (max 5 days)	Local Government Act 2009 s97 2(a)	N	\$109.00
Annual (Valid for 12 months after date of issue)	Local Government Act 2009 s97 2(a)	N	\$211.50

Food Safety Program Requirement

Accreditation of Food Safety Program with Third Party Audit Report	Local Government Act 2009 s97 2(a)	N	\$310.00
Assessment of Amended Food Safety Program	Local Government Act 2009 s97 2(a)	N	\$244.00

Personal Appearance Service Premises

Notes:

For Personal Appearance Services and Food Premises, 'Existing Approved Premises' means, premises has been operating as that use within the last 12 months.

New applications received in April, May or June will be continued until the end of the next licensing period (ie 30 June the next year).

50% discount of the Food Licence and Personal Appearance Fees for non-profit organisations (upon receipt of a written application to the Director Sustainable Development verifying their non-profit status)

Application for Licence Renewal/Application for New Licence (Existing Approved Premise)	Local Government Act 2009 s97 2(a)	N	\$311.00
Application for New Licence (New Premise or Alterations to Existing Premise)	Local Government Act 2009 s97 2(a)	N	\$614.00

Local Laws

Non-Profit Organisations

50% discount of the Local Law Permit Fees for non-profit organisations (upon receipt of a written application to the Director verifying their non-profit status) - excluding the Local Law Fees for Animals (1.5) and Advertising Devices (1.4))

New Applications

Applications for amendment of approval under Local Laws	Local Government Act 2009 s97 2(d)	N	\$244.00
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Local Law No 5 (Parking) 2011

Parking permit to occupy a parking space in a regulated parking area (Subordinate Local Law Section 7)	Local Government Act 2009 s97 2(a)	N	\$50.00 per day
Application to view security tapes – contested parking infringement	Local Government Act 2009 s97 2(a)	N	\$129.00
Fully refundable if security tape evidence is found to validate contention of error			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Subordinate Local Law No 1.5 (Keeping of Animals) 2011 (Application to keep animals under Schedule 2 of Subordinate Local Law No. 2 (Animal Management) 2011)

Application to keep breeding dogs or breeding cats (Animal Breeder Permit)	Local Government Act 2009 s97 2(a)	N	\$277.00
Any other application for the keeping of animals	Local Government Act 2009 s97 2(a)	N	\$168.50
Annual renewal of approval for the keeping of animals	Local Government Act 2009 s97 2(a)	N	\$45.00

Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2011

Application for Approval under Local Law	Local Government Act 2009 s97 2(a)	N	\$321.00
Application to renew or extend the term of approval	Local Government Act 2009 s97 2(a)	N	\$105.50

Subordinate Local Law No. 1.11 and 1.19 (Accommodation) 2011

New Applications (in addition to annual renewal fee)	Local Government Act 2009 s97 2(d)	N	\$359.00
Annual renewal fee for rental accommodation	Local Government Act 2009 s97 2(a)	N	\$95.00/accommodation unit (maximum \$515.00)
E.g. motel, hotel, bed & breakfast and backpackers etc. Fee per accommodation unit (cabin, suite, dwelling unit or bedroom)			
Rental accommodation search	Local Government Act 2009 s97 2(a)	N	\$165.00/hr

Subordinate Local Law No. 1.8 (Operation of Caravan Parks) 2011

Application for caravan park	Local Government Act 2009 s97 2(d)	N	\$651.00
Plus Annual Fee			

Application for overflow area only

(i) within an existing caravan park	Local Government Act 2009 s97 2(d)	N	\$244.00
(ii) not within an existing caravan park	Local Government Act 2009 s97 2(d)	N	\$435.00

Annual renewal of approval for caravan park

(i) that provides for caravans and/or tents only	Local Government Act 2009 s97 2(d)	N	\$419.00
(ii) that includes complementary accommodation	Local Government Act 2009 s97 2(d)	N	\$544.00
(iii) that includes an overflow area (in addition to (i) or (ii) above)	Local Government Act 2009 s97 2(d)	N	\$109.00
(iv) that is an overflow area only	Local Government Act 2009 s97 2(d)	N	\$109.00
Renewal of approval for 3 year term	Local Government Act 2009 s97 2(d)	N	200% of the fee for an annual renewal of approval

Installation of Advertising Devices (Sub LL No. 1.4)

Billboards – Application for Permit and Annual Renew Fee per billboard

Fees are payable only if an application for a permit is received after 30/09/2019

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Billboards – Application for Permit and Annual Renew Fee per billboard [continued]

Advertising tourist use (as determined by Director Sustainable Development)	Local Government Act 2009 s97 2(a)	N	\$125.50
Advertising other type of business located within former Warwick Shire	Local Government Act 2009 s97 2(a)	N	\$234.00
Other	Local Government Act 2009 s97 2(a)	N	\$577.00

Mobile sign located on footpath

Application for permit under Local Law and annual renewal fee, per sign	Local Government Act 2009 s97 2(a)	N	\$2.90 per week
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Other Advertising Device

Application for permit under Local Law and annual renewal fee, per sign	Local Government Act 2009 s97 2(a)	N	\$234.00
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Commercial Use of Roads and Regulated Activities on Footpaths (Sub LL No. 1.2 and 1.14)

Application for permit and annual renewal fee for Community Groups and Charities and for planter boxes	Local Government Act 2009 s97 2(a)	N	\$0.00
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Application for Permit under Local law and Annual renewal fee per site for each of the following activities (other than by a community group or charity)

Stationary roadside vending	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
Display of goods for sale on footpath	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
Mobile roadside vending	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
Fundraiser	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
E.g. cake stall, sausage sizzle, car wash			
Display or information booth	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
Musical or theatrical performance (eg busking)	Local Government Act 2009 s97 2(d)	N	\$2.90 per week
Other commercial use of road not described elsewhere	Local Government Act 2009 s97 2(d)	N	\$2.90 per week

Application for permit under Local Law and annual renewal fee for Footpath Dining per site

Within the principal centre zone of Warwick and Stanthorpe	Local Government Act 2009 s97 2(a)	N	\$87.00 + \$16.50/chair
In all other areas	Local Government Act 2009 s97 2(a)	N	\$49.00 + \$11.00/chair

Operation of Temporary Entertainment Events (Sub LL No. 1.12)

Music Events

Single day event, maximum 500 people	Local Government Act 2009 s97 2(a)	N	\$501.00
Single day event, maximum 1,000 people	Local Government Act 2009 s97 2(a)	N	\$707.00
Multiple day event or high impact (fee includes officer attendance at event)	Local Government Act 2009 s97 2(a)	N	\$1,360.00

Other Events

Camping only	Local Government Act 2009 s97 2(a)	N	\$196.00
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Other Events [continued]

Single day, low impact event (as determined by Director Sustainable Development)	Local Government Act 2009 s97 2(a)	N	\$196.00
Other single day events, medium impact (includes motor sport (not racing))	Local Government Act 2009 s97 2(a)	N	\$501.00
Multiple day events or high impact, including motor racing (fee includes officer attendance at event)	Local Government Act 2009 s97 2(a)	N	\$1,360.00

Miscellaneous Health/Pest Fees

Transfer Fee

Non-Profit Organisations

50% discount of the Transfer Fees for non-profit organisations (upon receipt of a written application to the Director verifying their non-profit status)

Transfer of approval (or applicable approval fee if this is lesser amount)	Local Government Act 2009 s97 2(a)	N	\$101.00
Issue of new permit following cancellation of permit in accordance with Local Law	Local Government Act 2009 s97 2(a)	N	\$135.00 + permit fee
Release Fee for impounded goods (per item impounded, as determined by Director Sustainable Development)	Local Government Act 2009 s97 2(d)	N	\$168.50
Health Search Inspection Fee (including food premises, caravan parks, ERA's and personal appearance services premises)	Local Government Act 2009 s97 2(c)	N	\$228.00 + \$99.00/hr for greater than 2 hours
Water Quality Testing Fee (Drinking Water Only)	-	N	\$245.00 + Qld Health Lab Charge

Application for Permit involving variation of Local Law provisions (does not include annual fee)

Determined by Director Sustainable Development	Local Government Act 2009 s97 2(a)	N	\$135.50
Requiring Council resolution	Local Government Act 2009 s97 2(a)	N	\$391.00

Charge Out Rate

Environmental Health Officer and Environmental Officer (includes vehicle costs and charged at quarter hour increments after the first hour)	-	N	\$98.00/hr
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Hire of Spray Equipment Unit

NOTE: No GST if levied under Local Law

To Farmer Groups and individuals – per week	-	Y	\$0.00
If landholder spraying on own land			
To Farmer Groups and individuals – per day	-	Y	\$0.00
If landholder spraying on own land			
To Farmer Groups and individuals – Security deposit	-	N	\$261.50
Maximum hire period is 2 weeks			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Tree Pear Injectors

Tree pear injectors (Contractors excluded) Security Deposit	-	N	\$102.50
Maximum hire period is 2 weeks			

Pest Plant Treatment – on site time (only if approved by MES in special circumstances)

NOTE: No GST if levied under Local Law

1 hour or more (If not levied under local law GST applies)	-	Y	At Cost + \$148.00 Administration Fee
15 minutes (If not levied under local law GST applies)	-	Y	\$73.85
30 minutes (If not levied under local law GST applies)	-	Y	\$155.60
Administration Fee for Premises without a Notice to Clear (If not levied under local law GST applies)	-	Y	At Cost + \$33.00
15 minutes (If levied under Local Law No GST)	-	N	\$61.50
30 minutes (If levied under Local Law No GST)	-	N	\$129.00
1 hour or more (If levied under Local Law No GST)	-	N	At Cost + \$148.00 Administration Fee
Administration Fee for Premises without a Notice to Clear (If levied under Local Law No GST)	-	N	At Cost + \$33.00

Slashing of Overgrown Allotments

NOTE: No GST if levied under Local Law

Applicable to whole of SDRC area (If not levied under local law GST applies)	-	Y	At Cost + \$179.00
Applicable to whole of SDRC area (If levied under Local Law No GST)	-	N	At Cost + \$179.00

Sale of Pest Animal Control Baits

30 gram Foxoff econobait – 30 pack	-	Y	\$55.00
60 gram Foxoff fox bait – 12 pack	-	Y	\$33.00
60 gram Doggone – 12 pack	-	Y	\$33.00

Waste Disposal Fees

Note: where there is no weighbridge or weighbridge is inoperable, tonnage will be deemed using State Government Regulation.

Note: QSWL (Queensland State Waste Levy) is a State Government Levy and is subject to change by the State Government.

Note: Scrap metal and clean earth can be disposed of for no charge, at waste facilities that accept these products.

Note: Contaminated soil will only be accepted with test results in compliance with the *Environmental Protection Regulation 2019*. The appropriate fee will be applied dependent on the classification of the waste (Category 1 or 2 Regulated Waste). At least 7 days notice is required prior to the disposal of material to determine whether the material can be accepted.

Keys for Refuse Facilities (key cost + admin costs)	-	Y	\$22.50
Copy of Waste Disposal Docket	-	Y	\$102.50

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Commercial Waste Disposal Fees – Stockpile space subject to availability

C & I Waste – Commercial and Industrial	-	Y	SDRC \$75 + QSWL \$82.50 = Total \$157.50 per tonne
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Under the *Waste Reduction and Recycling Act 2011*, Commercial and Industrial Waste means waste generated from any of the following activities, unless the waste is construction and demolition waste—

- (a) a manufacturing or industrial activity;
- (b) a mining activity;
- (c) a recycling activity, including, for example, sorting, resource recovery and reprocessing;
- (d) wholesale or retail trading;
- (e) an activity carried out at domestic premises under a commercial arrangement; *Example*— waste generated from a printing business carried out at domestic premises
- (f) providing accommodation services;
- (g) providing hospitality services, including, for example, catering;
- (h) a primary industry activity, including, for example, an agricultural, forestry or fishing activity;
- (i) an activity within the meaning of veterinary science under the *Veterinary Surgeons Act 1936*, section 2A;
- (j) providing health services, including, for example, operating a nursing home;
- (k) providing educational services;
- (l) an activity carried out by a charity or church;
- (m) a concert or other entertainment event;
- (n) another business activity, including, for example, an administrative service.

Hydrovac truck waste (only for loads that contain clean, uncontaminated earth and water)	-	Y	SDRC \$75.00 + QSWL \$0.00= Total \$75.00 per tonne
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Note: If loads do not meet this criteria, the C&D Waste to Landfill fee will apply.

C & D Waste to Landfill (mixed load)	-	Y	SDRC \$75 + QSWL \$82.50 = Total \$157.50 per tonne
C & D Waste – Construction and Demolition to stockpile (clean concrete only)	-	Y	SDRC \$45.00 + QSWL \$0.00 = Total \$45.00 per tonne

Under the *Waste Reduction and Recycling Act 2011*, Construction and Demolition Waste-
) means waste generated from carrying out building work within the meaning of the *Building Act 1975*, section 5; and
) without limiting paragraph (a), includes waste generated from building, repairing, altering or demolishing infrastructure for roads, bridges, tunnels, sewerage, water, electricity, telecommunications, airports, docks or rail.

Green Waste or Pallet Waste to stockpile	-	Y	SDRC \$45.00 + QSWL \$0.00 = Total \$45.00 per tonne
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Note: Only clean (unpainted and untreated) pallets are accepted to stockpile.

Asbestos	-	Y	SDRC \$150.00 + QSWL \$0.00 = Total \$150.00 per tonne
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Note: This fee is applicable for asbestos containing material exempt from the Queensland Waste Levy in accordance with the Department of Environment and Science fact sheet, 'Queensland waste levy and asbestos waste disposed in Queensland'. For any asbestos containing material that is not exempt, the Queensland Waste Levy will also be applicable.

Category 1 Regulated Waste (Refer Schedule 7, Environmental Protection Regulation 2008)	-	Y	SDRC \$75.00 + QSWL \$170.50 = Total \$245.50 per tonne
Category 2 Regulated Waste (Refer Schedule 7, Environmental Protection Regulation 2008)	-	Y	SDRC \$75.00 + QSWL \$115.50 = Total \$190.50 per tonne

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Commercial Operators Only

Refrigerators, freezers and air conditioning units	-	Y	SDRC \$10.00 + QSWL \$0.00 = Total \$10.00 per unit
Gas Bottles (each)	-	Y	SDRC \$5.00 + QSWL \$0.00 = Total \$5.00 per unit

Waste Generated Outside of SDRC Area (Asbestos not accepted from outside SDRC)

Commercial Users	-	Y	Applicable Commercial Waste SDRC & QSWL Fees + \$30/tonne
Domestic Users	-	Y	Applicable Commercial Waste SDRC & QSWL Fees

Disposal of Tyres

Note: Any tyres not listed are not accepted at Council's Waste Facilities.

Note: For any tyres with dirt or rubbish in the cavities, please refer to the fees for dirty tyres below.

Passenger Car/Motorcycle	-	Y	SDRC \$5.50 + QSWL \$0.00 = Total \$5.50 per unit
Passenger Car/Motorcycle – with rim or dirty	-	Y	SDRC \$8.50 + QSWL \$0.00 = Total \$8.50 per unit
Light Truck and 4WD	-	Y	SDRC \$8.50 + QSWL \$0.00 = Total \$8.50 per unit
Light truck and 4WD – with rim or dirty	-	Y	SDRC \$15.50 + QSWL \$0.00 = Total \$15.50 per unit
Truck	-	Y	SDRC \$20.00 + QSWL \$0.00 = Total \$20.00 per unit
Truck – with rim or dirty	-	Y	SDRC \$37.50 + QSWL \$0.00 = Total \$37.50 per unit
Fork Lift/Bobcat	-	Y	SDRC \$20.00 + QSWL \$0.00 = Total \$20.00 per unit

Sale of Mulch – when available

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Sale of Mulch – when available [continued]

Sale of Bulk Mulch (per tonne) to be at the discretion of the Director or Manager of Waste	-	Y	\$30.00
This fee includes a visual clearance certificate from a licensed Class A asbestos removalist. An indemnity form will need to be signed by the customer before any material is removed.			

Council's 240 litre Wheelie Bins for Community/Special Events

Wheelie Bins (hire of bin only – no service and no delivery)	-	Y	\$0.00
Wheelie Bins cleaning fee – per bin	-	Y	\$11.00
Wheelie Bins damaged or not returned to be replaced	-	Y	At cost

Planning Fees

A Development Application will not be a properly made application for the purposes of Section 51 of the Planning Act 2016 unless accompanied by the prescribed fee.

Combined applications (involving more than one type of development) and/or multiple land uses

Fees for a combined application are to be the sum of those fees that would have been required in the event of a separate development application being lodged for each type (e.g. Material Change of Use, Reconfiguration of a Lot, Building Work and Operational Work). Where an application involves more than one type of land use, then the fee is to be based on the highest land use fee for the application.

Refund of Fees for Withdrawn Applications

If an application is withdrawn before it is decided by Council a percentage of the application fee will be refunded depending on the process stage reached at the time of withdrawal:

- Application Stage: 75%
- Information and Referral Stage: 50%
- Public Notification Stage: 25%
- Decision Stage: Nil

Note: If an application lapses during the DAS process no refund of fees is applicable.

Development Applications for Material Change of Use

Material Change of Use		
Category 1	Category 2	Category 3
Rural use	Rural use	Rural use
<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Cropping • Roadside stall • Rural workers' accommodation - up to and including 12 guests 	<ul style="list-style-type: none"> • Aquaculture • Intensive horticulture • Rural industry 	
Residential use	Residential use	Residential use
<ul style="list-style-type: none"> • Caretaker's accommodation • Community residence • Dual occupancy • Home based business • Non-resident workforce accommodation - up to and including 12 guests • Rooming accommodation - up to and including 12 guests 	<ul style="list-style-type: none"> • Multiple dwelling - up to and including 12 units • Non-resident workforce accommodation - more than 12 guests • Relocatable home park • Residential care facility - up to and including 50 dwelling units • Retirement facility - up to and including 50 dwelling units • Rooming accommodation - more than 12 guests 	<ul style="list-style-type: none"> • Multiple dwelling - 13 or more units • Residential care facility - 51 or more dwelling units • Retirement facility - more than 50 dwelling units
Industrial use	Industrial use	Industrial use

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Development Applications for Material Change of Use [continued]

<ul style="list-style-type: none"> • Extractive industry - extracting up to 5,000 tonnes • Low impact industry - up to and including 750m2 GFA • Warehouse - up to and including 750m2 GFA 	<ul style="list-style-type: none"> • Extractive industry - more than 5,000 tonnes and up to and including 100,000 tonnes • High impact industry - up to and including 2,000m2 GFA • Low impact industry - more than 750m2 GFA • Medium impact industry • Special industry • Transport depot - up to and including 4,000m2 site area • Warehouse - more than 750m2 GFA 	<ul style="list-style-type: none"> • Extractive industry - more than 100,000 tonnes • High impact industry - more than 2,000m2 GFA • Transport depot - more than 4,000m2 site area
Business use	Business use	Business use
<ul style="list-style-type: none"> • Agricultural supplies store - up to and including 750m2 GFA • Bulk landscape supplies • Food and drink outlet - up to and including 500m2 GFA • Garden centre • Market • Office - up to and including 500m2 GFA • Outdoor sales • Parking station • Service industry • Shop - up to and including 500m2 GFA • Showroom - up to and including 500m2 GFA • Veterinary services • Wholesale nursery 	<ul style="list-style-type: none"> • Adult store • Food and drink outlet - more than 500m2 GFA • Function facility • Health care services • Office - more than 500m2 GFA • Service station • Shop - more than 500m2 GFA and up to and including 2,000m2 GFA • Showroom - more than 500m2 GFA and up to and including 2,000m2 GFA • Theatre - up to and including 2,000m2 GFA 	<ul style="list-style-type: none"> • Shop - more than 2,000m2 GFA • Showroom - more than 2,000m2 GFA • Theatre - more than 2,000m2 GFA
Tourist use	Tourist use	Tourist use
<ul style="list-style-type: none"> • Short-term accommodation - up to and including 4 units • Tourist park - up to and including 20 individual sites • Winery 	<ul style="list-style-type: none"> • Motor sport facility • Short-term accommodation - more than 4 units and up to and including 12 units • Tourist park - more than 20 individual sites 	<ul style="list-style-type: none"> • Hotel • Short-term accommodation - more than 12 units
Community services use	Community services use	Community services use
<ul style="list-style-type: none"> • Club • Emergency services • Outdoor sport and recreation - up to and including 200m2 GFA • Park 	<ul style="list-style-type: none"> • Cemetery • Child care centre • Community use • Crematorium • Educational establishment • Funeral parlour • Hospital • Indoor sport and recreation - up to and including 2,000m2 GFA • Outdoor sport and recreation - more than 200m2 GFA and up to and including 1,000m2 GFA • Place of worship 	<ul style="list-style-type: none"> • Detention facility • Outdoor sport and recreation - more than 1,000m2 GFA
Other use	Other use	Other use
<ul style="list-style-type: none"> • Telecommunications facility • Utility installation 	<ul style="list-style-type: none"> • Air services • Major electricity infrastructure • Permanent plantation • Renewable energy facility • Substation 	

Separate categories:

- Intensive animal industry - as per the current charge in Fees and Charges

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Impact Assessment

Category 1 (per table above)	Local Government Act 2009 s97 2(e)	N	\$2,200.00
Category 2 (per table above)	Local Government Act 2009 s97 2(e)	N	\$5,500.00
Category 3 (per table above)	Local Government Act 2009 s97 2(e)	N	\$8,000.00
Feedlots and Piggeries (SCU = Standard Cattle Unit, SPU = Standard Pig Unit)	Local Government Act 2009 s97 2(e)	N	\$3.50/SPU or SCU (maximum \$27,200.00)
Large Poultry Farms (as determined by the Director Sustainable Development)	Local Government Act 2009 s97 2(e)	N	\$1,400.00 per 100,000 birds or part thereof
Impact Assessable development commenced without Development Approval, where a Show Cause and/or Enforcement Notice has been issued (this fee is in addition to the development application fee)	Local Government Act 2009 s97 2(e)	N	\$1,800.00

Code Assessment

Category 1 (per table above)	Local Government Act 2009 s97 2(e)	N	\$1,600.00
Category 2 (per table above)	Local Government Act 2009 s97 2(e)	N	\$3,200.00
Category 3 (per table above)	Local Government Act 2009 s97 2(e)	N	\$5,500.00
Dwelling house or ancillary shed in the Rural or Rural Residential Zone which are Accepted development subject to requirements but becomes code assessable development under s5.3.3(2) of the planning scheme	Local Government Act 2009 s97 2(e)	N	\$920.00
Code assessable development, including development that becomes code assessable development under s5.3.3(2) of the planning scheme, commenced without Development Approval, where a Show Cause and/or Enforcement Notice has been issued (this fee is in addition to the development application fee)	Local Government Act 2009 s97 2(e)	N	\$1,000.00

Development Applications for Reconfiguring a Lot – Impact Assessment

Subdivision for rural residential purposes	Local Government Act 2009 s97 2(e)	N	\$4,000.00 + \$165.00/extra lot
Realignment of boundaries	Local Government Act 2009 s97 2(e)	N	\$3,385.00
Subdivision by Community Title Scheme – when completed with MCU application	Local Government Act 2009 s97 2(e)	N	\$900.00 + \$85.00/extra lot
Subdivision by Community Title Scheme – other than as indicated above	Local Government Act 2009 s97 2(e)	N	\$1,750.00 + \$165.00/extra lot
Reconfiguring a lot other than as indicated above	Local Government Act 2009 s97 2(e)	N	\$2,800.00 + \$165.00/extra lot

Development Applications for Reconfiguring a Lot – Code Assessment

Reconfiguring a lot (other than as described below)	Local Government Act 2009 s97 2(e)	N	\$1,500.00 + \$165.00/extra lot (maximum fee \$27,200)
Subdivision by Community Title Scheme – when combined with a MCU application	Local Government Act 2009 s97 2(e)	N	\$725.00 + \$165.00/extra lot

Request for Approval of Plans of Subdivision

All reconfigurations other than those listed below	Local Government Act 2009 s97 2(e)	N	\$500.00 + \$65.00/extra lot
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Request for Approval of Plans of Subdivision [continued]

Realignment of boundaries which are subject to Impact Assessment	Local Government Act 2009 s97 2(e)	N	\$725.00
Building Format Plan	Local Government Act 2009 s97 2(e)	N	\$900.00 + \$60.00/extra lot
Re-approval of lapsed Plan of Subdivision	Local Government Act 2009 s97 2(e)	N	\$460.00
Re-inspection for compliance with conditions of Development Approval (following failed compliance inspection)	Local Government Act 2009 s97 2(e)	N	\$360.00

Applications for Preliminary Approval

Building works assessable under the Planning Scheme ie Demolition or removal of a building on the Local Heritage Register	Local Government Act 2009 s97 2(e)	N	\$4,100.00
Variation request for Preliminary Approval varying the effect of the Planning Scheme (this fee is in addition to the development application fee)	Local Government Act 2009 s97 2(e)	N	\$1,800.00
All other applications for Preliminary Approval	Local Government Act 2009 s97 2(e)	N	As for Impact or Code Assessment

Concurrence Agency Response for Building Work on Local Heritage Place

Building works on a local heritage place – internal works and/or minor external works only	Local Government Act 2009 s97 2(e)	N	\$200.00
Building works on local heritage place involving external works	Local Government Act 2009 s97 2(e)	N	\$900.00

Where new structures;

- are in keeping with the form and scale of the existing building
- utilise similar materials to those in the existing building or utilise neutral materials and finishes;
- incorporate similar elements, detailing and ornamentation to those in the existing building;
- do not dominate the street elevation of the place; and
- do not impact on the setting of the place.

Building works on local heritage place involving external works, other than described above	Local Government Act 2009 s97 2(e)	N	\$2,000.00
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Exemption Certificates

Application under Queensland Heritage Act for Exemption Certificate for works on Local Heritage Place	Local Government Act 2009 s97 2(e)	N	\$200.00
Application under the Planning Act 2016 for Exemption Certificate for assessable development	Local Government Act 2009 s97 2(e)	N	\$575.00

Change Representations, Change Applications and Extension Applications

Making an extension application to extend a currency period of a development approval	Local Government Act 2009 s97 2(e)	N	\$800.00
Making representations about an Infrastructure Charges Notice (i.e. request for a Negotiated notice)	Local Government Act 2009 s97 2(e)	N	\$275.00

Making Change Representations during the applicant's appeal period (i.e. request a Negotiated decision)

(i) involving changes to more than two conditions but less than five conditions	Local Government Act 2009 s97 2(e)	N	\$400.00
Where a request is made due to a Council error, the Director may waive the fee			
(ii) involving changes to five or more conditions	Local Government Act 2009 s97 2(e)	N	\$800.00
Where a request is made due to a Council error, the Director may waive the fee			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Making Change Representations during the applicant's appeal period (i.e. request a Negotiated decision) [continued]

(iii) making change representations other than described above	Local Government Act 2009 s97 2(e)	N	\$0.00
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Making a change application to change a development approval

(i) If a minor change	Local Government Act 2009 s97 2(e)	N	\$800.00
(ii) if a change, other than a minor change, required to undergo public notification	Local Government Act 2009 s97 2(e)	N	As for an impact assessable application
(iii) if a change, other than a minor change, not required to undergo public notification	Local Government Act 2009 s97 2(e)	N	As for a code assessable application

Other Planning Fees

Development application involving staging (this fee is in addition to the application fee)	Local Government Act 2009 s97 2(e)	N	\$175.00/Stage in excess of one stage
Request for application to be considered under a Superseded Planning Scheme (this fee is in addition to the development application fee)	Local Government Act 2009 s97 2(e)	N	\$820.00
Part of application fee retained by Council if development application does not proceed due to application not being properly made within legislative timeframe	Local Government Act 2009 s97 2(e)	N	\$200.00
Re-submission of an application that lapsed during the assessment process – if submitted within six months of lapse of application and generally accords with former proposal and relevant provisions of the Planning Scheme remain unchanged	Local Government Act 2009 s97 2(e)	N	80% of applicable fees
Other applications pursuant to Planning Act 2016 not detailed above	Local Government Act 2009 s97 2(e)	N	\$1,950.00
Other applications pursuant to Planning Scheme not detailed above	Local Government Act 2009 s97 2(e)	N	\$1,550.00
Public Notification sign	Local Government Act 2009 s97 2(e)	Y	\$55.00
Fee to bond works required by Development Approval	Local Government Act 2009 s97 2(e)	N	\$820.00
Peer review of technical report submitted with development application (need for review to be determined by Director Sustainable Development)	Local Government Act 2009 s97 2(e)	Y	\$150.00 + Actual Cost
A fee proposal will be obtained from the external consultant and forwarded to the applicant for payment within 10 days of receiving a copy of the fee proposal. In the event that the actual consultant's fee is greater or less than the fee proposal, Council will refund any excess amount to the applicant, or alternatively the applicant is required to pay any shortfall to Council			
Copy of Decision Notice of Planning Approval	Local Government Act 2009 s97 2(c)	N	\$60.00

Planning Certificates

Limited Planning and Development Certificate	Local Government Act 2009 s97 2(e)	N	\$350.00
Standard Planning and Development Certificate	Local Government Act 2009 s97 2(e)	N	\$750.00
Full Planning and Development Certificate	Local Government Act 2009 s97 2(e)	N	\$1,800.00

Development Contributions

For contributions relating to development approvals issued on or after 14 August 2012: As per the Adopted Infrastructure Charges Resolution on the Southern Downs Regional Council Website

Date of AIC Notice 14 August 2012 – 30 June 2013	-	N	Charge on AIC Notice + 7.5%
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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For contributions relating to development approvals issued on or after 14 August 2012: As per the Adopted Infrastructure Charges Resolution on the Southern Downs Regional Council Website [continued]

Date of AIC Notice 1 July 2013 – 31 December 2013	-	N	Charge on AIC Notice + 6.0%
Date of AIC Notice 1 January 2014 – 30 June 2014	-	N	Charge on AIC Notice + 4.5%
Date of AIC Notice 1 July 2014 – 31 December 2014	-	N	Charge on AIC Notice + 3.5%
Date of AIC Notice 1 January 2015 – 30 June 2015	-	N	Charge on AIC Notice + 3.0%
Date of AIC Notice 1 July 2015 – 31 December 2015	-	N	Charge on AIC Notice + 2.0%
Date of AIC Notice 1 January 2016 – 30 June 2016	-	N	Charge on AIC Notice + 1.8%
Date of AIC Notice 1 July 2016 – 31 December 2016	-	N	Charge on AIC Notice + 1.8%
Date of AIC Notice 1 January 2017 – 30 June 2017	-	N	Charge on AIC Notice + 1.5%
Date of AIC Notice 1 July 2017 – 31 December 2017	-	N	Charge on AIC Notice + 1.0%
Date of AIC Notice 1 January 2018 – 30 June 2018	-	N	Charge on AIC Notice + 0.5%
Date of AIC Notice After 30 June 2018	-	N	Charge on AIC Notice

For contributions relating to development approvals issued prior to 14 August 2012

Park Contributions (in lieu of Park Land; per allotment)

Fee	-	N	\$1,335.00
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Headworks Contributions

Water Supply Headworks (in designated areas)	-	N	\$4,205.00
Sewerage Headworks (in designated areas)	-	N	\$2,565.00

Carparking Contributions (per car parking space not provided on site)

Fee	-	N	\$3,280.00
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Operational Works Fees

Note: The fees listed under Operational Works Fees do not include sanitary plumbing/drainage works, water service installation or works that are elsewhere included in the Fees and Charges.

Note: Where a specific Operational Works fee is not specified in this section, the relevant planning fee applies (eg Request for Negotiated Decision and lapsing of not properly made application)

Development Applications for Operational Works

Code assessable operational works other than Engineering Works	Local Government Act 2009 s97 2(a)	N	\$1,445.00
Impact assessable operational works for advertising device inconsistent with the acceptable outcomes of the Advertising Devices Code	Local Government Act 2009 s97 2(a)	N	\$6,900.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Development Applications for Operational Works [continued]

Earthworks up to 200 cubic metres and not exceeding an area of 1,000 square metres	Local Government Act 2009 s97 2(a)	N	\$2,450.00
Earthworks other than above	Local Government Act 2009 s97 2(a)	N	\$3,915.00
Driveway crossover (per single cross over)	Local Government Act 2009 s97 2(a)	N	\$289.00
Stormwater crossover (per single cross over)	Local Government Act 2009 s97 2(a)	N	\$289.00
Street lighting (up to five street lights)	Local Government Act 2009 s97 2(a)	N	\$446.00
Street lighting (over five street lights)	Local Government Act 2009 s97 2(a)	N	\$440.00+ \$58.50/additional light

Development Applications for Operational Works Associated with a Material Change of Use or Reconfiguring a Lot

Note: Fees are based on the value of the operational works approval. 50% of the fee (for design approval) is payable at the date of lodgement of design plans. The balance amount is payable prior to pre-start meeting.

Up to \$9,999	Local Government Act 2009 s97 2(a)	N	\$595.00 or 8% of the value of works whichever is higher
\$10,000 – \$49,999	Local Government Act 2009 s97 2(a)	N	\$915.00 + 7% of the value of works above \$10,000.00
\$50,000 – \$499,999	Local Government Act 2009 s97 2(a)	N	\$4,210.00 + 4% of the value of works above \$50,000.00
\$500,000 – \$999,999	Local Government Act 2009 s97 2(a)	N	\$23,390.00 + 3% of the value of works above \$500,000.00
Over \$1 Million	Local Government Act 2009 s97 2(a)	N	\$39,780.00 + 0.75% of the value of works above \$1 Million

Development Applications for Operational Works other than those associated with a Material Change of Use or Reconfiguring a Lot

These works include roadworks, car parks, stormwater drainage, wastewater infrastructure, water supply infrastructure and other associated works. This can involve provision of new services, or diversion, modification, alteration or replacement of existing services.

Note: Fees are based on the value of works. 50% of the fee (for design approval) is payable at the date of lodgement of design plans. The balance amount is payable prior to pre-start meeting.

Up to \$9,999	Local Government Act 2009 s97 2(a)	N	\$840.00 or 9% of the value of works whichever is higher
\$10,000 – \$49,999	Local Government Act 2009 s97 2(a)	N	\$1000.00 + 8% of the value of works above \$10,000.00
\$50,000 – \$499,999	Local Government Act 2009 s97 2(a)	N	\$4,410.00 + 5% of the value of works above \$50,000.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Development Applications for Operational Works other than those associated with a Material Change of Use or Reconfiguring a Lot [continued]

\$500,000 – \$999,999	Local Government Act 2009 s97 2(a)	N	\$28,370.00 + 3.5% of the value of works above \$500,000.00
Over \$1 Million	Local Government Act 2009 s97 2(a)	N	\$47,930.00 + 0.8% of the value of works above \$1 Million

Other Operational Works Fees

Request to change an Existing Development Approval	Local Government Act 2009 s97 2(a)	N	\$800.00
Assessment of amended plans where such amendments are of a major nature (per amended plan)	Local Government Act 2009 s97 2(a)	N	\$260.00
Re-inspection fee – Payable where insufficient preparation, or contractor's staging and/or programming of works necessitates additional inspections (per inspection)	Local Government Act 2009 s97 2(a)	N	\$391.00
Preparation of an Infrastructure agreement	Local Government Act 2009 s97 2(a)	N	At Cost

Bond for works required by a Development Approval

Request to allow the bonding of works	-	N	\$800.00
Bond for works under \$50,000	-	N	200% of estimated cost
Bond for works \$50,000 or over	-	N	150% of estimated cost

Security Deposit

The security deposit is for the purpose of ensuring the due and proper performance of the works associated with the approval. The security bond is to be lodged with Council prior to the pre-start meeting. Prior to the pre-start meeting, the Owner shall lodge or procure to be lodged with Southern Downs Regional Council a security deposit of: The Supervising RPEQ Engineer shall provide the Council an estimate of the value of the works (in the form of a schedule of rates) prior to the lodgement of security for subsequent confirmation in writing of appropriate security. Where Council considers this estimate of value inappropriate, it may require a revised estimate and schedule of rates. The security deposit shall be either of the following: (a) cash; or (b) an unconditional irrevocable guarantee (bank guarantee) from a financial institution approved by Council.

The costs of and incidental to providing the security (including, without limitation, all stamp duty and other taxes payable in respect of the security) shall be borne by the developer. At the pre-start meeting, a copy of the Council receipt (if the bond is paid by cash) or a copy of the completed Bank Guarantee, is to be supplied as evidence that the security bond has been provided.

Where estimated value of works is up to \$50,000	-	N	\$7,000
Where estimated value of works is from \$50,000 to \$100,000	-	N	\$7,000 plus 5% of the estimated value of works exceeding \$50,000
Where estimated value of works is over \$100,000	-	N	\$7,000 plus 3% of the estimated value of works exceeding \$50,000

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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"On Maintenance" Bond

Bond	-	N	10% of the constructed cost of the works
<p>Before the works can be placed "on maintenance" a bank guarantee (in favour of Council), to the value of 10% of the constructed cost of the works is to be lodged with Council. This bond, provided by and in the name of the developer, is held for twelve months or until the works are placed "off maintenance". Prior to the development being placed "on maintenance" all fees and documentation, including "As Constructed" drawings, must be provided to, and accepted by, Council. The works are not generally placed "off maintenance" until all outstanding items from the "on maintenance" inspection have been rectified.</p>			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Infrastructure Services

Administration Charges in Respect of Private Works

Private Works Charges – The charge for private works is calculated as follows

Labour	-	Y	Labour Cost (including oncosts)
Plant	-	Y	At cost according to internal hire rates
Materials	-	Y	At cost (including stores oncosts)
Total Charge	-	Y	(Labour + Plant + Materials) x 1.25

Works on Road Reserves

Minor Works in Road Reserve Permit

Application fee – street pavement or footpath works or crossing into private property, Private Water Crossing, Irrigation Pipe Crossing, Anchor Tie Downs, Awning Works	-	N	\$175.00
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Sewerage Fees

Connection Fee – Sewerage and CED

CCTV inspection of sewer main	-	Y	\$6.75/m
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(a) All connections on allotments where the developer has installed the jump-up and marked the location of the connection on site

Fee	Local Government Act 2009 s97 2(a)	N	\$0.00
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(b) All other connections in Council's defined sewerage areas or designated CED areas

Fee	Local Government Act 2009 s97 2(a)	N	\$2,000.00
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(c) additional fee for properties not currently rates for wastewater and are not required to pay wastewater headworks contributions as a condition of a development approval

Properties to be connected to the Warwick wastewater scheme	Local Government Act 2009 s97 2(a)	N	As per the fee for Headworks Contribution in the Development Contributions Section
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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(c) additional fee for properties not currently rates for wastewater and are not required to pay wastewater headworks contributions as a condition of a development approval [continued]

Properties to be connected to the Stanthorpe wastewater scheme	Local Government Act 2009 s97 2(a)	N	As per the fee for Headworks Contribution in the Development Contributions Section
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(d) Reconnection if vacant charges apply

Fee	Local Government Act 2009 s97 2(a)	N	\$2,000.00
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Disconnection Fee – Sewerage & CED

Where property is to be left vacant (if work carried out by Council)	Local Government Act 2009 s97 2(a)	N	\$1,105.00
If work carried out by licensed plumber/drainier	Local Government Act 2009 s97 2(a)	N	Refer to plumbing fees

Location of Services (Water and Sewerage)

(a) Works near Water Supply or Sewerage infrastructure application	-	Y	\$316.00
(b) On site inspection (only)	-	Y	\$254.50
(c) Physical location (requiring equipment)	-	Y	As per the Private Works Charges system

Extensions or special connections

Fee	-	Y	As per the Private Works Charges system
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Disposal of Septic Tank Wastes at Sewerage Treatment Plant

Warwick STP and Stanthorpe STP	-	N	\$49.00 per kilolitre
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Recycled Water

Community Clubs and Schools – not for commercial use – Class A supplied to on-site storage – per ML	-	N	\$253.50
Community Clubs and Schools – not for commercial use – Class A supplied direct to irrigation at main's pressure – per ML	-	N	\$253.50
Commercial Users – Class A – per ML	-	N	\$253.50
Class B Stanthorpe	-	N	As per current agreement

Trade Waste (Trade waste charges are subject to review)

Trade waste application fee	-	N	\$164.00
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continued on next page ...

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Trade Waste (Trade waste charges are subject to review) [continued]

Category 1 Annual Fee (fixed)	-	N	\$83.50
Category 2 Annual Fee (fixed)	-	N	\$83.50
Category 2 – Discharge to sewer: Quality Charge – per kl	-	N	\$0.60
Category 3 – Annual Fee	-	N	\$552.00
Category 3 – Discharge to sewer: Quality Charge – BOD5 per kg	-	N	\$0.95
Category 3 – Discharge to sewer: Quality Charge – TSS per kg	-	N	\$0.90
Category 3 – Discharge to sewer: Quality Charge per kl	-	N	\$0.60
Non complying Category 1 and 2 (excluding volumetric)	-	N	\$473.00
Non complying Category 3	-	N	As per Trade Waste Management Plan
Other charges such as inspections, lab tests	-	N	Full Cost Recovery

Water Fees

(a) All connections on allotments where the developer has installed the service and meter	Local Government Act 2009 s97 2(a)	N	\$0.00
(b) Single 20mm connection for full and restricted flow service where the developer has installed the water service components excluding the actual water meter	Local Government Act 2009 s97 2(a)	N	\$332.00
(c) All other 20mm connections	Local Government Act 2009 s97 2(a)	N	\$2,130.00
(d) All other single connections greater than 20mm and all multiple connections	Local Government Act 2009 s97 2(a)	N	As per the Private Works Charges System
(e) Additional fee for properties not currently rated for water supply and are not required to pay water supply headworks contributions as a condition of a development approval	Local Government Act 2009 s97 2(a)	N	As per the fee for Headworks Contribution in the Development Contributions section
Properties to be connected to the Warwick water supply scheme			
Properties to be connected to the Stanthorpe water supply scheme			
Disconnection Fee – for 20mm domestic residential services only	Local Government Act 2009 s97 2(a)	N	\$772.00
Disconnection Fee – for all other services	Local Government Act 2009 s97 2(a)	N	As per the Private Works Charges System
Water meter test (refundable if faulty) – for 20mm meters only	Local Government Act 2009 s97 2(a)	N	\$576.00
Water meter test (refundable if faulty) – for meters greater than 20mm	Local Government Act 2009 s97 2(a)	N	By Quote
Fire Flow Test – Single hydrant	Local Government Act 2009 s97 2(a)	Y	\$352.00
Fire Flow Test – Dual hydrant	Local Government Act 2009 s97 2(a)	Y	\$574.00
Bulk Water – per KL	Local Government Act 2009 s97 2(a)	N	\$6.80
Water supply standpipe key deposit – deposit on key to standpipe (refundable on return)	-	N	\$45.00

Engineering Works Fees

Flood level requests (development) ARI 1% flood level only	-	N	\$171.50
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Cemeteries

Cemetery Notes

1. A high reservation fee was paid prior to 1 July 2014 allowing for a reduced burial fee.
2. Where a plaque fee is included in the interment fee: If the family have not finalised the arrangements for the plaque with Council within 12 months of the date of interment, the customer will be required to pay any additional costs for the plaque in the subsequent financial year.
3. Second interment may not be permitted in Southern Downs Cemeteries due to insufficient ground depth.

Burial Fees

Walls and Vaults

Outdoor Burial Wall

Single vault	-	Y	\$10,680.00
Interment fee	-	Y	\$2,985.00

Vault (Below Ground)

Purchase – one single (including interment)	-	Y	\$3,670.00
Interment in reserved vault	-	Y	\$2,985.00
Removal of monumental work (if required)	-	Y	\$670.00

Vault (Above Ground)

Purchase – one single (including interment)	-	Y	\$6,795.00
Purchase – two singles (including one interment)	-	Y	\$11,090.00
Interment in reserved vault	-	Y	\$2,985.00
Removal of monumental work (if required)	-	Y	\$670.00

Lawn Cemetery

Stanthorpe

Burial in plot reserved prior to 1 July 2014 (refer Cemetery Note 1)	-	Y	\$1,670.00
Burial in a new plot or one reserved after 1 July 2014	-	Y	\$3,100.00
Second interment	-	Y	\$1,940.00
Fees include plaque fitting fee			

Warwick, Allora and Killarney

Burial	-	Y	\$3,995.00
Fees include standard bronze plaque (refer Cemetery Note 2)			
Second interment	-	Y	\$2,835.00
Fees include standard bronze plaque (refer Cemetery Note 2)			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Eden Gardens Warwick

No second interments permitted

Fees include standard bronze plaque (refer Cemetery Note 2)

Burial in a plot purchased prior to 18 March 1993	-	Y	\$2,105.00
Burial in a plot purchased after 18 March 1993	-	Y	\$3,995.00
Burial in an unreserved (new) plot in General Lawn	-	Y	\$5,135.00
Burial in an unreserved (new) plot in Inner Circle	-	Y	\$5,685.00

The Grove Warwick

Fees include standard bronze plaque (refer Cemetery Note 2)

Burial in a plot with a reservation	-	Y	\$3,995.00
Burial in a plot without a reservation (new)	-	Y	\$4,890.00
Second interment	-	Y	\$2,835.00

Wallangarra

Burial in a new plot or one reserved after 1 July 2014	-	Y	\$3,100.00
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Monumental/General Cemetery

Stanthorpe and Wallangarra

Burial in a plot reserved prior to 1 July 2014	-	Y	\$1,715.00
Burial in a new plot or one reserved after 1 July 2014	-	Y	\$3,140.00
Fees include permit to erect monument			

All Other Cemeteries

Burial	-	Y	\$3,140.00
Second interment	-	Y	\$1,820.00
Fees include permit to erect monument			

Children (1 to 10 years of age)

Lawn Cemetery

Stanthorpe

Burial	-	Y	\$2,060.00
Second interment	-	Y	\$900.00
Fees include plaque fitting fee			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Eden Gardens Warwick

No second interments permitted

Fees include standard bronze plaque (refer Cemetery Note 2)

Burial General Lawn	-	Y	\$4,095.00
Burial Inner Circle	-	Y	\$4,640.00

The Grove Warwick

Fees include standard bronze plaque (refer Cemetery Note 2)

Burial	-	Y	\$3,855.00
Second interment	-	Y	\$1,835.00

Warwick, Allora and Killarney

Fees include standard bronze plaque (refer Cemetery Note 2)

Burial	-	Y	\$2,960.00
Second interment	-	Y	\$1,835.00

Monumental/General Cemetery

All Cemeteries

Fees include permit to erect monument

Burial	-	Y	\$2,105.00
Second interment	-	Y	\$1,380.00

Stillborn or Baby (under 1 year of age)

All Cemeteries

Burial (without plaque)	-	Y	\$850.00
Burial (with plaque)	-	Y	\$1,550.00
Refer Cemetery Note 2			

Reservation Fees – Reservation fees are non refundable at time of interment

All Lawn Cemetery	-	Y	\$235.00
All Monumental/General Cemetery	-	Y	\$235.00
The Grove (includes site fee)	-	Y	\$871.00
Eden Gardens – General Lawn	-	Y	\$1,020.00
Eden Gardens – Inner Circle	-	Y	\$1,525.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Cremated Remains All Cemeteries

Interment (Site fee to be included on unreserved sites)

Columbarium, Garden, Grove	-	Y	\$450.00
Full service including awning & chairs	-	Y	\$900.00

Site Fee (not paid on sites reserved prior to 1 July 2014) refer Cemetery Note 1

Columbarium	-	Y	\$75.00
Garden	-	Y	\$75.00

Reservation (includes site fee)

Columbarium (single)	-	Y	\$180.00
Columbarium (double)	-	Y	\$220.00
Garden	-	Y	\$180.00

Memorialisation

Plaque	-	Y	At cost
Administration Fee	-	Y	\$125.00
Fitting/Placement (as part of service)	-	Y	\$0.00
Base (if applicable)	-	Y	At cost

Other Fees

Break open concrete/remove monumental work	-	Y	\$670.00
Permit to erect monument	-	N	\$140.00
Burial on Private Land – new application assessment only (Subordinate Local Law 1.13 conditions apply)	-	N	\$130.00
Burial on Private Land – already approved by Council	-	N	\$6,515.00

Plaque Administration (Other than lawn)

Administration	-	Y	\$125.00
Fitting/Placement	-	Y	\$110.00

Services conducted after hours, on weekends or public holidays

All interments that require work to be carried out after hours, on weekends or public holidays	-	Y	\$143.50 per half hour, maximum \$1,435.00
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Exhumation

Body (includes grave opening and removal of monumental work)	-	Y	\$6,970.00
Cremated remains	-	Y	\$130.00
Transfer Vault to Vault	-	Y	\$2,100.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Hire of Public Halls

Warwick Town Hall

Function Hire – including wedding receptions

Private function hire	-	Y	\$770.00
Includes day for hirer to set up and day for hirer to clean up (3 days hire)			
Additional set up/cleaning day	-	Y	\$65.00
Per day			
Foyer/Bar Area only	-	Y	\$190.00
Per day			
Foyer/Bar Area only	-	Y	Not for Profits No Hire Costs
Up to 4 hours			
Funeral/Memorial/Wake Service	-	Y	\$300.00
Schools, Churches, Not for Profit Organisations	-	Y	\$300.00
Proof of Not for Profit status required			

Rehearsal

Rehearsal – Two hours maximum	-	Y	\$100.00
No discounts. No audience viewing. Bond not required			
Rehearsal – Four hours maximum	-	Y	\$190.00
No discounts. No audience viewing. Bond not required			

Bond

Hire bond	-	N	\$1,000.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Extra Services (no discounts)

Set up (if not done by hirer) 24 hours notice required	-	Y	\$554.00
Cleaning (if not done by hirer) 24 hours notice required	-	Y	\$603.00
Fees may also apply if hirer does not pack up/clean to Council's standard			

Allora Community Hall

Function Hire including wedding receptions

Private function hire	-	Y	\$600.00
Includes day for hirer to set up and day for hirer to clean up (3 days hire)			
Not for profits No Hire Cost			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Function Hire including wedding receptions [continued]

Additional set up/cleaning day	-	Y	\$65.00
Per day			
Funeral/Memorial/Wake Service	-	Y	\$300.00
Schools and Churches	-	Y	\$300.00
Proof of Not for Profit Status required			

Rehearsal

Rehearsal – Two hours maximum	-	Y	\$99.50
No discounts. No audience viewing. Bond not required			
Rehearsal – Four hours maximum	-	Y	\$190.00
No discounts. No audience viewing. Bond not required			

Bond

Hire bond	-	N	\$1,000.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Extra Services (no discounts)

Set up (if not done by hirer) 24 hours notice required	-	Y	\$400.00
Cleaning (if not done by hirer) 24 hours notice required	-	Y	\$600.00
Fees may also apply if hirer does not pack up/clean to Council's standard			

Stanthorpe Civic Centre

Function Hire – including wedding receptions

Whole Building	-	Y	\$960.00
Includes day for hirer to set up and day for hirer to clean up (3 days hire)			
Main Auditorium and Exhibition Space	-	Y	\$684.00
Main Auditorium and Supper Room	-	Y	\$684.00
Exhibition Space	-	Y	\$335.00
Supper Room per day	-	Y	\$300.00
Per day			
Additional set up/cleaning day	-	Y	\$124.50
Up to 4 hours			

Rehearsal

Rehearsal – Two hours maximum	-	Y	\$99.50
No discounts. No audience viewing. Bond not required			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Rehearsal [continued]

Rehearsal – Four hours maximum	-	Y	\$190.00
No discounts. No audience viewing. Bond not required			

Bond

Hire bond	-	N	\$1,000.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Extra Services (no discounts)

Set up (if not done by hirer) 24 hours notice required	-	Y	\$363.00
Cleaning (if not done by hirer) 24 hours notice required	-	Y	\$600.00
Fees may also apply if hirer does not pack up/clean to Council's standard			

Stanthorpe Civic Centre Meeting Rooms

Hire of Stanthorpe Civic Centre Meeting Rooms	-	Y	\$5.05/m2 per week
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Casual Hire

Civic Centre Large Meeting Room (upstairs to left, 62m2)	-	Y	\$100.00
Civic Centre Large Meeting Room (upstairs to right, 59m2)	-	Y	\$100.00
Shared kitchenette facilities available – must be cleaned by hirer following event			

Stanthorpe Office Space

Hire of office space – Stanthorpe	-	Y	\$4.90/m2 per week
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Parks

Storm King Dam Hire for Water Sport Competitions (waters closed to public, spectators permitted on foreshore) – per day	-	Y	\$111.00
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Sundry Fees – Infrastructure Services

Abandoned Vehicle Impounding Fee	-	N	\$448.00
Abandoned Vehicle Release Fee	-	N	\$569.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Corporate and Community Services

Saleyards

Cattle (including 1 off scale NLIS scan)

Yarded regular sales per head	-	Y	\$9.30
Yarded regular store sales per head	-	Y	\$9.30
Carcass competition and Fat Cattle competition (through agent) per head	-	Y	\$9.30
Infrastructure Replacement Levy Cattle per head	-	Y	\$1.15
EU pre-scanning and checking EU eligibility per head	-	Y	\$4.70

Agent Fee – National Vendor Declaration

NVD scanning (this is per NVD)	-	Y	\$1.65
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NLIS Fees

Saleyards Tag Fee (per tag) (replacement of non-reader tag)	-	Y	\$14.80
Saleyards Tag Fee (per tag) (fitted by agent prior to scan)	-	Y	\$14.80
Saleyards Tag Fee (per tag) (presented at scan without tag)	-	Y	\$38.00
NLIS Sheep Tag Fee (per tag)	-	Y	\$1.00

Sheep and Goats

Sold per head	-	Y	\$0.85
Infrastructure Replacement Levy Sheep per head	-	Y	\$0.45

Horses

Yarded per head	-	Y	\$8.20
Infrastructure Replacement Levy Horses per head	-	Y	\$1.15

Stud, Horse, Goat and Sheep Sales

Application fee in advance at time of booking (plus standard yard dues per head)	-	Y	\$784.00
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Bookings must be made 6 weeks in advance

Special Store and Fat Cattle Sales

Application fee in advance at time of booking (plus standard yard dues per head)	-	Y	\$164.00
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Bookings must be made 6 weeks in advance

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Application Fees

Any individual/agent who receives any type of commission from the sale of livestock will be required to pay agent selling permit fees. These fees will be payable even where sales are made through contracted auctioneers and commissions are earned by a third party, then that third party will be liable to pay the agent selling permit fees.

New Agent	-	Y	\$1,500.00
Agent – Cattle Selling Permit (including Security Access Gate Key)	-	Y	\$5,875.00
Agent – Sheep Selling Permit (including Security Access Gate Key)	-	Y	\$3,460.00
Agent – Special Stud Sale Selling Permit – per sale	-	Y	\$718.00
Replacement Security Access Key	-	Y	\$45.50

Transshipping Fees

All cattle and horse – per head (removed within 24 hours)	-	Y	\$1.40
Infrastructure Replacement Levy Cattle and Horses per head	-	Y	\$1.10
All sheep and goats – per head (removed within 24 hours)	-	Y	\$0.30
Infrastructure Replacement Levy Sheep and Goats per head	-	Y	\$0.40

Private Weighings

All sales must be conducted through an agent with a current Warwick Saleyards selling permit

Minimum fee	-	Y	\$88.50
Or per head whichever is the greater	-	Y	\$9.30
Horses per head	-	Y	\$8.00
Infrastructure Replacement Levy per head	-	Y	\$1.15

Holding Fees – except in relation to use of the yards for regional events where there is a recognised community benefit (eg Warwick Campdraft and Rodeo, Warwick Show etc) where no holding fee will be applicable

Cattle and Horses – per head per day	-	Y	\$2.60
Applicable midday on Thursday following cattle sale or held longer than 24 hours for stock not purchased at sale			
Sheep and Goats – per head per day	-	Y	\$0.30
Applicable midday on Friday following sheep sale or held longer than 24 hours for stock not purchased at sale			

Use of Saleyards Infrastructure to Process Stock

Minimum charge	-	Y	\$52.50
Plus charge per head	-	Y	\$2.40
Infrastructure Replacement Levy per head (cattle)	-	Y	\$1.15
Agents who have a current selling permit are exempt from this charge			

Truck Wash Facility

Use of facility (per minute)	-	Y	\$0.95
Minimum	-	Y	\$6.00
Avdata Truck Wash Tag	-	Y	\$45.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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After Hours Access (AvData Gatekeeper) must have own Avdata tag

Yearly Access Fee First Tag (application)	-	Y	\$106.00
Yearly Additional Avdata Tag	-	Y	\$11.20
Avdata Gate Tag	-	Y	\$45.00

Feeding Charges

All stock must be fed to the satisfaction of the Superintendent. All stock will be fed at 10.00 am the day following the sale, unless special arrangements have been made.

Small Bale Hay Cost + Fee	-	Y	Cost per Bale + \$4.40 Handling Fee
Round Bale Hay Cost + Fee	-	Y	Cost per Bale + \$21.80 Handling Fee

Disposal of Dead Animals – from Saleyards

Per animal > 100kg	-	Y	\$183.50
Per animal < 100kg	-	Y	\$36.00

Call Out Fee

Monday – Saturday	-	Y	\$198.00
Sunday	-	Y	\$294.50

Sale of Animal Waste

Sale of Animal Waste (waste is to be loaded and transported at the purchasers own expense and risk) – per box trailer or ute load	-	Y	\$10.00
Minimum \$5.30			

Advertising Space

Conditions of Hire: Only available for businesses within the Southern Downs Region and only products generally associated with farming and primary production can be displayed

Space 1 (900mm x 600mm x 4,800mm) – per year	-	Y	\$1,015.00
Space 2-7 (1,200mm x 2,400mm) – per year	-	Y	\$759.00
Space 8-12 (900mm x 2,700mm) – per year	-	Y	\$507.00
Product Display Area – per week	-	Y	\$58.50

Stanthorpe Fitness Centre

Gym only

Casual visit	-	Y	\$11.00
Casual visit – student	-	Y	\$8.50
Casual visit – People with disability via NDIS/Endeavour Foundation	-	Y	\$3.50
1 Month	-	Y	\$55.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Gym only [continued]

12 Months	-	Y	\$525.00
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Gym and Exercise Classes

1 Month	-	Y	\$80.00
12 Months	-	Y	\$790.00

General Fees and Charges

10 Visits	-	Y	\$85.00
20 Visits	-	Y	\$160.00
Court Hire (between 6pm and 10pm) per hour	-	Y	\$53.00
Court Hire (between 7am and 6pm) per hour	-	Y	\$42.50
Gymnastics per 1.5 hours	-	Y	\$13.00
Gymnastics per hour	-	Y	\$10.00
Gymnastics Room Hire (per hour, per person) includes limited set up of equipment	-	Y	\$6.00
Former Office Room (2 hour session, includes gym)	-	Y	\$35.00
Aerobic Room Hire per hour	-	Y	\$35.00
Aerobic Room Hire (schools only) per hour	-	Y	\$26.00
Court Hire (schools only) per hour	-	Y	\$30.00
Showers (during critical water restrictions – local residents only – proof of identity required)	-	Y	\$3.10
Showers (during critical water restrictions – local residents only – proof of identity required)	-	Y	\$0.00
Spin Bikes (group exercise)	-	Y	\$11.00
Gym Circuit (group exercise)	-	Y	\$11.00
Heart Fit (group exercise)	-	Y	\$7.00
Table Tennis (all ages)	-	Y	\$5.20
Line Dancing (group exercise)	-	Y	\$7.00
Tai Chi (group exercise)	-	Y	\$11.00
Step Pump (group exercise)	-	Y	\$11.00
Cardio (group exercise)	-	Y	\$11.00
Complete Abs (group exercise)	-	Y	\$11.00
Weights and Balance (group exercise)	-	Y	\$8.00
Strength and Toning (group exercise)	-	Y	\$11.00
Latin Line Dancing (group exercise)	-	Y	\$11.00
Kids Bootcamp (group exercise)	-	Y	\$8.00
Group Punch (group exercise)	-	Y	\$11.00
Exercise to Music (group exercise)	-	Y	\$11.00
Raging Aging (group exercise)	-	Y	\$7.00
Boot camp (group exercise)	-	Y	\$11.00
Box Fit (group exercise)	-	Y	\$11.00
Strength and conditioning (group exercise)	-	Y	\$11.00

Personal Training

Personalised Program	-	Y	\$15.00
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Personal Training [continued]

30 minute session	-	Y	\$40.00
3 x 30 minute pack (valid 2 months)	-	Y	\$110.00
5 x 30 minute pack (valid 3 months)	-	Y	\$175.00
10 x 30 minute pack (valid 6 months)	-	Y	\$320.00

Stanthorpe Out of School Care

Vacation Care per child	-	N	\$44.00
Per day (8.00am to 6.00pm)			
After School Hours Care per child	-	N	\$19.00
Per afternoon (3.00pm to 6.00pm)			

Swimming Pools

Stanthorpe Swimming Pool

Admission Fees

Child	-	Y	\$2.30
Adult	-	Y	\$4.50
Season Pass – Child	-	Y	\$165.00
Season Pass – Adult	-	Y	\$200.00
Season Pass – Family (2 adults and 2 children)	-	Y	\$345.00

Allora and Killarney Swimming Pools

Admission Fees

Child	-	Y	\$2.10
Adult	-	Y	\$3.20
Season Pass – Child	-	Y	\$90.00
Season Pass – Adult	-	Y	\$115.00
Season Pass – Family (2 adults and 2 children)	-	Y	\$325.00
Family Swim Pass	-	Y	\$8.80

Schools

School half day	-	Y	\$205.00
School full day	-	Y	\$295.00

Swimming Club

Club Night Hire (Max 3 hours)	-	Y	\$48.00
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Warwick Indoor Recreation and Aquatic Centre

Aquatics/Aqua Aerobics

Casual Per Person

Adult	-	Y	\$6.00
Concession	-	Y	\$4.80
Family (up to 2 adults and 4 children)	-	Y	\$19.50

10 Visit Pass – pool only

Adult	-	Y	\$53.00
Concession	-	Y	\$41.00

25 Visit Pass – pool only

Adult	-	Y	\$129.00
Concession	-	Y	\$104.00

Aquatic Membership – includes pool, hydrotherapy and aqua classes

Aquatics membership includes Aqua Classes from 01/07/2020.

Family Membership should not be offered to new members. Past family members can discuss with Manager re Family Memberships.

1 Month Membership

Adult	-	Y	\$64.00
Concession	-	Y	\$51.20

3 Month Membership

Adult	-	Y	\$180.00
Concession	-	Y	\$144.00

6 Month Membership

Adult	-	Y	\$299.00
Concession	-	Y	\$239.20

12 Month Membership

Adult	-	Y	\$499.00
Concession	-	Y	\$424.15

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Direct Debit (Fortnightly)

No minimum contract, however 30 days notice is required to cancel.

Adult	-	Y	\$23.00
Concession	-	Y	\$19.00
Adult Joining Fee	-	Y	\$59.00
Concession Joining Fee	-	Y	\$59.00
Suspension Fee	-	Y	\$10.00

Pool Hire

1 Lane 25m	-	Y	\$25.00
Per hour			
1 Lane Learn to Swim	-	Y	\$25.00
Per hour			
Hydrotherapy	-	Y	\$48.00
Per hour			

Special Hire

School Carnival – exclusive use of pool hall – up to 4 hours	-	Y	\$350.00
School Carnival – exclusive use of pool hall – up to 7 hours	-	Y	\$520.00
Swim Club Night – up to 5 lanes – up to 2 hours	-	Y	\$99.00
Outside Business Hours – per hour – excl staff cost	-	Y	\$125.00
Staff Hire (Minimum 1 hour) – per hour	-	Y	\$60.00

Stadium

*Court hire bookings that require carpet to be laid will include an extra fee of \$200 for one court and \$400 for two courts

*Bookings must complete facility hire instructions and requirements

1 court – per hour	-	Y	\$99.00
2 courts – per hour	-	Y	\$135.00
1 court – per day*	-	Y	\$420.00
2 courts – per day*	-	Y	\$850.00
Function – offer according to needs*	-	Y	POA
Carpet laying – 1 court	-	Y	\$200.00
Carpet laying – 2 courts	-	Y	\$400.00

Learn To Swim

Group lesson 30 minutes (1 child) – per lesson	-	N	\$14.90
Private lesson 30 minutes (maximum 3 children) – per lesson	-	N	\$45.00
NDIS lesson (special needs)	-	N	Price on Application. In accordance with plan.

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Gym/Group Fitness

Fitness membership includes gym & group fitness classes from 01/07/2020

Casual Per Person

Adult	-	Y	\$13.50
Concession	-	Y	\$10.80

10 Visit Pass

Adult	-	Y	\$115.00
Concession	-	Y	\$92.00

25 Visit Pass

Adult	-	Y	\$270.00
Concession	-	Y	\$216.00

1 Month Membership

Adult	-	Y	\$120.00
Concession	-	Y	\$96.00

3 Month Membership

Adult	-	Y	\$275.00
Concession	-	Y	\$220.00

6 Month Membership

Adult	-	Y	\$399.00
Concession	-	Y	\$319.20

12 Month Membership

Adult	-	Y	\$649.00
Concession	-	Y	\$551.65

Direct Debit (Fortnightly)

No minimum contract, however 30 days notice is required to cancel.

Adult	-	Y	\$31.90
Concession	-	Y	\$27.90
Adult Joining Fee	-	Y	\$59.00
Suspension Fee	-	Y	\$10.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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All-In-One Membership

Includes pool access, gym, all group fitness classes including aqua classes, hydrotherapy, rock wall and courts.

1 Month Membership

Adult	-	Y	\$144.00
Concession	-	Y	\$115.20

3 Month Membership

Adult	-	Y	\$320.00
Concession	-	Y	\$256.00

6 Month Membership

Adult	-	Y	\$475.00
Concession	-	Y	\$380.00

12 Month Membership

Adult	-	Y	\$799.00
Concession	-	Y	\$679.15

Direct Debit (Fortnightly)

No minimum contract, however 30 days notice is required to cancel.

Adult	-	Y	\$35.90
Concession	-	Y	\$31.90
Adult Joining Fee	-	Y	\$59.00
Suspension Fee	-	Y	\$10.00

Special Programs

Sports Ability – Casual	-	Y	\$4.00
Senior Fit – Casual	-	Y	\$6.50
Badminton – Casual	-	Y	\$6.00

Personal Training

Per 30 minute session	-	Y	\$45.00
3 x 30 minute pack (valid 2 months)	-	Y	\$120.00
5 x 30 minute pack (valid 3 months)	-	Y	\$190.00
10 x 30 minute pack (valid 6 months)	-	Y	\$350.00

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Beach Volleyball

Court – per hour	-	Y	\$25.00
Court – per day	-	Y	\$100.00

Indoor Rock Climbing

Casual per person – Adult	-	Y	\$5.00
Casual per person – Concession	-	Y	\$5.00

Stadium

Casual per person – Adult	-	Y	\$4.50
Casual per person – Concession	-	Y	\$3.80

School Groups

Pool – per student – minimum 10 students	-	Y	\$3.80
Stadium – per student – minimum 10 students	-	Y	\$3.80
Gym – per student – minimum 10 students	-	Y	\$4.70
Rockwall – per student – minimum 10 students	-	Y	\$4.70

Aerodromes

Conditions: Aerodrome may be closed to aircraft (Emergency Services aircraft excepted); Full payment of fee required prior to closure of aerodrome; The hirer must reimburse Council for any damage caused during the hire period; Depending on the time of day, noise limitations may apply; Applications for hire will be considered individually and may be refused at the discretion of Council

Aerodromes – Additional or replacement key	-	Y	\$16.50
Landing Fee Warwick and Stanthorpe Aerodromes (Emergency Services Exempt from payment) – per annum	-	Y	\$270.00
Landing Fee Warwick and Stanthorpe Aerodromes (Emergency Services Exempt from payment) – per landing	-	Y	\$10.00
Aircraft (including gliders) will be charged for each arrival or full stop landing.			
Aircraft Parking Fee (more than 24 hours)	-	Y	\$10.00
Aerodrome Runway Hire (conditions apply) – per day	-	Y	\$1,845.00

Connolly Dam and Washpool Reserve

Camping Site Fee

Children (under 13 years of age) – per camper per night	-	Y	\$6.70
Adults (13 years of age and over) – per camper per night	-	Y	\$14.00
Family (2 adults and up to 2 children under 13 years of age) – per night	-	Y	\$36.00
Additional Children (under 13 years of age) – per camper per night	-	Y	\$6.70
Children under 4 years of age	-	Y	\$0.00

Powered Sites (in addition to Camping Site Fee)

Site Fee	-	Y	\$6.70
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Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Bagged Ice

Fee per 5kg bag	-	Y	\$6.70
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Fred Rogers Camp

Sports Hall

Daily Hire per person per day (Group hire only – minimum 10 people)	-	Y	\$15.40
Hire Bond	-	N	\$256.50
Refundable once final inspection completed and everything deemed to be left in original condition			

Main Hall

Sporting/Community/Schools (non commercial) per day	-	Y	\$770.00
Commercial use per day	-	Y	\$2,515.00
Hire Bond	-	N	\$515.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Kitchen

Daily use	-	Y	\$155.00
Hire Bond	-	N	\$515.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Dormitory

Per person per night (no linen provided)	-	Y	\$36.00
Hire Bond	-	N	\$256.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Kayak

Daily hire	-	Y	\$51.50
Hire Bond	-	N	\$102.50
Refundable once final inspection completed and everything deemed to be left in original condition			

Cottage

Daily rate	-	Y	\$154.00
Weekly rate	-	Y	\$615.00
Hire Bond	-	N	\$615.00
Refundable once final inspection completed and everything deemed to be left in original condition			

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Allora Race Track

For use of the Allora Racecourse for horse training purposes

1-5 horses – annual fee	-	Y	\$310.00
6-10 horses – annual fee	-	Y	\$600.00
11-15 horses – annual fee	-	Y	\$900.00

Libraries

Public Meeting Rooms (including Willi Street Rooms)

Meetings or similar functions by community, charity, welfare, school and church groups	-	Y	\$5.00
Meetings, conferences, seminars and similar functions by other users per day	-	Y	\$67.50
Meetings, conferences, seminars and similar functions by other users – meetings of up to 5 hours duration	-	Y	\$44.00

Membership

Membership subscription for non-Regional Council residents (except Tenterfield Shire) – annual fee	-	N	\$30.00
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Miscellaneous

Library Bag	-	Y	\$3.00
Inter-library Loan Charge (Public Library)	-	Y	\$2.30
Inter-library Loan Charge (Special/University Library)	-	Y	As charged by lending library
Late Fee	-	N	\$1.00 per day (maximum \$15.00)
Facsimile Fees	-	Y	\$2.70
Sale of USB	-	Y	\$7.10
Headphones	-	Y	\$1.20
Recyclable coffee cups	-	Y	\$0.20

Photocopies and Printing

A4 Page (black and white)	-	Y	\$0.20
A3 Page (black and white)	-	Y	\$0.40
A4 Page (colour)	-	Y	\$1.50
A3 Page (colour)	-	Y	\$3.00

Replacement Charges

Membership Card	-	N	\$3.00
Library Item	-	N	Cost of item

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Sundry Fees Corporate and Community Services

Photocopying, Scanning and Printing Fees

Photocopy, Scanning and Printing at Admin Office – per A4 one side – black and white	-	Y	\$0.65
Photocopy, Scanning and Printing at Admin Office – per A4 double sided – black and white	-	Y	\$0.75
Photocopy, Scanning and Printing at Admin Office – per A4 one side – colour	-	Y	\$0.75
Photocopy, Scanning and Printing at Admin Office – per A4 double sided – colour	-	Y	\$0.95
Photocopy, Scanning and Printing at Admin Office – per A3 one side – black and white	-	Y	\$0.95
Photocopy, Scanning and Printing at Admin Office – per A3 double sided – black and white	-	Y	\$1.25
Photocopy, Scanning and Printing at Admin Office – per A3 one side – colour	-	Y	\$1.15
Photocopy, Scanning and Printing at Admin Office – per A3 double sided – colour	-	Y	\$1.55
Hard copy of Council's Annual Budget	-	N	\$18.00
Hard copy of Council's Annual Report	-	N	\$18.00
Copy of reports on CD	-	N	\$12.00
Postage and packaging of CD (as per Australia Post)	-	Y	\$12.40

Provision of ad-hoc documents in electronic format

Provision of ad-hoc documents in electronic format	-	N	\$6.20
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Search Fees

Property Search Fees	Local Government Act 2009 s97 2(c)	N	\$222.50
Urgent property search fees (within 2 working days)	Local Government Act 2009 s97 2(c)	N	\$277.00
Counter search (ownership, valuation, rates and charges)	Local Government Act 2009 s97 2(c)	N	\$28.00
Property & Rating transaction list (pdf copies free to current owner or last owner if requested within 12 months of the sale/transfer) Per property	Local Government Act 2009 s97 2(c)	N	\$23.00
Archived transactions not held in Property & Rating System are subject to Archives/Records Search & Retrieval Fee			
Water Meter Readings	Local Government Act 2009 s97 2(c)	N	\$82.00
Administration Fee for Dishonoured Payment	-	N	\$33.00
Real Estate Agent Search Fee	Local Government Act 2009 s97 2(c)	N	\$1,360.00
Rate & Certificate Refund Processing Fee – for all rate & certificate refund transactions (one free rate refund per year)	-	N	\$24.50
Archive/Records Search and Retrieval Fee	-	N	\$54.80/hour or part thereof for greater than 1 hour

Right to Information – In accordance with fees set by State Government

Application Fee	Local Government Act 2009 s97 2(c)	N	As set by State Government
Inspection and processing fee	Local Government Act 2009 s97 2(c)	N	As set by State Government
Photocopying	Local Government Act 2009 s97 2(c)	N	As set by State Government

Name	Head Of Power	GST	Year 20/21 Fee (incl. GST)
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Miscellaneous Fees

Bond for large events such as circuses or similar amusements/events	-	N	\$1,285.00
Refundable upon passing inspection by Council staff			
Copy of Rate Notice (pdf copies free to current owner for notices within the current financial year)	Local Government Act 2009 s97 2(c)	N	\$9.80

Rural Numbering


Rural addressing number – new installation	-	N	\$100.00
Rural addressing number – supply of replacement module only	-	N	\$57.50

Digital Mapping & GIS

Requests for Digital Mapping/aerial photography and GIS Data or similar	Local Government Act 2009 s97 2(c)	N	Labour Costs (including on costs) x 1.25
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11.3 Local Government Remuneration Commission - Annual Report 2019

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Manager Finance and Information Technology	File Ref: 04.14.03; 22.07.05

Recommendation

THAT Council:

1. Resolve to not accept the maximum amount of Councillor remuneration for 2020/21 as determined by the Local Government Remuneration Commission 2019 Annual Report, and will allocate this saving of \$13,953 to activities as needed to help COVID recovery response activities during the next 12 months.
2. Resolve to accept no remuneration increase and remain at the same level of remuneration as per the 2018 Annual Report of the Local Government Remuneration and Discipline Tribunal being:
 - Mayor - \$130,584
 - Deputy Mayor - \$81,615
 - Councillors – \$69,372

Report

In accordance with Section 244 (1) of the *Local Government Regulation 2012*, the Local Government Remuneration Commission must decide the maximum amount of remuneration payable for each category of local government prior to 1 December of each year. The Commission's Annual Report further decides the value of remuneration for the Mayor, Deputy Mayor and Councillors, which is to take effect from 1 July of the following year.

On 29 November 2019 the Local Government Remuneration Commission concluded its review of remuneration for Mayors, Deputy Mayors and Councillors of Local Governments and handed down its report as required by Chapter 8, Part 1, Division 1 of the *Local Government Regulation 2012*. A copy of this report is attached.

Under section 247 of the *Local Government Regulation 2012*, Councillors must be paid the maximum amount under the remuneration schedule, unless the Council decides by resolution the maximum is not payable to the Councillors. Additionally, a resolution must be made determining the amount payable to Councillors, which cannot be more than the maximum amount of remuneration payable to the Councilor under the remuneration schedule.

Pursuant to Section 247(6) of the Regulation, if the local government chooses not to take the maximum remuneration a resolution must be made to effect that decision before 1 July of that year.

Councillors have indicated that they will not take the increase in the remuneration allowance for the 2020/21 financial year but will allocate this saving of \$13,953 to activities as needed to help meet the COVID recovery response activities during the next 12 months.

Determination

The Commission has decided to increase the maximum level of remuneration for all Councillors including Mayors and Deputy Mayors by 2% effective from 1 July 2020.

The Commission has handed down consistent increases over the past several years:

- 1 July 2017 – 2%
- 1 July 2018 – 2.25%
- 1 July 2019 – 2.1%
- 1 July 2020 – 2%

For comparison purposes the current Remuneration Schedule 2019/2020 is outlined below, followed by the proposed Remuneration Schedule 2020/2021:

Current Remuneration Schedule 2019/20

Category 3	Cassowary Coast Regional Council	Mayor	\$130,584
	Central Highlands Regional Council	Deputy Mayor	\$81,615
	Gympie Regional Council	Councillor	\$69,372
	Isaac Regional Council		
	Livingstone Shire Council		
	Lockyer Valley Regional Council		
	Maranoa Regional Council		
	Noosa Shire Council		
	Scenic Rim Regional Council		
	South Burnett Regional Council		
	Southern Downs Regional Council		
	Tablelands Regional Council		
	Western Downs Regional Council		
	Whitsunday Regional Council		

Proposed Remuneration Schedule 2020/2021

Category 3	Cassowary Coast Regional Council	Mayor	\$133,196
	Central Highlands Regional Council	Deputy Mayor	\$83,247
	Gympie Regional Council	Councillor	\$70,759
	Isaac Regional Council		
	Livingstone Shire Council		
	Lockyer Valley Regional Council		
	Maranoa Regional Council		
	Noosa Shire Council		
	Scenic Rim Regional Council		
	South Burnett Regional Council		
	Southern Downs Regional Council		
	Tablelands Regional Council		
	Western Downs Regional Council		
	Whitsunday Regional Council		

	Tablelands Regional Council	
	Western Downs Regional Council	
	Whitsunday Regional Council	

The combined total increase in remuneration levels would be \$13,953.

Section 226 of the *Local Government Act 2009* provides the option for employer superannuation contributions to be made for Councillors up to a maximum contribution rate of 12%.

Budget Implications

Councillor remuneration for 202/2021 is \$697,803 based on not accepting the 2% increase. This saving of \$13,953 will be allocated to activities as needed to help meet the direction of Council during the next 12 months.

Policy Consideration

Community Plan 2030

8. The Well-governed Southern Downs:

- 8.11 Promote a community that is active and engaged in governance and able to influence change.
- 8.15 Ensure preparedness for unforeseen circumstances that impact financially on the Southern Downs.

Community Engagement

The Tribunal invited submissions from interested persons throughout Queensland and subsequently considered the submissions received in its decision making process. Council did not lodge a submission on this occasion.

Legislation/Local Law

The Local Government Remuneration Commission is established under Section 183(2)(c) of *Local Government Act 2009*.

Chapter 8, Part 1, Division 1 *The Local Government Regulation 2012*

244 Deciding maximum amounts of remuneration

- (1) The remuneration commission must, before 1 December of each year, and for each category of local government, decide the maximum amount of remuneration payable from 1 July of the following year to a councillor, mayor or deputy mayor of a local government in each category.

247 Remuneration payable to councillors

- (1) A local government must pay remuneration to each councillor of the local government.
- (2) The maximum amount of remuneration payable to a councillor under the remuneration schedule must be paid to the councillor, unless the local government, by resolution, decides the maximum amount is not payable to the councillor.
- (3) In a resolution made under subsection (2), the local government must also decide the amount of remuneration payable to the councillor.
- (4) The amount of remuneration decided under subsection (3) for each councillor must not be more than the maximum amount of remuneration payable to the councillor under the remuneration schedule.
- (5) The amount of remuneration for each councillor, other than a mayor or deputy mayor, must be the same.

(6) The local government must make a resolution under subsection (2), for the remuneration payable from 1 July of a particular year, before 1 July of that year.

(7) Subsections (4) and (5) are subject to section 248. **Attachments**

1. Local Government Remuneration Commission Annual Report 2019 [↓](#)

Local Government
Remuneration Commission
Annual Report 2019



Local Government Remuneration Commission

29 November 2019

The Honourable Stirling Hinchliffe MP
Minister for Local Government, Racing and Multicultural Affairs
1 William Street
Brisbane QLD 4000

Dear Minister

On 29 November 2019, the Local Government Remuneration Commission (Commission) concluded its review of the categories of local governments and the assignment of local governments to categories. In addition, the Commission determined the levels of remuneration for mayors, deputy mayors and councillors of Queensland local governments (excluding Brisbane City Council) as required by section 177(c) of the *Local Government Act 2009* and Chapter 8, Division 1 of the *Local Government Regulation 2012*.

Our determinations on these matters, together with the Remuneration Schedule to apply from 1 July 2020 are included in the enclosed Report, which we commend to you.

Yours sincerely



Robert (Bob) Abbot
Chair Commissioner

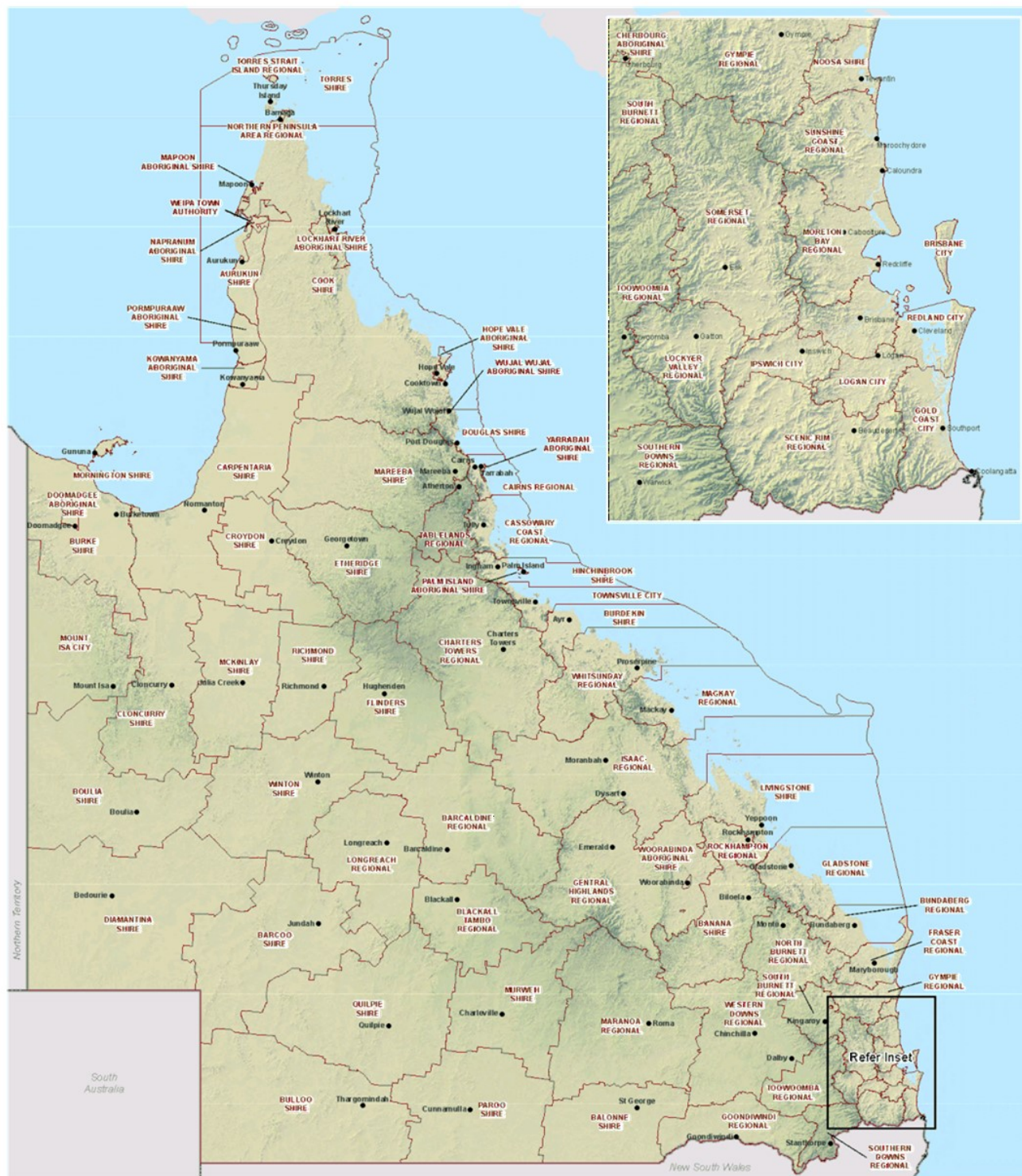


Andrea Ranson
Commissioner



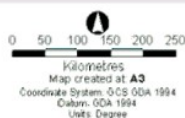
Reimen Hii
Commissioner

Department of Local Government, Racing and Multicultural Affairs



Legend

- Population Centres
- LGA Boundary



2019 Local Government
Area Boundaries

Map produced by the Department of Local Government, Manufacturing, Infrastructure and Planning
Spatial Services Unit, 29/02/2019



Queensland
Government

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2019 Report at a glance

The Commission has reviewed the current categories and decided not to make any change in this current review. The Commission will undertake a comprehensive category review within the first 12 months following the quadrennial local government elections in March 2020.

The Commission has decided to increase the maximum remuneration levels for mayors, deputy mayors and councillors by two per cent from 1 July 2020.

In making its determination, the Commission considered the following:

- Increases in the Consumer Price Index (CPI) for the financial year ended 30 June 2019 (percentage change from previous financial year)¹
 - Weighted average of the eight capital cities: +1.6 per cent
 - Brisbane: +1.6 per cent.
- Increases in CPI for the year ended September 2019 (percentage change from corresponding quarter of previous year)²
 - Weighted average of the eight capital cities: +1.7 per cent
 - Brisbane: +1.9 per cent.
- Increases in the Wage Price Index (WPI) for the financial year ended 30 June 2019³
 - Australia & Queensland (All Industries): +2.3 per cent
 - Australia & Queensland (Public Sector): +2.5 per cent.
- The Commission considered Brisbane City Council's Independent Councillor Remuneration Tribunal (ICRT) remuneration determination a potentially relevant factor, however, the ICRT reviews and resets Brisbane City councillor remuneration arrangements every five (5) years. The last increase was in 2017, at which time the ICRT accorded a two per cent increase to salaries effective 1 July 2018. In its 20 November 2019 Report, the Tribunal did not issue a determination which provided a percentage increase to salaries.
- Decision of the Salaries and Allowances Tribunal of Western Australia determination dated 9 April 2019:
 - one per cent increase.
- Decision of the New South Wales Local Government Remuneration Tribunal Determination and Annual Report dated 15 April 2019:
 - 2.5 per cent increase.

¹ Source: Australian Bureau of Statistics 6401.0 - Consumer Price Index, Australia, Jun 2019; 'Summary', 'Selected Tables - Capital Cities', '2 All Groups CPI, Percentage changes', 'Percentage Change (from Previous Financial Year)'

² Source: Australian Bureau of Statistics 6401.0 - Consumer Price Index, Australia, Sep 2019; 'Summary', 'Selected Tables - Capital Cities', '2 All Groups CPI, Percentage changes', 'Percentage Change (from Corresponding Quarter of Previous Year)'

³ Source: ABS 6345.0 - Wage Price Index, Australia, Jun 2019 - All WPI series: Original (Financial Year Index Numbers for year ended June quarter)

- Decision of the Victorian Minister for Local Government:
 - two per cent increase as at 1 December 2018. It is noted the 1 December 2019 Victorian decision was unavailable at the date of determination.

In making its decision the Commission also had regard to anecdotal reports and submissions received about:

- financial pressures on councils and sustainability of their communities
- recent level of impact of natural disasters
- increased requirement for community support
- councils' role in economic development and local infrastructure
- needs of resident and non-resident populations
- increasing pressure to deliver innovative solutions
- unique qualities and complexities of diverse communities
- potential impact of government reforms, such as changes to legislation arising from the Crime and Corruption Commission's report 'Operation Belcarra: A blueprint for integrity and addressing corruption risk in local government'.

1. The Commission

Formation and composition

The Local Government Remuneration Commission (Commission) is an independent entity established under the *Local Government Act 2009* (Act). On 1 October 2019, His Excellency the Governor, acting by and with the advice of the Executive Council, approved three new appointees to the Commission for a term of four years. This is the first report of the new Commission, and the thirteenth report including the reports of the former Local Government Remuneration and Discipline Tribunal and the Local Government Remuneration Tribunal.

The current Chair and Commissioners of the Commission are:

Mr. Robert (Bob) Abbot

Chair

Mr. Abbot has extensive experience in the local government sector with 32 years as an elected councillor and mayor. Mr. Abbot has experience working at State and National local government organizations and has held board and panel positions, including Deputy Chair of the South East Queensland Council of Mayors, Director of the Local Government Association of Queensland (LGAQ), and Director of the Australian Local Government Association. Mr. Abbot has been a mentor for newly elected mayors on behalf of the LGAQ, with a particular focus on mentoring Queensland Indigenous mayors.

Ms. Andrea Ranson

Commissioner

Ms. Ranson has extensive experience in Law and Business, including public and private sector governance and supply chain industry. Ms. Ranson practiced as a senior lawyer and brings substantial experience in civil, commercial and industrial law, equal opportunity, ethics and justice. Ms. Ranson is a Nationally Accredited Mediator currently working with the Queensland Civil and Administrative Tribunal (QCAT), and a Dispute Resolution Panel Member with the Department of Justice. Ms. Ranson is also currently a Director appointed to the Board of North Queensland Bulk Ports Corporation and is a member of the Corporate Governance & Planning Committee and Audit & Financial Risk Management Committee of that Board. Ms. Ranson holds a Master of Laws, Bachelor of Laws (Honours), and Bachelor of Arts. She is also a Graduate of the AICD (GAICD) and Fellow of the Governance Institute of Australia (FGIA). Ms. Ranson has significant understanding of regional Queensland, industry sectors and stakeholder engagement. Ms. Ranson brings her business acumen, legal skill, and passion for regional communities to the role.

Mr. Reimen Hii

Commissioner

Mr. Hii is a barrister and nationally accredited mediator. He also works as a mediator with QCAT. He holds a Bachelor of Laws and Bachelor of Arts Degree and is a practicing lawyer, with extensive knowledge in public administration and community affairs, and a particular interest in civil and commercial law. Mr. Hii is experienced in professional discipline matters, including investigations, public administration, corporate and public governance, public sector ethics and finance. Mr. Hii has a culturally and linguistically diverse background and experience working with diverse communities.

Mr. Abbot, Ms. Ranson and Mr. Hii are honoured to present this inaugural 2019 report of the newly formed Commission. The Commission is committed to undertaking its duties with diligence, skill, independence and transparency over the next four years.



The Local Government Remuneration Commission

From left: Mr Reimen Hii, Ms Andrea Ranson and Mr. Robert (Bob) Abbot

Remuneration Responsibilities

Chapter 6, Part 3 of the Act, proclaimed into force on 3 December 2018, established the Local Government Remuneration Commission to assume the remuneration functions of the former Local Government Remuneration and Discipline Tribunal which ceased to exist on 3 December 2018.

Section 177 of the Act provides the functions of the Commission are:

- to establish the categories of local governments, and
- to decide the category to which each local government belongs, and
- to decide the maximum amount of remuneration payable to the councillors in each of the categories, and
- another function related to the remuneration of councillors if directed, in writing, by the Minister.

Chapter 8, Part 1, Division 1 of the Local Government Regulation 2012 (Regulation) sets out the processes of the Commission in deciding the remuneration that is payable to councillors.

The Regulation requires the Commission to review the categories of local governments once every four years, in the year prior to each quadrennial election, to determine whether the categories and the assignment of local governments to those categories require amendment.

After determining the categories of local governments, the Regulation also requires the Commission to decide annually, before 1 December each year, the maximum amount of remuneration to be paid to mayors, deputy mayors and councillors in each category from 1 July of the following year.

In addition, section 248 of the Regulation allows a local government to make a submission to the Commission to vary the remuneration for a councillor, or councillors, to a level higher than that stated in the remuneration schedule where the local government considers exceptional circumstances apply. The Commission may, but is not required to, consider any such submission. If the Commission is satisfied that exceptional circumstances exist, the Commission may approve payment of a higher amount of remuneration.

The Former Local Government Remuneration and Discipline Tribunal

The Commission acknowledges the substantive contribution of the 2007-2018 former Tribunal/s to develop the local government remuneration schedule and category system.

The key milestones of the 2007 and subsequent Tribunals has been well documented and comprehensive history around decision making and rationale can be found in each of the 2007-2018 Tribunal Reports.

The Commission will, as stated in this report, undertake a comprehensive category review within the first 12 months following the quadrennial local government elections in March 2020. It is expected that during this review, the Commission will reference historic decision making and reasoning in relation to issues as appropriate.

2. Remuneration determination

Remuneration determination for councillors

As required by section 246 of the Regulation the Commission has prepared a remuneration schedule for the 2020-2021 financial year, applicable from 1 July 2020 (the Schedule), which appears below.

Arrangements have been made to publish the Schedule in the Queensland Government Gazette and for this report to be printed and presented to the Minister for Local Government.

Methodology

The Commission had regard to the matters in section 244 and 247 (2), (5) of the Regulation in determining the Schedule. The Commission also noted and had regard to the matters listed on page 2 of this Report to determine the appropriate maximum remuneration in each category of local government.

The Commission notes it did not receive any specific submissions from councils in relation to setting the remuneration schedule for the 2020-2021 financial year and has continued to adopt a conservative approach to setting remuneration levels.

Matters not included in the remuneration schedule

Section 244(3) of the Regulation states that the remuneration cannot include:

- any amount for expenses to be paid or facilities to be provided to councillors under a council's expenses reimbursement policy; or
- any contribution a local government may make to a voluntary superannuation scheme for councillors.

During the 2019 consultation period, Barcaldine Regional Council sought clarification of the role of the Commission to direct payment of compulsory superannuation payments to councillors.

The Commission notes section 244(3) of the Regulation states the remuneration decided by the Commission cannot include "voluntary superannuation scheme for councillors". In this regard, the Commission has determined that it has no power to direct matters relating to the structure, payment or otherwise of voluntary schemes, including salary sacrifice or other salary packaging.

Page 11 of the 2018 Tribunal Report considered the issue of superannuation, commenting:

"Accordingly, the level of superannuation payments made to a councillor is a matter to be determined by each individual council having regard to the relevant Commonwealth legislation and section 226 of the Act, as is the issue of whether a councillor may salary sacrifice such contributions".

The Commission notes there is precedent where Queensland local governments have paid superannuation to councillors. While this may be the case, the Commission notes the payment of compulsory or voluntary superannuation payments to councillors falls outside of its statutory functions and the Commission is unable to make a determination to direct council in relation to superannuation.

The Commission has informed Barcaldine Regional Council of this determination.

Pro rata payment

Should an elected representative hold a councillor position for only part of a financial year, she or he is only entitled to remuneration to reflect the portion of the year served.

Remuneration schedule to apply from 1 July 2020

Remuneration determined (from 1 July 2020) (\$ per annum; see Note 1)				
Category	Local governments assigned to categories	Mayor	Deputy mayor	Councillor
Category 1 (see Note 2)	Aurukun Shire Council Balonne Shire Council Banana Shire Council Barcaldine Regional Council Barcoo Shire Council Blackall-Tambo Regional Council Boulia Shire Council Bulloo Shire Council Burdekin Shire Council Burke Shire Council Carpentaria Shire Council Charters Towers Regional Council Cherbourg Aboriginal Shire Council Cloncurry Shire Council Cook Shire Council Croydon Shire Council Diamantina Shire Council Doomadgee Aboriginal Shire Council Douglas Shire Council Etheridge Shire Council Flinders Shire Council Goondiwindi Regional Council Hinchinbrook Shire Council Hope Vale Aboriginal Shire Council Kowanyama Aboriginal Shire Council Lockhart River Aboriginal Shire Council Longreach Regional Council Mapoon Aboriginal Shire Council McKinlay Shire Council Mornington Shire Council Murweh Shire Council Napranum Aboriginal Shire Council North Burnett Regional Council Northern Peninsula Area Regional Council Palm Island Aboriginal Shire Council Paroo Shire Council Pormpuraaw Aboriginal Shire Council Quilpie Shire Council Richmond Shire Council Torres Shire Council Torres Strait Island Regional Council Winton Shire Council Woorabinda Aboriginal Shire Council Wujal Wujal Aboriginal Shire Council Yarrabah Aboriginal Shire Council	\$108,222	\$62,435	\$54,110
Category 2	Mareeba Shire Council Mount Isa City Council Somerset Regional Council	\$124,869	\$74,923	\$62,435

Category 3	Cassowary Coast Regional Council Central Highlands Regional Council Gympie Regional Council Isaac Regional Council Livingstone Shire Council Lockyer Valley Regional Council Maranoa Regional Council Noosa Shire Council Scenic Rim Regional Council South Burnett Regional Council Southern Downs Regional Council Tablelands Regional Council Western Downs Regional Council Whitsunday Regional Council	\$133,196	\$83,247	\$70,759
Category 4	Bundaberg Regional Council Fraser Coast Regional Council Gladstone Regional Council Rockhampton Regional Council	\$158,168	\$104,059	\$91,571
Category 5	Cairns Regional Council Mackay Regional Council Redland City Council Toowoomba Regional Council	\$183,143	\$124,869	\$108,222
Category 6	Ipswich City Council Townsville City Council	\$208,117	\$141,520	\$124,869
Category 7	Logan City Council Moreton Bay Regional Council Sunshine Coast Regional Council	\$233,091	\$161,499	\$141,520
Category 8	Gold Coast City Council	\$258,066	\$178,981	\$154,006

Notes to the remuneration schedule

In its 2014 report the then Tribunal explained the rationale behind the adoption of a system of remuneration which comprised a base payment (of two thirds of the annual remuneration) and a monthly payment based upon attendance at, and participation in, the 12 mandated council meetings.

Note 1 The monetary amounts shown are the per annum figures to apply from 1 July 2020. If an elected representative only serves for part of a full year (that is, 1 July to 30 June) they are only entitled to a pro rata payment to reflect the portion of the year served.

Note 2 For councillors in Category 1 councils, a base payment of \$36,073.28 is payable for the 12 months commencing on 1 July 2020. A meeting fee of \$1,503.06 per calendar month (or fortnightly equivalent) is payable for attendance at, and participation in, scheduled meetings of council subject to certification by the mayor and/or chief executive officer of the council. Mayors and deputy mayors in category 1 councils are to receive the full annual remuneration level shown.

3. Determination of Categories pursuant to s. 177 of the Act

As noted above, Chapter 8, Part 1, Division 1 of the Regulation sets out the processes which the Commission is required to observe in deciding the remuneration that is payable to councillors.

Section 241 of the Regulation states the Commission must establish categories of local governments to enable the Commission to decide the maximum amounts of remuneration that are payable to mayors and other councillors in each of the categories.

Determination

The Commission has reviewed the current categories and decided not to make any change in this current review. The Commission will undertake a comprehensive category review within the first 12 months following the quadrennial local government elections in March 2020.

In reaching this decision, the Commission has carefully considered all nine (9) submissions received by it (set out below) during the review period.

The former Tribunal also reported two outstanding determinations to be considered by the newly formed Commission in 2019:

1. Isaac Regional Council (page 11-12, 2018 Tribunal Report) – council requested that the former Tribunal consider the current remuneration of mayors of councils in Category 3 to ensure it reflected full time hours for the mayor. The submission proposed that in order to achieve this, existing Category 3 councils be divided into two new categories, namely Category 3A and 3B.

Determination: The Commission notes a further submission was made by council during the 2019 deputation review period which largely reflected the submission made to the former Tribunal. The Commission has determined not to make any changes in this current review. The Commission will undertake a comprehensive review within the first 12 months following the quadrennial local government elections in 2020.

2. Moreton Bay Regional Council (page 12, 2018 Tribunal Report) – oral submission from Moreton Bay Regional Council requesting the Tribunal to establish a process for allowances and expenditure for councillor's similar to that of Queensland MPs.

Determination: The Commission did not receive any further submission during the 2019 consultation period from Moreton Bay Regional Council (about this or any other matter). The Commission has determined not to make any changes in this current review and has further determined on the basis of the information available to it that the submission falls outside of its statutory remit.

Matters raised with the Commission during the remuneration review program

A summary table of submissions made to the Commission during the review period and the Commission's determination is provided below.

Meetings and deputations

Local governments were provided with the opportunity to meet with the Commission at the 123rd Annual Conference of the LGAQ at the Cairns Convention Centre on Tuesday 15 October 2019. Commissioners were also available to engage with councils at the LGAQ Conference from Monday 14 October 2019 to Wednesday 16 October 2019 inclusive.

Oral submissions were received by the Commission in the form of deputations during this period. Written submissions were further received by the Commission on or before the due date for submissions on 28 October 2019.

In making its determination, the Commission had regard to the submissions it received, together with the matters on page 2 (summary) of this report.

Key points raised with the Commission during the 2019 review period included increasing demands on council in relation to sustainability, industry and innovation, potential recognition of differential councillor workload, structuring the payment of meeting fees and superannuation.

Table – Summary of 2019 Submissions

1	Date Received	Oral – LGAQ Annual Conference 15 October 2019 Written – 1 October 2019
	Received from	Boulia Shire Council; Mayor Eric (Rick) Britton; Deputy Mayor Rebecka (Beck) Britton
	Summary of submission	Currently Category 1 The council wished to affect a change in the remuneration to councillors (this does not affect the mayor or deputy mayor). Submitted that there is a need to review Meeting Fees to ensure performance. CEO stated that the submission “while unusual, it is supported by councillors who are happy to adopt the proposal that councillors are only paid if they attend a Meeting and not otherwise”. Council identified disparity in workloads amongst councillors, with some councillors agreeing that they are limited in time/ability to attend all meetings and agreeing they should not be paid.
	Determination	The Commission considers it cannot approve the request for differential remuneration as submitted by council as s247 (5) of the Regulation provides that the amount of remuneration for each councillor (other than a mayor or deputy mayor) must be the same.
2	Date Received	Oral – LGAQ Annual Conference 15 October 2019
	Received from	Flinders Shire Council; Mayor Jane McNamara; Cr Arthur (Bill) Bode; CEO Daryl Buckingham
	Summary of submission	Currently Category 1 General discussion regarding financial sustainability and community expectations around maximum remuneration of councillors. Submission that remuneration be reviewed every 4 years instead of annually.

	Determination	s. 244(1) of the Regulation requires that the Commission must review and decide on remuneration rates before 1 December each year.
3	Date Received	Oral – LGAQ Annual Conference 15 October 2019 Written – 28 October 2019
	Received from	Central Highlands Council; Deputy Mayor Gail Godwin-Smith; CEO Scott Mason
	Summary of submission	Currently Category 3 Requested new category be considered between Category 3 and 4 by inserting Category 3(a) and Category 3(b). Council submitted that it does not consider it can justify being within Category 4 but that it can be differentiated from Category 3. The following factors were relied upon in council's submission: (a) geographic > 50,000 square km's; (b) population > 30,000 (c) diversity in population centers (d) significant industry diversity and engagement Council identified that similar challenges facing both Central Highlands and Isaac Regional Council supported the creation of two new categories. Key issues raised in support of council's submission included increased (and significant) demand particularly around the resource and agricultural sectors, infrastructure growth, innovation and regional sustainability. Discussed issues relating to resident and non-resident population demands creating additional workload and whether councillors could properly be considered as 'part-time' given increasing community and industry expectations for council regarding regional sustainability.
	Determination	The Commission has determined not to make any category changes in the current review. This issue will form part of the Commission forthcoming comprehensive review of categories.
4	Date Received	Oral – LGAQ Annual Conference 15 October 2019 Written – 24 October 2018 and 28 October 2019
	Received from	Isaac Regional Council; Deputy Mayor Kelly Vea Vea, Mary-Anne Uren, Senior Advisor Submission stated to relate to increased remuneration for mayor only.
	Summary of submission	Requested new category be considered between Category 3 and 4 by inserting Category 3(a) and Category 3(b). Council submitted that it does not consider it can justify being within Category 4 but that it can be differentiated from Category 3 and identified the following key issues in support of council's submission: (a) geographic > 50,000 square km's (b) population > 30,000 (c) diversity in population centers (d) significant industry diversity and engagement. Council identified similar challenges facing Central Highlands Council. In relation to Isaac Regional Council, council submitted that in the 2018-2019 financial year, the mayor of Isaac attended 496 meetings inside the local government area, and 50 meetings outside of the local government area, travelling a total of 32,651km. Council further submitted that it has 26 operating mines in the local government area with significant (increasing) workload arising from both the resource and agricultural sectors

	Determination	including increased expectations around stakeholder engagement and regional sustainability. Council identified increased community expectations regarding procurement and employment, and community expectations for engagement and support across a range of issues including drought. The Commission has determined not to make any category changes in the current review. This issue will form part of the Commission forthcoming comprehensive review of categories.
5	Date Received	Oral – LGAQ Annual Conference 15 October 2019 Written – 29 October 2019
	Received from	Sunshine Coast Regional Council; Deputy Mayor Tim Dwyer; CEO Michael Whittaker; Chief of Staff Craig Matheson
	Summary of submission	Current Category 7 Noted that Commission Chair, Mr. Bob Abbot, was a former mayor of the Sunshine Coast Regional Council from 2008-2012. Chair declared that he had no conflict of interest or material personal interest and remained in the room. Commissioners Ranson and Hii determined that given the declaration from the Chair, and in the absence of any actual or perceived material personal interest of the Chair, that it was appropriate for the Chair to remain to receive the deputation and deliberate. Council submitted that it was supportive of the current category system and that it wished to remain in Category 7.
	Determination	The Commission has determined not to make any category changes in the current review. This issue will form part of the Commission forthcoming comprehensive review of categories.
6	Date Received	Oral – LGAQ Annual Conference 15 October 2019
	Received from	Barcaldine Regional Council; Mayor Rob Chandler
	Summary of submission	Category 1 Submission that the Commission consider superannuation for councillors, particularly the mayor.
	Determination	The payment of compulsory or voluntary superannuation payments to councillors falls outside the Commission's statutory functions.
7	Date Received	Written – 24 October 2019
	Received from	Western Downs Regional Council
	Summary of submission	Submission that satisfied with current category system and wished to remain at Category 3.
	Determination	The Commission has determined not to make any category changes in the current review. This issue will form part of the Commission forthcoming comprehensive review of categories.

8	Date Received	Written – 25 October 2019
	Received from	Toowoomba Regional Council
	Summary of submission	Submission to elevate council from current Category 5 to Category 6. Currently in the same category as Cairns, Mackay, Redland, however, Toowoomba submitted that it is more appropriately benchmarked on a variety of measures, with those in Category 6, specifically Ipswich and Townsville.
	Determination	The Commission has determined not to make any category changes in the current review. This issue will form part of the Commission forthcoming comprehensive review of categories.
9	Date Received	Oral submission Referred from Previous Commission – 2018 Report
	Received from	Moreton Bay Regional Council
	Summary of submission	In its final report, the former Tribunal referred the submission to the newly formed Commission. The submission argued that there was a lack of consistency between the levels of government (Queensland Members of Parliament and local government councillors) which can be seen, for example, in community events where councillors are required to pay to attend events themselves, while state MPs may pay for it out of their allowance.
	Determination	The Commission did not receive any further submission during the 2019 consultation period and notes that this request is outside of its remit.

4. Other activities of the Commission

Exceptional circumstances carried over from the former Local Government Remuneration and Discipline Tribunal:

On 1 November 2018, following the suspension of the then Mayor of Doomadgee Aboriginal Shire Council, the council sought approval to vary the remuneration of the acting mayor (Councillor Jason Ned) until the end of the elected members term or until the mayor is either removed from office or the suspension concludes. The request was made prior to the formation of the current Commission. The former Tribunal wrote to council seeking clarifying information and carried this matter over for determination by the newly formed Commission.

Following receipt of the confirmed minutes from the council showing the resolution, the Commission considered and approved the request to increase the remuneration and back pay Cr Jason Ned.

The Commission has advised Doomadgee Aboriginal Shire Council of this decision.

5. Commission's future priorities

The Commission will invite further consultation and submissions from councils in the first year of the elected term for councillors following the 2020 local government elections. The purpose will be to ascertain whether any change following a further comprehensive category review may be warranted in that year, rather than waiting until the next quadrennial review due on 1 December 2023.

Further information about the Commission and/or the Councillor Conduct Tribunal can be located at www.dlgma.qld.gov.au

Local Government Remuneration Commission
PO Box 15009
City East Qld 4002


1 William Street
Brisbane Qld 4000

email LGRcenquiries@dlgma.qld.gov.au
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11.4 National Competition Policy Note in Financial Statements

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Financial Services Coordinator	ECM Function No/s:

Recommendation

THAT Council applies the code of competitive conduct to the water and sewerage business units.

Report

Council is required to produce a set of financial statements annually that complies with the *Local Government Act 2009* and the *Local Government Regulation 2012* as well as the Australian Accounting Standards. The financial statements are required to be audited by the Queensland Audit Office.

A note within the financial statements is the National Competition Policy which discloses business activities to which the code of competitive conduct applies.

The *Local Government Act 2009* Section 47 (7) states that:

“A local government must decide each financial year, by resolution, whether or not to apply the code of competitive conduct to a business activity prescribed under a regulation.”

The code of competitive conduct must be applied to the following business activities:

- (a) A building certifying activity that:
 - i. involves performing building certifying functions within the meaning of the Building Act, section 8; and
 - ii. is prescribed under a regulation
- (b) A roads activity, other than a roads activity for which business is conducted only through a sole supplier arrangement, that involves;
 - i. the construction or maintenance of state controlled roads for which the local government submits an offer to carry out work in response to a tender invitation
 - ii. construction or road maintenance on another local government's roads which the local government has put out to tender.

Section 38 of the *Local Government Regulation 2012* lists the local government's whose activities are prescribed building certifying activities. Southern Downs Regional Council is not included in this list.

In general, applying the competitive code of conduct means that the competitive neutrality principle is applied to the business activity.

Under the competitive neutrality principle, an entity that is conducting a business activity in competition with the private sector should not enjoy a net advantage over competitors only because the entity is in the public sector.

In previous financial years Council has resolved not to apply the code of competitive conduct which means there has not been a disclosure in the financial statements.

Council is required to ensure that there are no significant business activities being carried out during the financial year. A significant business activity usually relates to the undertaking of both the water and sewerage services within a local government. To assess whether or not these activities fall under a significant business activity they need to meet the following thresholds:

1. Combined water and sewerage 10,000 or more premises are connected to a water service as at 30 June of the previous financial year
2. Another business activity \$9.7 million

Council has undertaken an assessment of the water connections and the number of premises connected to a water service at 30 June 2019 was 11,208.

As the threshold has been met, the water and sewerage business activity will need to be included in the 2019-20 Financial Statements.

The disclosure will include a description of the community service obligations (CSO) provided to this business activity. A CSO is an obligation the local government imposes on a business entity to do something that is not in the commercial interests of the business entity to do.

The CSO for the water and sewerage is provision of free services to public areas. This will include an amount that is the cost of the provision of these free services.

Budget Implications

Nil

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Local Government Act 2009 Chapter 3 Division 2
Local Government Regulation 2012 Section 32-36

Attachments

1. Example of National Competition Policy note in financial statements [↓](#)

Note 31. National competition policy

Business activities to which the code of competitive conduct is applied

Council applies the competitive code of conduct to the following activities:

Water and sewerage

This requires the application of full cost pricing, identifying the cost of community service obligations (CSO) and eliminating the advantages and disadvantages of public ownership within that activity.

The CSO value is determined by Council, and represents an activities cost(s) which would not be incurred if the primary objective of the activities was to make a profit. The Council provides funding from general revenue to the business activity to cover the cost of providing non-commercial community services or costs deemed to be CSO's by the Council.

The following activity statements are for activities subject to the competitive code of conduct:


	Water and sewerage \$'000
\$'000	
Revenue for services provided to the Council	-
Revenue for services provided to external clients	-
Community service obligations	-
Less: expenditure	-
Surplus/(deficit)	-

Description of CSO's provided to business activities:

Activities	CSO description	Actual \$'000
Water and sewerage	For providing free services to public areas	-

11.5 Funding Programs

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Governance, Risk And Land Coordinator Governance and Grants Officer Manager Corporate and Commercial Services	ECM Function No/s: 15.02 and 15.04

Recommendation

THAT Council:

- a. Endorse the submission of the following list of projects to the Department of Local Government, Racing and Multicultural Affairs for consideration from Council's \$2,980,000 allocation under the 2020/21 COVID Works for Queensland Program:
 1. Stanthorpe Waste Transfer Station Upgrade - \$1,725,000
 2. Group Fitness Room at Warwick Indoor Recreation and Aquatic Centre - \$435,000
 3. Storm King Dam Remediation works - \$420,000
 4. Warwick Wastewater Treatment Plant Septic Receiving Unit construction - \$300,000
 5. Warwick Pound Improvements - \$100,000
- b. Submit the following list of projects, subject to their eligibility after review of the funding guidelines, to the Department of Infrastructure, Transport, Regional Development and Communications for consideration from Council's \$1,577,000 allocation under the Local Roads and Community Infrastructure Program:
 1. Mapes Road Intersection safety improvements - \$300,000
 2. Railway Street parking - \$80,000
 3. Railway Street parking bays - \$100,000
 4. Aerodrome Road - \$361,000
 5. Seal Link Brunckhorst Av-Wallangarra Road - \$200,000
 6. Warwick Water Treatment Plant Upgrade – Reservoir - \$99,500
 7. Pump Station emergency bypass designs - \$500,000
 8. Warwick Water Treatment Plant – replace aerator plates - \$90,000
 9. Warwick Water Treatment Plant – chlorine analyser - \$25,000
 10. Warwick Water Treatment Plant – lagoons refurbishment - \$100,000
 11. Relining of Allora reservoir - \$110,000
 12. New Security Fence & Signage – water - \$61,500

Report

At the Council Information Session held on 8 June 2020, Councillors were advised of two new funding programs which have recently opened, being:

- 20/21 COVID Works for Queensland Program \$2.98M; and
- Local Roads and Community Infrastructure Program \$1.577M.

Detailed information about these programs is provided below, along with proposed projects for Council's funding allocations.

2020-21 COVID Works for Queensland Program (W4Q)

On 19 May 2020, the Premier and Minister for Trade Honourable Anastacia Palaszczuk announced a \$200 million 20/21 COVID Works for Queensland Program (COVID W4Q) as part of the State Government's Queensland Economic Recovery Strategy: Unite and Recover for Queensland Jobs. The Program is designed to give Council the capacity to deliver job-creating infrastructure and maintenance projects in the areas of essential services, economic development and community wellbeing.

Council was advised on 3 June 2020 that its allocation under COVID W4Q is \$2,980,000 and that it has until **12 June 2020** to provide its list of nominated projects to the Department of Local Government, Racing and Multicultural for assessment.

Key information about COVID W4Q is as follows:

- Project approvals are expected to be announced by 6 July 2020, with projects to commence as soon as practical upon receipt of the project endorsement.
- Projects must be constructed on land owned or controlled by Council and the land must be located within the region.
- Projects must be consistent with the Program objectives and achieve the following outcomes:
 - Support local economic recovery/stimulus;
 - Create new or sustain existing jobs in the region.
- Projects must be new infrastructure, maintenance or minor works projects in one of the following categories:
 - Essential services – including water supply, sewerage, waste infrastructure, waste management, stormwater drainage (not associated with a road), energy or communications project.
 - Economic development - including economic development infrastructure or tourism infrastructure project.
 - Community well-being - including arts and culture; sport and recreation; library/knowledge centre; or community safety, health or education infrastructure project.
- Projects can include the bringing forward of planned/budgeted maintenance or capital works.
- Ineligible projects include land purchases, projects involving planning and design only, planning studies, purchase of plant, motor vehicles, office equipment and IT equipment.
- All projects are required to be complete by **30 June 2021**.

The following list of projects were submitted on 12 June 2020 and were brought to Councils attention by staff as they had previously been removed from the initial Draft 20/21 Capital Budget or are priority 2 and 3 projects from Council's current Draft Capital Program 20/21 due to limited funding.

Proposed project	Estimated Budget
Stanthorpe Waste Transfer Station Upgrade	\$1,725,000
Group Fitness Room at Warwick Indoor Recreation and Aquatic Centre	\$435,000
Storm King Dam Remediation Works	\$420,000
Septic Receival Unit Construction	\$300,000
Warwick Pound Improvements	\$100,000
Total	\$2,980,000

Local Roads and Community Infrastructure Program (LRCIP)

On 22 May 2020, the Australian Government announced a new \$500 million Local Roads and Community Infrastructure Program (LRCI Program). This program will support Council's to deliver priority local road and community infrastructure projects across Australia, supporting jobs and the resilience of local economies to help communities bounce back from the COVID-19 pandemic.

Council will receive an allocation of \$1,577,341 under LRCI. The final LRCI guidelines are yet to be released, however some key information about the program has been provided including the following:

- Council will be required to submit a Work Schedule of proposed projects which are to be selected according to priorities at a local level. There has been no timeframe stipulated for this submission or any approvals.
- Projects will need to deliver benefits to the community, such as improved accessibility, visual amenity and safety benefits.
- Projects must involve the construction, maintenance and/or improvements to Council-owned assets (including natural assets) that are generally accessible to the public.
- Eligible local road projects could include works involving any of the following associated with a road:
 - traffic signs;
 - traffic control equipment;
 - street lighting equipment;
 - a bridge or tunnel;
 - a facility off the road used by heavy vehicles in connection with travel on the road (for example, a rest area or weigh station);
 - facilities off the road that support the visitor economy; and
 - road and sidewalk maintenance, where additional to normal capital works schedules.
- Eligible community infrastructure projects could include works involving:
 - Closed Circuit TV (CCTV);
 - bicycle and walking paths;
 - painting or improvements to community facilities;
 - repairing and replacing fencing;
 - improved accessibility of community facilities and areas;
 - landscaping improvements, such as tree planting and beautification of roundabouts;
 - picnic shelters or barbeque facilities at community parks;
 - playgrounds and skate parks (including all ability playgrounds);
 - noise and vibration mitigation measures; and
 - off-road car parks (such as those at sporting grounds or parks).

- Council will also need to demonstrate that projects are additional to their pre-COVID-19 works program for 20/21. If a project has been brought forward from a future work program it will be eligible for funding.
- All projects must be complete by **30 June 2021**.

The following list of projects have been identified by staff which had previously been removed from the initial Draft 20/21 Capital Budget or are priority 2 and 3 projects from Council's current Draft Capital Program 20/21:

Proposed project	Estimated Budget
Mapes Road Intersection safety improvements	\$300,000
Railway Street parking	\$80,000
Railway Street parking bays	\$100,000
Aerodrome Road	\$361,000
Seal Link Brunckhorst Avenue-Wallangarra Road	\$200,000
Warwick Water Treatment Plant Upgrade – Reservoir	\$99,500
Pump Station emergency bypass designs	\$50,000
Warwick Water Treatment Plant – replace aerator plates	\$90,000
Warwick Water Treatment Plant – chlorine analyser	\$25,000
Warwick Water Treatment Plant – lagoons refurbishment	\$100,000
Relining of Allora reservoir	\$110,000
New Security Fence & Signage – water	\$61,500
Total	\$1,577,000

Budget Implications

The receipt of the COVID19 W4Q and LRCIP funding as well as the pre-payment of the 20/21 Financial Assistance Grant allocation will impact Council's 20/21 Budget. Amendments to the 20/21 Budget will occur in line with Council's resolution for the allocation of these funds and the eventual approval from the funding sources.

Policy Consideration

Procurement for all projects will be undertaken in accordance with Council's Procurement Policy.

Community Engagement

Council is undertaking community consultation on its Draft 20/21 Budget. The proposed projects for the funding programs have been identified as having been previously removed from the initial Draft 20/21 Capital Budget or are priority 2 and 3 projects from Council's current Draft Capital Program 20/21.

Legislation/Local Law


All projects must be completed in accordance with applicable laws, including procurement practices as described by Council's Procurement Policy and the *Local Government Act 2009* and *Local Government Regulation 2012*.

Attachments

Nil

11.6 Grants to Community - Request for Project Variation

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Community Development Officer	ECM Function No/s: 15.45

Recommendation

THAT Council approve the project variation request from Warwick Chamber of Commerce Inc for Community Grant application CG-1920-R1-034.

Report

In July 2019, the Warwick Chamber of Commerce were awarded \$9,950 in Grants to Community funding to host the Business Excellence Awards in September 2019. Due to bushfires, drought and water shortages, the event was postponed until March 2020, which was subsequently cancelled because of the COVID-19 pandemic and restrictions on gatherings.

As the funded event has been cancelled, the Warwick Chamber of Commerce has requested a variation to their funding agreement to change the grant purpose to the Warwick Signage Enhancement project. The proposed project will rejuvenate the northern entrance to Warwick billboard and three grid signs at Mile End Park, Victoria Park and John Simpson Park which are used to promote local and community events. The applicant has provided a submission (attached).

If the applicant's request for change of funding is not approved, an alternative is to provide a project extension to use the funds towards their 2020/21 Business Excellence Awards otherwise the funds will need to be returned to Council.

Budget Implications

Nil

Policy Consideration

Grants to Community Policy – PL-ES075

Community Engagement

Nil

Legislation/Local Law

Local Government Act 2009

Local Government Regulation 2012

Attachments

1. Warwick Chamber of Commerce - Proposal to Amend Grant Approval [↓](#)
2. Location of Signs [↓](#)



Warwick Chamber of Commerce Inc.

PO Box 341 Warwick 4370

Inc No: IA12068

ABN: 37445285104

Email: warwickchamber@gmail.com

www.warwickchamber.com.au

Proposal to Amend Grant Approval CG-1920-R1-034

Warwick Chamber of Commerce 2019 Business Excellence Awards

Background

On 12 July 2019 the Warwick Chamber of Commerce received advice from SDRC that the grant application to sponsor the 2019 Business Excellence Awards had been successful. The grant was for \$9,950 with 21 September 2019 being the proposed date for the event. Unfortunately, due to the severe impact of drought, water shortages and bushfires the event was postponed to March 2020 but then it was cancelled due to COVID19.

The grant has as yet not been expended and with the grant acquittal due on 28 May 2020 it is proposed that the grant be amended to address an alternate project.

Alternate Project: Signage

The proposed project is the re-skinning of the billboard on the northern entrance to Warwick at the corner of Glengallan Road and the New England Highway; and the reconditioning of the three grid signs at Mile End Park, Victoria Park and John Simpson Park. All four signs are owned by the Warwick Chamber of Commerce and are located on public land.

Amendment to Grant Application Criteria CG-1920-R1-034

Information contained in Sections 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of the original application (CG-1920-R1-034) remain valid.

Amendments to the Application are as follows:

Section 11 – Grant Details		
11.1 Title of the Project	Warwick Signage Enhancement	
11.2 Briefly Describe the Project	Re-skinning of the billboard on the northern entrance to Warwick at the corner of Glengallan Road and the New England	It is proposed that the image for the billboard be provided by SDRC from the images already approved by TMR and SDRC for the regional signage project. As the billboard is for tourism promotional it is proposed that the website listed on the

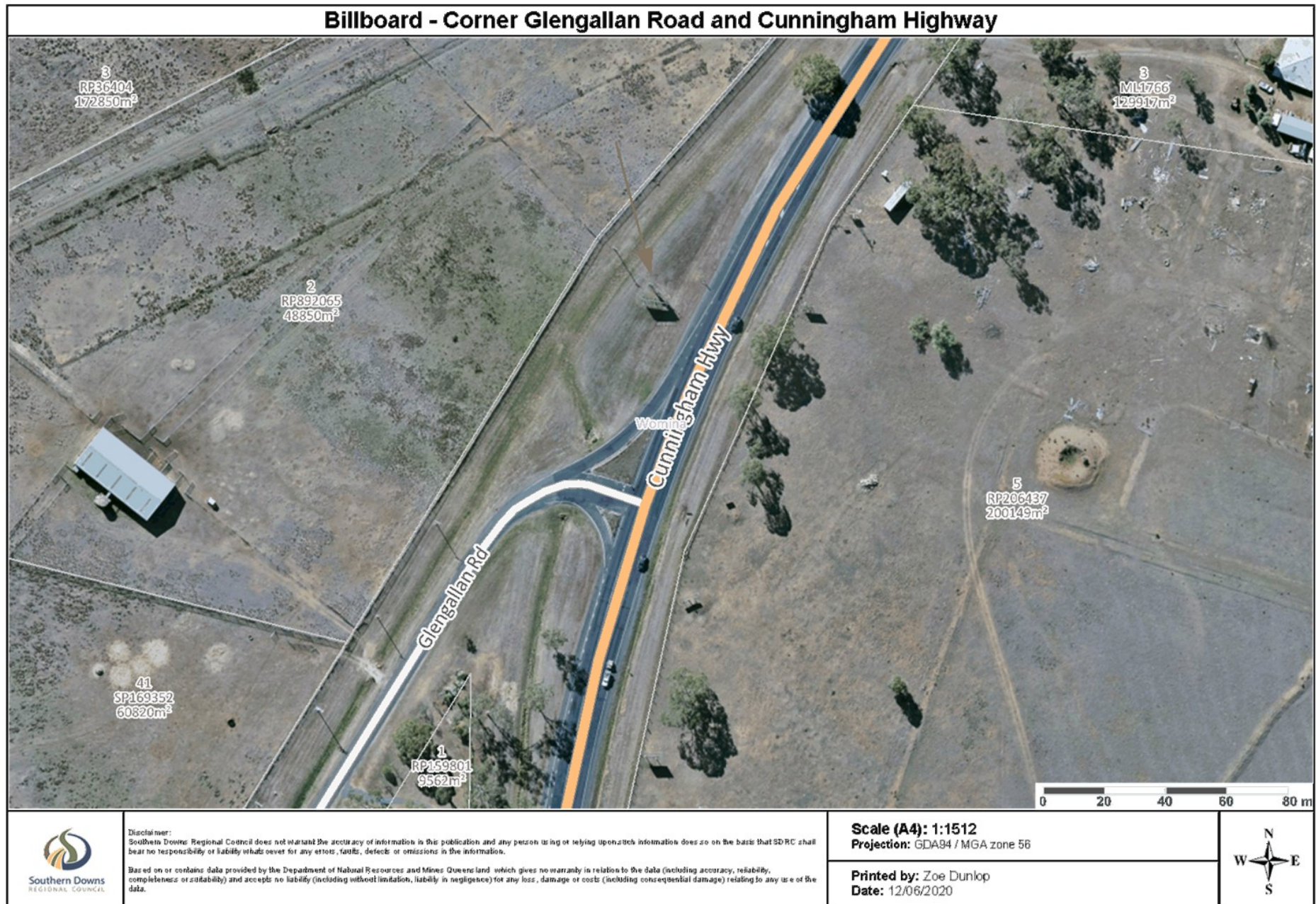
	Highway and the reconditioning of the three grid signs at Mile End Park, Victoria Park and John Simpson Park	sign be: www.southerndownsandgranitebelt.com.au
11.3 and 11.5 Any other Council Funding	No	
11.7 Does the project require Council approval	Yes - for the funding No – for the signage and repairs	Approval needs to be secured from TMR
11.8 What Date will the project start	Upon approval	
11.9 What Date will the project end	30 June 2020	
Section 12 – Project Funding		
12.1	Promotional	
Section 13 – Project Budget and Quotes		
13.1 Budget Details and Quote		
Repair to Grid Signs	Michael Offord, quote attached	\$4,500.00
Replace Billboard Skins	Zooma Signs, quote attached	\$6,513.82
Total Cost of Project		\$11,013.82*
* The original grant approval is for \$9,950. The Warwick Chamber of Commerce will meet the additional cost of the project being \$1,063.82		
Section 14 – Project Shaping Southern Downs Plan		
Theme 1 GROW – Strategy 1: Population Growth and Diversity Action 1 Market the Southern Downs as a viable, liveable region. Action 2 Promote Southern Downs to working age people and families to strengthen small-medium business growth and investment to strengthen the region’s economic viability.		
Theme 1 GROW – Strategy 2 – Community Wellbeing Action 2 Develop and maintain community facilities that are multi-functional hubs and support integrated community service delivery. Action 4 Celebrate the region’s historical history and identity and encourage the community to take pride in local areas.		
Theme 1 GROW – Strategy 3 – Strong Governance Action 2 Improve the relationship between Council policy, service delivery, infrastructure, advocacy and community priorities.		
Theme 3 PROSPER – Strategy 1 - Economic Development and Tourism Action 1 Implement the Southern Downs Economic Development Strategy and Southern Downs Tourism Strategy. Action 2 Build upon the region’s international brand to promote tourism opportunities that will enhance economic, environmental, social and cultural benefits.		
Theme 3 PROSPER – Strategy 3 – Resilient Workforce		

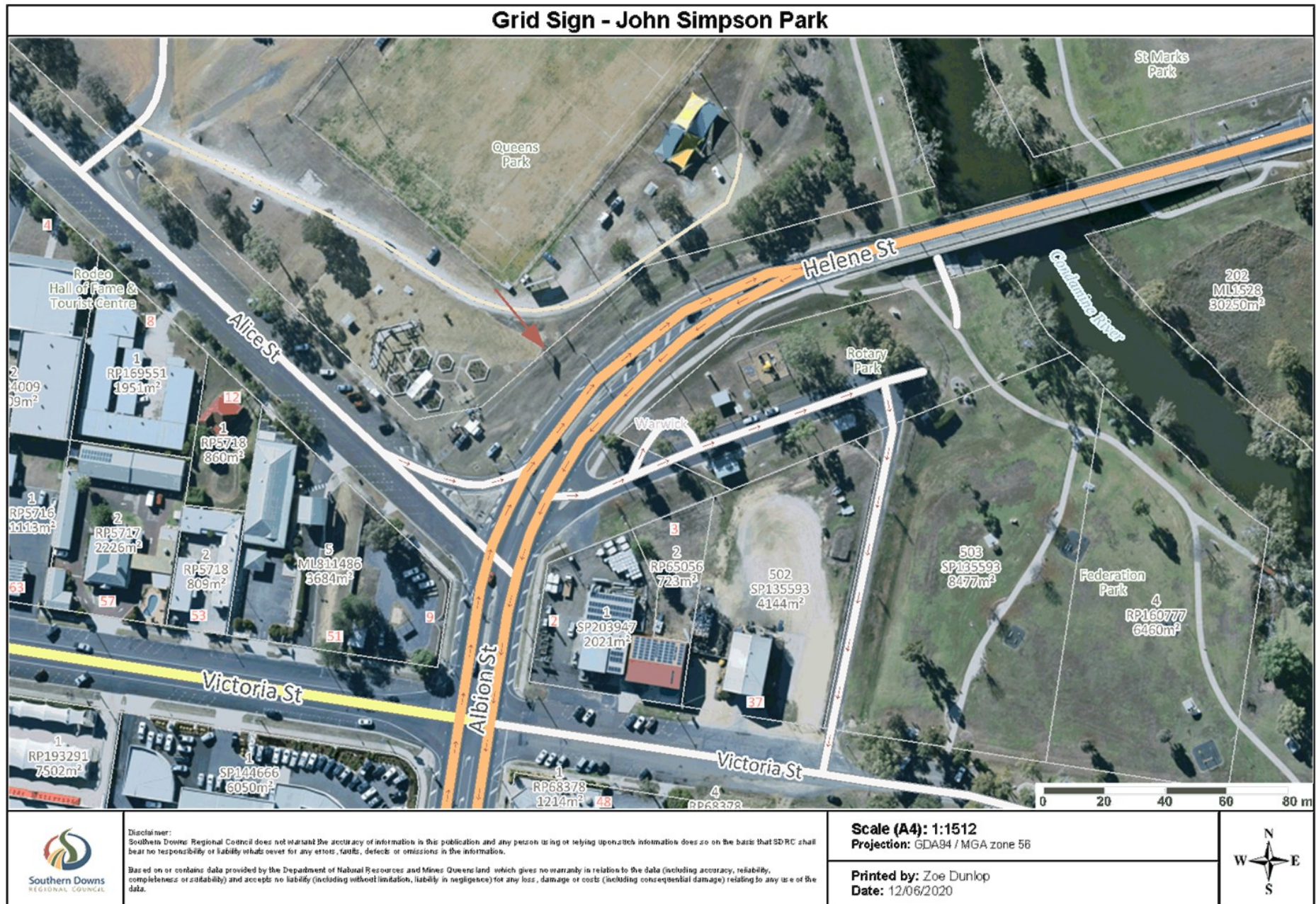
Action 3 Promote a strong regional reputation where Southern Downs' businesses are well known for their capabilities, products and services.	
Theme 4 SUSTAIN – Strategy 2 – Regional Landscape Identity	
Action 3 Preserve and enhance the established and strong sense of identity and character of each settlement.	
The large billboard on the northern entrance to Warwick is currently bare. This is not a positive welcome to the City of Warwick. It is a marketing tool that can be used to promote Warwick and the region providing a positive image to both visitors and residents. This will assist in growing the population, strengthening business growth, aiding community wellbeing, attracting more jobs and enhancing the reputation of Council.	
The three grid signs are used by Southern Downs Regional Council to promote local and community events. The signs are in poor condition and aid in promoting the region, improving community wellbeing, enhance Council's reputation, and attracting more visitors and therefore investment.	
Section 15 Project Benefit to the Southern Downs Community	
15.3 Benefit to the Southern Downs Community	
Benefit 1	Supports local tourism – the re-skinned billboard will provide a current and attractive welcome to Warwick; the repaired grid signs promote local tourism and community events
Benefit 2	Supports local business – local contractors will be used for all project work, the repaired and attractive signage promotes Warwick
Benefit 3	Enhances a creative and artistic region – the improved signs and the quality of the images represented showcase what the region has to offer
Benefit 5	Contributes to safer communities – the grid signs are currently in poor repair and pose a risk to those erecting signage and those who may go near the signs
Benefit 7	Strengthens community groups and networks – Current, attractive and well maintained signage enhances everyone's wellbeing. The grid signs allow opportunity for community groups to promote themselves and their events
Benefit 8	Improves and activates community spaces – At present the signs are unattractive and detract from the community space. Repairing the grid signs and reskinning the billboard will enhance those spaces.
Benefit 9	Enhances a sense of identity and belonging – The image on the billboard will be a local image enhancing the sense of identity and belonging for residents. The grid signs will promote community events that are put on by and for the community.
Section 16 Community Need	
16.1	The skins on the billboard at the northern entrance to Warwick fell off due to age. The billboard is an eyesore and a poor reflection on the township of Warwick. While the sign is owned by the Chamber of Commerce most residents and visitors believe it is owned by Council. There is a clear community need to get this sign re-skinned. With regard to the grid signs, they poor condition is evident for all to see.

	<p>The poor condition of the billboard as well as the grid signs has been raised within the Chamber and by the community in the news media and online.</p> <p>It is timely to repair the signs now in line with the Council's signage replacement across the region.</p>
Section 17 Project Delivery	
17.1	<p>The project will be managed by the Chamber Executive Committee.</p> <p>There are two project components relating to the Billboard and the Grid Signs.</p> <p>1.The Billboard skin will be printed and installed by Zooma Signs in keeping with the attached quote. The image will be provided by Council, coordinated through the Economic Development Team. The words on the sign will be 'www.southerndownsandgranitebelt.com.au</p> <p>2. The Grid Signs. The grid signs need to be repaired. The attached quote details that all work will be undertaken by the contractor. The stages include preparation, priming and painting the structures.</p>
Section 18 Project Community Support	
18.1	<p>The signage as it currently exists is an eyesore. It needs to be repaired as it gives a bad impression of Warwick and the Council. The community has raised this on numerous occasions and Councillors and Council staff are aware of these concerns.</p>
Section 19 Project Council Acknowledgement	
19.1	<p>SDRC funding can be acknowledged by: including the logo on the signage or through a media release.</p>

Contact Details for Warwick Chamber of Commerce

For enquiries regarding this application please contact the Chamber President Tracy Dobie on 0413741602 or email the Chamber Secretary Kevin Reynolds at:
warwickchamber@gmail.com










11.7 Asset Management Report

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Asset Management Coordinator	ECM Function No/s:

Recommendation

THAT Council:

1. Adopt the Major Structure Asset and Service Management Plan; and
2. Receive and note the May 2020 Asset Management Update Report.

Report

This report submits the Major Structure Asset and Service Management Plan to Council for adoption. It also provides an update on the status of the Asset Management Roadmap Activities as at the end of May 2020.

Major Structure Asset and Service Management Plan

The Major Structure Asset and Service Management Plan seeks to enable the sustainable delivery of transport services by integrating community values, priorities and informed understanding of the trade-offs between risks, costs and service performance over a 20-year planning period. To do this, the plan:

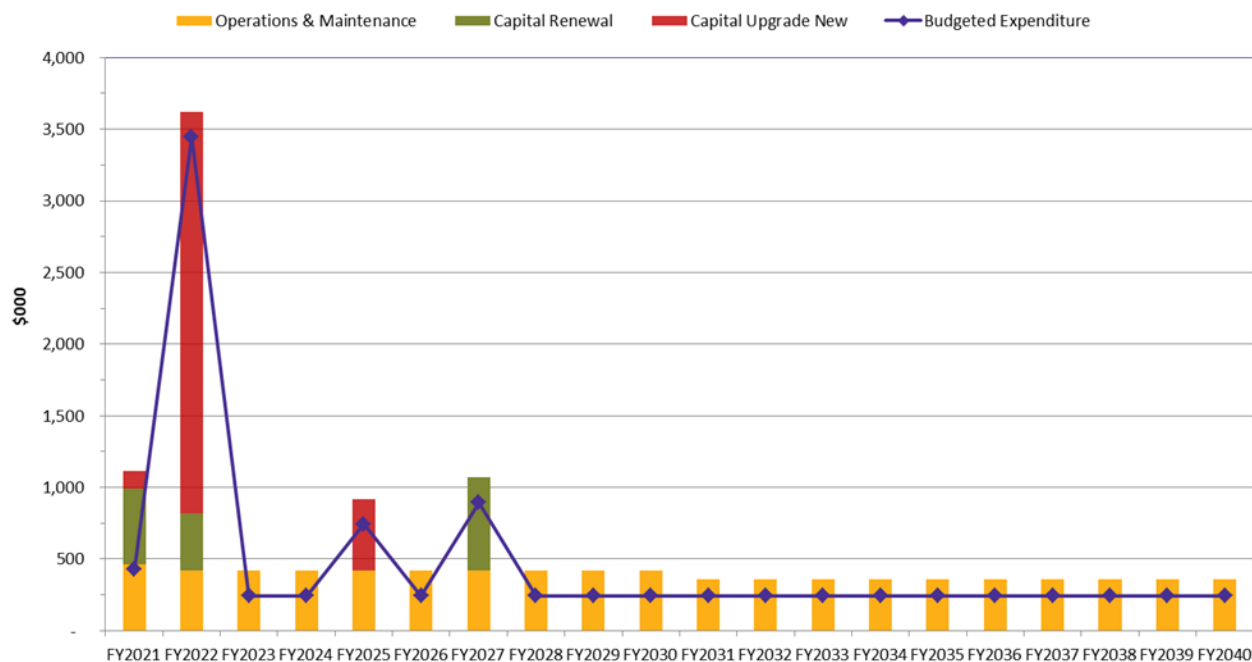
- Describes the bridges and major culverts that constitute Council's major structures
- Defines Council's level of service and how performance is monitored
- Identifies current risks and outlines how Council assesses and manages these risks, and
- Links to the long-term financial plan which identifies required, affordable expenditure and how it will be allocated.

Present funding levels are insufficient to provide existing services at current levels in the short term. Currently not enough funding is allocated to complete maintenance as it is identified. The main consequences of underfunding bridge and major culvert maintenance are:

- The requirement to load limit or close structures
- Increased maintenance costs, and
- Having to replace structures before they have reached their design life resulting in increased capital costs over the long term.

The funding allocated in the proposed budget and Long Term Financial Plan leaves an average shortfall of \$225,000 per annum of the projected expenditure required to provide the minimum level of service outlined in the Asset Management Plan. This is shown in Figure 1.

Figure 1: Projected Major Structures Expenditure vs Forecast FY2021 to FY2040



With the available funding Council will:

- Continue to perform routine and condition and defect inspections of major structures
- Some maintenance activities, on a prioritised basis
- Replace two structures that have reached end-of-life, and
- Upgrade two assets to more resilient structures.

Council will endeavor to manage the risks associated with underfunding maintenance activities by:

- Prioritising maintenance of higher order structures to ensure they remain fit-for-purpose,
- Performing cost-benefit analysis on the impacts of reducing service levels, and
- Considering alternative solutions where the cost-benefit analysis does not stack up.

The Major Structures Asset and Service Management Plan has been prepared as a core asset management plan and is intended to be a living document that is updated regularly as new or improved information becomes available. To ensure the plan becomes a living document the plan will be updated with new knowledge, condition data and financial projections on an annual basis and subject to a formal review approximately every 4 years.

Asset Management Roadmap Projects

Unsealed Roads Levels of Service, Road Hierarchy and Asset Data

Work is ongoing to reconcile the Unsealed Road asset register and implement the unsealed road hierarchy. The reconciliation of the Unsealed Road asset register is a significant undertaking. Council has approximately 1,700 km of unsealed roads which are broken into approximately 5,300 segments. Each segment has two to three corresponding financial assets, resulting in a minimum of 10,600 lines of data to reconcile.

Following the completion of the reconciliation process a sub-Asset and Service Management Plan will be drafted.

Condition Assessment of Critical Water & Wastewater Infrastructure (Local Government Grants and Subsidies Program)

The condition assessment of Council's Water & Wastewater treatment plans is ongoing. Current activities relate to:

- Receipt and collation of feedback on process performance reviews,
- Receipt and provision of feedback on treatment plant condition assessment reports,
- Development and reconciliation of asset registers.

Planning has commenced on the next phase of the condition and defect inspection program. Phase two will include the condition assessment of Council's reservoirs and pump stations.

Open Space Service Plan and Levels of Service

A draft Open Space Service Plan and Levels of Service has been developed for internal consultation. Engagement with internal stakeholders is yet to commence. Timeframes for future progression of this work will be incorporated into FY2021 Asset Management Work planning.

Asset Management Roadmap Status

A status update on the Asset Management Roadmap is provided as Attachment 2.

Budget Implications

The Major Structures Asset and Service Management Plan will inform future budget submissions for bridges and major culverts.

Policy Consideration

Shaping Southern Downs

Grow: Strong Governance

Improve the relationship between Council policy, service delivery, infrastructure, advocacy and community priorities.

Corporate Plan

8.13 Continue to review and expand Asset Management Plans

Develop and implement improvements to the corporate asset management processes and systems

Community Engagement

Nil

Legislation/Local Law

Local Government Act 2009 and Local Government Regulation 2012

Under the Act and Regulation local governments must prepare:

- A long-term asset management plan
- A long-term financial forecast
- Asset registers


Attachments

1. Major Structures Asset and Service Management Plan (Excluded from agenda - Provided under separate cover)⇒
2. Asset Management Roadmap Status Update (Excluded from agenda - Provided under separate cover)⇒

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: 24 June 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

Works

- Theo Cantor Park - Men's Shed and Woodworkers – Car park has been sealed and driveway works are underway. Handrails for steps and ramp to be completed.
- The two pedestrian bridges in Stanthorpe on the cycle network are nearing completion within the factory. Onsite delivery of bridges is anticipated on 16 June. The approaches will then be constructed by end of July.
- Upper Forest Springs Road Bridge. Bridge construction has reached practical completion. Approaches are underway and expected to be completed on 18 June.
- Bourkes Road Bridge – Construction is expected to commence mid-June. Expected completion end of July. Date for construction of approaches to be confirmed.
- Depot/Yangan/East Street upgrade – Design has commenced mid-May and project milestones have been agreed. Project is scheduled for commencement in the early part of 2021
- The design of the sealing of Link Road to Brunckhorst Avenue is complete. Qld Rail have completed the level crossing upgrade. Tender documents for construction of this project are currently being completed. Awaiting final design approval from TMR including light and issues with Road/Rail real property boundaries.
- At Wallangarra the sealing of Margetts, Folkestone, and Barawell Streets has been completed.
- Freestone Road widening. Construction commenced, anticipated project completion end of June.
- Forde Street Allora rehabilitation has been completed awaiting reinstatement of line marking.
- Forest Plain Road widening and rehabilitation is complete and open to traffic. Pipes and headwall extension works underway. Signage installation pending.
- Resheeting of sections of Goldfields Road and Pikedale Road is complete. Sealing of high-maintenance sections on Goldfields Road is complete. Sealing of high-maintenance sections on Pikedale Road will be complete mid-June.
- Donnelly's Castle Road rehabilitation has commenced. Completion anticipated mid-July 2020.

- Lock Street, Stanthorpe kerb and channel (western end) commencing late June.
- Connolly Dam Road formation continuing, place of road base on formed sections commenced.
- February 2020 flood event. Council staff have met with Qld Reconstruction Authority (QRA) to commence the Recovery process. Emergent works are finished and Council has submitted the first claim. The longer term works for culverts and structures is still being assessed. The roads packages are in the process of being submitted to QRA in line with funding requirements.
- Homestead Road curve widening completed.

Parks and Operations

Cemeteries

Interments:

Cemeteries facilitated sixteen (16) services for the month of May. Breakdown below:

Burials:

	Lawn	The Grove	Monumental
Warwick	1	1	
Stanthorpe	3		
Eden Gardens	1		
Allora			2
Killarney			2
Wallangarra	1		

Ashes:

	Garden	Grave	Columbarium
Warwick	1	1	
Stanthorpe	1	1	1

Capital Work:

- Stanthorpe Burial Wall – Landscaping and final concrete works to commence early June.
- Mitchner Memorial –New floor and apron work is expected to commence first week of June.

General:

- The restriction on attendance at funerals has increased to thirty (30) which includes a minister and two (2) funeral directors, with exemptions for extra mourners to be requested from the state government.

Parks

Northern:

- Clean up of Warwick Waste Facility.
- Tree trimming and the removal of dangerous trees.
- Leslie Park War Memorial cannons refurbishment is underway.

Southern:

- Maintenance of the Kilpa Park shade sail.
- Tree maintenance across Gleeson Park, Tyrel Street Park and Heritage Park.

General:

- Reopening of parks including playgrounds, skate bowls and public amenities with easing of COVID-19 restrictions.

Facilities

- Minor refurbishment of Stanthorpe Visitor Information Centre.
- Installation of Sneeze Guards at customer contact areas of Council Facilities.

Fleet and Workshops

- Four (4) of the fifteen (15) vehicles have been delivered from the recent tender.
- The Grader 3D control system has been fitted and initial training completed.

Water

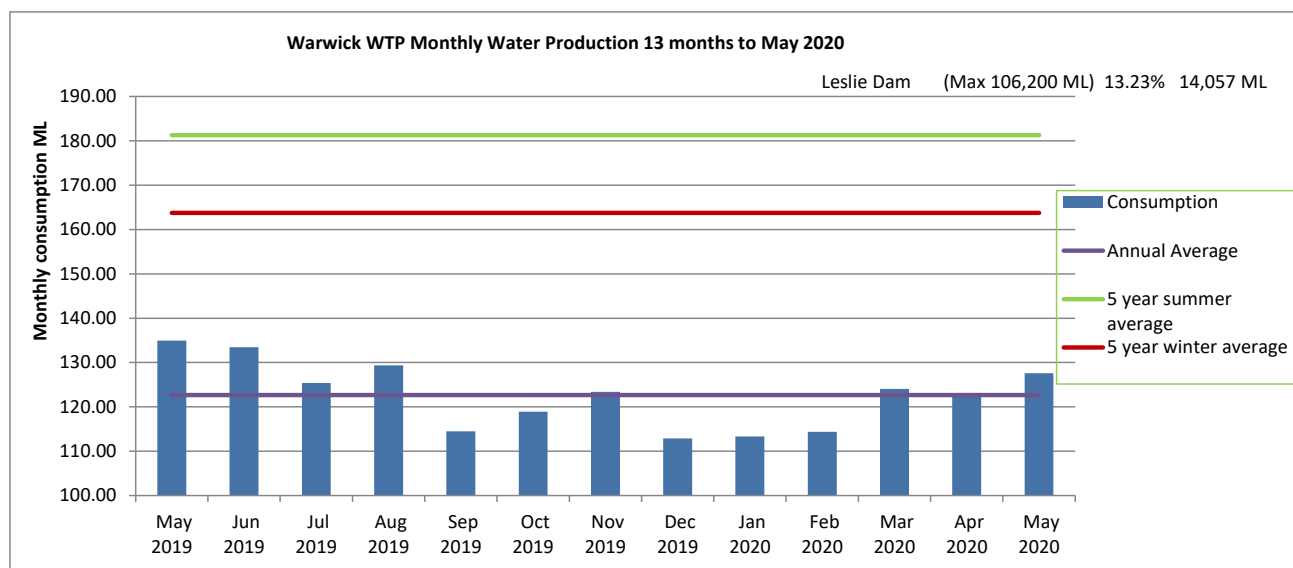
- Construction of recycle water main extension work (stage 1) is underway and progressing as per the schedule.
- Feasibility study to reverse the Allora to Warwick pipeline and design of water treatment plant to treat and supply Allora bore water to Warwick is now complete.
- Construction tender for Stage 2 of Recycled water main has been advertised.
- Water Meters Replacement Programme is now underway in Allora

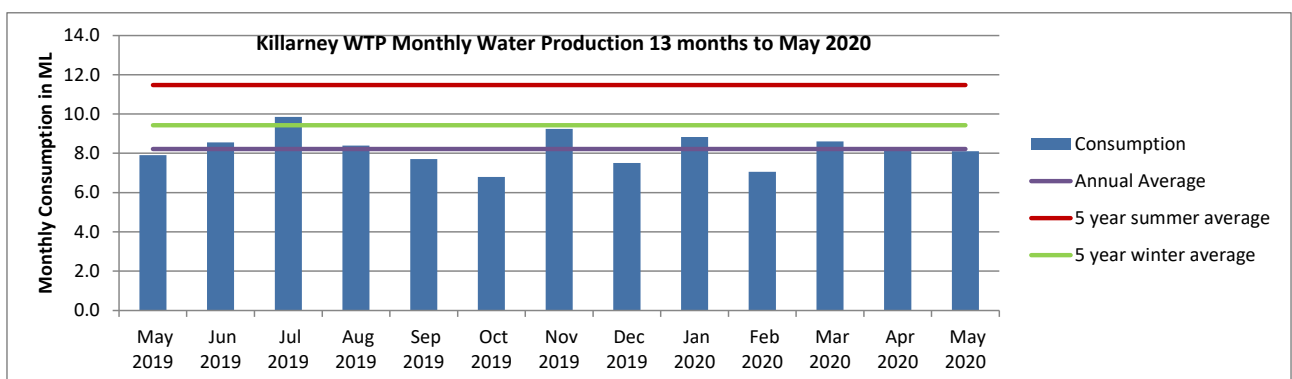
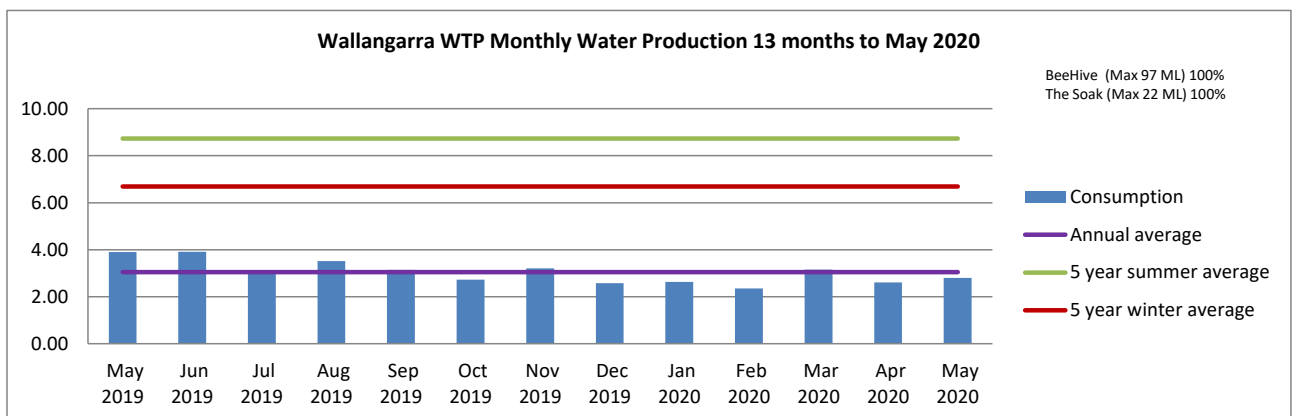
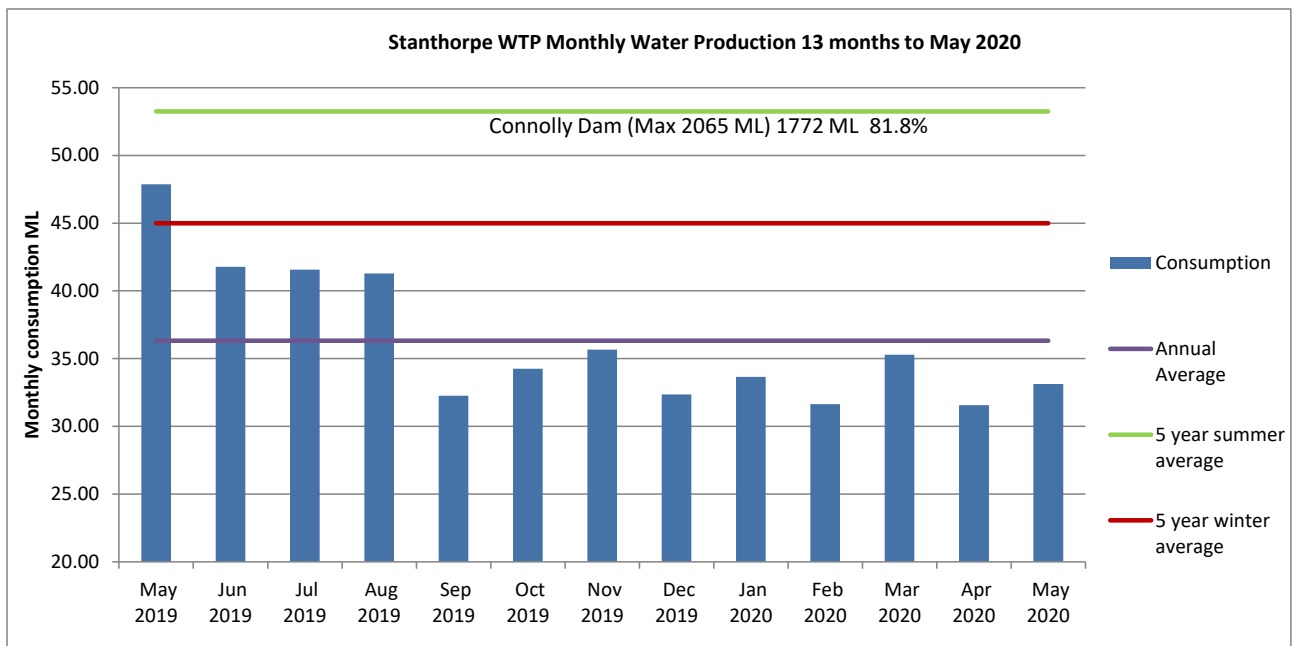
Water Performance Data Report as at 31 May 2020

Dam Levels

Water Supply Levels and monthly raw water inflow to the treatment plants at the end of May 2020											
Remaining Supply is based on no rain & current monthly abstraction for dams.											
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	13.23%	14,057	12,177	1570.46	130.87	4.22	29 (inc evap)	
										4 mths (if SKD re-commenced supply at current monthly demand)	
2	Stanthorpe	Storm King Dam (SKD)	2,065	17.50%	362	162		0.00	0.00		No water taken from SKD from 13 Jan 2020
		Connolly Dam	2,157	81.80%	1,772	1,722	422.28	35.19	1.14	23.0	Supply from Connolly Dam (full carting commenced 13 January 2020)
3	Killarney	Spring Creek Weir & OSS	70	100.00%	300	300	113.21	9.43	0.30	7mths OSS or 18 mths from weir	Supply alternates between weir and OSS depending on river flow. Depletion based on allocation.
4	Wallangarra	Beehive Dam	97	100.00%	47	69	43.80	3.65	0.12	18 mths (estimate)	
		The Soak	22	100.00%	22						
6	Dalveen	Bore/s	30	N/A	30	30	6.00	0.50	0.02	60.0	Based on annual allocation divided by monthly demand
7	Leyburn	Bore/s	30	N/A	30	30	11.04	0.92	0.03	32.6	Based on annual allocation divided by monthly demand
8	Pratten	Bore/s	30	N/A	30	30	10.68	0.89	0.03	33.7	Based on annual allocation divided by monthly demand
		Leslie Dam (SunWater)	Agreement to hold bottom 14% (14,960 ML) for SDRC. Contract for supply of 3,207 ML/yr								
	Note!	*Wallangarra Dam supplies do not account for evaporation. No modelling available for dams									

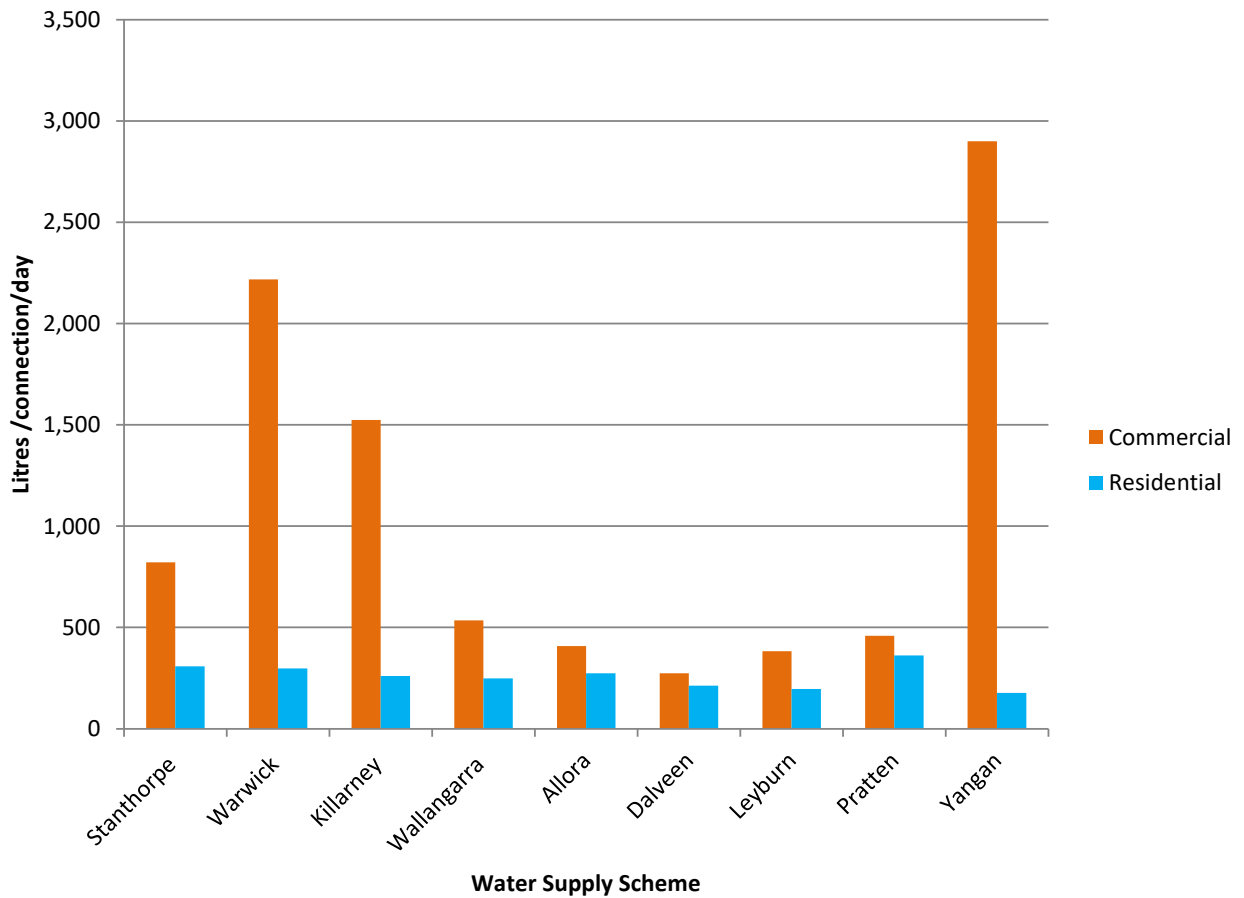
Monthly Water Consumptions Graphs





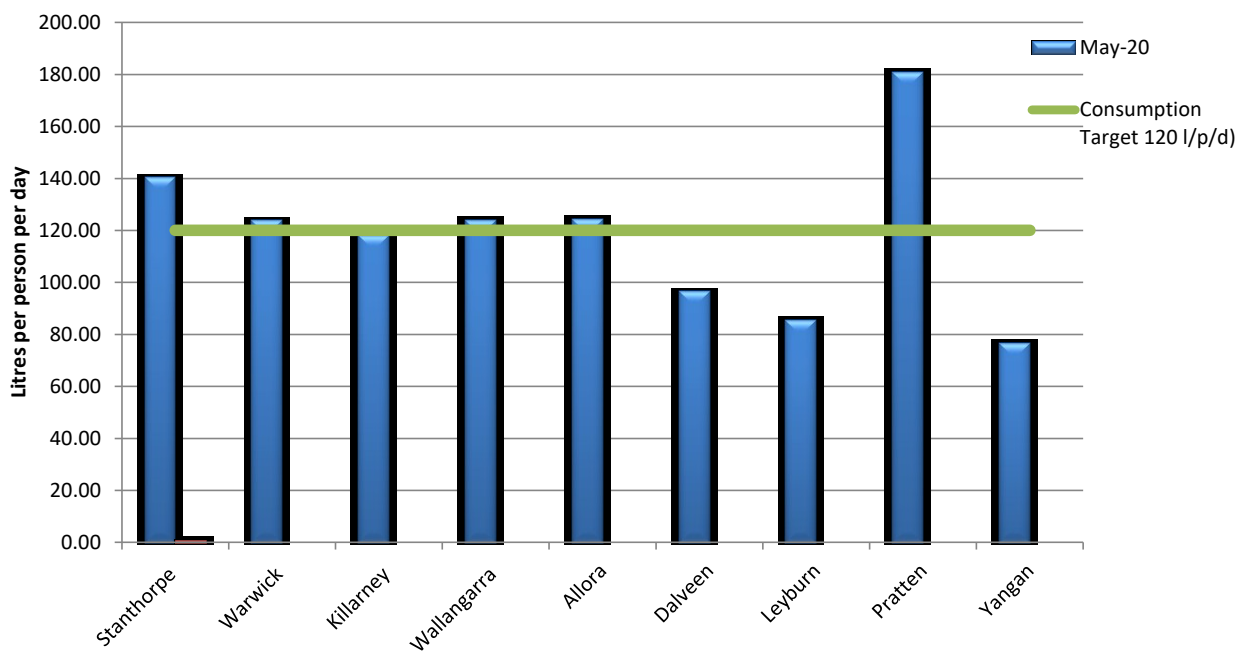
Avg Daily Consumption per Connection March 2020

(based on March 2020 meter readings)



Residential Water Consumption Comparison

(March 2020 meter readings)



Budget Implications

Nil

Policy Consideration

Nil

Community Engagement

Nil

Legislation/Local Law

Water Supply and Reliability Act 2008

Attachments

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



Capital Works Program 19/20 - Copy of Capital Works Report June 20200605

HVSPP	HVSPP - Heavy Vehicle Safety and Productivity Program	NOT STARTED
BRP	BRP - Bridge Renewal Programme (2015)	Planning and Design
BS	BS - Bushland (10)	Planning
CNLGGP	CNLGGP - Local Government Grants Program (2015)	Planning
RTR	RTR - Roads to Recovery (10)	Planning
TDS	TDS - Transport Infrastructure Scheme (2015)	Planning
WAG	WAG - Works for Queensland (10)	Planning
GP	GP - Operational	Operational
SDRC	SDRC	Operational

Project Name	Original Total Budget	Revised Total Budget	Current Annual Budget	Act Expend	Committ	Original Estimate	Revised Estimate	Funding	Progress	Project Officer	Est Start	Act Start	Est Finish	Act Finish	Status/Comment
CAPITAL WORKS - CONSTRUCTION	21,784,162	27,914,463	13,689,038	10,817,466	2,481,996	2,827,750									
<i>Previous Year</i>	<i>7,148,040</i>	<i>12,359,442</i>	<i>7,13,628</i>	<i>482,309</i>	<i>249,201</i>	<i>1,641,222</i>									
CP800157 Rangers Rd/Oxenham St Intersection	350,000	441,853	25,390	25,390	0	0	0	RTR 18/19	100%	Andrew Mapes	19/09/2018	30/04/2019	28/06/2019	27/06/2019	Project Completed
CP800418 Condamine River Crossings - MPP FY18/19	100,000	132,066	5,000	2,040	555	0	0	100%	100%	Andrew Mapes	11/02/2019	11/02/2019	28/06/2019	31/07/2019	Project Completed, Report completed
CP800438 Off Leash Dog Park	0	79,138	37,706	37,706	0	0	0	100%	100%	Cathy Mangan	3/08/2019	3/08/2019	14/06/2019	30/08/2019	Project Completed
CP800367 Slope Indent Dev VAG Rd & Electrical	625,868	631,884	6,040	5,765	0	421,021	579,864	TDS 18/19	100%	Heath Tomkins	1/10/2018	4/02/2019	29/04/2019	25/06/2019	Project Completed
CP800368 TDS Arriens Rd (18/19)	883,848	886,305	2,387	2,387	0	0	0	TDS 18/19	100%	Heath Tomkins	3/09/2018	5/11/2018	21/12/2018	14/06/2019	Project Completed
CP800361 Invermay Rd (TDS) 18-19	800,000	789,279	631	630	0	0	0	TDS 18/19	100%	Mark Cochrane	18/09/2018	11/02/2019	30/03/2019	31/05/2019	Project Completed
CP800320 Essey Street D&C (LGP)	200,000	4,885,885	110,000	26,740	117,499	20,000	20,000		75%	James Vianaghesi	1/12/2019	10/06/2018	30/06/2022		Detailed design commenced in order to provide evidence supporting fish passage approvals
CP800358 Gravel Resheeting 18-19	1,820,000	1,903,047	97,845	97,845	0	879,515	1,041,358		100%	Malcolm Beattie	9/07/2018	2/07/2018	15/06/2019	28/06/2019	Project Completed
CP800434 Multi Purpose Fit Out - PMCoats	75,000	36,772	36,706	36,706	0	0	0	VAG	100%	Michael Bell	12/11/2018	21/01/2019	26/07/2019	30/08/2019	Project Completed
CP800362 TDS Preston Rd Rehab 18-19	525,000	490,891	2,553	2,552	0	0	0	TDS 18/19	100%	Mark Cochrane	4/03/2019	4/02/2019	17/05/2019	14/06/2019	Project Completed
CP800359 Reveals 18-19	1,000,000	1,023,313	11,500	(0)	0	0	0	100%	100%	Peter Crisp	6/08/2018	6/08/2018	11/06/2019	31/05/2019	Project Completed
CP800373 Park Road Bridge	300,000	182,448	170,494	170,494	0	0	0	CNLGGP	100%	Mike Holczko	25/08/2018	6/03/2019	30/12/2018	15/08/2019	Project Completed
CP800415 Guy Pratten, Parker St Cycleway Design	340,000	254,229	195,000	65,833	122,147	0	0	CNLGGP	50%	Mark Cochrane	5/11/2018	4/02/2019	30/10/2019		Further consultation works are in progress to facilitate the approval of the design
CP800383 Condamine River Walk (VAG)	0	335,734	0	288	0	0	0	CNLGGP	100%	Mark Cochrane	1/07/2018	25/02/2019	30/06/2020	7/08/2019	Project Completed
CP800428 B Double Routes	150,000	146,358	871	871	0	0	0	HVSPP	100%	Mike Holczko	2/07/2018	12/11/2018	31/05/2019	28/06/2019	Project Completed
CP800370 Jimmy Mann Rd Roadway (18-19 RTR)	158,000	162,548	7,452	7,452	0	0	0	TDS 18/19	100%	Peter Crisp	18/03/2019	29/01/2019	21/06/2019	25/06/2019	Project Completed
CP800372 Design of Slope CBD Cycle & Ped Bridge	20,326	20,326	2,432	0	0	0	0	100%	100%	Mark Cochrane	25/06/2018	13/06/2018	30/12/2018	10/10/2019	Project Completed
<i>Current Year</i>	<i>14,636,112</i>	<i>15,556,021</i>	<i>12,976,410</i>	<i>10,335,158</i>	<i>2,241,794</i>	<i>1,198,528</i>									
CP800342 Palmer Bridge Freestone (BRP) year 2	2,400,000	2,492,265	2,100,000	2,075,706	0	0	0	BRP	95%	Mark Cochrane	4/03/2019	19/07/2018	31/12/2019	28/05/2020	Project Completed, project completion milestone being finalized for revenue purposes
CP800446 Jack Smith Gully Rehab (TDS)	439,000	394,000	394,000	394,296	0	225,187	345,187	TDS 19/20	100%	Andrew Mapes	1/10/2019	29/08/2019	22/12/2019	29/11/2019	Project Completed
CP800450 Village Amenity Sealing (RTR)	220,000	213,786	213,786	213,786	0	0	0	RTR 19/20	100%	Heath Tomkins	11/12/2019	9/09/2019	20/12/2019	18/10/2019	Project Completed
CP800462 Bourkes Road Bridge (BRP4)	652,300	652,300	652,300	27,760	461,245	0	0	BRP	20%	Mark Cochrane	7/10/2019		30/06/2020		Construction to commence mid June
CP800483 Upper Forest Spang Bridge (BRP4)	602,600	695,000	695,000	190,578	401,088	0	0	BRP	70%	Mark Cochrane	20/01/2020	30/03/2020	13/03/2020		Bridge works completed, approach works in progress
CP800475 Depot/Oglethorpe St Upgrade (HVSPP)	790,000	790,000	50,000	15,771	44,500	0	0	HVSPP	40%	Mark Cochrane	29/07/2019	5/08/2019	31/03/2021		Project construction deferred to next year, design and planning in progress
CP800444 Resheet Gravel Roads (ex LARS)	1,800,000	1,000,000	1,000,000	916,743	0	805,672	906,341		50%	Malcolm Beattie	1/07/2019	1/07/2019	30/06/2020		Project Completed
CP800449 Faint Street Allotment Rehab (RTR)	207,000	211,855	212,000	210,978	0	0	0	RTR 19/20	100%	Mark Cochrane	5/08/2019	29/08/2019	31/08/2019	13/08/2019	Project Completed, financial completion in progress
CP800484 Guy Street Footpath LGP	80,000	80,000	80,000	15,381	58,188	0	0	CNLGGP	25%	Andrew Mapes	1/12/2019	24/02/2020	25/01/2020		Construction in progress
CP800485 Condamine River Walk stage 2 (VAG)	300,000	300,000	234,091	227,518	0	0	0	VAG	95%	Mark Cochrane	1/11/2019	8/10/2019	30/11/2020		Project nearing completion, signage to be installed
CP800486 Connolly Castle Road Rehab (RTR)	350,000	350,000	300,000	89,483	92,741	0	0	RTR 19/20	20%	Heath Tomkins	23/07/2019		31/12/2020		Construction in progress
CP800513 Sealing Darcy Street, Stanthorpe (VAG)	90,000	101,872	101,872	101,872	0	0	0	VAG	100%	Heath Tomkins	9/08/2019	28/08/2019	30/06/2020	30/11/2019	Project Completed
CP800487 McGlavin Street Cycleway (CNLGGP)	645,000	645,000	645,000	469,301	129,492	0	0	CNLGGP	80%	Heath Tomkins	10/09/2019	5/09/2019	10/11/2019		Footpath construction works commenced, bridge works in progress
CP800488 Park Road Crossover (CNLGGP)	75,000	75,000	75,000	14,588	33,968	0	0	CNLGGP	15%	Mark Cochrane	10/10/2019		10/11/2019		Planning and Design in progress
CP800489 Quat Pot Ck Cycleway (CNLGGP)	833,000	833,000	833,000	201,989	86,803	0	0	CNLGGP	80%	Heath Tomkins	10/01/2020	5/08/2019	15/03/2020		Footpath construction works commenced
CP800490 Upper Wheatvale Rd Widening (RTR)	450,000	487,250	487,250	434,847	838	0	0	RTR 19/20	100%	Mark Cochrane	21/10/2019	6/10/2019	29/11/2019		Project Completed, financial completion in progress
CP800472 Reveals Program	1,000,000	1,000,000	1,000,000	915,194	71,521	0	0		95%	Peter Crisp	1/07/2019	2/08/2019	30/06/2020	20/12/2019	Major program of SDRC works completed - awaiting invoice of TMR works completed
CP800473 Connolly Dam Rd Sealing (TTCP)	950,000	950,000	712,500	538,906	225,152	0	0		65%	Peter Crisp	12/08/2019	3/02/2020	31/12/2020		Construction in progress
CP800492 Upper Forest Spang Rd Widening (RTR)	300,000	300,000	75,000	16,854	0	0	0	RTR 19/20	10%	Peter Crisp	2/03/2020		31/12/2020		Planning and Design in progress
CP800535 Leslie Dam Road Ramp	60,000	70,297	70,297	73,230	0	0	0	100%	100%	Andrew Mapes	1/10/2019	13/01/2020	30/06/2020	21/02/2020	Works almost complete, awaiting signage
CP800536 Storm King Dam Boat Ramp	30,000	26,790	26,790	26,676	0	0	0	100%	100%	Heath Tomkins	1/10/2019	24/10/2019	30/06/2020	29/11/2019	Project Completed
CP800532 Roadworks - Emergency Water Supply	0	0	0	902,583	0	0	0	100%	100%	Heath Tomkins	24/09/2019	25/08/2019	1/11/2019	13/12/2019	Project Completed
CP800491 Lock St. Verb & Channel and Car Parking	155,000	155,000	155,000	11,215	0	0	0		5%	Heath Tomkins	9/08/2019	10/02/2020	6/12/2019		Planning and Design almost complete
CP800514 Seal Link Brunchfort Ave Villagers Rd	250,000	250,000	250,000	56,000	42,078	0	0	VAG	5%	Peter Crisp	9/08/2019		30/06/2021		Works almost complete, concrete heel wall construction remaining - RFO in progress
CP800572 Fonde St Allotment Rehab (RTR) CH0.56-0.79	138,000	138,000	138,000	44,382	15,859	0	0	RTR 19/20	95%	Mark Cochrane	2/02/2020		29/05/2020		Works completed
CP800573 Freestone Road Rehab (TDS)	350,000	541,780	541,780	17,553	390,368	0	0	TDS 19/20	15%	Mark Cochrane	2/02/2020		30/05/2020		Works in progress
CP800474 Resheet Gravel Roads (TDS)	1,409,742	1,285,154	1,285,154	0	0	0	0	TDS 19/20	80%	Heath Tomkins	14/01/2019	6/01/2020	12/04/2019		Project for budgetary information only - refer CP800478, CP800479, CP800480
CP800478 Resheet Pikeville Rd - Warwick (TDS)	0	0	0	456,995	111,299	0	0	TDS 19/20	80%	Heath Tomkins	14/01/2019	12/03/2020	12/04/2019		Works in progress
CP800479 Resheet Goldfields Rd - Stanthorpe (TDS)	0	0	0	305,437	12,599	35,000	35,000	TDS 19/20	95%	Heath Tomkins	14/01/2019	16/01/2020	12/04/2019		Works almost complete
CP800480 Resheet Invermay Rd - Stanthorpe (TDS)	0	0	0	3,154	0	0	0	TDS 19/20	0%	Heath Tomkins	14/01/2019		12/04/2019		Project will not proceed, funds directed elsewhere
CP800537 Forest Plan Road Rehab RTR 19/20	563,870	420,000	400,000	425,397	63,791	0	0	RTR 19/20	95%	Peter Crisp	1/01/2019	1/03/2020	25/05/2021		Works almost complete, concrete heel wall construction remaining - RFO in progress
CP800537 Villagers Village Sealing (RTR)	125,000	125,000	125,000	0	0	0	0	RTR 19/20	15%	James Vianaghesi	3/02/2020	30/03/2020	27/03/2020		Project for budgetary information only - refer CP800540, CP800561, CP800598
CP800559 Villagers Sealing - Margots St (RTR)	0	0	0	80,219	9,850	0	0	RTR 19/20	98%	Heath Tomkins	2/03/2020	30/03/2020	1/06/2020		Works almost complete
CP800560 Villagers Sealing - Barwell St	0	0	0	51,411	4,271	0	0	RTR 19/20	98%	Heath Tomkins	2/03/2020	30/03/2020	1/06/2020		Works almost complete
CP800561 Villagers Sealing - Folkstone St	0	0	0	40,860	3,750	0	0	RTR 19/20	98%	Heath Tomkins	2/03/2020	30/03/2020	1/06/2020		Works almost complete



Capital Works

Program 19/20 - Copy of Capital Works Report June 20200605

HVSP	HVSP - Heavy Vehicle Safety and Productivity Program	NOT STARTED
BRP	BRP - Bridge Renewal Programme (2015)	Planning and Design
BS	BS - Roadwork (100)	Planning
CALGDP	CALGDP - Local Government Grants Program (2015)	Planning
RTR	RTR - Roads to Recovery (100)	Planning
TDS	TDS - Transport Infrastructure Scheme (2015)	Planning
VMQ	VMQ - Works for Queensland (100)	Planning
GP	GP - Operational	Planning
SCRC		Planning


Project Name	Original Total Budget	Revised Total Budget	Current Annual Budget	Act Expend	Comm	Original Estimate	Revised Estimate	Funding	Progress	Project Officer	Est Start	Act Start	Est Finish	Act Finish	Status/Comment
CP800588 Mt Colliery Village Sealing (RTR)	145,000	170,000	170,000	163,056	0	0	0	RTR 19/20	100%	Mike Haleszko	1/02/2020	14/04/2020	20/05/2020	1/05/2020	Project Completed
CP800582 325 Eulley Road Busstop	25,000	25,000	25,000	13,015	0	0	0		70%	Heath Tomkins	23/03/2020		3/04/2020		Works Almost complete, bitumen seal and signage remaining
Yangan Road Intersection works - OPERATIONAL		249,003		175,363	0			OP	100%	MCOCHRANE	28/10/2019	15/10/2019	20/12/2019	13/12/2019	Project Completed
CAPITAL WORKS - COMMUNITY	1,556,997	1,846,401	960,755	571,866	311,894		0								
<i>Previous Year</i>	<i>459,497</i>	<i>447,849</i>	<i>1,255</i>	<i>1,255</i>	<i>0</i>	<i>0</i>	<i>0</i>								
CP800384 Old Alons Offices - Raise and Restump	459,497	447,849	1,255	1,255	0	0	0	VMQ	100%	Anneke Jacobson	1/07/2018	1/03/2019	28/08/2019	28/08/2019	Project Completed
<i>Current Year</i>	<i>1,097,500</i>	<i>1,398,552</i>	<i>859,500</i>	<i>570,611</i>	<i>311,894</i>		<i>0</i>								
CP800289 Mitchner Shelter Restoration	315,000	283,892	125,000	89,347	4,854	0	0		50%	Tony Butler	1/07/2018	1/07/2018	30/06/2021		Project stage 1 complete, stage 2 colour confirmation from heritage consultant in progress, materials purchased and delivered by day labour staff
CP800447 Buildings Fire Systems Upgrades 2019-20	62,500	62,500	62,500	6,000	23,450	0	0		10%	Anneke Jacobson	2/09/2019	1/07/2019	29/05/2020		Designs approved. Works to commence onsite in June
CP800484 Learn to Ride Park (VMQ)	300,000	300,000	300,000	39,877	250,668	0	0	VMQ	20%	James Varughese	4/11/2019	1/07/2019	7/02/2020		Construction commenced
CP800277 Theo Carter Shed Compliance Upgrade (VMQ)	420,000	751,192	472,000	456,387	32,822	0	0	VMQ	80%	Anneke Jacobson	5/08/2019	5/08/2019	29/05/2020		Carpenter construction progressing, concrete works almost complete, shed fit out complete
CAPITAL WORKS - Maintenance	8,486,248	3,312,539	597,786	186,662	123,213		23,000								
<i>Previous Year</i>	<i>4,614,248</i>	<i>2,637,883</i>	<i>6,000</i>	<i>(3,641)</i>	<i>0</i>	<i>0</i>	<i>0</i>								
CP800211 Cyclone Debbie - Project Management	7,919,168	849,145	6,000	461	0	0	0		100%	Mike Haleszko	20/05/2017	29/06/2017	25/06/2018	4/06/2018	Project Completed
CP800258 Cyclone Debbie Comp Works - Package 5	164,493	11,190	(153,214)	0	0	0	0		100%	Chris Whitaker	6/19/2017	16/10/2017	30/12/2017	14/08/2019	Project Completed
CP800326 Cyclone Debbie - Bettermart - Menvale St	2,406,422	975,456	153,214	0	0	0	0		100%	Chris Whitaker	16/03/2018	1/04/2018	31/12/2018	26/08/2019	Project Completed
CP800331 Cyclone Debbie - Bettermart Depot Rd	24,255	802,093	0	(4,103)	0	0	0		100%	Chris Whitaker	16/03/2018	27/03/2018	31/12/2018	15/09/2019	Project Completed
<i>Current Year</i>	<i>3,872,000</i>	<i>674,656</i>	<i>597,786</i>	<i>180,383</i>	<i>123,213</i>		<i>23,000</i>								
CP800423 Westerplan for Cycleways	45,000	44,826	3,300	3,300	0	0	0		100%	Cameron Ben	1/02/2019	5/02/2019	30/06/2019	28/08/2019	Construction of works completed. Landscaping and irrigation works during May/June
CP800423 Westerplan for Cycleways	45,000	44,826	3,300	3,300	0	0	0		100%	Cameron Ben	1/02/2019	5/02/2019	30/06/2019	28/08/2019	Part of last FY master cycleway project, Council briefing session completed
CP800469 Footpath Replacement	50,000	95,000	95,000	51,156	31,702	13,000	33,000		80%	Cameron Ben	1/07/2019	1/07/2019	30/06/2020		Works in progress
CP800486 Seal High Maintenance Gravel Roads															Project not going ahead
CP800487 Seal Gravel Roads	2,900,000	100,000	100,000	12,240	11,600	0	0		40%	Cameron Ben	1/07/2019		30/06/2020		Works in progress
CP800586 Border St Wallegans Waking RTR 19/20	24,000	27,000	27,000	30,379	0	0	0		99%	Peter Crisp	1/04/2020	3/02/2020	30/06/2020	20/3/2020	Works Completed
CP800499 Emergency repairs to Stormwater	75,000	75,000	75,000	0	4,990	0	0		30%	Cameron Ben	1/07/2019		30/06/2020		Walker St project, design completed, awaiting appointment of PM (Contractor) to deliver
CP800580 Replacement of damaged Kerb & Channel	75,000	75,000	75,000	0	4,990	0	0		30%	Cameron Ben	1/07/2019		30/06/2020		Works in progress
CP800485 Homestead Rd. Widening	40,000	75,000	75,000	23,430	9,885	0	0		100%	Cameron Ben	2/09/2019	19/04/2020	30/06/2019	8/05/2020	Works Completed, minor tidy up remaining
CP800548 Oak Ave improve road and drainage issues	48,000	48,000	48,000	11,254	5,500	0	0		40%	Cameron Ben	4/11/2019		15/11/2019		Works completed
CP800496 Replace damaged light poles	120,000	120,000	120,000	5,067	54,545	0	0		35%	Cameron Ben	5/08/2019		18/10/2019		Planning and Design in progress - ordered extra light poles
CAPITAL WORKS - COMBINED TOTAL	31,827,397	33,072,403	15,247,579	11,575,994	2,917,101	2,399,395	2,850,760								

76% 19%
96%

FUNDING PROGRAM PROGRESS				
Budget	Actual	Comm	% Budget (Actual)	% Budget (Act+Comm)
50,872	16,842	44,900	33%	121%
3,417,300	2,294,065	862,331	67%	92%
0	0	0	0%	0%
1,969,294	938,043	410,567	47%	67%
2,457,296	2,058,615	305,478	87%	96%
2,198,914	1,577,437	514,493	72%	95%
1,394,614	918,345	325,688	66%	89%

12.2 Black Spot Funding Applications 2021/22

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Acting Manager Works	ECM Function No/s: 28.77

Recommendation

THAT Council endorse the following projects for submission to the Australian Government's Black Spot Funding for 2021/22:

1. Washpool Road, Leslie Dam;
2. Palmerin Street, Warwick
3. Guy Street, Warwick
4. Junabee Road
5. Nundubbermere Road Floodway
6. Acacia Avenue & Percy Street, Warwick
7. Bisley Street & Baguley Street, Warwick
8. Jackie Howe Drive & Churchill Drive & Coe Street, Warwick
9. Churchill Drive & Marshall Street, Warwick
10. Bracker Road & Tooth Street & Mardon Street, Warwick
11. Willow Street & Acacia Street, Killarney
12. Merivale Street & Hillside Road & Allora Clifton Road, Allora
13. Wolfram Street & Granite Street, Stanthorpe
14. Bridge Street & Day Street & Symes Street, Stanthorpe
15. Freestone Road & Lowe Road, Clintonvale
16. Mardon Road & Inverleigh Road, Rosenthal Heights
17. Yankee Gully Road
18. Matthew Street, Stanthorpe

Report

The Blackspot Program is an Australian Government funded program administered through Department of Transport and Main Roads. The Black Spot programme allocates funding to provide safety improvements to dangerous roads and intersections throughout Australia in an effort to reduce road fatalities. Community groups, motorist organisations, industry organisations, Councils and individuals are able to nominate Black Spot sites around Australia to be considered for treatment.

Black Spot projects are either identified as being "Reactive", which is in response to a number of recent road crashes; or "Proactive", which are sections of roads or intersections that might be considered as "accidents waiting to happen". Black Spot projects are reasonably minor in nature, such as the addition of traffic signals or roundabouts at an intersection, but these projects produce a large community benefit by way of road safety improvement.

Council has identified the following sites as being suitable for application for Black Spot funding during the 2021-22 financial year. The costs provided below are early estimates and will be fully

ascertained prior to the funding submissions being lodged once the most appropriate treatment to improve road safety has been identified.

The proposed Reactive projects are:

Reactive Project	Estimated Cost \$
1. Washpool Road, Leslie Dam	50,000
2. Palmerin Street, Warwick	60,000
3. Guy Street, Warwick	25,000
4. Junabee Road	80,000

The proposed Proactive projects are:

Proactive Project	Estimated Cost \$
5. Nundubbermere Road Floodway	250,000
6. Acacia Avenue & Percy Street, Warwick	10,000
7. Bisley Street & Baguley Street, Warwick	50,000
8. Jackie Howe Drive & Churchill Drive & Coe Street, Warwick	100,000
9. Churchill Drive & Marshall Street, Warwick	75,000
10. Bracker Road & Tooth Street & Mardon Street, Warwick	75,000
11. Willow Street & Acacia Street, Killarney	50,000
12. Merivale Street & Hillside Road & Allora Clifton Road, Allora	25,000
13. Wolfram Street & Granite Street, Stanthorpe	25,000
14. Bridge Street & Day Street & Symes Street, Stanthorpe	10,000
15. Freestone Road & Lowe Road, Clintonvale	75,000
16. Mardon Road & Inverleigh Road, Rosenthal Heights	10,000
17. Yankee Gully Road	10,000
18. Matthew Street, Stanthorpe	75,000

Funding applications are required to be submitted to the Australian Government by 17 July 2020.

Budget Implications

Black Spot funding is 100% funded by the Australian Government. Should projects exceed the approved project value, Council would be required to make up any shortfall.

It should be noted that Black Spot funding does not pay for any maintenance/renewal works such as resealing a section of road – Council would be required to pay for renewals that are required for any approved projects.

Policy Consideration

Corporate Plan 2019-2024 – Connect

2.7 Lobby the State and Federal Governments for safety improvement upgrades on the Federal, State and Local Road Networks

2.10 Analyse current roads and other associated infrastructure to determine priorities

Community Engagement

Community engagement for the Black Spot programme occurs through the State's Consultative Panel.

Legislation/Local Law


Local Government Act and Regulations.

Attachments

Nil

12.3 Water and Wastewater Customer Service Standard

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Manager Water Senior Water Regulatory Officer	ECM Function No/s: 06.11

Recommendation

THAT Council resolve to endorse the revised Customer Service Standard (May 2020) for publication on Council's Website.

Report

Background

As a registered service provider, Southern Downs Regional Council (Council) was required to review the Customer Service Standard (CSS), which was endorsed and published in January 2015. The CSS is to be reviewed at least every five years; the review was conducted in December 2019 and the revised CSS submitted for public consultation. The consultation period ran from Friday 1st May 2020 to close of business 22nd May 2020.

Public Consultation

The consultation for CSS was advertised through the insertion of public notices in the Warwick Daily News on Wednesdays (6th May, 13th May and 20th May) and in the Stanthorpe Border Post on Tuesdays (5th May, 12th May and 19th May). Notification was also placed on the website under the home page tab "Have your say" and posted on SDRC Facebook page on 8th May 2020. Due to the COVID-19 restrictions, hard copies were not made available at the administration buildings, but the offer to post out hard copies was included in the public notices. A media release notifying on the consultation period was issued to Council's media contacts on 8th May 2020.

Consultation Results

The website page received five visits, with an average time spent on the page of 8.56 minutes. Facebook had a reach of 1865 with 72 engagements, six shares and five likes. Two requests for hard copies were received during the consultation period.

One request for a hard copy document was received on 26th May 2020, after the consultation period had closed. A copy of the document was delivered to the customer and advised that due to timeframes, their feedback may not be able to be considered. Feedback has not been received to date.

Submissions

Only one submission was received from a resident who is not connected to reticulated water or wastewater, and is therefore not a customer as defined by the *Water Supply (Safety and Reliability) Act 2008*.

The submission provided comment that the Standards are valuable to customers and staff and that the parameters addressed appeared to be satisfactory and achievable. An inconsistency was identified where water and wastewater quality complaints were included under the section for wastewater quality. The submitter also commented that water pressure and water volume to each premise had not been included in the CSS.

Results

A new section heading has been created to combine water and wastewater quality complaints (see section 3 of attached updated CSS)

Water pressure and flow were not included in the revised CSS for several reasons: SDRC is not required by legislation to set customer service standards for pressure and flow. Whilst the majority of areas are supplied desired water flow and pressure in accordance with Water Services Association of Australia (WSAA) codes, far ends of the network may experience pressure and flow fluctuation. Council is in process to undertake hydraulic modelling of the water supply network and it is intended that this will further guide the standardisation of water supply flow and pressure in various supply areas.

Budget Implications

Nil

Policy Consideration

Community Plan – Grow 1.23 - Develop and implement customer focused policies and processes in keeping with Council's commitment to customer service.

Community Engagement

Public consultation has occurred for the CSS review, as outlined above.

Legislation/Local Law


Compliance with *Water Supply (Safety and Reliability) Act 2008*

Attachments

1. Revised Customer Service Standard (May 2020) (Excluded from agenda - Provided under separate cover)⇒

12.4 Various funding - Building our Regions, Regional Growth Fund and Maturing the Infrastructure Pipeline Project

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Manager Water	ECM Function No/s:

Recommendation

THAT Council acknowledge and confirm its obligations and responsibilities for the completion of the Recycled Water for Warwick Industry project funded under the Building Our Region (BOR) Round 4 program, including that Council:

1. Has budgeted its financial contribution to the project; and
2. Is committed to delivering the project; and
3. Acknowledges responsibility for any funding shortfall should the cost exceed the agreed amount of \$4,979,814.

Report

Council applied for grant funding under the Building Our Region (BOR) Round 4 program (2018) for the Recycled Water for Warwick Industry project (stage 1). The project was approved for 50% funding, with a maximum approved subsidy amount of \$2,489,906, with Council to contribute \$2,489,908 from the capital budget. This brings the estimated total cost to \$4,979,814.

The purpose of this project is to extend the existing Warwick recycled water main through to the industrial estate (approximately 5km). A two megalitre storage tank and pump station will be installed at the saleyards site, and the recycled water main will continue east and south from this location. Some improvements to the treatment process at the Warwick Sewerage Treatment Plant are also included in the approved funding for the project.

The extension of the recycle water pipeline will ensure more businesses have access to high quality recycled water and therefore the demand on drinking water will be reduced.

The project is currently in the construction phase, and Council wishes to claim the second milestone of the funding. Although Council has previously agreed to the conditions of the funding agreement, the State Government requires a resolution which specifically addresses the following;

4. That SDRC has budgeted its financial contribution to the project
5. Is committed to delivering the project and
6. Acknowledges responsibility for any funding shortfall should the cost exceed the agreed amount.

Item 1 is addressed as the current budget (2019/20) has funding for this project and as the construction phase carries over two financial years, there is a financial amount identified for carry

forward into the 2020/21 budget. The existing awarded contract and the current construction works demonstrate that Council is committed to delivering the project (Item 2).

Regarding Item 3, the current contract is within the budgeted amount, and the final phase of the works (at the treatment plant) will be designed to be within the remaining budget of the project. As per Clause 4.4 of the grant deed signed by Council requires any over-run of the final project cost to be funded by Council (ie, any amount over that identified in the grant deed).

Budget Implications

This project is currently funded in current and next financial year to cover Council's contribution of \$2,489,908.

Policy Consideration

Corporate Plan – Grow - 4.7 Develop and implement a Water Security Strategy that secures a sustainable, reliable water supply for the region

Southern Downs Regional Council Procurement Policy

Community Engagement

Relevant engagement has occurred throughout the project to date with stakeholders including the State Government, those affected by the construction works and the general public through media releases.

Legislation/Local Law


The Building Our Regions Grant Deed is a binding agreement that Council and the State Government has committed to.

Attachments

Nil

12.5 Water Contingency Plan

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Manager Water	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. Whilst Warwick received rainfall in January and February extending the supply in Leslie Dam, Storm King Dam did not receive notable inflow, and the full carting of water from Connolly Dam which commenced mid-January will continue until at least 6 months' supply of water is available in Storm King Dam. Connolly Dam also received good inflow with enough water in the dam for carting to Stanthorpe through the 2020/21 wet season.

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 remains available.

Council continues to work with the State Government on the water pipeline project from Toowoomba to Warwick to connect Warwick into the South East Queensland Water Grid. Options and costings of this project are currently being identified by the State Government, who remains the lead agency overseeing the whole project with input from both Toowoomba Regional Council and Southern Downs Regional Council.

Council has been advised the grant funding application for the raising of Storm King Dam wall was not successful on this occasion.

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 2015

Community Engagement

Nil

Legislation/Local Law

Water Supply (Safety and Reliability) Act 2008

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. At the end of February, due to rainfall and reasonable runoff into the dam, the run out date for Leslie Dam was extended out to 30 months remaining supply of water for Warwick. Connolly Dam also received inflow with enough water in the dam for carting to Stanthorpe for 23 months. Storm King Dam received minimal inflow and as such remains on water supply from Connolly Dam. Trucking commenced full time for water supply to Stanthorpe in mid-January. Current water demand from Stanthorpe is around 1.1 Megalitres per day.

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

In light of current circumstances and to give residents confidence that they have access to sufficient quantities of water to protect themselves against COVID-19 through good hygiene practices, Council relaxed water restrictions to 120 litres per person per day as of 18 March 2020.

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 ceased on 13 January 2020. From this date, raw water has been carted from Connolly Dam and treated at the Mount Marlay water treatment plant to supply Stanthorpe area.
- The May 2020 consumption level detailed that Stanthorpe is using 1.03 ML per day, 31.8 ML per month.
- The average resident in Stanthorpe is using 140 litres per person per day; the current restrictions have a target of 120 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. No water is being used from Storm King Dam.
- Water remains in Storm King Dam as a contingency for emergency events and to provide a habitat for aquatic life. Based on current usage and subject to water quality, Storm King Dam would reach its minimum operating level in 3 months if water for Stanthorpe was being sourced from the dam.
- Water restrictions are currently at extreme level, 120 litres per person per day.
- Extreme level water restrictions will be strictly enforced with additional meter readings and enforcement as required.
- At this stage, Council does not intend to cart water from Coolmunda or Glenlyon Dams. These options may be re-opened in the future should the need arise.
- Leak detection repairs have been completed and all detected leaks on public infrastructure continue to be repaired throughout the Stanthorpe reticulated network.

Further work including hydraulic modelling is required to support further leak investigation work.

- Next step of water leak detection and pressure management work will continue with development of water network modelling for both Warwick and Stanthorpe.
- A request for quotation to undertake hydraulic modelling is currently being finalised to prepare water network models for Warwick and Stanthorpe supply area.
- De-silting of Storm King Dam (stage 1) is now complete and this work has restored some of the dam storage capacity
- Water restrictions for businesses have been relaxed and Council officers will continue to work with local businesses to promote water conservation as a permanent measure of their business operation.
- 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.
- Water for road construction and other works is sourced from non-drinking water supplies.
- Work associated with sourcing emergency water supply for Wallangarra is now complete and can be brought online as required.
- 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.
- Investigation work to feed water from Leslie Dam to water fill station site is now complete and work associated with valves operation can be commenced at short notice if required.

Medium Term

- Issues associated with recycled water that is currently supplied to the effluent users to be finalised, so as water may be used for other purposes.
- Council will soon enter in to a mediation process to negotiate the terms of revised recycled effluent use agreement.
- The quality of the recycled water to allow other applications such as road construction and watering of parks is now complete.
- Funding submission for raising the Storm King Dam wall was unsuccessful. Council will continue to seek funding opportunities for this work
- 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 to the upgrade or relocation of the Stanthorpe Sewerage Treatment facility in the medium term to deliver high quality of recycled water.
- Funding for the feasibility study for Stanthorpe Sewage Treatment plant upgrade was unsuccessful. Council have budgeted the initial stage of feasibility study in next year's capital works program.
- 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 recycled water facility to improve 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 rain received in February, and based on current consumption levels, the water supplies in Leslie and Connolly Dam are forecasted to be exhausted by December 2022 and April 2021 respectively, 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 May 2020 was 3.9 ML per day and 119 ML per month.
- Allora's consumption in May 2020 was 0.16 ML per day and 5 ML per month.
- Yangan's consumption in May 2020 was 0.059 ML per day and 1.8 ML per month.
- The average resident in Warwick is using 124 litres per person per day, Allora is 124 litres per person per day and Yangan is 76 litres per person per day, the current restrictions have a target of 120 litres per person per day.
- The testing and cleaning of 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.
- Design of treatment plant at Allora and pipeline reversal to supply water from Allora to Warwick is now complete and is shovel ready for future use.
- Council will continue to identify new bore sites in Warwick for future backup supply and may proceed with exploratory drilling if promising sites are identified.

- 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.
- Extreme Water Restrictions will be enforced with additional meter readings and enforcement as required.
- 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 completed.
- Construction work is underway to install approximately 5 kms of pipeline, a 2 ML reservoir and booster pump station with installation of over 2 KMs of pipeline already complete.
- The State Government has completed 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.
- The State Government in January 2020 announced the pipeline from Toowoomba to Warwick may be moving to construction later in the year. This project will be managed and delivered by the State Government with input from both Toowoomba Regional Council and Southern Downs Regional Council. Timing of construction has been pushed out due to the urgency lessening following additional storage in Leslie Dam from rainfall early in the year.
- 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.
- Works at Connolly Dam intake tower and tunnel have been reviewed and a more efficient and cost effective option identified. Design work of a bypass system is now underway.
- 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 is currently finalising the scope of work to the recycled water facility.
- 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.

Medium Term

- 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.
- 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 Toowoomba.
- 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. Currently there is 18 months water supply is available for Wallangarra and part of Jennings.
- 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. This project is now complete and bore supply was tested and commissioned and is now on standby to be utilised as required in future.
- 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.
- Council resolved to allocate \$1,050,000 towards providing a water tank rebate to rural landowners
- Expression of interest is now open for interested rural residents.
- 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 bore field.


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.

13. SUSTAINABLE DEVELOPMENT REPORTS

13.1 Material Change of Use – Corporation Of The Roman Catholic Diocese Of Toowoomba, 110-114 High Street, Stanthorpe

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Planning Officer	ECM Function No/s: MCU\02115

APPLICANT:	Corporation Of The Roman Catholic Diocese Of Toowoomba C/- Adapt Planning Pty Ltd
OWNER:	Corporation Of The Roman Catholic Diocese Of Toowoomba
ADDRESS:	110-114 High Street, Stanthorpe
RPD:	Lot 307 S1682 and Lot 304 SP238284, Parish of Stanthorpe, County of Bentinck
ZONE:	Community Facilities
PROPOSAL:	Community activity – Cemetery (Columbarium) and Place of worship (Bell tower)
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	Two (2) submissions
REFERRALS:	Department of State Development, Manufacturing, Infrastructure and Planning
FILE NUMBER:	MCU\02115

Recommendation Summary

THAT the application for Material Change of Use for the purpose of Community activity (Cemetery – columbarium) and Place of worship (bell tower) on land at 110-114 High Street, Stanthorpe, described as Lot 307 S1682 and Lot 304 SP238284, Parish of Stanthorpe, County of Bentinck, be approved subject to conditions.

Report



Figure 1: Site layout

The property at 110-114 High Street, Stanthorpe consists of two adjoining lots. This application is specific to Lot 304 SP238284. This lot has an area of 11,890 square metres and is an irregular shape. The property is located north of the business area within Stanthorpe. The property has frontage to High Street which is a State controlled road, and secondary frontage to Corundum Street. Both road frontages are constructed bitumen sealed roads with kerb and channel guttering.

The property is listed within the Local Heritage Register. The Local Heritage statement of significance is provided below.

The church is significant:

- *For its association with the local historical theme of the development of social, cultural and recreational facilities;*
- *For its social value to the local community as a long-standing place of worship; and*
- *For its aesthetic value as a highly attractive and prominent church set amongst mature trees.*

Whilst the majority of the proposed development is associated with Lot 304 SP238284, it is to be noted that Lot 307 S1682 is also contained on the Local Heritage Register. This application is specific to Lot 304 SP238284 purely in association with the Church. Lot 307 S1682 is significant for the values associated with the establishment of the school, early building and attractive grounds with mature trees. It is noted throughout the report that the school is a surrounding use and is to be taken into consideration when ensuring the development is sensitive of surrounding uses.

The adjoining lots are also within the Community facilities zone, with one adjoining lot to the south-west, Lot 1 RP174498, within the Principle centre zone. Properties to the north of the property are within the Medium density residential zone, and properties to the south are within the Principle centre zone.

The property contains St Joseph's Church and St Joseph's High School. The lot has a current Development Permit dated 7 November 2013 (as changed on 9 April 2015) for an extension to the Educational establishment. The property has existing structures associated with St Joseph's

Church and St Joseph's High School. The property is not yet compliant with the existing approval as Conditions 2, 7, 8 and 12 have not been met.

Reconfiguration of a Lot

2. *The existing allotments are to be amalgamated into one allotment and a new Certificate of Title issued to cover the newly created allotment prior to the use of the site commencing.*

Fencing, Landscaping and Buffers

7. *Landscaping is to be provided within the building setback to Corundum Street.*
8. ***A Landscaping Plan is to be submitted to and approved by the Director Sustainable Development prior to the issue of any Development Permit for Building Work. The Landscaping Plan must show details of the type, number and spacing of plants, and the height of plants at the time of planting and at maturity. The areas of the site to be landscaped are to be planted and maintained in accordance with the approved Landscaping Plan.***

Roadworks and Stormwater Drainage

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

An advisory note will be added to prompt the applicant to comply with the outstanding conditions of the previous approval.

This application involves the incorporation of a columbarium and bell tower into the grounds of the existing Church premises. The proposed additions are to be located along the High Street frontage, to the north-east of the church. The bell tower location is to be setback more than six metres from the street frontage and the columbarium is setback further than the bell tower.

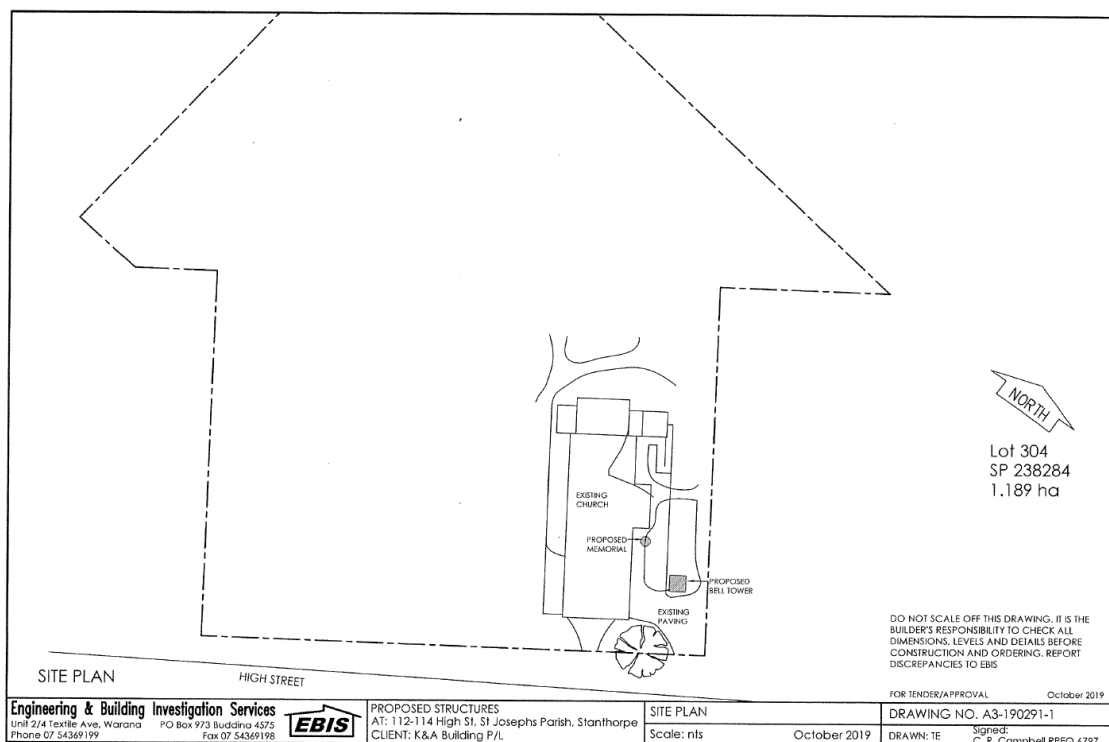


Figure 2: Location of proposed additions to the site

The bell tower is proposed to be located on an existing retaining wall on the south-eastern corner of the lot. The bell tower is demonstrated in the plan below to be constructed with a design respectful of the heritage character of buildings on-site. A condition will be included to ensure that the colour and finish of materials of the bell tower described in the plan match the existing buildings. The applicant notes that the pilasters are purely ornamental to give the appearance of a supporting column and articulate the extent of the wall. The pilasters purpose is to enhance the historic character of the church. The bell tower is to stand approximately 7.0 metres tall and 3.0 metres wide, with a 35 degree pitch in the roof to complement the existing church.

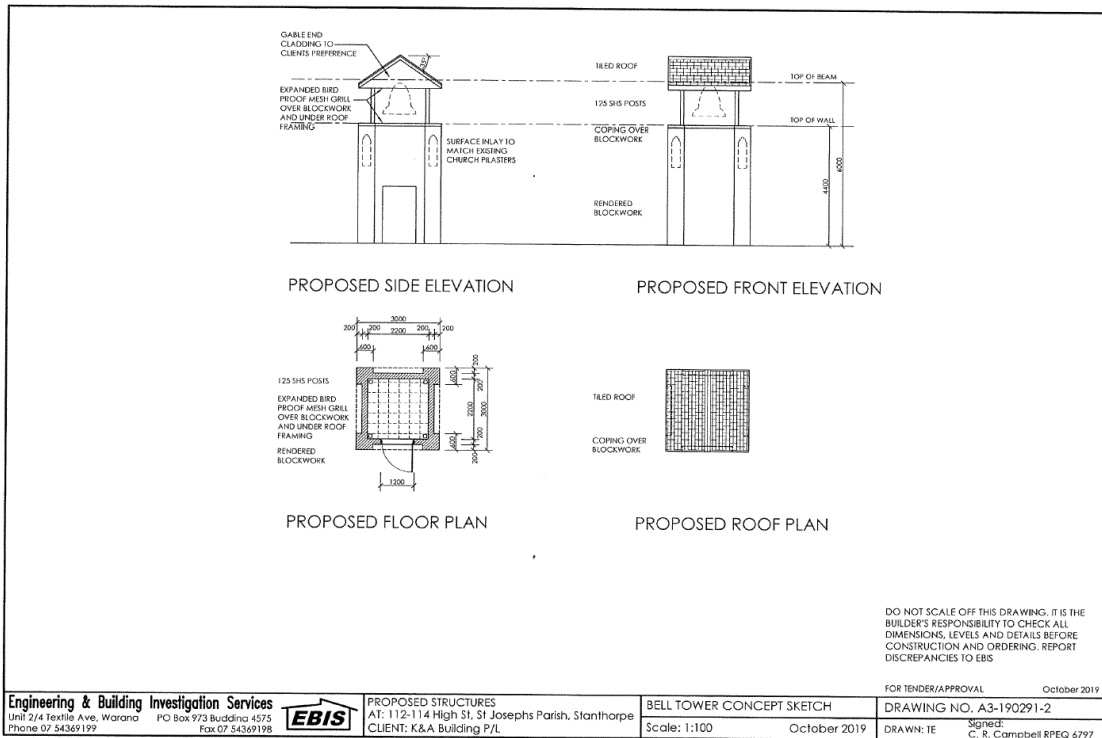


Figure 3: Details of proposed bell tower

The columbarium is to be located to the rear of the bell tower, and on the north-east side of the Church. The following plan demonstrates the construction design of the columbarium memorial to be utilised by the church. The application notes; 'A columbarium is a niche for urns containing cremated ashes.' The built form of the columbarium will be an eight sided octagon shape that will stand 1.6 metres tall and 1.85 metres at its maximum width. The constructed finish of the columbarium will be clad with polished granite, with niches formed with steel sheet. A condition will be included to ensure that the materials used for the columbarium are respectful of the colour scheme associated with the heritage significant buildings. A condition will also be included to require the roof form of this structure to be constructed with a slight incline in the interest of preventing the collection of debris and water.

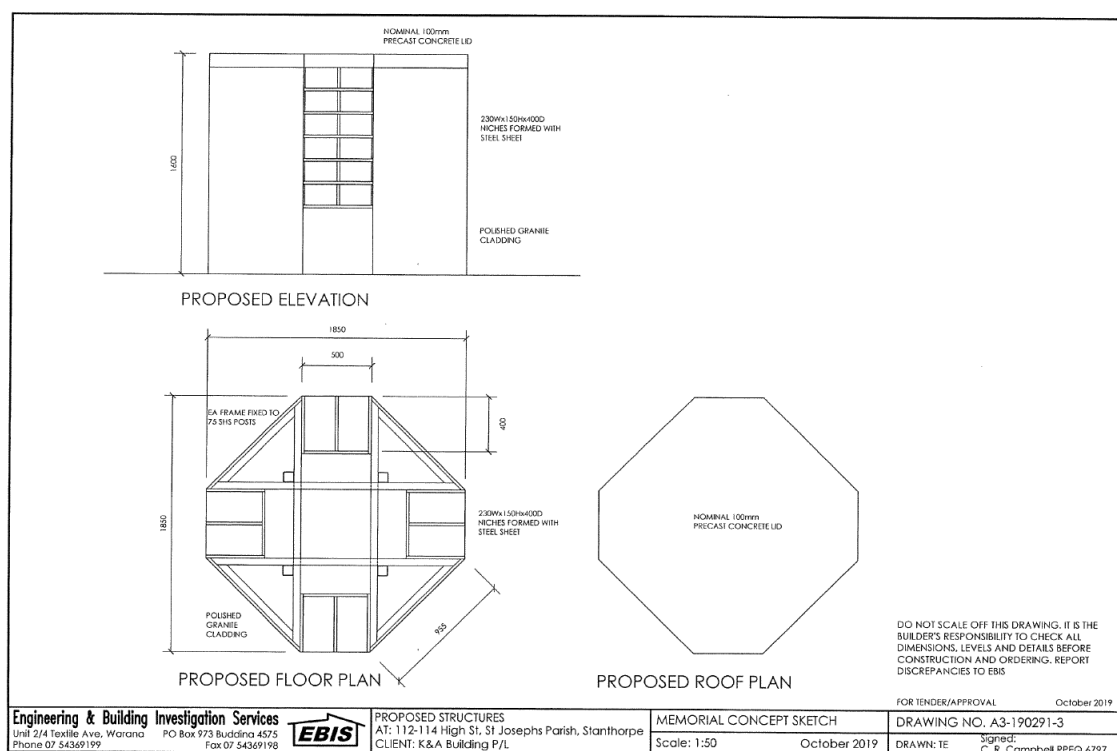


Figure 4: Details of proposed columbarium

The application details the complementary value this development will add to the existing Local heritage place. *'The bell tower is proposed to improve and consolidate the presence of the existing church. The bell is an important element of a Catholic church.'* Chiming of the bell will operate only on special occasions between 7am and 9pm. Addition of the bell tower to the premises is not foreseen to create additional demand on the existing infrastructure servicing the site.

The columbarium is noted to be of importance for the Catholic faith to, *'provide members of the public an alternative to cemetery burials, allowing the interment of ashes to be held in a memorial within the grounds of the church'*. Funeral services are currently conducted in the church, and therefore there will be no increased demand on the infrastructure servicing the site. The interment of ashes is not conducted as part of a funeral service and will generally take place with a small gathering of family, days or weeks after the funeral ceremony. A condition will be included to ensure that the interment of ashes will be conducted in a respectful manner, following communication with the Priest to avoid conflicts with other ceremonies being conducted in the Church building, and surrounding school activities. This is to provide privacy to the users of the site and to ensure adequate parking is available.

Figure 5 and 6 on the following page demonstrate the placement of the proposed development on-site. Due to the close proximity of the development site to the school building, it may be necessary to provide screening to separate the uses associated with the church from the school use. This factor will be further discussed later in this report with reference to the Planning Scheme.



Figure 5: Top view of placement of proposed development



Figure 6: Front view of placement of proposed development

Discussion on use definition

The bell tower is an addition to the existing Place of worship use. The columbarium is classified as a Cemetery use which is defined as:

- Premises used for interment of bodies or ashes after death.

This assessment will consider both the Cemetery and Place of worship uses on the property.

Referral

The application required referral to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) due to the land being within 25 metres of High Street, which is a State-controlled road. The DSDMIP response advised that the referral agency has no requirements relating to the application.

Submissions

Two (2) properly made submissions were received to the application.

Matters raised in submissions	Response
Inappropriate land use (Cemetery) proposed in the Community facilities zone. The proposed columbarium will be situated in a central business area.	A church currently operates from the premises which occasionally provides funeral ceremonies and services. It is not seen as unusual for a Catholic church to provide a columbarium memorial facility. The proposed addition to the existing facility is not foreseen to increase the demand on the existing infrastructure. The proposed land use is discussed further in the Planning Scheme assessment section of this report.
Measures have not been implemented in the application to provide privacy for the columbarium use and screening from surrounding land uses.	The church has identified that it will work with the school to provide appropriate screening of either fencing or planting of small trees. Either outcome must enhance the heritage qualities of the site. The structure of the bell tower and columbarium are designed in a tasteful manner which reflects the character of the surrounding heritage listed building. The proposed columbarium structure is not considered to dominate the landscape.
Potential for graffiti and vandalism is highlighted as a concern at this location.	The proposed development is likely to increase crime prevention through environmental design (CPTED) due to having people accessing the premises to attend the columbarium memorial, which will deter vandalism. The proposed development is unlikely to increase the chance of graffiti and vandalism, beyond the current risk of it occurring.

Assessment against the Planning Scheme

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">– 6.2.1 Community facilities zone code– 8.2.6 Heritage overlay code– 9.4.2 Carparking and loading code– 9.4.4 Landscaping code– 9.4.6 Outdoor lighting Code– 9.4.7 Physical infrastructure code

Community facilities zone code

6.2.1.2 Purpose

(1) The purpose of the community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.

These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

(2) *The overall outcomes sought for the zone code are as follows:*

- (a) Land included in this zone includes land used for significant community purposes and facilities. It includes the Commonwealth land at Wallangarra, major educational facilities, both privately and publicly operated, transport facilities, hospitals, civic spaces and facilities such as cemeteries and major utilities and depots. The zone includes passive and active open space and recreational facilities in public and private ownership as well as some areas of bushland, wetlands or waterways when these areas are used for recreation. The ongoing operation of these community purposes and facilities is protected and provision is made for redevelopment and expansion in keeping with the purpose and character of the facility and with community needs.*
- (b) Development is in highly accessible locations and the built form complements the built form of the surrounding area.*
- (c) The viability of the community purpose is protected by excluding development that could limit the ongoing operation of existing community facilities or prejudice appropriate new activities.*
- (d) The form of the development is specific to the facility in recognition of the particular operational, functional and locational criteria of the community purpose or facility.*
- (e) Areas available for active sport and recreational pursuits such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts and areas available for passive recreation are provided in locations where they make an important contribution to community health and well being.*
- (h) Sensitive design and siting of facilities and infrastructure and buffering minimises the effect of the use on adjacent areas.*
- (l) Development is appropriately serviced by development infrastructure and essential services.*
- (n) Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property.*

The proposed development is considered to provide for community related facilities, it includes a land use that is significant for community purposes and facilities, namely a Cemetery use (columbarium), and extension to an existing Place of worship (bell tower). The proposed development is located in an accessible area, with the built form complementing the heritage significance of the existing property and being sympathetic to surrounding buildings. The development is not considered to limit the existing facilities or prejudice potential new activities on this site, or surrounding sites. The proposed development is in keeping with the existing facility as it is common for Churches to provide a bell tower and columbarium facility. The location for the proposed development is considered suitable and is not seen to impact on the surrounding areas used for recreation purposes. The proposed development has been designed in a sensitive nature in keeping with the heritage significance of the existing buildings. It is not considered that the proposed development will have an effect on the use of adjacent areas, through the implementation of screening which is discussed further in this report. Appropriate infrastructure and essential services are considered to already exist on this site, providing the existing and proposed development with necessary services. This application proposes a columbarium which may be seen by the community as a sensitive land use. With the appropriate conditions imposed, this development is considered to integrate with the existing site and surrounding uses appropriately.

PO1 *All uses are located, designed and operated to be compatible with other existing uses on the site.*

The columbarium use identified of concern in submissions, is located alongside the existing Church and to the rear of the proposed bell tower. It is designed in a tasteful manner with appropriate materials for the use and to complement the surrounding heritage significant buildings. The built structure of the columbarium does not dominate the streetscape and is considered to be compatible with the existing uses on the site.

PO14 *Uses other than those specifically for community purposes are either:*

- (a) ancillary to or associated with a community facility on the site; or*
- (b) provide services to people using the community facility or employed on the site; or*
- (c) have similar characteristics to the particular community purpose existing on the site.*

Although the bell tower could be considered ancillary to the Church building, it requires assessment to ensure compatibility with the heritage listed building. The columbarium provides a service to the congregation which is in character with the services of the Catholic Church. It is not considered to be unusual for a columbarium facility to be provided on a church site.

PO15 *Uses that could compromise the use of a site for an existing or future community purpose are not established on a site.*

The columbarium and bell tower uses are not considered to compromise the use of the site for future community purposes as they are improvements to the existing Church that is on the Local Heritage Register. The heritage listing provides a level of protection for the premises, and the addition of the proposed development is considered to complement and consolidate the architectural presence of the existing church.

Heritage overlay code

While the property is listed on the Local Heritage Register, the proposed development does not impact on the existing heritage listed buildings on-site. The bell tower is constructed in congruence with the existing Church façade and does not overpower the heritage significant structures. The roof is to be constructed at a 35 degree pitch and the colour scheme of the final tower is to be in accordance with the existing heritage form.

The columbarium is an octagonal clad with polished granite structure, with niches formed with steel sheet, comprising 1.6 metres in height and 1.85 metres wide. The bell tower is to be setback approximately 13 metres from the street frontage, with the columbarium being located further to the rear of the bell tower. The Church has setbacks of approximately 8.0 metres, remaining the dominating feature on-site. The drive-through awning was an addition to the Church structure which is relatively new. The Church structure is therefore considered to be relatively modern in style and materialistic finish.

Carparking and loading code

The existing allocation for on-site car parking associated with the Church is considered acceptable for the proposed columbarium. The use of the Church will be considered separate to that of the columbarium in the sense that people may choose to visit the columbarium at times that the Church does not have a service. There is sufficient parking on-site for both visitors to the columbarium use, as well as Church services, with additional street parking available as required. No parking is necessary for the bell tower.

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;*
- Complements 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.*

It is necessary for the columbarium to be screened for privacy and to provide a buffer between this use and surrounding land uses. This can be done by incorporating plantings, or by architecturally appropriate fencing to screen the proposed columbarium from the neighbouring school and road frontage. A condition will be included to ensure that fencing or landscaped screening for privacy

and buffering is provided that is mutually acceptable for the Church, school, and heritage significance of the site.

Outdoor lighting code

AO1.1 (a) *No outdoor lighting is proposed as part of the development; or*

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

Any outdoor lighting is to comply with the regulations. Conditions will be imposed to ensure that lighting involved with the development does not exceed the lighting levels required in the Australian Standard for *Control of Obtrusive Effects of Outdoor Lighting*.

Infrastructure Charges

Whilst the increase in gross floor area for a Place of worship (Church) requires the payment of Infrastructure Charges, given the nature of the extension and that there would be no additional demand placed upon trunk infrastructure as result of the bell tower, it is considered appropriate that no charge be levied.

Under the Infrastructure Charges Resolution, a Cemetery is categorised as a Minor use and there is nil charge applicable.

STATEMENT OF REASONS

Reasons for the decision

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

Reasons for Approval Despite Non-Compliance with Assessment Benchmarks

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

Assessment benchmark	Comments regarding compliance with assessment benchmark
<i>Community facilities zone code</i>	
<i>PO1</i> <i>All uses are located, designed and operated to be compatible with other existing uses on the site.</i>	The columbarium use identified of concern in submissions, is located alongside the existing Church and to the rear of the proposed bell tower. It is designed in a tasteful manner with appropriate materials for the use and to complement the surrounding heritage significant buildings. The built structure of the columbarium does not dominate the streetscape and is considered to be compatible with the existing uses on the site.
<i>PO14</i> <i>Uses other than those specifically for community purposes are either:</i> <i>(a) ancillary to or associated with a community facility on the site; or</i> <i>(b) provide services to people using the community facility or employed on the site; or</i> <i>(c) have similar characteristics to the particular community purpose existing on the site.</i>	Although the bell tower could be considered ancillary to the Church building, it requires assessment to ensure compatibility with the heritage listed building. The columbarium provides a service to the congregation which is in character with the services of the Catholic Church. It is not considered to be unusual for a columbarium facility to be provided on a church site.
<i>PO15</i> <i>Uses that could compromise the use of a site for an existing or future community purpose are not established on a site.</i>	The columbarium and bell tower uses are not considered to compromise the use of the site for future community purposes as they are improvements to the existing Church that is on

	the Local heritage register. The heritage listing provides a level of protection for the premises, and the addition of the proposed development is considered to complement and consolidate the architectural presence of the existing church.
Landscaping code	
<p>PO1 Development is landscaped in a manner which:</p> <ul style="list-style-type: none"> • <i>Makes a positive contribution to the streetscape and enhances the appearance of the facility;</i> • <i>Integrates natural landscape features such as rock outcrops and existing large trees and existing native vegetation;</i> • <i>Enhances buffer areas around property boundaries;</i> • <i>Complements the relative size and nature of the development;</i> • <i>Screens the view of service, carparking and loading areas;</i> • <i>Enhances the appearance of screens and acoustic fences; and</i> • <i>Ensures the functionality of outdoor space.</i> 	It is necessary for the columbarium to be screened for privacy and to provide a buffer between this use and surrounding land uses. This can be done by incorporating plantings, or by architecturally appropriate fencing to screen the proposed columbarium from the neighbouring school and road frontage. A condition will be included to ensure that fencing or landscaped screening for privacy and buffering is provided that is mutually acceptable for the Church, school, and heritage significance of the site.
Outdoor lighting code	
<p>AO1.1 (a) <i>No outdoor lighting is proposed as part of the development; or</i> (b) <i>All outdoor lighting complies with AS 4282 Control of obstructive effects of outdoor lighting.</i></p>	Any outdoor lighting is to comply with the regulations. Conditions will be imposed to ensure that lighting involved with the development does not exceed the lighting levels required in the Australian Standard for <i>Control of Obtrusive Effects of Outdoor Lighting</i> .

Recommendation

THAT the application for Material Change of Use for the purpose of Community activity (Cemetery (Columbarium)) and Place of worship (Bell tower) on land at 110-114 High Street, Stanthorpe, described as Lot 307 S1682 and Lot 304 SP238284, Parish of Stanthorpe, 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 Prepared by C.R. Campbell	A3-190291-1	October 2019
Bell Tower Concept Sketch Prepared by C.R. Campbell	A3-190291-2	October 2019
Memorial Concept Sketch Prepared by C.R. Campbell	A3-190291-3	October 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.

Building and Site Design

3. The design, colours and materials of the bell tower and columbarium are to be compatible with the existing character of the church. **Details of the design, colours and materials of the building are to be submitted to and approved by the Director Sustainable Development prior to the issue of any Development Permit for Building Work.** The building is to be constructed in the approved design, colours and materials.
4. The roof form of the columbarium structure is to be constructed in a way that prevents the collection of debris and water.

Land Use and Planning Controls

5. The chiming of the bell tower shall operate only between the hours of 7.00am to 9.00pm, Monday to Sunday, with the exception of Christmas and Easter services.
6. The interment of ashes must be conducted in a respectful manner, following communication with the Priest to avoid conflicts with other ceremonies being conducted in the Church building, and/or surrounding school activities.

Amenity and Environmental Controls

7. Install and maintain any lighting fixtures so that they do not emit glare or light above the levels stated in *Australian Standard AS:4282-1997 Control of Obtrusive Effects of Outdoor Lighting*.

Fencing, Landscaping and Buffers

8. Screen fencing or landscape buffering is to be installed in the interest of providing privacy for the columbarium memorial, and to buffer this use from the adjoining uses and High Street. Any screen fencing must be designed to provide visual screening and to ensure maintenance of the amenity of the area. The screening may include the use of fencing, landscaping, or a variation, and must be mutually acceptable for the Church, school, and heritage significance of the site.
9. **Details of the proposed fencing are to be submitted to and approved by Council's 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.

OR in the case of landscaping being used:

A Landscaping Plan is to be submitted to and approved by Council's Planning Department prior to the commencement of the use. The Landscaping Plan is to be prepared by an appropriately qualified person, and must include details of the location and species of plants and the height and material of any fencing. Plants are to be generally frost resistant and drought hardy, and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.

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) Compliance with approval MCU\01448 must be achieved. Conditions of approval have not yet been complied with. This approval must be finalised as the use has already commenced.
- (v) The applicant is to permit Council officers access to the site in accordance with the powers of entry provisions of the *Local Government Act 2009*, subject to 48 hours' notice and reasonable security and health restrictions on access, so as to ensure the use is being conducted in accordance with the conditions of the approval.

Aboriginal Cultural Heritage

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

Attachments

1. Submissions [↓](#)

20/02/2020

Southern Downs Regional Council
Address: 64 Fitzroy Street,
Warwick QLD 4370, AUSTRALIA
Phone: 1300 697 372
Email: mail@sdrcl.qld.gov.au

To Whom It May Concern

I would like to express my objection to the Cemetery (Columbarium) at

110-114 High Street STANTHORPE QLD 4380 on the grounds that:

This property is on the main entrance to Stanthorpe and having a Columbarium in view would distract people and tourists coming into our town.

The position is a central business area, both sides of High Street are business retail areas and having a columbarium facing them is upsetting and could result in potential business owners and shoppers taking their business elsewhere. I believe this would detract tourism to the area.

Stanthorpe is a small country town with an abundance of land and does not need a Columbarium in the main entrance to the town. Stanthorpe has an excellent, well maintained Cemetery block which is already well supported by infrastructure and transport facilities, consideration should be expanded to include a columbarium facility to be built therein.

The Business Plan of High St shows it is located near a mix of residential, commercial, a petrol station, school and park area. The setting and location for this proposal is incongruent with the surrounding businesses. The said zoning laws are enacted to protect "existing landowners against something like this.

The placement of a Cemetery in a central business area takes away the peaceful and tranquil resting place of people passed, and bereaving families and it is open for graffiti and vandalism.

The respect of bereaved families has not been considered, like technical feasibility including landscape conditions, grounds maintenance & beautification, land use compatibility, planning, building control, fire safety, religious beliefs, worship, personal choices, transport capacity particularly during traditional and annual festivals for paying respect.

Consequently, if a proprietor came with such a request irrespective of the position of the church, would it be deemed a proper use of the land?

The whole concept seems ill conceived, and I resoundingly reject the proposal.

Yours faithfully

Fina Rao
21 Pioneers Parade
STANTHORPE QLD 4380

INFORMATION SHEET: Submissions



Properly Made Submission Form

NOTE: ** Mandatory information

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

FULL NAME **	Andrew Kendall		
ADDRESS**	C/o St Joseph's School, 100 High Street, Stanthorpe QLD 4380		
EMAIL **	andrew.kendall@twb.catholic.edu.au		
PHONE NUMBER	0412 446 459		
DEVELOPMENT APPLICATIONS DETAILS			
APPLICATION REF.	MCU/02115		
ADDRESS	112-114 High Street Stanthorpe 4380		
DESCRIPTION	Bell Tower and Cemetery (Columbarium)		
ATTACHMENTS	YES <input type="checkbox"/> (Attach all relevant documents)	NO <input checked="" type="checkbox"/>	
SIGNATURE **	<i>a. Kendall</i>		
Please include any grounds of the submission, and the facts and circumstances relied upon in support of these grounds.**			
Please ensure all relevant documents are attached and submitted with this form.			
<p>I raise this objection about the proposed developed as Principal of St Joseph's School which is adjacent to St Joseph's Church where the development is to occur. My objection relates to the cemetery (columbarium) not the bell tower.</p> <p>The developer plans to build a cemetery (columbarium) in the grounds of the church. This cemetery will be located approximately 15-20metres from the yard of St Joseph's School (secondary campus). It will be in full view of the students and staff in the area adjacent to the cemetery. This school area is the lunch area for the Year 7 and 8 students. There are a number of lunch tables located there. On any given day up to 70 students will be seated in this area.</p> <p>The fact the cemetery will be in full view of the students and staff creates the possibility of distress and emotional concerns for those students and staff who may view the interment of the ashes of the deceased, funeral services in the cemetery area or mourners visiting the remains of their loved ones. This is made more complicated by the fact that a number of students have significant social and emotional issues and these issues may be made worse if they are put through the trauma of seeing or having the remains of deceased people in full view.</p> <p>Whilst the school does not oppose the construction of the cemetery on the grounds on the church, we object to it being within the view of the students and staff. However, if the cemetery is to be built, I request it only be on condition that the church appropriately screen the structure from view of our students and staff.</p>			

Version No. 2: November 2019


Southern Downs Regional Council
PO Box 26, Warwick Qld 4370

mail@sdrc.qld.gov.au
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t 1300 697 372
f 07 4661 0333

13.2 Reconfiguration of Lot – IB Town Planning, 54 Warrabah Road, Karara

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Planning Officer	ECM Function No/s: RC\01788

APPLICANT:	IB Town Planning
OWNER:	Gerald J & Lynne M Burns
ADDRESS:	54 Warrabah Road, Karara
RPD:	Lot 11 ML617, Lot 1 MPH3190, Lot 4 MPH 3189, Lot 1 MPH3142, Lots 1, 2 & 3 CP67680, Lot 25 ML443, and Lot 10 RP210330, Parish of Canal Creek, County of Merivale
ZONE:	Rural (Sandstone rises and traprock hills)
PROPOSAL:	Realignment of boundaries (Nine (9) lots)
LEVEL OF ASSESSMENT:	Impact
SUBMITTERS:	Two (2) submissions
REFERRALS:	Queensland Treasury
FILE NUMBER:	RC\01788

Recommendation Summary

THAT the application for Reconfiguration of Lot for the purpose of Realignment of boundaries (9 lots) on land at 54 Warrabah Road, Karara, described as Lot 11 ML617, Lot 1 MPH3190, Lot 4 MPH3189, Lot 1 MPH3142, Lots 1, 2 & 3 CP67680, Lot 25 ML443, and Lot 10 RP210330, Parish of Canal Creek, County of Merivale, be approved subject to conditions.

Report

The applicant seeks to realign the boundaries of nine (9) lots on land at Warrabah Road, Back Creek Road, Meiklejohn Road, and Toowoomba – Karara Road, Karara, as shown in Figure 1. All lots are located in the Rural zone within the Sandstone rises and traprock hills rural precinct, in the western portion of the Southern Downs Region.

The subject land is located north of the Karara rail corridor and the Cunningham Highway, east of the Toowoomba – Karara Road. Currently the nine (9) lots do not all have constructed road access, five (5) of the lots have frontage to unmade road reserves, see Figure 2.

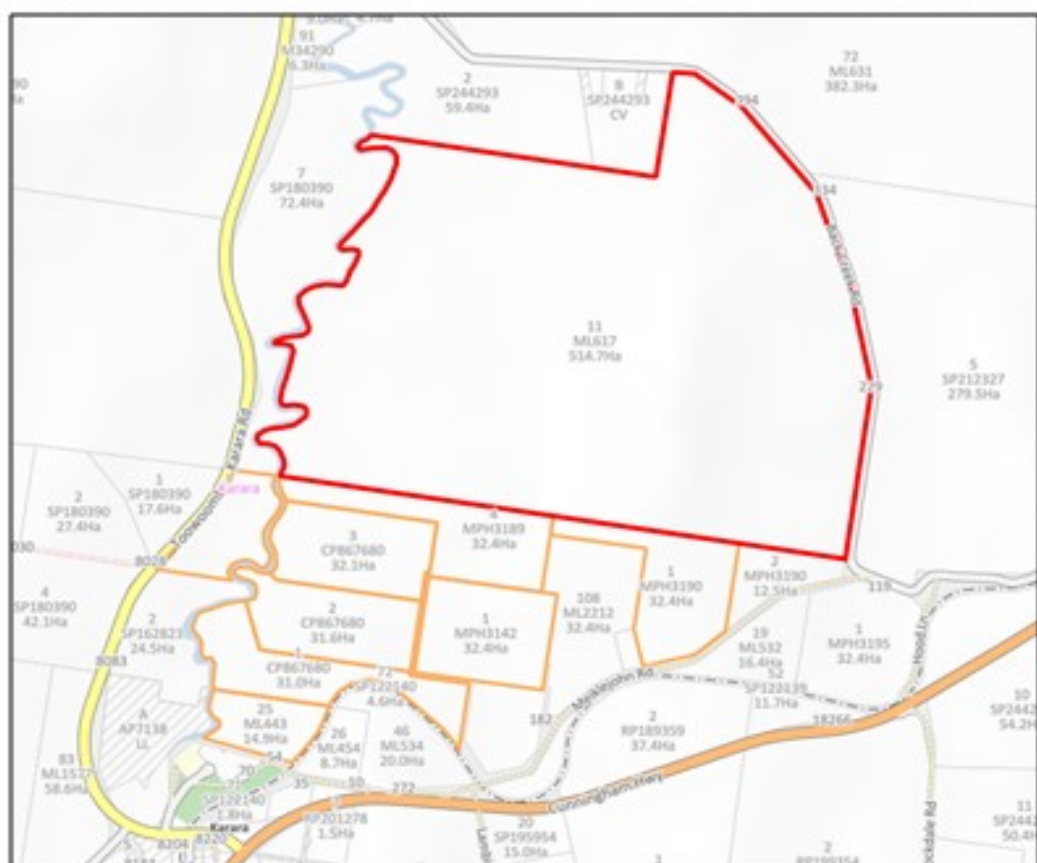


Figure 1: Subjectland – Aerial imagery as of 20/5/2020

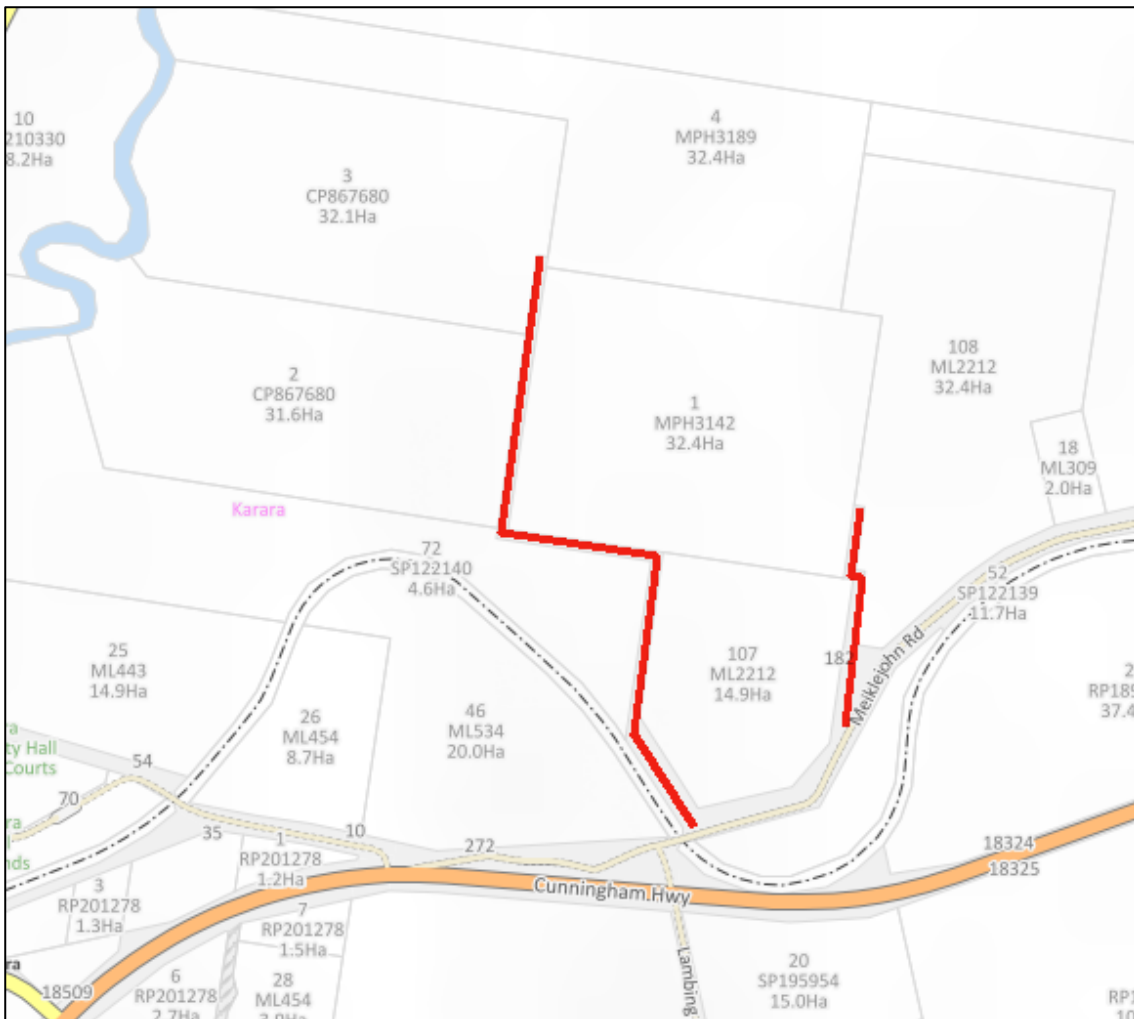


Figure 2: Unmade Road Reserves

There is an existing Dwelling house and associated outbuildings on Lot 11 ML617, currently the landholders access the dwelling from Warrabah Road, travelling through Lot 25 ML443 and Lots 1, 2 & 3 CP867680 (see Figure 3). The property primarily operates for the purpose of both pastoral and cultivation of land.



Figure 3: Entrance to Lot 25 ML443

Council's Extractive industry uses buffer indicates that there has been industry activity on Lot 11 ML617, coinciding with aerial mapping (see Figure 1). Council records indicate that the industry has exhausted their quantity of material to be withdrawn on the site. There are no records indicating that the use has been decommissioned and therefore, the assessment of the subject land will be required to be assessed in consideration of the use continuing into the future.



Figure 4: Remains of Extractive industry from Back Creek Road

Proposal

The applicant has proposed to realign the property boundaries to result in one large rural lot, proposed Lot 900, which will consolidate the landholders' agricultural operations. The remaining eight (8) proposed lots will have access to a constructed road, as shown in Figure 5. Proposed Lot 900 will maintain an area of 610 hectares, with the remaining proposed lots to maintain an area of 16.2 hectares. Table 1 outlines the proposed changes to the existing lot sizes.

The applicant has provided the following justification:

The proposal essentially relocates current smaller lots from the south-western portion of the site to the eastern edge of the site with a more traditional layout and frontage to the constructed Back Creek Road. The large balance lot created by the proposal, including the south-western portion of the site, will provide improved opportunities for farming/agriculture as this land is more suited to farming meeting the purpose of the rural zone.

There is an opportunity to consolidate the 8 lots currently in this portion of the property (by relocating them to the east), maintaining the existing agricultural and residential use with associated site access into one parcel of land and providing for a logical consolidation and expansion of agricultural activity within that part of the site with the best potential for productive agricultural use.

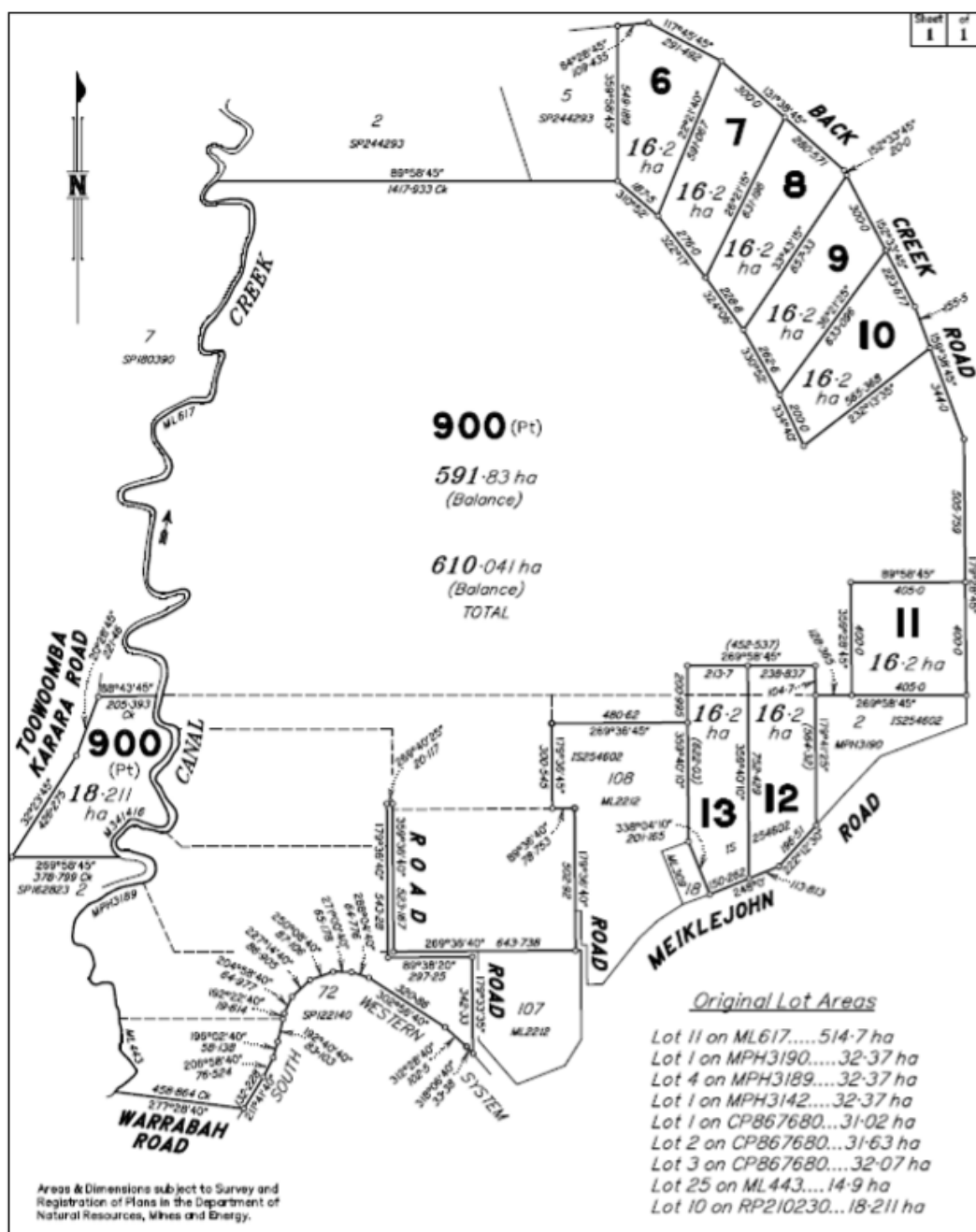


Figure 5: Proposed Boundary Realignment

Property Description	Existing lot size (hectares)	Proposed lot size (hectares)
Lot 11 ML617	514.7	610.041
Lot 1 MPH3190	32.4	16.2
Lot 4 MPH3189	32.4	16.2
Lot 1 MPH3142	32.1	16.2
Lot 1 CP867680	31	16.2
Lot 2 CP867680	31.6	16.2
Lot 3 CP867680	32.1	16.2
Lot 25 ML443	14.9	16.2
Lot 10 RP210330	18.2	16.2

The property has a series of characteristics which will inform the assessment of the proposed boundary realignment. This will include the assessment of the extent of flood hazard, bushfire risk associated with the land, and how the existing biodiversity and regulated vegetation can be safeguarded without being of detriment.

Referral

The application required referral to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) due to the reconfiguration involving the clearing of native vegetation. The DSDMIP require conditions to be attached to any approval, see Schedule 2.

Submissions

The public notification period commenced on Wednesday, 22 April 2020 and ended on Friday, 15 May 2020. During the notification period two (2) properly made submissions were received by Council.

Matters raised in submissions	Response
<p>Concerns were raised in relation to water security for the proposed lots and how this will impact the surrounding area.</p> <p>The community has little water security and request that no additional demand is to be placed on the water resources in this area.</p> <p>No risk analysis has been demonstrated in support of this application with regard to the impact of the development on ground water supply which demonstrates the applicant's disregard for conservation. Surrounding property owners relied on water carting during the drought.</p>	<p>No additional lots are proposed as the subject application is a boundary realignment.</p> <p>If the current landowners wish to construct a house on any of the existing lots they have the right to do so subject to requirements. A requirement to be complied with in relation to water security in the Rural zone would include that any new dwelling is to be proposed with either 45,000 litres for a one-two bedroom dwelling, or 67,500 litres for a three or more bedrooms. The proposed rearrangement will not alter the ability of the landholder to construct a house on the lot and comply with the requirement i.e. AO1.2 of the Physical infrastructure code.</p> <p>In regards to the drilling of a bore, or extraction of water from a water course approval would be required to be sought from the Department of Natural Resources, Mines and Energy, inhibiting the ability of a landowner to do so would be outside of the jurisdiction of Local Government.</p>
<p>Concerns were raised in relation to the potential increased demand on emergency services in the event of a bushfire to defend additional properties, and the lack of resources available to defend potential additional development.</p>	<p>The proposed development is a realignment of boundaries, there are no new lots created. These boundaries will result in eight lots with areas of 16.2 hectares and the balance lot with an increased area of 610 hectares. The proposed lot boundaries have increased the accessibility to the existing lots which is considered to provide emergency services with an advantage in defending any infrastructure or property from fire. The existing lots are scattered throughout the land as demonstrated in Figure 1, many without access to a constructed road. It is therefore considered that the proposed lot layout will provide for a more effective defence against bushfire hazards.</p>
<p>Incompatibility between existing rural uses, existing family run businesses and potential opposing uses on the proposed lots due to proximity to the State forestry land. Small lifestyle blocks along Back Creek Road should be closer to existing infrastructure in the township of Karara.</p>	<p>The existing lots are being realigned to provide for a more suitable use of the viable agricultural land. The lots will be required to provide all services such as water tanks, on-site sewer disposal systems, electricity and telecommunications. The discussion of the rural use of the land will be addressed further in this report in the assessment against the Planning Scheme.</p>

Matters raised in submissions	Response
Back Creek Road is a single strip road with limited visibility and high potential for vehicle collisions with wildlife.	<p>The proposed lots along Back Creek Road have frontage to a bitumen sealed road network in excess of the standard gravel constructed road requirement in the Rural zone.</p> <p>As shown in Figure 6, Back Creek Road is narrow and there are some blind spots along the road. Assessment of the road will be further undertaken in the report.</p>
Negative impact on existing wildlife corridor (i.e. koala population) as a result of removal of established trees to make way for access to the proposed lots.	<p>The State Forest to the east of the subject site, as identified earlier in the submission, is located within close proximity to the properties which is likely to foster a variety of wildlife.</p> <p>Through the assessment of the report the Biodiversity areas overlay code allows the assessment manager to determine whether the land is showing signs of degradation, and whether habitat linkages should be further enhanced. If it is deemed necessary, applicable conditions will be imposed to ensure they address the Biodiversity areas overlay code.</p>



Figure 6: Back Creek Road off Toowoomba - Karara Road

Assessment against the Planning Scheme

The proposed realignment is required to be assessed against the entirety of the Planning Scheme, not limited to the specified Assessment Benchmarks listed in the Tables of Assessment, allowing for the Strategic framework to be taken into consideration in the assessment of the development.

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. Land used for rural production will be protected from further fragmentation and from urban and rural residential encroachment. Diversification and the introduction of innovative farming techniques will be encouraged wherever this can be achieved with positive environmental and social impacts.

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.

Infrastructure and services

Appropriate infrastructure is required to support future development. Council will continue to service and where necessary and possible upgrade existing infrastructure in the existing urban areas. Infrastructure required for new development areas will be, in most cases, the responsibility of the developer.

3.3 Settlement Pattern

3.3.1 Strategic outcomes

(4) Through the definition of clear and stable urban and rural residential boundaries, agricultural land identified as ALC Class A and Class B is not impacted on by urban or rural residential development.

(5) The definition of clear and stable urban and rural residential boundaries also provides the existing urban and rural residential areas contained within the boundaries with a strong sense of community identity, minimises confusion regarding future urban or rural residential land and protects and maintains the separation between settlements and protects the integrity of rural areas. The provision of strong boundaries supports sustainable urban development which depends on the ability of the urban areas to meet the needs of residents and visitors for goods and services and employment opportunities in a compact accessible environment. Strong boundaries around urban and rural residential areas also protect the economic, social and environmental values of non-urban land.

(7) Rural residential development is directed to identified preferred nodes located adjacent to Warwick, Stanthorpe and Killarney where most urban services can be economically provided and land suitable for agricultural uses is not compromised. There will be no additional or isolated rural residential developments resulting from the subdivision of rural land as this will conflict with other strategies contained in the planning scheme.

(9) The existing towns and villages are the product of their history, locality and function and as a result are identifiably different and provide for various lifestyle opportunities. The diversity of the towns and villages is retained by building on the strengths provided by the individual history, locality, built form and function of the settlement and by ensuring that new development respects the existing character of the area.

The subject site is located approximately 45 kilometres west of the urban centre of Warwick. Karara township is located at the intersection of the Cunningham Highway and Toowoomba – Karara Road, approximately 2.3 kilometres west of proposed Lot 13, housing a population of less than 130 people in accordance with the 2016 Australian Census. There is little evidence of stable urban and rural residential boundaries in the area due to the reduced population in the locality. Land within the locality consists of two zones: Rural and Township zones. There is evidence that the surrounding lot sizes neighbouring the Township zone are reduced in size, which appear to be a historical extension of the existing community, not under intensive farming.

The proposed reconfiguration will involve the realignment of what is considered as an extension of the existing community from the Township zone as small lifestyle lots gradually increase in size as does the distances of separation from the centre. By rearranging the boundaries of the lots this is not considered to raise great conflict with the Strategic Intent of the Planning Scheme.

Benchmarks applying to the development

The following codes of the Southern Downs Planning Scheme are benchmarks applying to the development:

- 6.2.10 Rural zone code
- 8.2.2 Biodiversity areas overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.5 Flood hazard overlay code
- 9.4.7 Reconfiguring a lot code

Rural zone code

(1) *The purpose of the Rural zone code is to:*

- *provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities*
- *provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes*
- *protect or manage significant natural resources and processes to maintain the capacity for primary production.*

(2) *The overall outcomes sought for the zone code are as follows:*

(a) *Zone outcomes*

(i) *Land identified as Agricultural Land Classification (ALC) Class A and Class B is protected from alienation and diminished productivity.⁶ This protection is to take precedence over all development interests, except in exceptional circumstances. Development is managed to avoid, minimise and mitigate impacts on agricultural land.*

(ii) *Land is used for a wide range of agricultural and environmental purposes. Within the rural zone agricultural uses will range in intensity from grazing to permanent plantations, cropping and intensive horticulture and intensive animal industries such as piggeries, poultry farms and feedlots. The location of the various uses depends on the available resources of water and soil, the natural environment and vegetation, access, the existing and future settlement pattern and potential for conflict with existing uses and the size and scale of the use.*

(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.

(viii) Development does not adversely impact on the function, connectivity and pasture productivity of the stock route network so to allow the sustainable use by travelling stock and to ensure secondary uses such as recreation and conservation of environmental and heritage values are protected and maintained.

(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.

(x) Opportunity is provided for forestry uses, both as new permanent plantations or as potential diversification in the form of cropping for forestry.

(xi) Extractive industries may establish where the resource is available consistent with management of impacts and site rehabilitation.

(xx) Dwelling houses are located on lots where they can be adequately accessed and where there is minimal impact on existing vegetation and limited potential for conflict with farming activity, extractive industry, roads or other existing uses in the locality. Residential uses established in the rural areas do not compromise the continued use of rural land for rural purposes.

(xxi) Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property.

(h) Sandstone rises and traprock hills 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 farm diversification including intensive animal industries in appropriate locations.

(ii) Grazing and limited agricultural uses are the dominant use.

(iii) Intensive value adding rural activities and intensive animal industries are located on sites that are large enough to accommodate appropriate buffering and water/waste water treatment requirements and are accessed via a network of roads that are constructed to accommodate the traffic generated by the use. These uses are not located in the dam catchment areas where they could impact on water quality. These uses are not located close to Warwick, Pratten, Karara or Leyburn where there is potential for air quality, noise, odour and traffic to impact on residents within an urban environment.

(iv) Farm diversification activities may be located in this precinct where they do not conflict with or reduce the productive capacity, vegetation or scenic values of the land. These uses may include forestry.

The reconfiguration of lots will result in the land recognised as prime agricultural land to be consolidated into the one lot, with the majority of the land recognised as Agricultural Land Classification (ALC) into proposed Lot 900. A portion of ALC along the western portion of Back Creek Road is also evident and there will be a part of the ALC land held in proposed Lots 8, 9 and 10. Figure 7 shows the ALC which is contained on the subject lots.

As reflected by aerial imagery, land used for cultivation purposes is along Canal Creek as the soil is more fertile. The rearrangement will allow all of the land along Canal Creek to be consolidated into the one balance lot. This will provide for more coordinated land management and direct constructed road access to the existing dwelling.

The subject lots are subject to an Extractive industry which has not been decommissioned to date. It will be a condition of any approval that the Extractive industry be decommissioned, to ensure that the proposed realignment does not result in conflict with the use. This is discussed in greater detail later in this report.

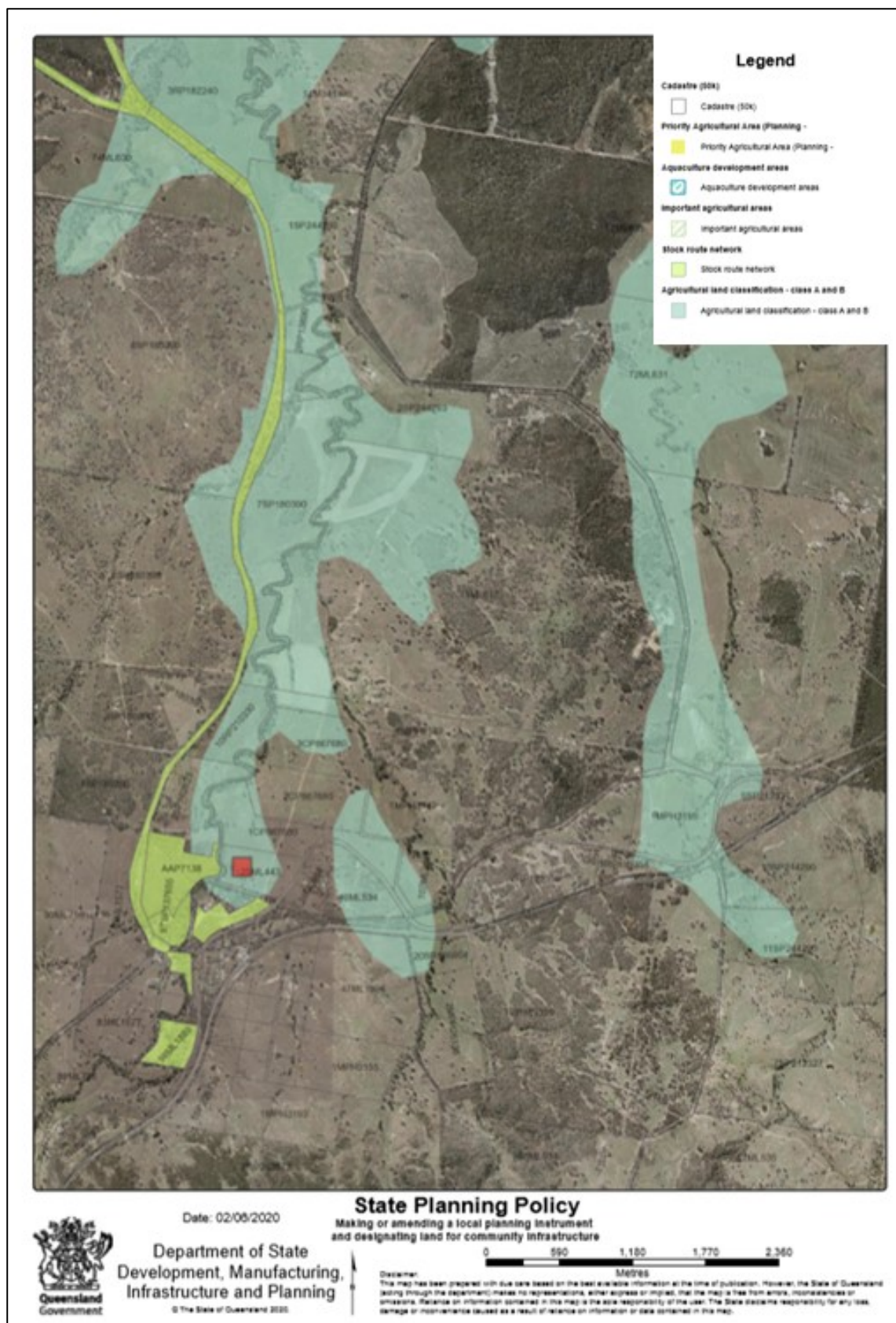


Figure 7: Stock Route Network and Agricultural Land Classification

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 proposed boundary realignment will not result in the creation of any additional lots; the proposal is a nine (9) into nine (9) lot realignment. The purpose of the realignment is to allow for all of the lots to have frontage to a constructed road and to consolidate land most suitable for agricultural use into the one lot. This will result in eight (8) lots achieving an area of 16.2 hectares each, and the ninth lot achieving an area of 610.04 hectares (balance lot).

The rearrangement of boundaries will allow for six (6) of the nine (9) lots to have frontage to a sealed road, reducing the potential for dust. Additionally, the rearrangement will reduce traffic volumes along the unsealed roads.

Council notes that the subject land is recognised as having Regulated vegetation along the north-eastern portion of land where proposed Lots 6, 7, 8, 9 and 10 are to be located. Vegetation recognised as Regulated vegetation under the *Vegetation Management Act 1999* and identified as assessable under the *Planning Regulation 2017*, is assessed by the State Assessment Referral Agency (SARA). SARA has assessed the impact of the proposed reconfiguration and has provided a response with conditions, as reflected in Schedule 2 of the recommendation; a covenanted area has been conditioned to ensure that no built structures are erected in the vegetated area. Requirements imposed by SARA will ensure that the vegetation on the proposed lots is protected, upholding the natural and scenic amenity of the area.

The proposed reconfiguration is not considered to increase conflict with surrounding uses, nor compromise the values of the area, and therefore the proposal is considered to achieve compliance with the Performance outcome.

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

Surrounding land uses are predominately for grazing purposes with some cultivation along Canal Creek. There also was an approval previously issued for the purpose of an Extractive industry on Lot 11 ML617.

The Extractive uses buffer, as shown on Council's mapping system, is for the purpose of ensuring that any residential uses, such as the construction of a Dwelling house, are setback from the incompatible use, to reduce any potential adverse impact. Should a residential use be constructed within the area recognised in the buffer the use will trigger assessable development i.e. proposed Lots 8-11. Council's records indicate that the Extractive industry has exhausted the amount of material to be extracted and it appears to have ceased operation. Council officers have contacted the applicant to seek clarification on the status of the Extractive industry and whether it had ceased use. A condition of any approval will include the decommissioning of the Extractive industry use, which the applicant has agreed to. This will void the need for the construction of a residential use to trigger assessable development, reducing the area subject to impacts associated with the use, and will ensure that there are no conflicts between any future residential uses and the Extractive industry.

Furthermore, the covenanted area conditioned by SARA for the protection of the existing vegetation over proposed Lots 6, 7, 8, 9 and 10 will provide buffering of the lots from the rural activity undertaken on proposed Lot 900 should a Dwelling house be constructed on the land. The stipulated boundary setbacks in the Residential uses code i.e. 60 metres, will protect proposed Lots 12 and 13 from the rural activities on proposed Lot 900 and surrounding properties.

The proposed configuration of lots will not directly raise conflict with existing rural uses however, if development is to be undertaken on the land this may cause conflict. Development is considered to achieve compliance with the Performance outcome subject to compliance with the conditions of approval.

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

There is a stock route along Toowoomba – Karara Road and on reserve land nearing the State-controlled road, as shown in Figure 7. The only current parcel of land with frontage and access to Toowoomba – Karara Road is Lot 10 RP210330. Lot 10 will become part of the balance lot, proposed Lot 900. The proposed development will not impact on the function, connectivity and/or pasture productivity of the stock route network.

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.

Land along Canal Creek and the eastern portion boundary of Lot 11 ML617 is identified as Agricultural Land Classification (ALC), as shown in Figure 7. The proposed reconfiguration of lots will allow for the majority of the land along the western boundary of proposed Lot 900, adjoining Canal Creek, to be wholly located in the one lot. The eastern portion of mapped ALC will also be predominantly located in proposed Lot 900, with small portions within proposed Lots 8, 9 and 10. The productive capacity of the land is not considered to be significantly reduced as a result of proposed Lots 8, 9 and 10 subject to a portion of land identified as ALC.

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 applicant has provided the following justification against the Performance outcome:

It is noted that the proposal will increase the productive capacity and scenic values of the land by relocating existing smaller lots away from the adjoining state-controlled road, Canal Creek and the adjoining flood plain.

Potential impacts on remnant vegetation are proposed to be managed by aligning boundaries where possible to be outside of areas of remnant vegetation or aligning with existing firebreak trails, locating building envelope areas outside areas of remnant vegetation, and offsetting clearing of native vegetation on the site where required.

Proposed Lots 6, 7, 8, 9, 10, 11, 12 and 13 are located on the higher, least productive part of the land. They are located adjoining lots of a similar size and allow for a large rural balance lot which will contain the good quality, productive land.

On a site visit it was acknowledged that there are several bends on Back Creek Road which may impact visibility upon approaching or leaving proposed Lots 6-10. It is recommended that to ensure safety and manoeuvrability on the road, cautionary signage is erected detailing that there are concealed accesses along the road.

Whilst proposed Lots 6, 7, 8, 9 and 10 will contain some aspects of remnant vegetation, the proposed boundaries and ability for building envelopes ensure minimal impact. As previously outlined, SARA has assessed this aspect of the development also and requires conditions to be imposed. The development is considered to comply with the Performance outcome.

Biodiversity areas overlay code

AO1.1

(a) Clearing of vegetation within the Biodiversity area is avoided or minimised as much as possible and only occurs where the available cleared or developed land is insufficient to accommodate the development; and

(b) Where impacts on Biodiversity areas cannot be avoided, they are minimised by:

- (i) minimising the total footprint of the development;
- (ii) avoiding the further fragmentation of biodiversity areas and strengthening linkages where possible;

(iii) utilising areas of lesser value in terms of biodiversity, so that areas of higher value are conserved to the greatest extent possible;

(iv) where a building is located in proximity to a Biodiversity area, the building is setback at least a distance equivalent to the height of the native vegetation; and (v) new boundaries are aligned to maintain Biodiversity areas; and

(c) Landscaping includes plants endemic to the area, known food and habitat trees and shrubs, and replicates adjacent healthy remnant habitats, including understorey vegetation; and

(d) Lighting is located and orientated to minimise negative impacts on wildlife. Lighting does not produce a level of luminance that exceeds 1 lux within or at the boundary of areas identified in the Biodiversity areas; and

(e) For residual impacts, an environmental offset is provided where applicable for matters of environmental significance.

Note: Vegetation clearing may also be regulated by the Vegetation Management Act 1999 (Qld), the Nature Conservation Act 1992 (Qld), and/or the Environment Protection and Biodiversity Conservation Act 1999 (Cth) Additional approvals and referrals to the relevant state agencies may also be required.

The subject land is recognised within the Biodiversity areas overlay code with Regulated vegetation and Biodiversity drainage. The applicant has minimised clearing of vegetation in the Biodiversity areas by following existing firebreaks i.e. the boundaries for proposed Lots 6, 7, 8, 9 and 10. As previously indicated, SARA has imposed conditions voiding the ability of any built structures to be erected within the mapped area. This will provide certainty that a Dwelling house cannot be built within the area and will not allow prescribed clearing, which could result in further fragmentation.

AO1.2 *Areas showing signs of degradation are rehabilitated having regard to:*

(a) the use of native plant species that support the habitat needs of any rare or threatened species;

(b) replication of the species and structure of adjacent remnant habitats, including understorey vegetation.

Note: A rehabilitation plan may be required to demonstrate the ability to comply with this criterion or as a condition of approval.

PO1 *Development protects Biodiversity areas and is designed and constructed to avoid significant impacts on Biodiversity areas.*

Note: To demonstrate compliance with this performance outcome, the applicant may be required to submit an ecological assessment of the site and its surrounds and demonstrating how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.

Upon site inspection it was evident that there is a series of small established tree plantings along the southern end of Back Creek Road. Furthermore, SARA has imposed conditions, as shown in Schedule 2 of the Development Permit, safeguarding the existing Regulated vegetation mapped in the Biodiversity area overlay subject to the boundary realignment. It would not be practical to require further planting of trees as it would be likely to impair the agricultural operations on proposed Lot 900. The proposed configuration is considered to meet compliance with the Performance outcome.

AO2.1 *Existing corridors of native vegetation are retained and enhanced to achieve a minimum width of 200m.*

PO2 *Ecological corridors and habitat linkages are maintained and enhanced to provide for viable connectivity between areas with biodiversity values, including along waterways, drainage lines and ridgelines.*

The existing area within the Biodiversity overlay is the same area as the mapped Remnant vegetation, within proposed Lots 6, 7, 8, 9 and 10. The width of this vegetation is in excess of 200 metres, however is not a corridor, rather an island of vegetation which includes land further to the north-west.

SARA has assessed and imposed conditions in relation to the protection of the Remnant vegetation, to ensure corridors remain and that the proposed realignment will not result in additional fragmentation of the land.

It is considered that conditions to be imposed will mitigate any potential impacts and result in the protection of the existing habitat.

AO2.2 *Habitat linkages along waterways, drainage lines and ridgelines are provided where possible.*

AO2.3 *Unimpeded movement of fauna is facilitated within and through the site, particularly along identified ecological corridors by:*

- (a) ensuring that development and associated activities do not create barriers to the movement of fauna along and within ecological corridors;*
- (b) directing fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate a development area; and*
- (c) separating fauna from potential hazards.*

PO2 *Ecological corridors and habitat linkages are maintained and enhanced to provide for viable connectivity between areas with biodiversity values, including along waterways, drainage lines and ridgelines.*

The existing mapped biodiversity drainage line along Canal Creek does not appear to be showing signs of degradation. However, the remaining mapped drainage lines currently over Lot 11 ML617, Lot 1 MPH3142, Lot 3 CP867680 and Lot 4 MPH3189 do not show habitat linkages as they are intended to do so. Considering SARA has undertaken assessment of the property's Regulated vegetation and that the purpose of the realignment is to consolidate the most suitable land for agricultural use into the one lot, proposed Lot 900, in accordance with the Rural zone code, conditioning of further linkages is likely to inhibit the ability to undertake agricultural practices. The proposed reconfiguration is considered to not worsen the existing biodiversity on the lot.

Bushfire hazard overlay code

AO1 *Where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100 m of each Class 1 building has: (a) Fire brigade fittings; and (b) The building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for firefighting purposes.*

AO2 *An unobstructed access at least 3m wide and with a clearance height of 3m is provided from a public road to any dwelling house and household water supply.*

As the existing dwelling is not within the Bushfire hazard overlay, it is unreasonable to require water storage associated with the dwelling. The proposed realignment will not increase the risk of bushfire to the existing dwelling.

PO9 *Lot design and building siting minimises bushfire hazard to people and property having regard to slope, aspect, existing vegetation and adequate separation from hazardous vegetation.*

Lots are designed to allow buildings to be sited on the down slope of hills away from the most likely direction of the fire front or on a flat site at the base of any slope.

The subject land is located to the west of the Karara State Forest, which exceeds 12,400 hectares in size, and is susceptible to very high bushfire intensity should a fire ignite. Currently five (5) of the lots have frontage to unmade road reserves, which are all no-through roads. If the unmade road reserves were to be constructed this would compromise the safety of people and property as it would inhibit safe evacuation.

The proposed reconfiguration will allow for all lots to have frontage to through roads allowing for safe evacuation in the event of a fire. In order for landholders to construct a house on a lot within the Bushfire hazard overlay a bushfire attack level assessment is required, which will assess the proposed building materials and outline the requirement for water storage in the event of a fire.

Proposed Lots 6, 7, 8, 9 and 10 are within the Bushfire hazard overlay due to the Remnant vegetation which the lots contain. There are areas available outside of the hazard area for the construction of a dwelling.

The location of the lots and frontage to the road will assist in minimising bushfire hazard and achieve compliance with the Performance outcome.

Flood hazard overlay code

AO6.1 New lots are:

- (a) Located outside the overlay area; or*
- (b) All new lots have an area at natural ground level measuring 17 m x 17m that is located outside the overlay area; and*
- (c) Are provided with legal, clear and direct pedestrian and vehicle evacuation routes that are not within the flood hazard overlay area.*

Note: If part of the site is outside the overlay area, this is the preferred location for all lots (excluding park or other relevant open space and recreation lots).

Note: Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the Building Act 1975.

The proposed boundary realignment will allow for all lots to be located outside of the Flood hazard overlay, with the exception of proposed Lot 900. The majority of proposed Lot 900 will be outside of the overlay area, including the existing dwelling. It is noted that the existing access from Warrabah Road to the dwelling is impacted by the Flood hazard overlay, however in the event of a flood, the proposed realignment allows for alternative, flood free access to Back Creek Road.

AO6.3 *Signage is provided on site (regardless of whether the land will be in public or private ownership): (a) Indicating the position and path of all safe evacuation routes off the site; and (b) If the site contains or is within 100 m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as floodway crossings or entrances to low-lying reserves*

PO6 *Development siting and layout responds to flooding potential and maintains personal safety at all times.*

The applicant has provided the following reasoning contrary to the Acceptable outcome:

This outcome should not be applicable to Lots 6 – 13. Lot 900 is a large rural lot of 610 hectares with a logical landscape that includes the western portion of the site that is traversed by Canal Creek being subject to flooding. It is considered that it would be excessive to require flood signage to be provided on this private property.

In addition to the applicant's reasoning, proposed Lot 900 appears to have an existing driveway track to Back Creek Road in the event of a flood, achieving compliance with the Performance outcome.

Reconfiguring a lot code

The purpose of the Reconfiguring a Lot code is to ensure that reconfiguring a lot results in development that is consistent with the purpose and outcomes of the zone or precinct in which the land is located and minimises impacts on the environment.

(a) Development results in the creation of safe, convenient, functionally efficient and attractive communities and environments.

(b) Development results in the creation of distinct local character and identity and a strong sense of place created by a high standard of design that respects the natural and cultural features of the site

and surrounding area including topography, areas of remnant vegetation, waterways and wetlands, landmarks, views and vistas.

(m) Development has due regard to the geographical constraints and protect the environmental values of the site and is designed to minimise hazard from bushfire, flooding and landslip. No new lots are created on land within the Flood hazard overlay.

Rural zone

(4) Additional overall outcomes sought for the code in the Rural zone are as follows:

(a) Agricultural land identified as ALC Class A or Class B is protected from alienation and diminished productivity. This protection is to take precedence over all development interests, except in exceptional circumstances. Development is managed to avoid, minimise and mitigate impacts on land identified as ALC Class A or Class B. Development provides for the protection of agricultural land and the minimisation of conflict between rural activity and other uses.

(b) The potential for land in the Rural zone to be subdivided is precluded by the existing fragmentation of lots. Further subdivision would result in decreased viability of the land for rural purposes and increasing difficulties with land management as well as potential for conflict between adjoining land uses. Further subdivision could also fragment areas of environmental significance and impact negatively on scenic amenity. The consolidation of rural land is encouraged.

The proposed development is a realignment of boundaries, nine lots into nine lots, with no new lots created. The proposed realignment will reduce the number of lots vulnerable to flood impacts and identified with Agricultural land classification, whilst consolidating the viable rural land into the one lot, proposed Lot 900. The proposed reconfiguration can comply with the purpose of the Reconfiguring a lot code.

PO15 *Development does not adversely impact on the function, connectivity and pasture productivity of the stock route network.*

As previously outlined, the stock route is located along Toowoomba – Karara Road and the proposed reconfiguration will not impact the ability to utilise the network.

AO37

(a) The number of new lots including the balance area is equal to or less than the total number of original lots.

(b) The rearrangement involves only lots that are adjoining lots, or lots adjacent to each other (i.e. on the opposite side of a road).

(c) Unless the rearrangement is a minor change to a boundary to overcome an encroachment of a building, a lot:

(i) with an area of less than 4,000 m²; or

(ii) that physically cannot be used for development (e.g. it is wholly constrained by flood liability or slope); or

(iii) that was formerly a road reserve, rail corridor or the like;

may be amalgamated with other lots but will not be counted in the total number of original lots as referred to in (a) above.

(d) Except where use of a lot is prevented by (c) above, the newly created lots are generally the same size as the existing lots, or the rearrangement will result in lots that are more suited to the rural use of the land (see note below).

(e) All new lots with an area of less than 4 ha are located on the least productive portion of the site.

(f) Unless the rearrangement is a minor change to a boundary to overcome an encroachment of a building, building envelopes of at least 20m x 20m can be provided on all new lots. The building envelope:

(i) excludes land which is located within 50 m of a watercourse; and

(ii) complies with the setbacks required for a dwelling house in accordance with the Assessment criteria in this planning scheme.

(g) Where possible, new lots with an area of less than 4 ha are located to form a logical extension of an existing community.

Note: Rearrangement of boundaries that results in lots more suited to the rural use of the land include the following:

(i) Agricultural land is consolidated into larger lots.

(ii) Smaller lots are not created in highly productive areas where the potential for conflict between agricultural uses and potential new residential uses is increased.

(iii) The new boundaries of the land have consideration of existing soil conservation works, the topography of the land and infrastructure.

As the entirety of Lot 10 RP210330 is susceptible to flood hazard, as it is a low lying lot and located adjacent to Canal Creek, the proposed realignment cannot achieve compliance with AO37.

PO37 Rearrangement of the boundaries of existing lots:

(a) results in new lots that are generally the same size as the existing lots, or the rearrangement results in a more sustainable rural land resource;

(b) involves only lots that are adjoining lots, or lots adjacent to each other (i.e. on the opposite side of a road);

(c) does not lead to increased fragmentation of rural land;

(d) does not increase the potential for conflict between rural and non-rural land uses;

(e) allows for coordinated land management (e.g. ensuring water resources and the land to be irrigated are on the same lot);

(f) avoids hazards (such as bushfire prone areas); and

(g) results in improved environmental outcomes.

The proposed rearrangement of boundaries will not increase the number of lots. Currently the nine (9) lots range from 14.9 hectares to 514.7 hectares. The rearrangement will result in eight (8) of the lots maintaining an area of 16.2 hectares and the ninth lot being the balance lot achieving an area of 610 hectares, see Table 1 for the lot comparison. All lots are adjoining one another with the exception of Lot 10 RP210330 which is divided by Canal Creek.

The entirety of Lot 10 RP210330 is susceptible to flood hazard as it is a low lying lot and located adjacent to Canal Creek. The western portions of Lot 25 ML443, Lots 1,2 and 3 CP867680, and Lot 11 ML617 are also within the Flood hazard overlay. The applicant has proposed to rearrange the smaller lots in the south-western portion of land, along Back Creek Road, removing the number of lots susceptible to flooding. The balance lot, proposed Lot 900, will be the only lot that will be within the Flood hazard overlay.

By relocating the six (6) smaller lots in the south-western corner of the subject site, this will allow for the closure of the unmade road reserves, and void the need for the construction of no-through roads which increases the vulnerability of users in a bushfire and flood event. The proposed rearrangement will allow for all lots to have constructed road access via a through road, providing safe access and evacuation in a flood or bushfire event. This will allow for improved land management.

As previously outlined, the existing Extractive industry on Lot 11 ML617 will be required to be decommissioned prior to the Plan of Subdivision being signed by Council. This will ensure that the smaller rural lots will not be vulnerable to the effects of the industry should it recommence in the future.

The configuration will allow for the most fertile soil to be consolidated into the one lot, proposed Lot 900. This will increase the opportunity for the landholders to undertake viable rural activities without compromising safety.

Recommendation

That the application for Reconfiguration of Lot for the purpose of Realignment of boundaries (nine (9) lots) on land at 54 Warrabah Road, Karara, described as Lot 11 ML617, Lot 1 MPH3190, Lot 4 MPH3189, Lot 1 MPH3142, Lots 1, 2 & 3 CP67680, Lot 25 ML443, Lot 10 RP210330, Parish of Canal Creek, 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 plan submitted with the application, and subject to the final development being amended in accordance with the conditions of this approval.

Plan Name	Plan No.	Date
Plan of Proposed Lots 6-13 & 900, prepared by WD Surveys	19/PS2751/1	25 June 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.

Road Closure

3. An application is to be made to the Department of Natural Resources, Mines and Energy (DNRME) to close the unmade gazetted road located at the intersection of Meiklejohn Road and the Rail Corridor. If the application is approved, or approved in part, the area of road reserve is to be amalgamated with adjoining lot(s) and no additional lots created. If the application to close the road is refused, a copy of the advice from DNRME stating that fact must be submitted to Council prior to the signing of the Plan of Subdivision.

Amenity and Environmental Controls

4. Prior to the Signing of the Survey Plan, the landowner is to provide written advice to Council that the use of the Extractive industry on Lot 11 ML617 has been decommissioned and ceased operation.

Any infrastructure and buildings associated with the Extractive industry are to be removed from the site.

Roadworks

5. From the Back Creek Road – Cunningham Highway intersection, cautionary signage is to be erected at chainage points 4.600km and 2.250km detailing that there are upcoming concealed driveways.

Advisory Notes

- (i) 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 Treasury for the clearing of any remnant vegetation, unless exempt under Schedule 21 of the *Planning Regulation 2017*.
- (ii) Council does not have accurate flood information for this property and therefore cannot determine the height of a Defined Flood Event (DFE). Therefore there is no guarantee of flood immunity.
- (iii) This area is expressly identified as being potentially impacted by lawful non-residential uses. In commencing a residential use, the owner(s) acknowledges and accepts that the use may be potentially impacted by emissions from the lawful non-residential use. It is the responsibility of the property owner(s) to take all measures necessary to ensure that the proposed dwelling is developed and maintained in such a way as to mitigate odour and noise impacts from the surrounding lawful non-residential use. These measures must be undertaken at the expense of the property owner(s).

- (iv) Council will not be sealing Meiklejohn Road or Warrabah Road as a result of any dust complaints received.
- (v) Prior to constructing or upgrading an access, an application must be submitted and approved by Council for a permit under Local Law No. 1 (Administration) 2011 and Subordinate Local Law No. 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011.
- (vi) 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.

Aboriginal Cultural Heritage

- (vii) 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.

Approval Times

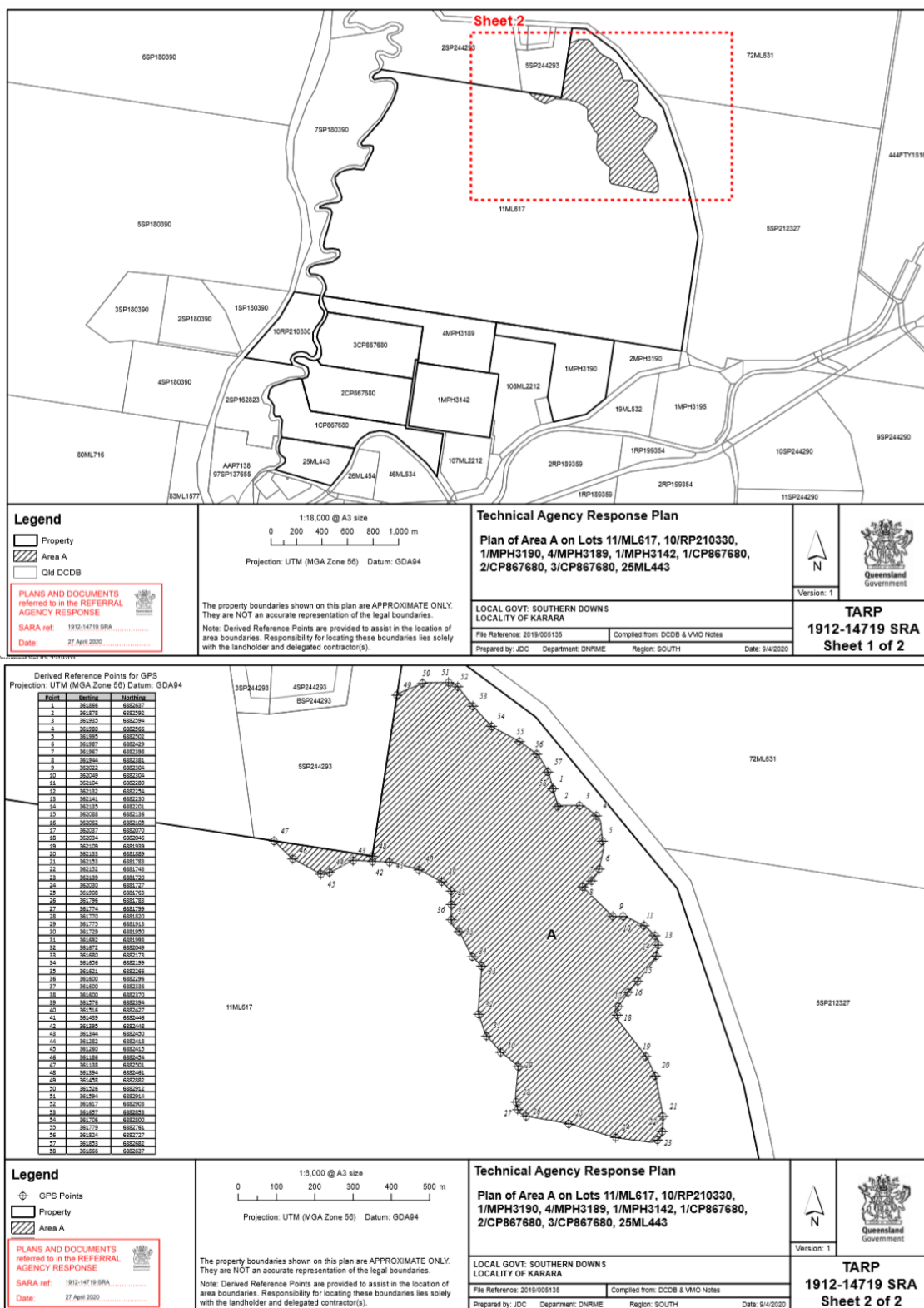
- (viii) In accordance with the *Planning Act 2016*, this approval will lapse four years from the day the approval takes effect, unless the Plan of Subdivision is submitted to Council within the currency period. **Council will NOT approve the plan unless all conditions of this approval have been complied with to the satisfaction of Council and within the currency period of the approval.**
- (ix) The approved Plan of Subdivision must be lodged for registration in the Office of the Registrar of Titles within six months of the date of Council’s Compliance Certificate and approval of the Plan of Subdivision. If the Plan of Subdivision is not registered within this timeframe, Council’s approval of the Plan of Subdivision will lapse. Council may reapprove the Plan of Subdivision subject to payment of the applicable fee.

Schedule 2 - Department of State Development, Manufacturing, Infrastructure and Planning’s conditions as a Concurrence agency

Attachment 1—Referral agency conditions

(Under section 58(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
Reconfiguring a lot for the Realignment of Boundaries (9 lots into 9 lots)		
10.3.4.2.1—Reconfiguring a lot that involves clearing native vegetation —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources, Mines and Energy 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 conditions:		
1.	<p>No built structure, other than boundary fences and underground services, is to be established, constructed or located within area identified as Area A as shown on:</p> <ul style="list-style-type: none"> • Technical Agency Response Plan, dated 9/4/2020, reference TARP 1912-14719 SRA, Sheet 1 of 2 • Technical Agency Response Plan, dated 9/4/2020, reference TARP 1912-14719 SRA, Sheet 2 of 2 	At all times.



Attachments

1. Submissions

Dear Sir Madam,

With reference to realignment of boundaries 54 Warabah Rd Karara QLD 4352.

As the owners of 119 Back Creek Rd (Lot 19 on ML 532 Lot 1 MPH 3195) Karara. We are opposite the boundaries of the proposal for the relocation of lots and we strongly oppose this development. As we are still recovering from the effects of drought on our property and our district after facing one of the driest and deadliest fire seasons in memory. We cannot understand the any benefits to allowing additional development along our single strip road.

- The lack of water supplies for existing residence is clearly beyond our capacity. As we all had to develop alternative methods to traditional tank storage and dams to combat the recent dry weather patterns. Sinking a bore alone was not enough and we along with many residents if not all on this road were reliant on donated water cartage to fill our tanks to survive the drought. We cannot understand why the pressure of nine new residences would be added to an already overstressed water supply. As is the landholders right to build dams and sink bores impacting what is now our most precious resource. I cannot begin to explain the anguish it will bring to share our stretched resource even further.
- It is evident that a major draw card would be the State forestry land, which is nearby to Back Creek Rd. We are concerned this will be a major drawcard for weekend adventurers thinking our state forest as a personal playground. We are essentially a farming area and a rural village does not fit with the current lifestyle we enjoy and have enjoyed as small Primary producers for the local market. It is our fears that our animal practices will become an inconvenience from people looking for a weekend getaway from the city.
- Back Creek Rd is a single strip bitumen road with many blind corners. The road has a high rate of traffic incidence with wildlife and we cannot see how the impact could be positive for local wildlife already struggling from drought. Several large trees would be cleared to make way for new driveway's, and this would be sad to see as many Koalas are often spotted using the area as a thorough fare. The impact of timber clearing on the above landowner's blocks caused great movement of wildlife through our property as a result last year. We fear for the local Koala population as the impacts of our last bushfire season pushed many animals north east into our area.
- The impact on our farming business for what equate to small lifestyle blocks most attractive to weekend visitors is not one I see in a positive light for the wellbeing of a farming community still reeling from the effects of drought. I cannot understand why planners would not want to encourage blocks closer to the infrastructure already existing within the township area of Karara rather than moving them down amongst existing farms still struggling.
- We have existed as Primary producers on our block as part of our income for more than thirty years. We have invested heavily in the future of our farm. We do not feel comfortable agreeing to what potentially could impact our ability to farm and create income off our block

- Our small rural fire brigade is already stretched to the limit in our small area. The impact of nine more dwellings on a small rural brigade fires cannot be ignored. We are in a vulnerable fire zone close to the forestry and nine more properties to attempt to defend stretches our precious resource more than we believe is fair

Kind Regards
Geoffrey Cullen and Jacqueline Davidge
119 Back Creek Rd
Karara QLD 4352
15th May 2020
GC- 0417602404
JD- 0428602404

From: Eshmade Electrical
Sent: Tue, 28 Apr 2020 20:00:10 +1000
To: mail@sdr.c.qld.gov.au
Subject: application reference RC\01788 OBJECTION NOTICE

Dear sir/madam,

With reference to Realignment of boundaries 54 Warrabah road Karara qld4352

I am the owner of lot 5 back creek road Karara. My boundary borders the proposed relocation of lots and I strongly oppose this development.

I cannot believe that on the back of the worst bushfire season on record the local governing authority would even consider allowing additional sites to be developed in an area that has

- No water supply to the point that we had dry dams and had to rely on the charity to truck water in and I myself had to transport water from Brisbane to my neighbours.
- The proposed area is in or borders on a fire zone that cannot be cleared so sooner or later we will have the fire and there will be property damage/lose or worse and the under resourced Karara rural fire service will be put under further pressure to protect more property
- This area cannot be cleared as it is a nature strip and thus no value to the current land owner so he wants to sell it off and break it up to maximise profit and by so doing introduce potentially 50 plus people into the nature strip thereby nullifying its usefulness as a nature area. I have concern that the authority also views this as a revenue raising venture without any concern for community safety
- The potential new land owners are within their rights to construct dams which will directly affect the runoff that currently fills the dams on the existing lots
- The potential landowners can sink bore holes, potentially impacting on the current ground water supply which is already overutilized. We have worked hard to procure the funds to put down our own bore hole that would go some way to allowing us to protect our existing property from fire and support our animals during inevitable drought periods. The weather as of late has presented unprecedented circumstances for residents in the area who are already struggling
- We have been here five years and purchased the property as it was a small parcel of land bounded by farms. This was the setting we wanted and invested in. We don't want to live in a village otherwise we would have purchased land elsewhere
- Back creek road is a single strip bitumen road with blind corners and very low traffic use. The tripling of people using this road, as a result of this development, is both dangerous and irresponsible as there is an extremely high wildlife strike rate on this road. The infrastructure and maintenance is not available to support this increase in road usage to a level that is safe
- With people comes loud music, off-road motorcycles, camp fires, drugs and alcohol all having the potential to get out of control and with only 1 policeman in Leyburn this presents a major problem with law enforcement. This raises my concern for the safety and wellbeing of the community.

I have met with all the stakeholders and we have decided to voice our grievances as follows

- Bring this to the attention of yourself and trust that common sense will prevail

- Contact our local member as this has far reaching implications for how authorities manage bushfire and water scarce areas
- Prepare a presentation for the minister with special reference to duty of care as any future fire related matters arising from these properties that warrant any investigations will have all our submissions presented as evidence for consideration
- Submit a report to the media detailing a complete lack of risk analysis, total disregard for the spirit of conservation, profiteering on behalf of the landowner and rate collecting on behalf of the authority with zero community benefit and zero community support


Kind Regards,

Steven Eshmade

Eshmade Electrical
11 Dove Tree Crescent
Sinnamon Park
Qld
4073
Steven - 0419794559
Sharon - 0438709744

13.3 Granite Belt Strategic Plan

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Strategic Planning and Project Coordinator	ECM Function No/s: 05.116

Recommendation

THAT Council:

1. Resolves to adopt the Granite Belt Strategic Plan;
2. Note that an annual progress report will be submitted to Council for consideration; and
3. Resolves to appoint a member of the Granite Belt Planning Group to the Shaping Southern Downs Advisory Committee to assist in the implementation of the Granite Belt Strategic Plan.

Report

In October 2019, community engagement and facilitation consultants Engagement Plus hosted the *Granite Belt – Your Vision, Our Future* workshops for Granite Belt residents as part of Southern Downs Regional Council's Granite Belt Urban Design Framework. There were six workshops held and 89 residents attended to share their ideas and vision for the Granite Belt.

These workshops operated in conjunction with the Granite Belt Community Hub at Maryland Street, Stanthorpe. This provided information on bushfire recovery, visitor information and drought related assistance for the month of October and provided residents with further opportunity to share their ideas and vision for the Granite Belt. Approximately 516 residents visited the Granite Belt Community Hub during its operation and of these residents, 124 attended to provide contributions towards the Granite Belt – Your Vision, Our Future project.

The Granite Belt Planning Group was formed by Council, following a call for expressions of Interest (21 June – 1 July 2019) for members of the community to be involved in the Steering Committee. The group consisted of representatives from the following groups, along with a number of individual community members:

- Stanthorpe and Granite Belt Chamber of Commerce
- Granite Belt Wine and Tourism
- Granite Belt Growers Association
- A representative from the Shaping Southern Downs Advisory Group.

Based on community feedback and in consultation with the Granite Belt Planning Group, Engagement Plus prepared a Draft Granite Belt Urban Design Framework which identified nine themes for achieving the vision of the Granite Belt:

1. Infrastructure improvements and upgrades
2. Environment and sustainability
3. Park development and town beautification

4. Business and tourism
5. Arts and culture
6. Agricultural industry
7. Sport and recreation
8. Community wellbeing
9. Emergency services

Public consultation of the draft document was undertaken from 19 December 2019 until 21 February 2020 and included the following:

- Advertisements were published in the Stanthorpe Border Post and the Warwick Daily News;
- Copies of the draft document were available at Council offices;
- The draft document and information regarding public consultation was published on Council's website, including Council's 'Have your say' page;
- Media releases and social media posts were undertaken during the consultation period;
- A printed copy of the draft strategies contained within the document and details regarding public consultation were placed on the windows along the Marsh Street frontage of the Civic Centre; and
- A copy of the draft document and details regarding public consultation were emailed to all members of the Granite Belt Planning Group.

There were 37 submissions received in relation to the draft document. It is considered that the high participation rates in the community workshops held in October, and the number of submissions, indicate community investment in the process. Based on feedback received during consultation and with consideration to the Draft Granite Belt Urban Design Framework, it was determined by Council Officers that the document encompassed strategies that are beyond the scope of an Urban Design Framework. To ensure the valuable feedback was utilised appropriately, it was decided that the document would be better served as a Strategic Plan. This provides scope to consider projects beyond urban beautification and will represent the community feedback more appropriately. With this change, five themes for achieving the vision of the Granite Belt were created:

1. Community and Culture
2. Sustainability
3. Tourism and Business
4. Agriculture
5. Advancement

The consultation summary (Attachment 1) outlines the comments raised in the submissions, and the response to those comments. The projects identified through the public consultation process, and included in the Strategic Plan, include:

- Develop a high-level master plan to encourage the use of disused train tracks.
- Undertake further enhancement of the Stanthorpe Streetscape.
- Develop Stanthorpe as an arts and culture hub.
- Review Council's Sport and Recreation Strategy to consider new proposals, such as: pool upgrade, netball courts, etc.
- Advocate for better health services and the continuance of existing services, including mental health and aged care services.
- Advance the Granite Belt as an environmentally sensitive area.
- Promote water security through the development of a Water Security Strategy and further implementation of the rural resident water tank rebate policy.
- Install nature-based play in appropriate park areas.

- Develop and promote disaster preparedness for natural disasters.
- Expand the existing recreational and commuter cycling trails.
- Refurbish the Stanthorpe Visitor Information Centre.
- Investigate the incorporation of private signage into Council's signage strategy.
- Develop a Craft Beer and Spirits Strategy for the Granite Belt.
- Investigate and facilitate eco-tourism opportunities.
- Achieve RV Friendly town status in association with CMCA.
- Investigate the potential for an economic capacity building project to encourage business retention and expansion.
- Develop an Events Strategy for the Southern Downs Region.
- Establish a committee to enable a formal communication channel between Council and the agricultural industry.
- Advocate for the expansion of agricultural and environmental science research, education and development hub in Stanthorpe.
- Protect primary producers from unreasonable complaints through necessary buffering, etc.
- Investigate the potential of Council becoming customers of Emu Swamp Dam and connecting into the Applethorpe network.
- Improve accessibility to key facilities and recreational activities, such as: Sentimental Rocks and the Stanthorpe off-leash dog park.
- Identify and include upgrades in the local government infrastructure plan to key transport routes in the Granite Belt area.
- Investigate housing and transport needs that suit the Granite Belt context.
- Advocate for more reliable telecommunications in the region.
- Develop recreational facilities at Storm King Dam.

A detailed outline of the consultation undertaken and the process involved in the development of the project is included in the Project report, prepared by Engagement Plus, which is attached to this report (Attachment 2).

The Granite Belt Strategic Plan (Attachment 3) provides a clear direction for the amelioration of the Granite Belt and the projects included will help ensure the unique character and identity of the community is protected and enhanced. The document will provide a basis for budgeting of projects and identifying other avenues for potential funding, including grants from State and Federal governments.

It is proposed that similar to the process used for the Wallangarra, Maryvale and Leyburn Urban Design Frameworks, Council officers will prepare an annual report on the implementation and status of the projects listed. This will help ensure the Strategic Plan is a living document with tangible outputs and transparent communication on progress or changes.

It is further proposed that a member of the Granite Belt Planning Group is appointed to the Shaping Southern Downs Advisory Committee to assist in the implementation of the Granite Belt Strategic Plan.

Should Council resolve to adopt the Granite Belt Strategic Plan as attached, it is intended to have the plan professionally finished by a local graphic designer prior to its release to the community.

Budget Implications

A budget allocation will be required for any implementation of the report's recommendations.

Policy Consideration

The *Shaping Southern Downs Strategy* outlines the importance of each of the regions within the Southern Downs and it is envisaged that the production of this document will be linked to both the *Shaping Southern Downs Strategy* and a future more detailed urban design framework or master plan for Stanthorpe.

Corporate Plan - 2019 – 2024

- Southern Downs **Grow**

1.3 Continue to monitor and stay informed about matters that affect the community

1.9 Continue to develop and extend Council's public consultation processes

- Southern Downs **Proposer**

5.1 Investigate opportunities to fund and implement streetscape plans for beautification, safety and accessibility

Community Engagement

Community engagement processes have been conducted as detailed in the attached report.

Legislation/Local Law


Nil

Attachments

1. Consultation Summary (Excluded from agenda - Provided under separate cover) [⇒](#)
2. Granite Belt Urban Design Framework - Project Report June 2020 (Excluded from agenda - Provided under separate cover) [⇒](#)
3. Granite Belt - Strategic Plan (Excluded from agenda - Provided under separate cover) [⇒](#)

13.4 Growing Tourism Infrastructure Fund

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Manager Strategic Planning and Prosperity	ECM Function No/s:

Recommendation

THAT Council resolve to endorse application being made to the Growing Tourism Infrastructure Fund for the following identified proposed projects:

- Construction of Stage 1 of the Stanthorpe Botanical Gardens (maximum grant funding \$5,000,000).
- Establishment of a public Wi-Fi network in Ballandean, Killarney, Stanthorpe and Warwick (approx. \$500,000).
- Relocation of the Warwick Visitor Information Centre (maximum grant funding \$5,000,000).
- Relocation of the Stanthorpe Art Gallery (maximum grant funding \$5,000,000).
- Shade within Weeroona Park, near to the band shell (approx. \$500,000).

Report

The Queensland Government's Growing Tourism Infrastructure Fund opened on 10 June 2020. The funding is administered by the Department of State Development, Tourism and Innovation (DSDTI) and closes on 24 June 2020. If successful at the initial stage, a full business case will be invited from 1 July until 31 July 2020. The funding is available to local government authorities, not-for-profit organisations, private sector businesses, and state government agencies or owned corporations.

The Growing Tourism Infrastructure Fund (the Fund) aims to fast-track the development of new and enhanced tourism infrastructure projects to help strengthen the State's tourism industry and deliver economic benefits for Queensland.

The key objectives of the Fund are to:

- Fast-track shovel-ready projects that can commence within two to three months of approval.
- Create new jobs in both construction and on-going operational phases.
- Build sustainable new and improved infrastructure and products that enhance tourism experiences.
- Increase overnight visitor numbers and expenditure.
- Deliver regional economic benefits.

A total of \$25 million is available for tourism infrastructure projects that are shovel-ready (can commence within two to three months of approval). The minimum funding that can be requested is \$500,000 (excluding GST) and the maximum is \$5 million (excluding GST). Due to the significant impact COVID-19 has placed on tourism businesses, a funding contribution is not mandatory.

However, priority may be given to applicants who are able to demonstrate a project funding contribution.

Capital construction projects involving the development of new and improved tourism infrastructure that will deliver sustainable benefits to the region and Queensland are eligible. Extensions to existing infrastructure may be eligible where an applicant can demonstrate a significant increase in tourism benefits.

Eligible project activities may include:

- Capital construction costs (including all site works required as part of the construction).
- Costs of construction-related labour (external contractors), materials and equipment hire.
- Detailed design works e.g. production of final 'for construction' designs or equivalent.
- Project management costs (external contractors) for time directly related to managing the construction of approved works but excluding executive duties and overhead charges.
- Costs relating to the recording of progress e.g. time-lapse video.

The projects must be fully completed by 30 June 2022.

As this funding is open to not-for-profit and private sector businesses also, Council's Economic Development team have provided details of the funding to a number of external parties for their consideration. Council can assist others with economic data to support their applications.

The projects proposed to be included in Council applications include:

- Construction of Stage 1 of the Stanthorpe Botanical Gardens (maximum grant funding \$5,000,000).
- Establishment of a public Wi-Fi network in Ballandean, Killarney, Stanthorpe and Warwick (approx. \$500,000).
- Relocation of the Warwick Visitor Information Centre (maximum grant funding \$5,000,000).
- Relocation of the Stanthorpe Art Gallery (maximum grant funding \$5,000,000).
- Shade within Weeroona Park, near to the band shell (approx. \$500,000).

Southern Queensland Country Tourism is assisting Council officers with supporting documents for applications.

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.

It is to be noted that not all applications will be successful. It is expected that allocations for this funding will be very competitive.

Policy Consideration

Shaping Southern Downs

4.2.3.2 – Ensure walking and cycling infrastructure is incorporated into the design and development of neighbourhoods that include clear directional signage to key destinations.

4.3.1.1 – Implement the Southern Downs Economic Development Strategy and Southern Downs Tourism Strategy.

4.3.1.2 – Build upon the region's international brand to promote tourism opportunities that will enhance economic, environmental, social and cultural benefits.

5 – Actions in the South

Work with tourism businesses to develop products and experiences that exceed visitor expectations.

Encourage outdoor activities through the expansion of cycleways and pathways.

5 – Actions in the Centre

Encourage outdoor activities through the expansion of cycleways and pathways.

Corporate Plan 2019-2024

Prosper – 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.

Tourism Strategy 2017-2020

1. Facilitate and develop quality products, events and experiences.
 - Develop high quality, innovative products, events and experiences.
 - Facilitate the development of attractions, events and experiences that will strengthen or complement the four primary sectors.
2. Invest in infrastructure
 - Strengthen sense of place & community infrastructure.
 - Invest in community infrastructure and maintain existing facilities, with a focus on improving event facilities.
 - Deliver a WIFI project in Warwick and Stanthorpe CBDs and rollout.
3. Enhance Regional Promotion
 - Deliver visitor services.
 - Seek to install or link product or experiences to the Visitor Information Centre.

Draft Granite Belt Strategic Plan

Community Engagement

A number of the proposed projects have been developed in consultation with the community. The Granite Belt related projects have been identified in the recently developed Granite Belt Strategic Plan.

Legislation/Local Law


Nil.

Attachments

Nil

13.5 Southern Queensland Country Tourism Constitutional Reform

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Manager Strategic Planning and Prosperity	ECM Function No/s: NA

Recommendation

THAT Council resolve to endorse the in-principle vote of support for constitutional change made at the 15 June 2020 Southern Queensland Country Tourism Special General Meeting.

Report

Southern Queensland Country Tourism (SQCT) is the Regional Tourism Organisation (RTO) for Southern Queensland Country, including the regions of Toowoomba and Darling Downs, Southern Downs and Granite Belt and the Western Country (including Balonne and Western Downs). It covers the six local government areas of Southern Downs, Toowoomba, Goondiwindi, Western Downs, Balonne and South Burnett. SQCT is one of 13 RTOs recognised by Tourism and Events Queensland.

The SQCT Board structure currently comprises representatives from each of the six member local governments, all of which have voting rights. The structure proposed through the constitutional change moves to a skills-based board model whereby the six local government representatives are reduced to one and existing industry representatives are replaced with six skills-based members. Councillor Tancred, as portfolio Councillor for Tourism, is Council's voting member on the SQCT Board.

The constitutional change has been proposed following deliberations at the SQCT Board level, informed by an independent review into the Board's operations against contemporary governance practice.

Council voted in favour of the proposed constitutional change at SQCT's 15 June 2020 Special General Meeting, noting that the vote was in-principle, pending endorsement via a resolution of Council. This report is presented for Council's consideration to give effect to its vote. The constitutional change was supported by majority vote (12 to one) by the current board members. The revised constitution will now be voted on at SQCT's annual general meeting to be held in November 2020.

Concerns have been noted by Council regarding the process guiding the selection of the local government representation under the new board model and the communication expectations with the other local governments within SQCT. SQCT are currently researching selection processes which have been used by other bodies that include local government representatives, to devise the most appropriate method. Officers will work through this process with SQCT in the lead up to the November annual general meeting.

Budget Implications

Council contributes approximately \$68,000 per annum to maintain its membership on SQCT.

Policy Consideration

Shaping Southern Downs

4.3.1 Implement the Southern Downs Economic Development Strategy and Southern Downs Tourism Strategy

Corporate Plan

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.

Community Engagement

The Mayor and Portfolio Councilor for Tourism have been briefed in relation to the proposed changes to the board structure. Both Councillors also attended, with Council officers, a teleconference on 19 May 2020 involving the other member Councils, the Chairperson of the SQCT Board and the Chief Executive Officer of SQCT, to provide an overview of the proposed constitutional changes. At this teleconference SQCT offered to attend Council to provide a briefing.

The Chief Executive Officer of SQCT attended Council on 8 June 2020 to outline the role and future direction of SQCT, along with the proposed constitutional changes.

Legislation/Local Law


Nil

Attachments

Nil

13.6 Residential Attraction Marketing Strategy Report

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: General Council Meeting	
	Reporting Officer:	Meeting Date: 24 June 2020
	Economic Development Coordinator	ECM Function No/s:

Recommendation

THAT Council receives the Southern Downs Residential Attraction – Marketing Strategy report.

Report

As part of the Residential Attraction project, Council engaged a consultant to undertake a Strategic Research and Analysis report. This report was received at the 22 January 2020 General Council Meeting and 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 mothers, as the location provides a friendly lifestyle, lower rents, with a community network.

Subsequent to the research and analysis, Council engaged JSA to prepare a Residential Attraction Marketing Strategy. The purpose of this is to increase population growth in the Southern Downs region by 2.5% per annum from 2021 to 2026. To achieve this goal, a residential attraction strategy will be implemented to attract new migrants to the region. The key focus areas for the project were to provide a plan to:

- Develop four specific target audience personas to guide marketing activities for the initial year.
- Prepare a content strategy and social media strategy to provide a coordinated approach to the production of all content.
- Propose a website to act as a centralised hub for all information about living in the Southern Downs social media engagement.
- Recommend advertising in targeted traditional and online channels.
- Propose a refreshed guide for new residents.
- Provide creative suggestions for marketing templates for optional use by employers and other businesses to leverage their own recruitment and marketing activities.

- Develop a hierarchy of qualitative and quantitative metrics to measure and monitor outcomes.

The strategy identified the following target markets as key for residential attraction, which align with the target markets identified in the research and analysis report.

- Persona 1 – Young Families
- Persona 2 – Lifestyle Professionals
- Persona 3 – Trade & FIFO Workers
- Persona 4 – Boomers – White Collar / Post-family / Pre-retirement

JSA also recommends a public relations program is run alongside this strategy to generate positive media coverage in targeted geographic areas and to undertake a series of activation events. This would include:

- Developing creative events to promote the campaign during critical phases including the launch phase.
- Drafting newsworthy media releases, distributing to media outlets and organising interviews.
- Developing media angles, opportunities and photo shoots.
- Undertaking media liaison, tours and press conferences.
- Developing targeted media lists including bloggers and brand ambassadors.
- Monitoring and measuring impact of media coverage.

Budget Implications

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

There are currently no funds allocated in the 2020/21 budget for implementation of the residential attraction marketing strategy. The Economic Development and Tourism team will actively seek funding opportunities to deliver the strategy.

Policy Consideration

Shaping Southern Downs

4.1.1.1 Market the Southern Downs as a viable, liveable region.

4.1.1.2 Promote Southern Downs to working age people and families to strengthen small-medium business growth and investment to strengthen the region's economic viability.

Corporate Plan 2019-2024

1.14 Undertake a Resident Attraction project including strategic research and data analysis alongside a strategic marketing and communications plan which focuses on the livability of the region and encourages a diverse range of new residents to the region including families, youth and migrants.

Operational Plan 2019/2020

3.19 Plan and deliver a residential attraction program.

Economic Development Strategy 2017-2020

Workforce Development - Skilled workforce attraction and Population increase.

Community Engagement

Nil

Legislation/Local Law

Nil

Attachments

1. Southern Downs Residential Attraction Strategic Marketing Plan 2020-2021 (Excluded from agenda - Provided under separate cover) [⇒](#)
2. Southern Downs Residential attraction creative concepts (Excluded from agenda - Provided under separate cover) [⇒](#)

14. NOTICES OF MOTION

Nil

15. GENERAL BUSINESS

16. CONSIDERATION OF CONFIDENTIAL BUSINESS ITEMS

In accordance with the provisions of Section 275(1) of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public and move 'into Committee' to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

Recommendation

THAT the meeting be closed to the public and move into committee to discuss the following items, which are considered confidential in accordance with Section 275(1) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following, as indicated:

16.1 RFT 20_231 Insurance Broker Services

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(e) of the *Local Government Regulation 2012*, as it contains information relating to contracts proposed to be made by Southern Downs Regional Council.

16.2 Write Off Sundry Debtor Charge DN150816

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(h) of the *Local Government Regulation 2012*, as it contains information relating to business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

16.3 Application for Rates Concession - PID 139545

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(d) of the *Local Government Regulation 2012*, as it contains information relating to rating concessions.

16.4 Audit and Risk Management Committee meeting minutes - 15 May 2020

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(h) of the *Local Government Regulation 2012*, as it contains information relating to business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

16.5 Request for Planning Fees Reduction

Reason for Confidentiality

This item is considered confidential in accordance with section 275(1)(c) of the *Local Government Regulation 2012*, as it contains information relating to the local government budget.