



**SOUTHERN DOWNS  
REGIONAL COUNCIL ORDINARY  
COUNCIL MEETING**

**LATE AGENDA ITEMS**

**Thursday, 23 July 2020**



**ORDER OF BUSINESS:**


<b>7.</b>	<b>MAYORAL MINUTE .....</b>	<b>1</b>
7.1	Border Gate at Elbow Valley.....	1
7.2	Annual Valuation Effective 30 June 2021.....	3



## 7. MAYORAL MINUTE

### 7.1 Border Gate at Elbow Valley

#### Document Information

 <b>Southern Downs</b> REGIONAL COUNCIL	<b>Report To: Ordinary Council Meeting</b>	
	<b>Reporting Officer:</b>	<b>Meeting Date:</b> 23 July 2020
	Director Infrastructure Services	<b>ECM Function No/s:</b> 19.08.14

#### Recommendation

THAT:-

1. Council installs a locked gate at the New South Wales/Queensland border located on Cullendore Road, Elbow Valley, to allow passage across the border for permit holders as agreed with the Queensland Police Service; and
2. Council continues to lobby the State Government for all costs associated with the border closure.

#### Report

Following the hard closure of the Queensland border due to COVID-19 restrictions, Council has received a number of requests from residents in New South Wales and Queensland who live and/or work on opposite sides of the QLD/NSW border, and are required to travel excessive distances in order to cross the border on a daily basis. Residents who have requested Council consider the gates are from areas such as Liston, Wylie Creek and Rivertree. This is causing additional time and cost for these residents, and Council has been requested on a number of occasions to install gates with an automated padlock similar to what has been installed in Goondiwindi Regional Council (GRC). Both the Federal and State MP's have requested Council consider a gate system as well. Queensland Police Service (QPS), who administer the permit system to enter Queensland, are supportive of such a system. Additionally, concerns have been raised about the extra time required for emergency service vehicles, such as fire and ambulance, to attend and assist with events located in New South Wales.

Officers have investigated the options of gates, and it expected the cost would be in the order of \$5,000 - \$7,000 per location, depending on existing infrastructure at the sites to attach the gates to and whether cameras are also required at the locations. The automated lock system is based on a Bluetooth function from mobile phones which have been given access to open the locks (as this is Bluetooth, there is no need for the area to be covered by mobile service). The complexity of this system is that it is an American system and every time a change is made there is a delay as the company needs to be contacted and make the change during their operational hours. In speaking with officers from the GRC prior to the one week permits being introduced from 10 July 2020, this system worked once it was set up for the user, with a slight delay due to the timing of the communications with the parent company; however it should also be noted GRC use this system on a number of their own sites so were already set up as a user. An alternative to the Bluetooth lock system is to use traditional padlocks and issue multiple keys. In both cases, there is the risk of the padlock or chain being cut to gain access.

With recent changes to the permit system where permits are only valid for one week, further discussions have been held with QPS. At present, users of automated gates in the GRC region are required to ensure they have a permit to allow them to enter Queensland. Council sends weekly reminders to the users to remind them of this, and there is no onus on Council to change the backend system on a weekly basis – the gates remain available for the residents to use, but for the residents or any visitors ‘caught’ in Queensland without current permits QPS may issue a fine.

Council has not budgeted on the installation of gates at the border for this purpose, and although has received some COVID stimulus funding like the rest of Councils across Queensland, is yet to be advised of any recompense for the numerous border closures and associated costs. Mayor Pennisi recently wrote to the Premier to ask for assistance with the costs of the installation for these types of gates. Installation of a locked gate at Elbow Valley may result in further requests for gates in other areas along the border, and Council would need to consider these as well.

### **Budget Implications**

There is currently no budget for this project in the 2020/21 budget.

Council has been recording ongoing costs associated with the border closure to seek recompense from the State Government.

### **Policy Consideration**

Nil

### **Community Engagement**

Internal Consultation

Disaster Management area has been consulted on the option of locked gates.

External Consultation

Residents of Queensland and New South Wales have contacted Council requesting the gates.

Federal and State MPs have given their support for the automated gates.

The gates have been discussed with the Local Disaster Management Group.

### **Legislation/Local Law**


Current border permit requirements to enter Queensland.

### **Attachments**

Nil

## 7.2 Annual Valuation Effective 30 June 2021

### Document Information

 <b>Southern Downs</b> REGIONAL COUNCIL	<b>Report To: Ordinary Council Meeting</b>	
	<b>Reporting Officer:</b>	<b>Meeting Date:</b> 23 July 2020
	Manager Finance and Information Technology	<b>ECM Function No/s:</b> 05.07

### Recommendation

THAT Council request that the Valuer-General does not undertake an annual statutory valuation of all rateable land in the Southern Downs region effective as of 30 June 2021.

### Report

Each year the Department of Natural Resources, Mines and Energy seeks Council's opinion for whether or not a valuation of all rateable land in the local government area should be undertaken, with an effective date of 30 June the following year.

In considering such an opinion Council should consider the following:

- Any market survey reports of the Local Government Area of which reviews sales of land since the last valuation and the probable impact of the sales on the value of land since the last annual valuation;
- The results of consultation with the local government for the area, and appropriate local and industry groups.

There is an additional factor in 2020/21 that should also be considered by Council. This is the fact that the 2020/21 Operational Plan includes an activity to undertake a general rates review. Based on this fact it would be more optimal to have this review completed prior to the Valuer-General performing a statutory valuation of the region.

The last land valuation was undertaken in 2017 with an effective date of 30 June 2017.

### Budget Implications

Nil

### Policy Consideration

Nil

### Community Engagement

Nil

### Legislation/Local Law

*Land Valuation Act 2010*

## Attachments

1. Consultation - Annual Valuation [↓](#)





Department of  
Natural Resources,  
Mines and Energy

21 July 2020

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

Dear Ms Stroud

**Consultation – annual valuation effective 30 June 2021**

The *Land Valuation Act 2010* (the Act) requires the Valuer-General to undertake an annual statutory valuation of all rateable land in Queensland except in unusual circumstances or after consideration of:

- a market survey report of the Local Government Area which reviews sales of land since the last valuation and the probable impact of the sales on the value of land since the last annual valuation; and
- the results of consultation with the local government for the area, and appropriate local and industry groups.

Under the Act, annual valuations are required to be issued prior to 31 March in the year the valuation is to take effect.

In line with the requirements of the Act, I seek your local government's opinion on whether a valuation of your local government should be undertaken to be effective on 30 June 2021.

Please provide your response in writing by Friday, 21 August 2020 to the Office of the Valuer-General via the email or postal address details below.

When deciding if an annual valuation will be undertaken in your Local Government Area, I will consider the opinion of your local government, together with the other criteria as specified in this letter, and will advise you in due course.

Should you have any further enquiries, please do not hesitate to contact John Thomas, Area Manager of the department on telephone 4529 1383.

Yours sincerely

A handwritten signature in black ink, appearing to be "Neil Bray".

Neil Bray  
Valuer-General

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